



City Council Agenda 9/4/2019

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held September 4, 2019 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. Call to Order

2. Chaplain Prayer

3. Pledges

4. Proclamations/Recognitions

- a. Proclamation of September 2019 as Hunger Action Month
- b. Recognition of the 7th Annual Cowboy Gathering Festival

5. Public Comment

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

6. Consent Agenda

- a. Consider approving the August 20, 2019 City Council regular meeting minutes and August 27, 2019 budget workshop meeting minutes (Julia Antilley)
- b. Consider accepting the following lots from the Fort Concho Museum Board and Directors of the Museum Board of the City of San Angelo:
 - 1. Lots 1, 2, 3, 4, 5, 6, 10 and the South 62' of Lots 11 and 12, Block 58, Fort Concho Addition
 - 2. Lots 11 and 12, Block 60, Fort Concho Addition (Cindy Preas)
- c. Consider awarding CFM-01-19 Electrical Maintenance and Repair Service to MC Electric and authorizing the City Manager to negotiate and execute all related documents (Ron Lewis)
- d. Consider approving Buyboard Contract #521-16 for the purchase of one Ford F-550 from Grande Truck Center (San Antonio, TX), in the amount of \$66,754, budgeted in fiscal year 2019 (Ryan Kramer)
- e. Consider approving a contract with King Consultants, DBA Construction Consulting 3, Inc., through TIPS #181101 in the amount of 192,661.20 and authorizing the City Manager to negotiate and execute all related documents for the asbestos abatement, demolition, and site restoration at Lot 1, Block 24, Millspaugh Addition (also known as 711, 713, 715, 717, and 721 S. Oakes St.) (Ron Lewis)

- f. Consider ratifying a resolution by COSADC authorizing the use of Sales and Use Tax funds in an amount not to exceed \$638,861, for Affordable Housing Assistance Program (AHAP) to assist low income qualifying homeowners in rehabilitation of residential structures damaged citywide by the E2 tornado occurring on May 18, 2019 (Bob Salas)
- g. Consider a Charity Care Policy (Tina Dierschke/Brian Dunn)
- h. Consider approving updates to the 2019 Water Conservation Plan as requested from Texas Water Development Board (Allison Strube)
- i. Second reading and public hearing of an ordinance amending Chapter 2 "Administration and Personnel", Article 2.07 "Boards, Committees, and Commissions" (Julia Antilley)
- j. Second reading of an ordinance approving Z19-13, a rezoning from Single Family Residence (RS-1) Zoning District to the Two Family Residence (RS-2) Zoning District on 0.482 acres located at 215, 217, and 219 S. Washington St. (Jon James)
- k. Second reading of an ordinance approving Z19-14, a rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District, on approximately 80 acres generally located north of the Concho River, south of W. Harris Ave., east of Santa Fe Park Dr., and west of S. Randolph St. (Jon James)
- l. Second reading of ordinances approving:
 - 1. PD19-07, a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan on 4.951 acres located at 4150 and 4238 Sunset Dr.
 - 2. Z19-10, a rezoning from the Ranch & Estate (R&E) Zoning District and General Commercial/Heavy Commercial (CG/CH) Zoning District to the General Commercial (CG) Zoning District on 0.484 acres located at 4744 N. Chadbourne St.
 - 3. Z19-11, a rezoning from the Ranch & Estate (R&E) Zoning District to the General Commercial (CG) Zoning District on 6.109 acres located at 5026 Link Rd.
 - 4. Z19-12, a rezoning from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District on 5.95 acres located at 6993 and 7005 S. U.S. Highway 277 (Jon James)
- m. Second reading of an ordinance approving the abandonment and vacation of a 20-ft wide by 300-ft long, 0.1370 acres (6,000-sq ft) public alley; the north/south alley located south of W. Beauregard Ave., north of W. Colorado St. between S. Jefferson St. and S. Madison St. (Jon James)
- n. Second public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019, for reimbursed expenses and grants and updating the number of authorized full time equivalent positions (Tina Dierschke)
- o. Consider a resolution accepting the Donation of Funds for the purchase of firearms for the San Angelo Police Department (Frank Carter)

7. Regular Agenda

Comments regarding items on the Regular Agenda may be made by the public when each item is discussed as outlined above. Applicants, proponents, and appellants are excepted from the time limit above and instead must limit their remarks to less than five minutes.

a. Public hearing and first reading for:

1. An amendment to the zoning ordinance creating a new Section 212 "River Corridor District Overlay Zone, Downtown District Overlay Zone, and Cultural District Overlay Zone" and establishing standards for development within these zones; creating a new Section 309 "River Corridor District Overlay Zone", Section 310 "Downtown District Overlay Zone", and Section 311 "Cultural District Overlay Zone" and identifying their purpose, applicability and review procedures; rezoning properties along the Concho River to apply the River Corridor Overlay Zoning District; rezoning properties generally located north of Neff's Way, east of Randolph St., south of 3rd St., and west of N. Emerick St. to apply the Downtown Overlay Zoning District; and rezoning properties generally located North of Ave. A, east of Oakes St., south of the Concho River to apply the Cultural Overlay Zoning District

2. An amendment to the zoning ordinance revising the standards in Section 211 "Historic Overlay Zone" and Section 308 "HO – Historic Overlay Zone" to clarify when a Certificate of Appropriateness is required; amending Section 12.04.017 "River Corridor Area," of the City Code of Ordinances, replacing the "River Corridor" sign review area with the new "River Corridor District," "Downtown District," and "Cultural District" overlays; and repealing Article 12.06, "River Corridor Development Ordinance"

3. An amendment to the zoning ordinance revising Section 301 "Establishment of Districts" by providing designations for River Corridor, Downtown, and Cultural District Overlay Zones (Presentation made by Planning & Development Services Director Jon James)

b. Consider ratifying a resolution by COSADC authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo providing funding not to exceed \$13,000 for a project for Air Service Marketing and Recruitment services (Presentation made by Airport Director Jeremy Valgardson)

c. Discussion and consideration of body worn camera program for San Angelo Police Department (Presentation made by Police Chief Frank Carter)

d. Discussion and direction related to funding Public Safety equipment needs (Presentation made by Finance Director Tina Dierschke)

e. Consider approving a financial incentive program to promote infill development in neighborhoods targeted for revitalization (Presentation made by Neighborhood & Family Services Director Bob Salas)

- f. Discussion and consideration of matters related to the fiscal year 2019-2020 operating budget including:
1. First public hearing and introduction of an ordinance of the City of San Angelo approving and adopting the budget for the fiscal year beginning October 1, 2019, and ending September 30, 2020. This budget will raise more total property taxes than last year's budget by \$1,365,635 (3.58%), and of that amount, \$405,140 is tax revenue to be raised from new property added to the tax roll.
 2. Conduct a separate record vote to ratify the property tax revenue increase reflected in the budget and place the adoption of this tax rate on the agenda for the September 17, 2019, regular meeting of the City Council as an action item (Presentation made by Finance Director Tina Dierschke)
- g. Second public hearing and introduction of an ordinance levying property taxes for the City of San Angelo for the 2019 tax year:
Public hearing and first reading of an ordinance fixing and levying ad valorem taxes for the current tax year for use and support of the municipal government of the City of San Angelo, Texas, for the 2019-2020 budget year; providing for the assessment and collection thereof; providing when the tax shall become due; providing when the tax shall become delinquent; providing for exemptions; providing for severability; providing for publication on the city operated web site; and, providing for an effective date (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 551.071(1)(A) consult with attorney when the governmental body seeks the advice of its attorney about pending or contemplated litigation regarding: Levi Chaparro v. City of San Angelo; Christopher Herrington, Tanner Tumlinson, Abraham Flores, Chase Hill and Zac Villareal, Individually and in their official capacities as Peace/Police Officers for San Angelo Police Department
- b. 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 the water utility property in the area of Hillside Dr. and Gun Club Rd.

9. Follow Up and Administrative Issues

- a. Consider items discussed in Closed Session, if needed
- b. 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 City Hall in the City of San Angelo, Texas, on the 29th day of August 2019, at 4:12 p.m.



Julia Antilley, City Clerk

All agenda items are subject to action. 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.

Citizen requests to display materials on the city's monitors must submit the request 96 hours prior to the meeting by email to Julia.Antilley@cosatx.us. Time limits for discussion are as stated above and materials cannot exceed 10-pages. Citizens bringing materials for distribution to City Council members during the meeting must bring a minimum of 12 copies.

City Council regular meetings are broadcast on SATV Channel 17-Government Access at 10:30 a.m. and 7:00 p.m. every day, beginning the evening of the meeting until the evening of the next meeting.

Proclamation

Millions of Americans need supplemental nutritional assistance at some time each month, including 1 in every 6 Texans.

The Concho Valley Regional Food Bank, a member of Feeding America and Feeding Texas highlights its yearlong effort to feed the hungry by observing September 2019 as Hunger Action Month. With the emphasis on action during this month, we can help end hunger one helping at a time.

The Concho Valley Regional Food Bank solicits and distributes surplus food to over 90 charitable food programs in San Angelo and the Concho Valley.

The Concho Valley Regional Food Bank has distributed over 42 million pounds of food to its agencies since its inauguration in 1983 and in celebration of its 36th Anniversary.

The Concho Valley Regional Food Bank distributes over 2 million pounds of food annually to local non-profit agencies, which are committed to provide aid to the needy of our area.

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

HUNGER ACTION MONTH

in recognition of the contributions of the Concho Valley Regional Food Bank in the fight to feed the hungry of San Angelo and the Concho Valley.

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 4th day of September, 2019.

Brenda Gunter
Mayor of the City of San Angelo

Recognition

The San Angelo Cowboy Gathering had its beginning in 2012 and has progressed in size from a few hundred attendees to over 1,100 guests in 2019 and continues to bring guests from all over the USA and overseas each year.

The San Angelo Cowboy Gathering presents the 7th annual festival to celebrate traditional country music and western swing, all to benefit a local nonprofit in San Angelo each year. Our monetary support in the last 6 years has awarded over \$104,000 to local nonprofits.

The festival on September 13 & 14, 2019 features over 16 artists and bands, many being Grammy award winners, and features a cowboy church service, vendors, and concessions.

The festival has brought international, state, and local awards and recognitions to San Angelo and the music scene over the past 6 years.

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

THE 7TH ANNUAL COWBOY GATHERING FESTIVAL

for its achievement and positive determination to make a difference in our community.

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 4th day of September, 2019.

Brenda Gunter
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, August 20, 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
Council Member Billie F. DeWitt, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the regular session of the San Angelo City Council to order at 8:31 a.m. on Tuesday, August 20, 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 Gary Jenkins.

3. Pledges

Pledges were led by Jeremiah, Noah, and Selah Flores (incoming 6th, 5th, and 1st graders at Glenn Middle and Crockett Elementary).

4. Proclamations/Recognitions

United Way of the Concho Valley was recognized for their involvement in the community.

The week of August 19th was proclaimed El Paso Strong - El Paso Fuerte Week.

5. Public Comment

Operations Director Shane Kelton and City Engineer Lance Overstreet provided an update on the TXDOT project on the South Abe/North Bryant area bridge. The project consists of cleaning seams, reapplying expandable materials, patching, and curing joints. Work is scheduled to begin within the next three weeks, with work done on one side of the road at a time. The overall project should take three to four weeks. Citizens were reassured there is no safety issue with the bridge.

6. Consent Agenda

- a. Approval of the August 6, 2019 City Council regular meeting minutes and the August 13, 2019 minutes from the Special Meeting and Budget Workshop (Julia Antilley)
- b. Award of the purchase of an HVAC Andover Control System for the City Hall Annex through Buyboard Contract #574-18 to Ener-Tel Services, Inc. in the amount of \$138,240, budgeted for purchase in fiscal year 2019, and authorizing the City Manager to execute any related documents (Patrich Frerich)
- c. Authorization of the City Manager to negotiate and execute Sourcewell Contract #061015 for Fleet Parts and Supply Services from Genuine Parts Company (NAPA Auto Parts) (Ryan Kramer)
- d. Adoption of a resolution adopting reasonable rules for public comment (Julia Antilley)
- e. Acceptance of the City's revised fiscal year 2018 Comprehensive Annual Financial Report (CAFR) (Tina Dierschke)

- f. Second reading and public hearing adopting an ordinance amending 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" (Jon James)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve the Consent Agenda with the exception of items 6d and 6e. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to approve item 6d, as presented by City Clerk Julia Antilley. The motion carried unanimously (7) ayes to (0) nays.

Citizen Anna Bartosh (SMD1) requested clarification on the item.

Motion: Council Member DeWitt made a motion, seconded by Council Member Carter, to approve item 6e, as presented by Finance Director Tina Dierschke and Auditor Gayla Thorton. The motion carried unanimously (7) ayes to (0) nays.

7. Regular Agenda

- a. Presentation of the Downtown San Angelo, Inc. biannual report (Presentation made by DSA Executive Director Del Velasquez)

[New staff members Monica Ramos (Office Manager) and Bella Kinsey (AmeriCorps VISTA member) were introduced.]

No action taken on this item.

- b. Consideration of matters related to Request for Proposal HR-02-19:

1. Discussion of proposals submitted for benefits regarding Health/RX, Clinic, Dental, FSA, EAP, Vision, Post 65 Retiree Benefits, COBRA Administration, and Benefit Administration System
2. Direction to select Benefit Providers, authorizing staff to negotiate contracts, and authorizing the City Manager to execute any related documents (Presentation made by Holmes Murphy Senior Client Service Consultant Julie Rickman and Human Resources Director Bryan Kendrick)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thompson, to leave the medical/prescription/wellness/clinic services with the current provider, Community/Aetna. The motion carried (6) ayes to (1) nay, with Council Member DeWitt casting the dissenting vote.

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to follow staff recommendations on all other items (Dental – retain Delta Dental; Vision – retain Superior Vision with 12 month frames/lenses/contacts option; EAP – retain Deer Oaks; and FSA, COBRA/ACA Reporting, Benefit Administration System – implement PlanSource). The motion carried unanimously (7) ayes to (0) nays.

- c. Public hearing and first reading of an ordinance amending Chapter 2 "Administration and Personnel", Article 2.07 "Boards, Committees, and Commissions" (Presentation made by City Clerk Julia Antilley)

Citizen and Civic Events Advisory Board Chair Billy Najara expressed concern.

Motion: Council Member Hiebert made a motion, seconded by Council Member Carter, to approve the item, as presented. The motion carried (4) ayes to (3) nays, with Council Members Thompson, Thomas, and DeWitt casting the dissenting votes.

- d. First reading and public hearing of an ordinance approving Z19-13, a rezoning from Single Family Residence (RS-1) Zoning District to the Two Family Residence (RS-2) Zoning District on 0.482 acres located at 215, 217 and 219 S. Washington St., generally located at the northwest intersection of S. Washington St. and W. Twohig Ave. (Presentation made by Planning & Development Services Director Jon James)

Property Owner Amy Zetzman made herself available for questions.

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

- e. First reading and public hearing of an ordinance approving Z19-14, a rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District, on approximately 80 acres generally located north of the Concho River, south of W. Harris Ave., east of Santa Fe Park Dr., and west of S. Randolph St. (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Thomas made a motion, seconded by Council Member DeWitt, to approve the item, as presented. The motion carried (6) ayes to (1) nays, with Mayor Gunter casting the dissenting vote.

- f. First reading and public hearing of ordinances approving:
1. PD19-07, a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan on 4.951 acres located at 4150 and 4238 Sunset Dr.
 2. Z19-10, a rezoning from the Ranch & Estate (R&E) Zoning District and General Commercial/Heavy Commercial (CG/CH) Zoning District to the General Commercial (CG) Zoning District, on 0.484 acres located at 4744 N. Chadbourne St.
 3. Z19-11, a rezoning from the Ranch & Estate (R&E) Zoning District to the General Commercial (CG) Zoning District, on 6.109 acres located at 5026 Link Rd.
 4. Z19-12, a rezoning from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District, on 5.95 acres located at 6993 and 7005 S. U.S. Highway 277 (Presentation made by Planning and Development Services Director Jon James)

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

- g. First reading and public hearing of an ordinance approving the abandonment and vacation of a 20-ft wide by 300-ft long, 0.1370 acres (6,000-sq ft) public alley; the north/south alley located south of W. Beauregard Ave., north of W. Colorado St. between S. Jefferson St. and S. Madison St. (Presentation made by Planning & Development Services Director Jon James)

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

- h. Discussion and guidance on the development and funding of a financial incentive program to promote infill development in neighborhoods targeted for revitalization (Presentation made by Neighborhood & Family Services Director Bob Salas)

Direction: Council gave direction for staff to meet and discuss possible options with homebuilders and present findings at the September 4, 2019 meeting.

- i. First public hearing of the property tax rate for the City of San Angelo for the 2019 tax year (Presentation made by Finance Director Tina Dierschke)

No action taken on this item.

- 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, grants and update the number of authorized full time equivalent positions (Presentation made by Finance Director Tina Dierschke)

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

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

[Council Member Thomas suggested using the sales tax over budget to increase pothole repair.

Mayor Gunter reiterated that the council has discussed using the sales tax over budget for street infrastructure and suggested using the Benedetti funds for Mill & Overlay work.]

No action taken on this item.

8. Closed Session

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

- a. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person regarding Lot 9D Section 9A, Block 2, Red Arroyo Hills Addition
- b. 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 Spring Creek Marina
- c. 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 Southside Recreation Center
- d. 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

No action taken on this item.

- b. Announcements and consideration of Future Agenda Items

City Clerk Julia Antilley reminded the public the next regular meeting will be held Wednesday, September 4, 2019 due to the Labor Day holiday.

10. Adjournment

Consensus: Council Member Hiebert made a motion to adjourn the meeting. The meeting was adjourned by consensus.

There being no further business, the meeting was adjourned at 2:47 p.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

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

City of San Angelo, Texas
Special City Council Meeting – Budget Workshop
Tuesday, August 27th, 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
Council Member Billie F. DeWitt, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the special session of the San Angelo City Council to order at 8:34 a.m. on Tuesday August 27th, 2019, in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Workshop Agenda

- a. Discussion and consideration of matters regarding the fiscal year 2019-2020 budget preparation including but not limited to:
1. General Fund revenue and expenditures;
 2. Priorities and goals; and
 3. Other items needing Council direction (Presentation made by Finance Director Tina Dierschke)

Finance Director Tina Dierschke provided an overview of proposed Revenue and Expense budgets (with additional comments from Municipal Court Director Melanie Wright, Assistant Director of Neighborhood and Family Services Morgan Chegwidan, and Human Resources Director Bryan Kendrick).

City Council, Finance Director Tina Dierschke, and staff discussed items marked Considerations:

- Street maintenance and potholes – Operations Director Shane Kelton
- Infill development – Assistant City Manager Michael Dane
- River bank stabilization – Assistant City Manager Rick Weise
- Development Services software – Planning & Development Services Director Jon James
- Police department body cameras – Police Chief Frank Carter
- Fire department peak hours ambulance services – Fire Chief Brian Dunn
- Salary adjustments and health insurance – Finance Director Tina Dierschke

3. Adjournment

There being no further business, the meeting was adjourned by consensus at 10:03 a.m.

THE CITY OF SAN ANGELO:

ATTEST:

Brenda Gunter, Mayor

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.)

DRAFT

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 4, 2019

Item type: Consent Item

Caption:

Consider accepting the following lots from the Fort Concho Museum Board and Directors of the Museum Board of the City of San Angelo:

1. Lots 1, 2, 3, 4, 5, 6, 10 and the South 62' of Lots 11 and 12, Block 58, Fort Concho Addition
2. Lots 11 and 12, Block 60, Fort Concho Addition (Cindy Preas)

Summary/History:

City staff are resolving title issues involving ownership of lots within the Historic Fort Concho.

The following lots remain in the name of Fort Concho Museum or Directors of the Museum Board of the City of San Angelo:

1. Lots 1, 2, 3, 4, 5, & 6, Block 58, Fort Concho Addition, as described in Warranty Deed dated October 14, 1982; and,
2. Lot 10 and the South 62 feet of Lots 11 and 12, Block 58, Fort Concho Addition, as described in Warranty Deed dated August 7, 1973; and,
3. Lot 11, Block 60, Fort Concho Addition, as described in Deed dated December 15, 1923; and,
4. Lot 12, Block 60, Fort Concho Addition, as described in Deed dated December 5, 1923.

All other lots within the Historic Fort are owned by the City of San Angelo; acceptance of the above referenced lots from the Fort Concho Museum Board will resolve any title matters relating to ownership of the lots.

Financial Impact:

No financial impact.

Other Information/Recommendation:

Staff recommends acceptance of the lots from the Fort Concho Museum Board.

Attachments:

Presentation:

Approvals/Reviews:

Cynthia Preas
Cynthia Preas
Theresa James
Carl White

Created/Initiated
Approved
Approved
Approved

Brian Groves
Tina Dierschke
Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ron Lewis, Facilities Maintenance Manager, Facilities Maintenance, 325-481-2773

Meeting Date: September 4, 2019

Item type: Consent Item

Caption:

Consider awarding CFM-01-19 Electrical Maintenance and Repair Service to MC Electric and authorizing the City Manager to negotiate and execute all related documents (Ron Lewis)

Summary/History:

Bids were solicited from State of Texas licensed electrical contractors as identified from local telephone directory. Purchasing Department also posted the RFB on COSA website. A Pre-Bid conference was advertised and held on Friday, August 9, 2019 at City Hall 10:00AM. Electrical contractors responded to the RFB.

Electrical Services for the following: FY 15-16 \$65,205
FY 16-17 \$49,360
FY 17-18 \$80,660
October 1, 2018 through July 31, 2019 FY 18-19 \$21,095

Financial Impact:

The Term of the contract is for 1 year with up to 4 additional one year options to renew. Each year rates can be adjusted if requested by the vendor and approved by COSA. Each COSA department is responsible for budgeting and paying for services under this agreement.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--------------------------|------------------------------|
| 1. | CFM-01-19 Bid Tabulation | CFM-01-19 Bid Tabulation.pdf |
|----|--------------------------|------------------------------|

Presentation:

Approvals/Reviews:

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



CITY OF SAN ANGELO

RFB Bid Tabulation * CFM-01-19/ Electrical Maintenance and Repair Services

08/22/2019 at 2:00 p.m.

1 Hourly Rates		MC ELECTRIC		
		Regular	Overtime	Holiday
A. Masters Rate		\$ 60.00	\$ 90.00	\$ 120.00
B. Journeyman		\$ 50.00	\$ 75.00	\$ 100.00
C. Apprentice		\$ 45.00	\$ 67.50	\$ 90.00
D. Laborer/Helper		N/A		
E. Back hoe		N/A		
F. Ditching Machine		N/A		
G. Man-lift (per hour)		\$ 25.00		
H. Escavator		N/A		

Time of day Regular Hourly Rate Begins:	8:00 AM	TO	5:00 PM
Time of day Overtime Hourly Rate Begins:	5:00 PM	TO	8:00 AM

	YES	NO
We agree to serve as a secondary vendor, if not selected as the Primary Vendor:	X	

2 Materials, Profit and Overhead (MPO)

Materials, supplies, equipment and equipment rentals shall be invoiced at bidders cost plus
 _____ 25 _____ (%) percent

3 After Hours Contact No.: 325-227-1128

Attach duplicates of licenses held by ALL employees:

4 Contractor's City Registration No.:	TDLR License #TECL 32813
Contractor's TDLR Master's No.:	ME #15548
Contractor's TDLR Journeyman's No.:	JE #207067
Contractor's TDLR Journeyman's No.:	
Contractor's TDLR Journeyman's No.:	
Contractor's TDLR Journeyman's No.:	
Contractor's TDLR Journeyman's No.:	
Contractor's TDLR Apprentice's No.:	
Contractor's TDLR Apprentice's No.:	

5 Additional Information:

No. of Master Electricians Employed:	1
No. of Journeyman Electricians Employed:	1
No. of Apprentice Electricians Employed:	0
No. of Laborers/Helpers Employed:	0

	YES	NO
Contractor agrees to allow other government entities to "Piggy-Back" off this contract:	X	

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 4, 2019

Item type: Consent Item

Caption:

Consider approving Buyboard Contract #521-16 for the purchase of one Ford F-550 from Grande Truck Center (San Antonio, TX), in the amount of \$66,754, budgeted in fiscal year 2019 (Ryan Kramer)

Summary/History:

Council approval is requested for the purchase of one pickup for emergency response of the Operations Department. This vehicle will be equipped and utilized to haul trailers such as emergency operations and equipment trailers as needed to aid in operational functions during and after response events and as needed.

The purchase will be made using funding from a Federal grant for emergency preparedness in the amount of \$39,000 and the balance from General Funds. Because of the terms of the grant, the vehicle must be invoiced and delivered by September 30, 2019. A Buyboard quote was solicited for any units matching specifications and with in-stock availability.

The requested purchase will be made from Grande Truck Center (San Antonio, TX).

Financial Impact:

Staff recommends the purchase of one Ford F-550 from Grande Truck Center (San Antonio, TX), in the amount of \$66,754, budgeted in fiscal year 2019.

Other Information/Recommendation:

Staff recommends approval of Buyboard Contract #521-16 for the purchase of one Ford F-550 from Grande Truck Center (San Antonio, TX).

Attachments:

- | | | |
|----|--------------------------|-------------------------------|
| 1. | 19-5486 REVISED buyboard | 19-5486 REVISED buyboard.xlsx |
|----|--------------------------|-------------------------------|

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
Becky Dunn
Julia Antilley

Approved
Approved
Final Approval

TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE

BUYBOARD

PRODUCT PRICING BASED ON CONTRACT

Customer: City of San Angelo

Product Description: 2019 F550 4x4

A: Base Price in **Bid/Proposal Number** 521-16 \$ 27,449.00

B: Published Options [Itemize each item below]

Crew Cab 4x4	\$ 7,650.00	Value Pkg	\$ 995.00
6.7 Diesel	\$ 9,880.00	High Capacity Trailer Tow	\$ 1,565.00
225/75R 19.5 AT	\$ 475.00	Spare tire/wheel	\$ 850.00
4.88 Limit Slip	\$ 650.00	84" Cab to axle	\$ 725.00
Power Group	\$ 1,450.00	7500 FT End	\$ 545.00
19.5K GVWR	\$ 1,695.00	Privacy Glass	\$ 350.00
Running Boards	\$ 650.00	Rear Window Defroster	\$ 220.00
Block Heater	\$ 350.00	Rear View Camara	\$ 795.00
Trailer Brake Controller	\$ 550.00		

Subtotal Column 1: \$ 23,350.00

Subtotal Column 2: \$ 6,045.00

Published Options added to Base Price (Subtotal of "Col 1" + "Col 2") \$ 29,395.00

C: Subtotal of A + B => \$ 56,844.00

D: Body _____ %

UNPUBLISHED KNAPHEIDE 11FT			\$ -
MODEL PGND FLATBED	\$ 9,510.00		\$ -
	\$ -		\$ -
	\$ -		\$ -
	\$ -		\$ -

Subtotal Column 1: \$ 9,510.00

Subtotal Column 2: \$ -

Body \$ 9,510.00

E: Contract Pride Adjustment {If any, explain here} \$ - \$ -

F: Total of C + D + E {Not including Buy Board Fee} => \$ 66,354.00

G: Quantity Ordered {Units x F} => # of Units 1 \$ 66,354.00

H: BUYBOARD Fee {From Fee Schedules, Table: _____ => @ _____ %} \$ 400.00

I: Non-Equipment Charges & Credits {ie: Ext. Warranty, Trade-In, Cost of Factory trips, etc.}

	\$ -
--	------

Subtotal of Non-Equipment Charges \$ -

J: **TOTAL PURCHASE PRICE INCLUDING {G + H +I} =>** \$ 66,754.00

Grande Truck Center
PO Box 201210
San Antonio, Texas 78220

Robert Walker
210-666-7126

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ron Lewis, Facilities Maintenance Manager, Facilities Maintenance, 325-481-2773

Meeting Date: September 4, 2019

Item type: Consent Item

Caption:

Consider approving a contract with King Consultants, DBA Construction Consulting 3, Inc., through TIPS #181101 in the amount of 192,661.20 and authorizing the City Manager to negotiate and execute all related documents for the asbestos abatement, demolition, and site restoration at Lot 1, Block 24, Millspaugh Addition (also known as 711, 713, 715, 717, and 721 S. Oakes St.) (Ron Lewis)

Summary/History:

The Construction Board of Adjustment and Appeals met June 6, 2019 to discuss the structure. The Board determined the structure was dangerous/substandard pursuant to the Dangerous Buildings Ordinance of the City of San Angelo Code of Ordinances. An Order was issued that the structure be demolished.

Financial Impact:

\$275,000 Funding has been secured and is available.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Ron Lewis	Created/Initiated
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: Robert Schneeman, Economic Development Coordinator, Economic Development, 325.653.7197

Meeting Date: September 4, 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 \$638,861, for Affordable Housing Assistance Program (AHAP) to assist low income qualifying homeowners in rehabilitation of residential structures damaged citywide by the E2 tornado occurring on May 18, 2019 (Bob Salas)

Summary/History:

At the June 26, 2019 COSADC meeting, Matt Lewis, CEO San Angelo Area Foundation, came forward during Public Comment to request that COSADC consider helping with the rebuilding of the areas affected by the May 18th tornado, especially in the area of Bradford Elementary School. At the July 24, 2019 meeting the COSADC Board approved a temporary expansion of the Affordable Housing Program in the amount of \$638,861 to address storm damage to residential structures city-wide and to temporarily allow rehabilitation and reconstruction as an eligible activity under the program with a focus primarily on the Bradford area. The attached resolution is required to establish the project and to authorize the preparation and execution of a memorandum of understanding between COSADC and the City to administer the project. COSADC approved the resolution at their meeting on August 28, 2019.

Financial Impact:

\$638,861 from Acct. No. 452-900 Future Projects to a new project. Budget amendment required.

Other Information/Recommendation:

Attachments:

1. COSADC Resolution Storm Damage _STORM_AFFORDABLE_HOUSING_REHAB_RESO(2).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

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 \$638,861, FOR AFFORDABLE HOUSING ASSISTANCE PROGRAM (AHAP) TO ASSIST LOW INCOME QUALIFYING HOMEOWNERS IN REHABILITATION OF RESIDENTIAL STRUCTURES DAMAGED CITYWIDE BY THE E2 TORNADO OCCURRING ON MAY 18, 2019, A PROJECT AUTHORIZED UNDER CHAPTER 505 OF THE TEXAS DEVELOPMENT CORPORATION ACT FOR PROJECTS RELATED TO AFFORDABLE HOUSING; AND AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF SAN ANGELO TO EFFECT THE PROJECT.

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 for projects related to affordable housing; and,

WHEREAS, on May 18, 2019, the City of San Angelo was struck by an E2 tornado resulting in destruction or damage to a number of homes such that reconstruction or rehabilitation is necessary to restore habitability of the structures; and,

WHEREAS, the storm has left a number of low income family households without a place to live or to live in emergency shelters or substandard structures requiring rehabilitation; and,

WHEREAS, as a result of the storm the City of San Angelo Mayor and Tom Green County Judge issued disaster declarations; and,

WEHREAS the Board determines that reconstruction and rehabilitation of storm damaged substandard homes occupied by low income families is required or suitable for the promotion of development and expansion of affordable housing a as defined under 42 U.S.C. Section 12745(b); and,

WHEREAS, on July 24 2019, the Board authorized up to \$638,861 for Affordable Housing Assistance Program to address storm damage to residential structures city-wide; 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 reconstruction or rehabilitation of homes occupied by low income families qualifying for affordable housing as defined under 42 U.S.C. Section 12745(b), in a total sum not to exceed \$638,861; authorizing the Board President to negotiate and execute a memorandum of understanding with the City of San Angelo in a form approved by the City Attorney, as may be required for the City of San Angelo Neighborhood and Family Services Department to administer utilization of the designated funds for the purpose stated; directing that notice of the Project be published and a public hearing

be held pursuant to statutory requirements; and recommending ratification to City Council.

ADOPTED on this the 28th day of August, 2019.

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

ATTEST:

Nora Nevarez, Corporate Secretary

Todd Kolls, Corporation President

APPROVED AS TO CONTENT:

Guy Andrews, Director of Economic
Development

APPROVED AS TO FORM:

Dan T. Saluri, Deputy City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Tina Dierschke, Finance Director, Finance, 325-657-4268

Meeting Date: September 4, 2019

Item type: Consent Item

Caption:

Consider a Charity Care Policy (Tina Dierschke/Brian Dunn)

Summary/History:

The San Angelo Fire Department has been generating Texas Ambulance Services Supplemental Payment Program (TASSPP) revenue since FY 2015. The program currently offsets a portion of the loss incurred when providing services to Medicaid & Uninsured patients. In order to continue to generate TASSPP revenue in the future, the Centers for Medicare and Medicaid Services (CMS) is mandating that reimbursement is only for Charity Care patients.

Since the City currently does not determine a Charity Care class of patient, it must implement Charity policy/guidelines by October 1, 2019. The policy/guidelines must detail the Charity determination process for billing purposes.

Financial Impact:

TASSPP Revenue to Date:

FY 2015 - \$471,006

FY 2016 - \$632,033

FY 2017 - \$549,486

Other Information/Recommendation:

Attachments:

- | | |
|------------------------------------|--------------------------------------|
| 1. CharityCare(v4) | CharityCare(v4).pdf |
| 2. CHARITY CARE GUIDELINES(072119) | CHARITY CARE GUIDELINES(072119).docx |

Presentation:

Approvals/Reviews:

Tina Dierschke	Created/Initiated
Tina Dierschke	Approved
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved

Becky Dunn
Julia Antilley

Approved
Final Approval

San Angelo Fire Department

Understanding the Texas Ambulance Services Supplemental Payment Program (TASSPP) and the Transition to Charity Care



August 2019

Introductions

△ **Kevin Coyle** – Revenue Optimization Solutions, LLC

- Subcontractor / Part of Change Healthcare Team, TASSPP Services
- Developed TASSPP with the State of Texas
- 19 years experience with state and local governments
- 15 years direct ambulance experience in Texas
- Working with the San Angelo Fire Department on the TASSPP since 2014



Change Healthcare At-a-Glance



CHANGE
HEALTHCARE

- One of the largest, independent healthcare technology companies
- Customers across healthcare: providers, payers and consumers
- Expansive software and analytics solutions
- Broad imaging, workflow and extended care capabilities
- Extensive network, data and connectivity
- Increased scale for investment, innovation, and customer service
- 15,000 team members

TASSPP – Current Providers

- △ Experience with 42 of the 92 providers pursuing TASSPP Revenues
- △ We work with more TASSPP providers than any other firm

Change Healthcare/ROS Current Clients		
San Angelo Fire Department	Laredo Fire Department	Bryan Fire Department
Schertz EMS	Longview Fire Department	Beaumont EMS
Cedar Hill Fire Department	Duncanville Fire Department	Calhoun County EMS
Washington County EMS	Farmers Branch Fire Department	Seguin Fire & EMS Department
DeSoto Fire Rescue	Denton Fire/Rescue Department	Lewisville Fire Department
Irving Fire Department	New Braunfels Fire Department	Burnet Fire Department
Copperas Cove Fire Department	Allen Fire Department	Pearland Fire Department
Bandera County EMS	Grapevine Fire Department	McKinney Fire Department
Marshall Fire Department	Scurry County EMS	Addison Fire Department
Keller Fire-Rescue Department	Vernon Fire/EMS Department	Lancaster Fire Department
Corsicana Fire Department	Plainview Fire / EMS Department	Lufkin Fire Department

Overview of the Texas Ambulance Services Supplemental Payment Program (TASSPP)

Texas Ambulance Services Supplemental Payment Program (TASSPP) Overview



- △ Texas implemented TASSPP in February 2009
 - TASSPP part of Medicaid 1115 Waiver in 2012
- △ State and federally approved program
 - Texas Health and Human Services Commission (HHSC)
 - Centers for Medicare and Medicaid Services (CMS)
- △ In 2017, State and CMS extended the 1115 Waiver until 9/30/2022
- △ The San Angelo Fire Department began participating in Fiscal Year 2015

Texas Ambulance Services Supplemental Payment Program Overview

- △ Program currently offsets a portion of the loss incurred when providing services to Medicaid & Uninsured patients
 - Annual TASSPP payment is in addition to billing revenue
- △ The San Angelo Fire Department's participation in the TASSPP has generated significant revenue

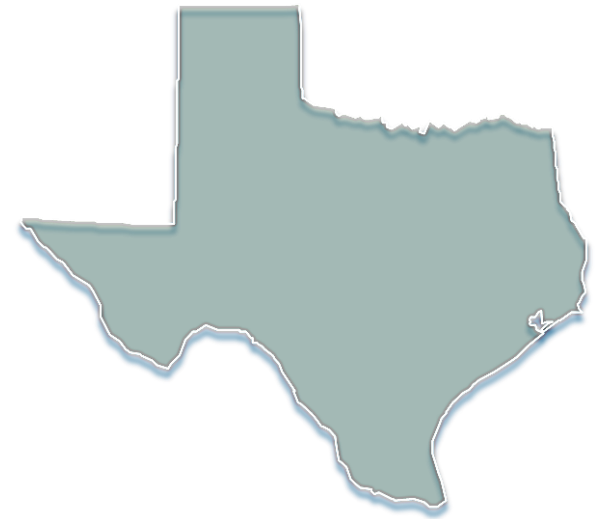
TASSPP Revenue to Date	
Cost Report Year	Amount
FY 2015	\$ 471,006.00
FY 2016	\$ 632,033.00
FY 2017	\$ 549,486.00
Total	\$ 1,652,525.00

- △ FY 2018 and FY 2019 revenue estimate per year:
 - \$575,000 - \$700,000

The Future of the TASSPP

The Future of the TASSPP: Charity Reimbursement

- △ The San Angelo Fire Department has been generating TASSPP revenue since FY 2015
- △ To continue to generate TASSPP revenue in the future, CMS is mandating that reimbursement is only for Charity Care patients
 - You currently do not determine a Charity class of patient
- △ Each participating provider must implement Charity policy/guidelines by October 1, 2019
 - The policy/guidelines must detail Charity determination process for billing purposes



The Future of the TASSPP: Charity Reimbursement

△ Charity determination process

- Similar to determining Blue Cross/Blue Shield, Cigna Health, Medicare, etc. patients
- Billing software platform will be able to identify Charity patients
 - Does not have 3rd party insurance – health, auto, etc. (Uninsured)
 - AND does not have the ability to pay - no expectation of payment
- Once determine patient as Charity, no further collections

The Future of the TASSPP: Charity Reimbursement

△ Once the policy is in place, the TASSPP runs like it has since the beginning

- Must still prepare annual TASSPP Cost Reports
 - Expenditures / Statistics / Charges and Payments
 - The Charges and Payments will be for Charity only
 - Medicaid and Uninsured transports are replaced by Charity
- Must submit annual TASSPP Cost Report in March



What Needs to be Done

What Needs to be Done: Billing Platform

△ #1 – Determine billing software platform that will be used for Charity determinations

- B&P or other (Change Healthcare at no fee if B&P not able to provide)

△ #2 – Set categories to include for Charity

- Use recommendation from software provider/set your own
 - FPL basis – B&P?
 - Payment predictor: L, M, NC – Change Healthcare
 - It is up to you
 - Include flexibility to change/update policy



What Needs to be Done: Policy/Guidelines by October 1

△ #3 – If not done so already, present policy/guidelines to Attorney, Asst. City Manager, or others to review implementation steps

- Operational policy
- Bring before City Council
- Send through Council via Consent

△ #4 – Have policy/guidelines in place by October 1, 2019

- Fine-tune criteria as FY 2020 data becomes available



What Needs to be Done: Recommendation

- △ To help with #2, Change Healthcare ran several models using data from 6 Fire Departments from Fiscal Year 2018
- △ Revenue estimates for the San Angelo Fire Department based on different payment predictor categories of Charity Care

Estimated TASSPP Revenue FY 2020	
Payment Predictor Category	Estimated Revenue
L Only	\$ 402,500.00
L & M Only	\$ 612,500.00
L & M & NC Only	\$ 700,000.00

- △ Change Healthcare recommends STARTING POINT:
 - L, M, and NC to be included as Charity Care
 - Experian-PAS of 650

Discussion

CHANGE HEALTHCARE

CHARITY CARE POLICY AND GUIDELINES

CHARITY CARE POLICY:

The San Angelo Fire Department may provide healthcare services to patients without the expectation of reimbursement (charity care services) if the patient meets the charity care guidelines below, and is determined to be eligible to be a charity care patient. Charity care services do not include bad debt, payment shortfall(s), insurance allowances, courtesy allowances, or discounts given to patients who do not meet the provider's charity care policy or financial assistance policy.

Charity care services become effective as of October 1, 2019, and will only be available as long as the State of Texas provides reimbursement for charity care services through the Texas Ambulance Services Supplemental Payment Program/Medicaid 1115 Waiver, or similar means of reimbursement.

The San Angelo Fire Department may change the charity care determination criteria under Section 2. II. on a regular basis and will maintain the current criteria.

CHARITY CARE POLICY GUIDELINES:

1. The San Angelo Fire Department must determine each patient's ability to pay for the ambulance services provided before classifying the patient as a charity care patient. If the patient does not have the ability to pay for the ambulance services, the San Angelo Fire Department may determine the patient as a charity care patient.

To determine a patient's ability to pay, the San Angelo Fire Department shall:

- I. gather patient information during and/or after the services are provided, as applicable given the patient's condition. This may include the issuance of one or more requests for information with the patient to obtain information necessary for the San Angelo Fire Department to determine the patient's ability to pay for the ambulance services provided. During communication with a patient, the San Angelo Fire Department shall include information about its charity care services;
 - II. undertake an insurance discovery process to identify if the patient has third party insurance including Medicaid, Medicare, or other forms of insurance; and,
 - III. undertake reasonable collections efforts to verify and/or yield essential information about the ability of the patient to pay for the ambulance services provided.
2. The San Angelo Fire Department may classify the patient as a charity care patient if the following occur:
- I. The current revenue cycle process results in one or more of the following:
 - a. the patient does not provide evidence of insurability, or the San Angelo Fire Department is unable to obtain information from the patient during the requests for information in 1. I. within a 30-day period. The lack of a response by the patient may be considered an affirmation that the patient

does not have third party insurance and does not have the ability to pay for the ambulance services provided;

- b. the insurance discovery process in 1. II. determines that the patient does not have a third party insurance product that will pay for the ambulance services provided. The lack of insurance or having an insurance product that does not pay for ambulance service may be considered by the San Angelo Fire Department as a determinant that the patient does not have third party insurance and does not have the ability to pay for the ambulance services provided; or,
 - c. the collections effort in 1. III. results in no payment, or minimal payment, from the patient over a 30-day period. Receiving no payment or minimal payment from the patient may be considered by the San Angelo Fire Department as a determinant that the patient does not have third party insurance and does not have the ability to pay for the ambulance services provided;
- II. The payment predictor model indicates that a patient does not have a high likelihood of payment as identified by the following classifications:
- a. results indicate a low, medium, or non-classified designation
 - 1) low designation results are identified as “L”
 - 2) medium designation results are identified as “M”
 - 3) non-classified designation results are identified as “NC” and indicates that there is insufficient patient information to adequately determine likelihood of payment, thus indicating a low likelihood of payment
 - b. for patients outside of the low, medium, or non-classified designations, results indicate a “Payment Advisor Score”, PAS, or similar, of 650 or below
3. The San Angelo Fire Department may also classify the patient as a charity patient if:
- I. The service to an insured patient is denied by the insurance provider as not covered;
 - II. The San Angelo Fire Department is notified that the patient has been granted charity care by the sending or receiving hospital; or,
 - III. The San Angelo Fire Department is notified that the patient is deceased and there are no additional remedy options that may be pursued.
4. Once the San Angelo Fire Department determines the patient is a charity care patient, the San Angelo Fire Department will make no further attempts to collect from the patient.
5. The ambulance services provided to the charity care patient shall be valued at 100% of the net cost of providing those services by the San Angelo Fire Department.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 4, 2019

Item type: Consent Item

Caption:

Consider approving updates to the 2019 Water Conservation Plan as requested from Texas Water Development Board (Allison Strube)

Summary/History:

The City of San Angelo reviews and updates the Water Conservation Plan (WCP) every five years in order to adjust goals and targets, and take into account new technology and new best management practices. The 2019 WCP was adopted at the May 7, 2019 City Council meeting. Upon approval the WCP was sent to Texas Water Development Board (TWDB) and the Texas Commission on Environmental Quality (TCEQ). TCEQ provided a letter dated July 10, 2019 that they were in receipt of the updated plan and did not provide any additional questions. TWDB contacted us with questions and comments on the recently adopted plan and ask for some minor edits to be made. In order to answer these questions and comments we updated the WCP as noted below. TWDB did receive the draft revisions and provided that these changes would address their comments and satisfy the Board.

The following are the sections that were updated.

Introduction-Utility Profile:

- Section A. Consumption by Customer Class in Thousand. Consumption was changed to reflect the Utility Profile in Appendix A. TWDB wanted consumption numbers to be the same in both sections. Previously internal groupings and classifications were used, but for consistency we will be using the Utility Profile numbers. The chart and graph in this section were updated to reflect these changes.
- Section D. Targets and Goals. Target and Goals includes a chart with goals versus actual results. The actual gallons per capita per day (GPCD) numbers from previous years was updated to also reflect the Utility Profile instead of the 2009 Conservation Plan numbers.

On-Going Best Management Practices- 1. System Water Audit and Water Loss Reports:

- Section E. Determination of Water Savings. TWDB wanted us to update the total water loss as a percentage for 2018. When the document was being written it had "Under Review," we updated it to 12.86%.

Appendix D Water Conservation Plan 5 and 10 years:

- TWDB wanted more information on why the 5 and 10 year goal for total GPCD was higher than the baseline and historic 5 year average or they wanted us to update the goals to be below these two numbers. The following note was added to explain why total GPCD was higher than the historic 5 year average and the baseline. "Due to future expected economic and population growth we kept the city's previous goal of water consumption reduction by 1.2 percent annually starting from the City's 2000 consumption of 185 gallons per capita per day (GPCD). We also took into account the possibility of future expansion of commercial industries, which increase population and water demand of Total GPCD while still reducing the residential GPCD and Water Loss GPCD over the next 10 years."

Financial Impact:

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

Other Information/Recommendation:

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

Attachments:

1.
- 2019 Water Conservation Plan Update (002)
- 2019 Water Conservation Plan Update (002).doc

Presentation:

Approvals/Reviews:

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

2019 WATER CONSERVATION PLAN

CITY OF SAN ANGELO WATER UTILITIES

JULY 8 SEPTEMBER 3 ~~MAY 7~~, 2019



Water Utilities Department | 301 W. Beauregard Ave., San Angelo, 76903 | 325-657-4209

Table of Contents

TABLE OF CONTENTS.....	1
IMPORTANCE OF WATER CONSERVATION	9
INTRODUCTION.....	9
History and Context.....	10
Water Supply Summary	11
Geography	12
Utility Profile	12
A. Consumption by Customer Class in Thousand Gallons.....	13
B. Accounts by Customer Class	14
C. Seasonal Water Demand.....	14
D. Targets and Goals.....	15
Averitt & Associates Study	16
ON-GOING BEST MANAGEMENT PRACTICES	18
1. System Water Audit and Water Loss Reports.....	18
A. Description.....	18
B. Implementation	18
C. Schedule	19
D. Documentation.....	19
E. Determination of Water Savings	19
F. Cost-Effectiveness Considerations.....	20
2. Metering of All-New Connections and Retrofit of Existing Connections	20
A. Description	20

B. Implementation	21
C. Schedule	21
D. Documentation.....	21
E. Determination of Water Savings	21
F. Cost-Effectiveness Considerations.....	22
3. Automated Meter Reading (AMR) Proactive Leak Investigation.....	23
A. Description	23
B. Implementation	23
C. Schedule	24
D. Documentation.....	24
E. Determination of Water Savings	24
F. Cost-Effectiveness Considerations.....	24
4. Water Conservation Pricing.....	24
A. Description	24
B. Implementation	25
C. Schedule	25
D. Documentation.....	25
E. Determination of Water Savings	25
F. Cost-Effectiveness Considerations.....	25
5. Prohibition on Wasting Water	26
A. Description	26
B. Implementation	26
C. Schedule	27
D. Documentation.....	27
E. Determination of Water Savings	28
F. Cost-Effectiveness Considerations.....	28

6. Water Conservation Coordinator	28
A. Description	28
B. Implementation	28
C. Schedule	29
D. Documentation.....	29
E. Determination of Water Savings	29
F. Cost-Effectiveness Considerations.....	29
7. Public Information.....	30
A. Description	30
B. Implementation	30
C. Schedule	30
D. Documentation.....	30
E. Determination of Water Savings	30
F. Cost-Effectiveness Considerations.....	31
8. School Education	31
A. Description	31
B. Implementation	31
C. Schedule	32
D. Documentation.....	32
E. Determination of Water Savings	32
F. Cost-Effectiveness Considerations.....	32
9. Park Conservation.....	32
A. Description	32
B. Implementation	33
C. Schedule	34
D. Documentation.....	34

E. Determination of Water Savings	34
F. Cost-Effectiveness Considerations.....	34
PROPOSED WATER CONSERVATION PROGRAMS.....	35
1. Showerhead and Aerator Distribution	35
A. Description	35
B. Implementation	35
C. Schedule	36
D. Documentation.....	36
E. Determination of Water Savings	36
F. Cost-Effectiveness Considerations.....	37
2. Residential High-Efficiency Toilet Rebate Program	38
A. Description	38
B. Implementation	39
C. Schedule	40
D. Documentation.....	40
E. Determination of Water Savings	40
F. Cost-Effectiveness Considerations.....	40
4. Residential Efficient Washing Machine Rebate Program.....	41
A. Description	41
B. Implementation	42
C. Schedule	42
D. Documentation.....	42
E. Determination of Water Savings	43
F. Cost-Effectiveness Considerations.....	43
3. Landscape Irrigation Conservation and Incentives	44

A. Description.....	44
B. Implementation	45
C. Schedule	46
D. Documentation.....	46
E. Determination of Water Savings	46
F. Cost-Effectiveness Considerations.....	47
5. Water Survey for Single-Family and Multi-Family Customers.....	48
A. Description.....	48
B. Implementation	48
C. Schedule	49
D. Documentation.....	49
E. Determination of Water Savings	49
F. Cost-Effectiveness Consideration.....	50
6. Rainwater Harvesting	50
A. Description	50
B. Implementation	50
C. Schedule	51
D. Documentation.....	51
E. Determination of Water Savings	51
F. Cost-Effectiveness Considerations.....	51
7. New Construction Graywater	52
A. Description	52
B. Implementation	54
C. Schedule	54
D. Documentation.....	54
E. Determination of Water Savings	54

F. Cost-Effectiveness Considerations.....	55
8. Conservation Programs for Industrial, Commercial, and Institutional Accounts.....	55
A. Description.....	55
B. Implementation	55
C. Schedule	56
D. Documentation.....	56
E. Determination of Water Savings	56
F. Cost-Effectiveness Considerations.....	57
9. Partnerships with Nonprofit Organizations	57
A. Description	57
B. Implementation	57
C. Schedule.....	58
D. Documentation.....	58
E. Determination of Water Savings	58
F. Cost-Effectiveness Considerations.....	58
WHOLESALE CUSTOMER CONSERVATION	59
Summary	59
Wholesale Customer Targets and Goals.....	59
Metering, Monitoring and Records Management	59
Leak Detection and Repair.....	59
Contractual Requirements	59
Targets and Goals	60
DROUGHT CONTINGENCY PLAN	61
Triggering a Drought Stage.....	61

Water Supply Stages.....	62
Drought Level I.....	62
Drought Level II	62
Drought Level III	63
Initiation and Termination Procedure	64
Targets and Goals	64
Variance Procedures and Exceptions	65
Enforcement and Wholesale Provisions	65
Informing and Educating the Public.....	65
<i>APPENDIX A UTILITY PROFILE- TEXAS WATER DEVELOPMENT BOARD</i>	<i>66</i>
<i>APPENDIX B ORDINANCE LANGUAGE: CITY OF SAN ANGELO WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN</i>	<i>78</i>
<i>APPENDIX C WATER RATES-CURRENT RATE STRUCTURE</i>	<i>80</i>
<i>APPENDIX D WATER CONSERVATION PLAN 5 AND 10 YEAR GOALS FOR WATER SAVINGS</i>	<i>9</i>
<i>APPENDIX E CERTIFICATE OF CONVENIENCE AND NECESSITY</i>	<i>10</i>

Importance of Water Conservation

Although many people see water as an abundant source it isn't. According to National Geographic, the Earth is covered in 70 percent water, but we can only drink three percent of that water, out of that three percent only one percent of that water is accessible, water can be trapped in glaciers and snowfields, or polluted. This small amount of water is meant to be shared with 7.7 billion people.

Due to geography, climate, engineering, regulation, and competition, water can be hard to come by at times. As recent as August 2018, San Angelo was in Drought Level 1 restrictions, meaning we had less than 24 months of water left. The United Nations estimates, that by 2025 an estimated two-thirds of the world's population will be living in water-stressed regions, as a result of use, growth, and climate change. According to Texas Living Waters, Texas' population is expected to double by 2050, unfortunately, we can't say the same about our water supply.

By conserving water now, using it effectively, and teaching the future generations to do the same we can help ensure there is enough water for us and future generations. Although it sounds like an impossible feat, it is possible. Many cities have made great strides to reducing their water consumption, and some studies show these cities are using 21% less water than we were in 2000! This is a great accomplishment considering how much the population has grown and the changes in Texas. This was made possible by legislative action that set standards on water products, municipalities starting and implementing water conservation plans, and everyday people doing their part.

The goal of our Water Conservation Plan is to ensure water use efficiency within San Angelo. We will talk about our goals, including how we want to reduce water consumption and water loss, we will talk about what we are currently doing to help reduce both of those, and finally what we hope to do to further reduce water consumption and water loss.

Introduction

The City of San Angelo lies in the midst of West Texas ranching country. Located in Tom Green County, the current population is approximately 100,119 people, with a predicted increase to over 148,090 people by 2070 (population provided by the 2021 Region F Water Plan). San Angelo is also home to three lakes, as well as the Concho River, which runs through the heart of the City.

The City provides water to approximately 37,000 residential, commercial, and wholesale accounts. In addition to water from local sources, including Lake Nasworthy, Twin Buttes Reservoir, O.C. Fisher Reservoir, and the Concho River system, the City purchases water from the Colorado River Municipal Water District's (CRMWD's) Lake E.V. Spence and Lake O.H. Ivie. The City also has groundwater rights in McCulloch, Concho, and Menard counties collectively referred to as the Hickory well field.

History and Context

The City has a long history of progressive water resource planning. In keeping with that tradition, and ensuring that future generations will have adequate water supplies, the City promotes water conservation and updates their Water Conservation Plan every five years as required by the Texas Water Development and Texas Commission on Environmental Quality. Conserving existing supplies can help to reduce and delay the need for additional water supplies. In order to reduce per capita demand in the future, the City promotes various water conservation programs designed to educate citizens on the benefits of efficiency.

The 2019 Water Conservation Plan takes into account new technology, new best management practices, and studies done on the City. Two studies were done since the last Water Conservation Plan; one in 2015 by Alan Plumber Associates, Inc. (APAI), and another in 2017 by Averitt and Associates. APAI evaluated the effectiveness of future conservation strategies. This evaluation consisted of feasibility, economic analysis, research, and recommendations. In accordance with our goals, a selected few are to be implemented as part of this Water Conservation Plan. Averitt & Associates, a consulting firm started by former Senator Kip Averitt, conducted a statewide study on water conservation goals and projections on behalf of the Texas Water Development Board.

The Water Conservation Coordinator included several programs in the 2014 Water Conservation Plan. The 2019 plan includes new and existing programs such as:

- The System Water Audits and Water Loss reports, allow us to reliably track water uses and provide the information to address unnecessary water and revenue losses;
- The Metering of All-New Connections and Retrofit of Existing Connections has been established to create billing equity among customers, have universal metering, reduce water waste, and reduce flows to wastewater facilities;
- The Automated Meter Reading Proactive Leak Investigation program has reliably gathered information regarding continuous flow and stopped leaks;

- The Water Conservation Pricing has been implemented to discourage the inefficient use of water, and to reward those who use less;
- The Prohibition on Wasting Water is aimed at customers who continue to waste water;
- Public Information affects water consumption as customers learn about water resources, the wise use of water, conservation programs, and change behavior;
- And finally, Bosque and Kirby Park have both been updated to have irrigation systems supplied by rain harvesting tanks.

Water Supply Summary

Lake Nasworthy, the oldest major water supply reservoir in the City's system, was completed in 1930. The City owns and operates the reservoir. Most of the drainage area of Nasworthy is controlled by Twin Buttes Reservoir, which was built by the Bureau of Reclamation in 1962. The storage in Twin Buttes is divided into two pools connected by a 3.22-mile equalization channel. Below elevation 1925.0 feet above sea level, the two pools function as separate reservoirs. In October of 2018, Twin Buttes' north and south pools reached "equalization", making it one pool; this was the first time the pools connected in 24 years. The City holds water rights in both Nasworthy and Twin Buttes. The U.S. Army Corps of Engineers owns the third major reservoir in the San Angelo system, O.C. Fisher, which was completed in 1951. The Upper Colorado River Authority (UCRA) holds all water rights in Fisher. In turn, the Fisher water rights are contracted to the City. In addition to the local supply, the City purchases water from two reservoirs owned and operated by Colorado River Municipal Water District (CRMWD): O.H. Ivie Reservoir and Lake E.V. Spence.

During the drought in the 1960s and early 1970s, the City began investigating sources of groundwater in the San Angelo area. As a result of this investigation, the City obtained groundwater rights associated with 37,633 acres of land in McCulloch, Concho, and Menard counties. The water is produced from the Hickory sandstone aquifer, which lies approximately 2,200 to 3,000 feet below the surface. The Hickory well field is located within the jurisdiction of the Hickory Underground Water Conservation District No. 1 (HUGWCD). The City received a permit from the District to produce and export water. The District has placed a one-mile spacing minimum and 500 gallons per minute capacity on the City's wells, as well as limits on the amount to be produced from the well system on an annual basis.

Once the effects of the 2011 drought were assessed, the decision was made to expand the production capacity of the Hickory well field. The City of San Angelo is in the process of

constructing facilities to expand its right to drill and produce water from the Hickory Aquifer in accordance with a permit issued by the HUGWCD. This will allow the City access to additional water for emergency conditions or in drought conditions.

The City is currently in the process of diversifying its water portfolio with the Concho River Project. The Concho River Project involves releasing highly treated water from the City's wastewater treatment plant into the Concho River. The water would travel through the "natural pipeline," where nature would act as an environmental buffer and will partially treat the water. The City will recoup the water farther downstream, then treat it to meet drinking standards. When completed, the project will produce about 7.5 million gallons a day. Upon completion, the City will have water supplied from surface water (from our reservoirs and lakes), groundwater (from Hickory Aquifer), and reclaimed water (from the Concho River Project).

Geography

Located in central Texas, San Angelo is considered to have a semi-arid climate. The lack of rain and surface water make water conservation ever more significant. Despite not always experiencing a drought, residents are always alerted to current water supply levels, watering restrictions, and rainfall patterns.

At times, the City has had to activate the drought contingency plan. Thankfully, the City of San Angelo made a successful effort to lower consumption during times of constrained water resources. As Corral-Verdugo et al., found in their 2002 study, water conservation is most effective when individuals are aware of water resources dilemmas.

Historical Monthly and Annual Rainfall Data

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2015	2.03	0.23	1.66	1.82	9.12	3.55	0.55	1.28	0.45	2.44	1.39	2.26	26.78
2016	0.03	0.77	3.33	5.1	6.4	7.02	-	2.87	5.24	1.49	2.73	0.74	35.72
2017	1.48	1.23	0.25	1.46	2.06	1.52	1.69	2.41	3.46	0.81	0.98	1.13	18.48
2018	0.01	1.36	1.2	0.13	6.03	0.56	0.64	3.6	6.66	11.37	0.03	2.47	34.06

Utility Profile

Water consumption in the City of San Angelo is driven by a wide variety of domestic, commercial, industrial, and institutional needs. With more than 35,000 accounts, the City is responsible for addressing a wide variety of factors that influence water availability and demand.

As such, the City analyzes consumption patterns and develops goals in order to prevent water supply shortfalls.

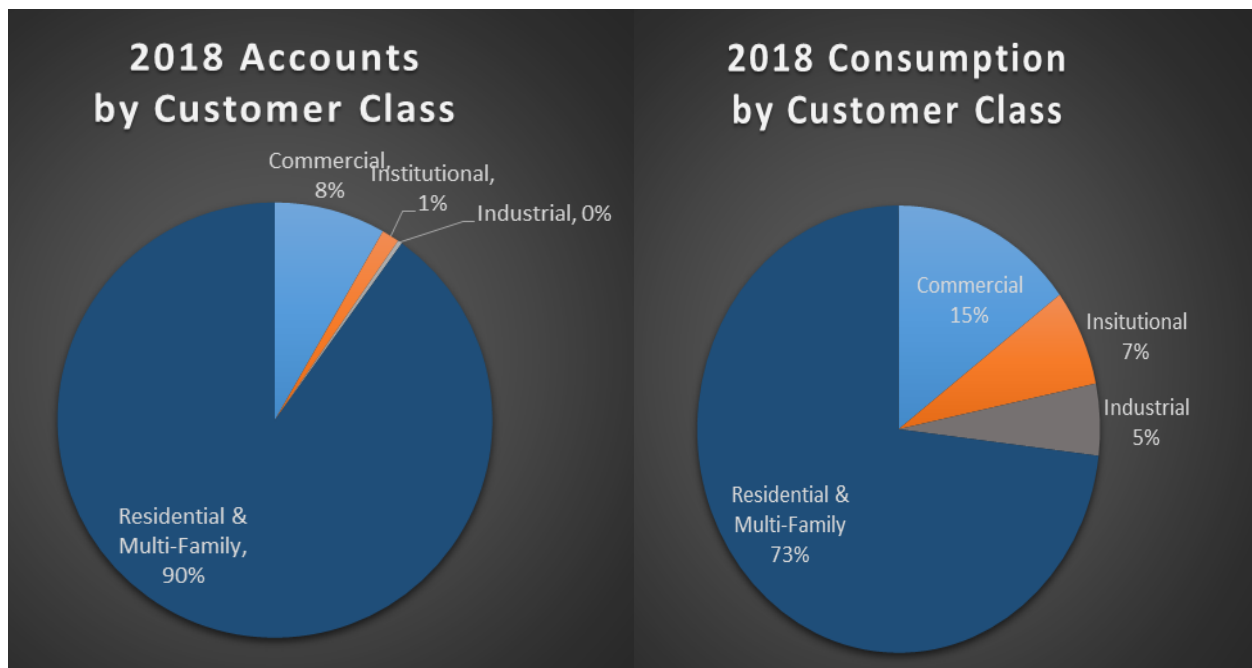
A. Consumption by Customer Class in Thousand Gallons

Although, residential and multi-family accounts make up 90 percent of all accounts they only consumed 73 percent of all water demanded in 2018. Commercial accounts only make up eight percent of accounts but account for 15 percent of consumption, institutional accounts make up one percent of all accounts and account for seven percent consumption, and industrial accounts make up less than one percent of accounts but account for five percent of consumption.

Consumption in Thousand Gallons				
Fiscal Year	2015	2016	2017	2018
Residential	2,036,270	2,095,588	2,090,971	2,173,032
Commercial	458,802	472,971	492,301	536,583
Multi-family	383,083	415,267	437,269	430,269
Institutional	341,976	377,497	377,497	254,361
Industrial	120,617	121,023	121,023	188,473
Total	3,340,748	3,519,782	3,519,782	3,582,718
Consumption in Thousand Gallons				
Fiscal Year	2015	2016	2017	2018
Residential	2,025,793	2,009,983	2,196,878	2,085,576
Commercial	462,281	467,562	492,301	534,662
Multi-family	386,679	420,210	437,990	422,052
Institutional	378,822	383,884	438,404	349,522
Industrial	114,610	94,995	121,023	188,238
Agriculture	0	1,695	3,840	12,811
Total	3,368,185	3,378,329	3,690,436	3,592,861

Comment [PM1]: Consumption was changed to reflect Utility Profile. Previously internal methods and records were used, but for consistency we will use Utility Profile numbers.

Comment [PM2]: Consumption graph on next page was updated to reflect changes.



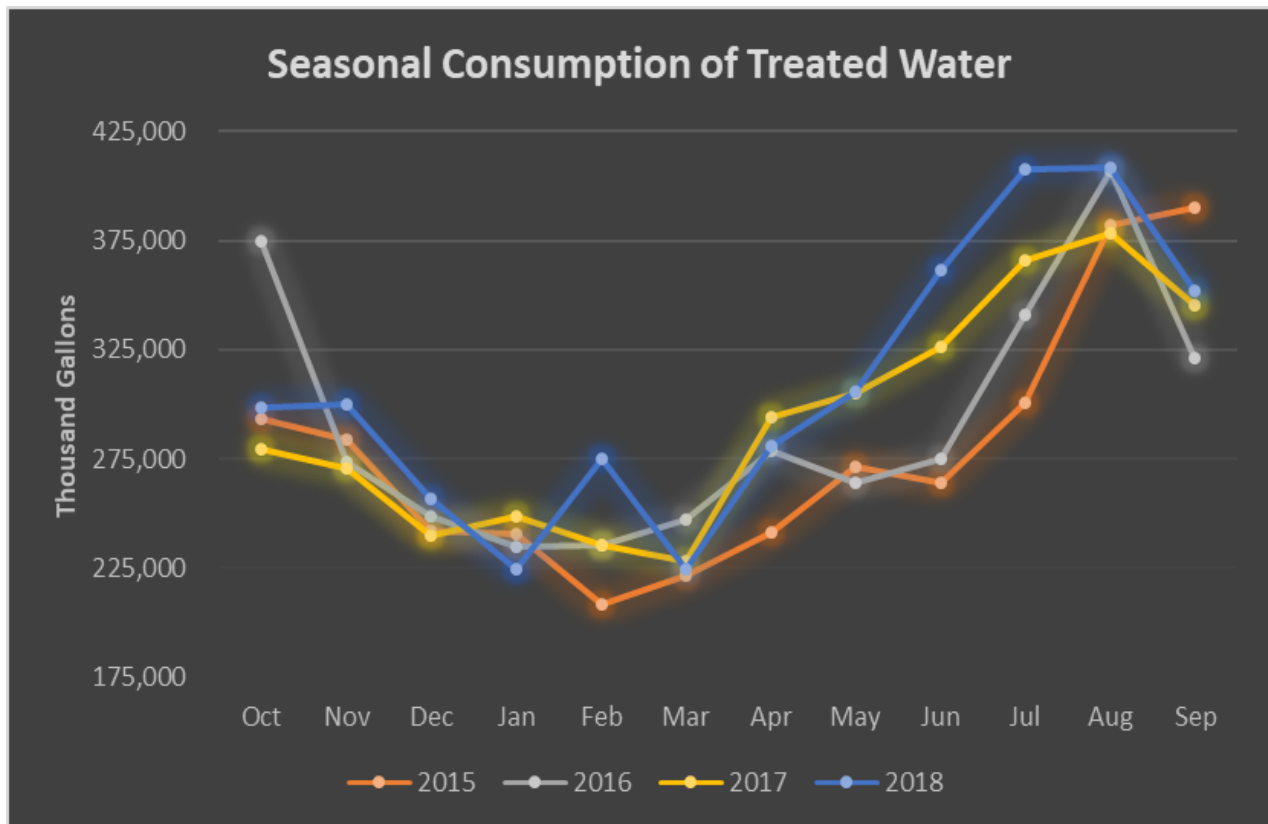
B. Accounts by Customer Class

In 2018, residential and multi-family accounts made up 90 percent of all accounts, commercial made up 8 percent, institutional 1 percent, and industrial less than 1 percent.

Fiscal Year	2015	2016	2017	2018
Residential	31,145	30,314	30,650	30,703
Commercial	2,930	2,889	2,898	2,900
Multi-Family	729	713	718	701
Institutional	465	485	471	474
Industrial	159	120	115	110
Agriculture	0	19	6	19
Total	35,428	34,540	34,858	34,907

C. Seasonal Water Demand

Like other Texas cities, the City's demand goes up during the summer months and lowers in the winter months. August is typically the hottest month and therefore the demand is the highest. August for the past four years has averaged at 389 million gallons consumed for the month. During January, the City sees a decline in water consumption, the average consumption for the month for the past four years has been 240 million gallons consumed. The annual daily average is 13 million gallons per day, during summer peak it is 22 million gallons per day, and winter 10 million gallons a day.



D. Targets and Goals

The City of San Angelo's Water Conservation Plan is focused on two efficiency goals. The first and most immediate goal is to reduce summertime peak pumping. The second goal is to reduce overall per capita consumption by 1.2 percent per year starting from the City's 2000 consumption of 185 gallons per capita per day (GPCD). This will assist the City with water supply constraints due to weather and hydrological challenges.

The table below shows recent per capita consumption and the goal of 137 GPCD by 2025, and 79 gallons by 2070. Goals have been met and exceeded in 2005, 2010 and 2015, as a result of a combination of conservation efforts, including public education and restrictions on outdoor water use, implemented as part of the City's Water Conservation Plan. Continuing to maintain this success is the principle goal of the City's conservation efforts. Total GPCD represents all water pumped, less wholesale customer usage, divided by the total population.

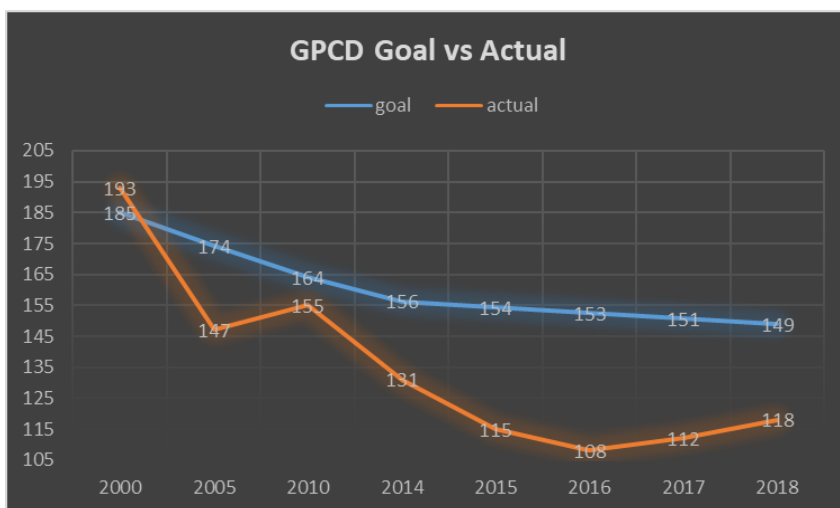
Due to future expected economic and population growth we kept the city's previous goal of water consumption reduction by 1.2 percent annually starting from the City's 2000 consumption of 185 gallons per capita per day (GPCD). We also took into account the possibility of future expansion of commercial industries, which increase population and water demand.

|

Water Consumption Goals (GPCD)

Year	2005	2010	2015	2020	2025
Goal	174	163	152	140	137
Actual	147	137	115	-	-

Comment [PM3]: 2005 and 2010 actuals are from the 2014 and 2009 Water Conservation Plans. We changed 2010 actuals to GPCD the 2014 Utility Profile had recorded for 2010.



Averitt- & Associates Study

In 2017 Averitt & Associates conducted a study to estimate how much water had been conserved due to conservation efforts and project future conservation and goals. Averitt & Associates used 2015 as the baseline to determine and project the conservation amount the City of San Angelo benefitted from due to conservation activities and compared it to our regional goals.

The study found that the City will exceed their conservation goals until 2070, the last year they projected. The City is currently exceeding goals in GPCD, and we should exceed our goals until 2024, the last year the study projected. They estimated that we would fall short 2022 to 2024 for water loss GPCD, the last years projected, but we are actually exceeding their projected goals, so a shortfall is not anticipated by us for those years. Due to water loss reduction, we had a savings of 110 million gallons (MG) in 2015. Due to water rate increases, we had 126 MG savings and it is expected to have continuous growth.

Averitt & Associates suggestion to save more water was to provide an advanced metering infrastructure (AMI) customer engagement portal. The portal would provide customers with their water use data and allow them to compare it to other customers' usage. They believe this would change customers' behavior and would provide an estimate of 20% savings.

On-Going Best Management Practices

Water consumption in the City of San Angelo is driven by a wide variety of domestic, commercial, industrial, and institutional needs. Best Management Practices (BMPs) have been developed to both improve water use efficiency for the San Angelo Water Utilities and for programs to assist the City's water customers to efficiently use water. BMPs have been implemented as part of the City's ongoing water conservation effort. Future BMPs will be evaluated and implemented as a condition of a positive evaluation.

1. System Water Audit and Water Loss Reports

A. Description

Water loss audits and water loss reports are effective methods of accounting for all water usage by a utility within its service area. The City of San Angelo performs an annual estimate of system water efficiency by comparing water delivered to the treatment plant, potable water produced, and water sold. This audit includes estimates of water loss to leaks in the system and water used in firefighting.

Performing a reliable water audit is the foundation of production-side water resource management and loss control in public drinking water systems. The structured approach of a water audit allows the utility to address unnecessary water and revenue losses. The resulting information from a water audit will be valuable in setting performance indicators, goals, and priorities to cost-effectively minimize water losses.

B. Implementation

Compiling a water audit is a two-step approach, a top-down audit followed by a bottom-up audit.

The first step, the top-down audit, is a desktop audit using existing records and some estimation to provide an overall picture of water losses. Representatives from management, distribution, production, customer service, and conservation have an essential role to play in this program. This working group is responsible for gathering relevant data and identifying current practices.

The second step of the audit, the bottom-up approach, involves a detailed investigation into actual policies and practices of the utility. This involves a more detailed review of utility policies that affect water losses. It will better explore methods for developing better estimates of water use by the fire department and for line flushing. The utility will also evaluate leakage repair records.

C. Schedule

No less than once every five years, and more often if the internal water audit standard is not achieved, the utility will:

- Gather the necessary information for conducting the audit;
- Review the Texas Water Development Board's new guidelines for water audits;
- Consider new water audit standards based upon keeping real water losses below a specific percent or to achieve an infrastructure leakage index (ILI) below three.

This is a long process that encompasses the whole utility revising meter testing and repair practices, reducing unauthorized water use, improving accounting for unbilled water, and implementing effective water loss management strategies.

D. Documentation

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

- A copy of each annual system audit,
- The ILI and percentage losses for each year,
- A list of actions taken in response to audit recommendations, and
- The annual revenue lost to water losses.

E. Determination of Water Savings

Potential water savings are an integral part of the water loss audit process and can be tracked by comparing trends from the annual water loss audits. Based on the results of the audit, the utility sets goals for reducing its losses.

Total Water Loss as a Percentage

Year	2015	2016	2017	2018
Losses	14.32%	8.29%	3.33%*	Under Review 12.86%

*When calculating the 2017 water loss, a calculation error was encountered and was not discovered until 2018. The water loss percentage should be about 8.86%

Although water losses have been fluctuating over the years, there are many factors that could affect such a discrepancy. These include total precipitation for the year, the growing nature of the City, and aging of pipes and infrastructure. Efforts are being made to reduce waste through the audit and loss reports and analysis.

F. Cost-Effectiveness Considerations

Direct costs that should be considered in implementing this program include the initial and ongoing administrative costs for performing and updating the water audits and capital costs for items such as leak detection equipment and billing system upgrades.

A recommended method to make cost-effectiveness decisions is based on the economic value of real losses and apparent losses. Real losses are losses due to leaks and are valued at actual costs to produce and deliver the water. The amount of lost revenue due to real losses, based on the utility's marginal production cost, valued at the retail rate charged to customers, can be compared to the costs of reducing the sources of loss.

2. Metering of All-New Connections and Retrofit of Existing Connections

A. Description

The purpose of this program is to ensure that all aspects of meter installation, replacement testing, and repair are managed optimally for water use efficiency. The Water Utilities installs the meters; building inspection confirms that the building code is met. Metering all new connections and retrofitting existing connections it allows for universal metering of all users of municipally treated water. This program improves water consumption accountability.

The meter program has several elements:

- Required metering of all new connections and existing connections, excluding fire services.
- A policy for installation of adequate, proper-sized meters as determined by a customer's current or projected water use patterns.
- Direct utility metering of each new duplex, triplex, and fourplex unit, whether each is on its own separate lot or there are multiple buildings on a single lot.
- Metering of all utility and publicly owned facilities, as well as customers.
- Use of construction meters to account for water used in new construction.
- Implementation of the State requirements in HB 2404, passed by the 77th Legislature Regular Session and implemented through Texas Water Code 13.502, which requires all new apartments be either directly metered by the utility or submetered by the owner.

- Annual testing and maintenance of meters larger than two inches. Regular replacement of five-eighth and three-quarter inch meters that are 15 years or more in service.
- An effective monthly meter-reading program where readings are not estimated except due to inoperable meters or extenuating circumstances.

B. Implementation

A Meter Repair and Replacement Program following the methodology and frequency currently recommended in industry practices and specified by the AWWA is in place.

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

The City performs a proactive meter-testing program and repairs and identifies meters. The customer service staff also monitors irregularities in customers' water usage and notifies them when a leak is suspected.

C. Schedule

The utility maintains the program on an ongoing basis. At a minimum, an annual benchmark is in place for measuring implementation and effectiveness.

D. Documentation

To track the effectiveness of the Metering Program, the Water Utility gathers the following documentation:

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

E. Determination of Water Savings

Every year the utility should estimate its annual water saving from the BMP. Savings can be estimated based upon a statistical sample analyzed as part of the meter-testing program. Project potential savings into future years and include in utility water savings targets and goals.

Every year the Water Utilities will estimate its annual water saving from analyzing customer consumption. Since customer consumption is reflected within their monthly statements, customers become aware of not only their spending but also their usage. The utility encourages low consumption through a tiered rate structure. As depicted below, the utility experiences a high count of customers using 3,000 gallons or less monthly:

Number of Accounts Receiving Conservation Credits

Year	2014	2015	2016	2017	2018
Jan	10,491	9,761	10,048	6,492	11,337
Feb	9,941	11,085	9,944	6,238	9,739
Mar	11,580	11,889	9,790	6,902	11,248
Apr	9,976	10,768	8,575	5,290	9,838
May	9,976	9,855	8,844	6,283	9,782
Jun	8,706	10,349	8,295	6,281	8,668
Jul	9,577	8,903	6,883	5,525	8,183
Aug	7,714	7,818	5,880	8,322	8,817
Sep	8,376	6,921	8,229	9,612	9,144
Oct	8,932	7,969	8,691	10,215	13,300
Nov	9,307	9,453	9,825	10,744	14,140
Dec	10,525	10,756	9,572	11,907	14,553

F. Cost-Effectiveness Considerations

Capital costs to the utility in implementing this program may include the costs of installing new meters and retrofitting older ones, as well as one-time or periodic costs such as the purchase of meter testing and calibration equipment. A replacement meter can run from as little as \$50 for a residential meter to several thousand for larger compound meters. Meter testing and repair is done by utility staff. A typical residential meter test can be performed for \$40 per the City Code of Ordinances.

3. Automated Meter Reading (AMR) Proactive Leak Investigation

A. Description

The City of San Angelo Water Utilities began the Automated Meter Reading (AMR) installation project in September 2010. Approximately 36,000 meters have been converted with the majority of these meters being 5/8". AMR's are an effective method of accounting for all water usage by a utility within its service area since it automatically reads meters continuously. This program improves reading of meters and leads to reduced "water loss" as leaks become easier to detect.

The Automated Meter Reading (AMR) software allows staff to investigate potential leaks. In 2017 customer service began proactive leak investigation. Using the software, staff search for unusual water flow patterns, notify customers promptly of possible leaks and provide them time to have the leak fixed before their usage becomes too high. With this program, the utility measures to determine and control water loss; therefore, experiencing a reduction of water loss from metered connections.

B. Implementation

The following describes the leak investigation process:

1. A Leak Event Report will be created using the AMR software monthly by route
2. A different route will be worked on a monthly basis.
Example: (Month 1 – Route 1, Month 2 – Route 2, etc.)
3. Accounts listed on the report will be assigned to staff the beginning of every month to complete by the end of the month
4. Staff will investigate accounts and call customers to proactively notify them of a potential leak
5. If a voicemail is left for the customer, an additional mail notice will be delivered to the customer
6. Staff will update the customer account with action taken, notes and other pertinent information
7. Proactive leak investigations and notices will be reported to Supervisor monthly for review

C. Schedule

The utility implemented this program in 2017 and has maintained it on an ongoing basis with monthly proactive reports being run.

D. Documentation

For this program the utility will track:

- The number of continuously flowing meters
- The number of customers contacted
- The number of leak adjustments
- The number of leaks repaired
- The number of new readers installed

E. Determination of Water Savings

The water savings can be calculated by subtracting meter readings before the leak from meter readings after the leak.

F. Cost-Effectiveness Considerations

Evaluation of AMR Program

Quantity	Value
Number of AMR's	35,023
Number of Leaks Caught per Year	6,275
Number of Customers Contacted per Year	6,275
Total Annual Savings Potential (gal)	86,745,600
San Angelo Population	100,700
Per Capita Water Savings (gpcd)	2.4
Estimated Cost per AMR Installation	\$415
Administrative Time Spent per Year (hours)	416
Administrative Cost per Hour	\$15
Cost over Gallon Saved (\$/gal)	\$0.17

4. Water Conservation Pricing

A. Description

The City has a tiered rate structure for residential customers, also known as a volumetric charge, or an inclining block rate structure, which increases the cost as consumption rises. This is

designed to encourage water conservation. Non-residential customers have an increasing meter fee assessed with larger meter sizes. The non-residential schedule includes a seasonal increase in the rate for summer usage of landscape water. Conservation pricing provides incentives to customers to reduce both average and peak use.

B. Implementation

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

C. Schedule

The City's current water rates are tiered rate structured and were adopted as a part of the 2015-2016 Rate Study that implemented the five-year rate increase. Conservation rate structures are designed to promote efficient water use by customers.

D. Documentation

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

- A copy of the legally adopted rate ordinance;
- Billing and customer records that include annual revenues by customer class for the reporting period;
- Monthly customer count and water consumption by customer class.

E. Determination of Water Savings

In implementing a conservation pricing structure, consideration will be given to the factors that result in a reduction in water use. The Water Price Elasticity for Single Family Homes (TWDB, 1998) study found long-term price elasticity of -0.20 in three Texas cities, which translates into a reduction of two percent in water use for a 10 percent increase in price.

F. Cost-Effectiveness Considerations

The water conservation pricing is cost-effective because it assures the financial health of the utility while also discouraging high consumption. The City might face one-time costs when implementing this BMP.

5. Prohibition on Wasting Water

A. Description

Prohibited Water Wasting BMP is aimed to help users understand the value of water, and educate them on simple ways to conserve water. Water Waste Prohibition measures are enforceable actions aimed at preventing specific wasteful activities, including:

- Water waste during irrigation;
 - a. Water running along the curb of the street for a distance of 150 feet;
 - b. Irrigation heads or sprinklers spraying directly on paved surfaces such as streets, driveways, parking lots, and sidewalks;
 - c. Operation of an irrigation system with broken heads;
 - d. Spray irrigation during summer months between the hours of noon and 6 p.m.
- Failure to fix outside faucet leaks;
- Service line leaks (on the customer side of the meter); and
- Sprinkler system leaks.
- Watering frequency, the use of treated or raw city water, graywater or reclaimed water for watering lawns, landscaped areas, trees, gardens, golf courses (except greens), shrubs or other plants being grown outdoors (not in a nursery) shall be allowed at a frequency of twice every seven days during the period of April 1 through October 31 and once every seven days during the period of November 1 through March 31. Golf course greens may be watered once per day year round.

B. Implementation

The frequency of outside watering is restricted, depending upon the time of year, the time of day and the drought stage in effect. It is always a violation to allow water to run more than 150 feet down any street, gutter, alley or ditch. To report watering violations residents can call or report online.

Violations of any provisions of the water conservation and drought contingency plan may be enforced as follows, per the Code of Ordinances:

1. First violation. Any person or entity as defined under this chapter may be given a verbal or written warning.

2. Second and subsequent violations.

A. Violation of any provision of the water conservation and drought contingency plan constitutes a class C misdemeanor offense for which a citation may be issued.

B. Second and subsequent violations shall be punishable by a maximum fine of up to two thousand dollars (\$2,000.00) per day per violation as provided by [section 1.01.009](#) of the Code of Ordinances of the City.

C. Proof of a culpable mental state is not required for a conviction of an offense under this section. Each day any person or entity fails to comply with the water conservation and drought contingency plan is a separate violation.

3. Third and subsequent violations.

A. For third and subsequent violations of the water conservation and drought contingency plan, the Water Utilities Director shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued or disconnected under such circumstances shall be restored only upon payment of charges as provided for in [article 11.02, division 2](#).

B. Compliance with any provision of the water conservation and drought contingency plan may be enforced by civil court action as provided by state and federal law.

C. Schedule

The first water waste provisions on San Angelo's City Ordinances were introduced in the mid-1980s. In 2014, the City instated prohibited watering hours and a limit on watering frequency.

D. Documentation

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

- Copy of water waste prohibition ordinances enacted in the service area; and
- Records of enforcement actions including public complaints of violations and utility responses.

E. Determination of Water Savings

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

F. Cost-Effectiveness Considerations

Evaluation of Prohibition on Wasting Water

Quantity	Value
Number of Households	28,839
Average Sprinkler Water Use (gpm)	3
Total Watering Days/Week	1
Total Violations per Year	97
Total Savings per Year (gallons)	907,920
San Angelo Population	100,700
Per Capita Reduction (gpcd)	0.02
Administrative Cost	\$1,500
Estimated Admin Cost per Violation	\$15
Cost over Gallons Saved (\$/gal)	\$0.01

6. Water Conservation Coordinator

A. Description

The City's Water Conservation Coordinator oversees and manages conservation efforts within the utility's service area. The Coordinator is responsible for creating and implementing the utility's water conservation and drought contingency plans by developing programs, designing marketing strategies, and promoting campaigns with staff and local partners.

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

B. Implementation

Conservation Coordinator duties include the following:

- Manage and implement utility conservation programs;

- Prepare annual conservation budget;
- Document water conservation program status as it relates to state requirements;
- Develop public outreach and marketing strategies for water conservation;
- Communicate and promote water conservation practices to customers;
- Serve as media contact and public information spokesperson for the utility on conservation issues;
- Oversee consultants and contractors assisting in implementing water conservation programs;
- Coordinate with partnering agencies and utility staff;
- Participate in regional water planning conservation and drought period initiatives; and
- Assist in preparing presentations to the Water Advisory Board Council and City Council.

C. Schedule

The City of San Angelo Water Utilities first hired a Conservation Manager in 2004. The Water Utilities now employs a Conservation Coordinator on a permanent basis per Texas House Bill 1648, passed on May 26, 2017.

D. Documentation

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

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

E. Determination of Water Savings

The Coordinator assists in the implementation of practices and is essential to the success of efforts the utility chooses to undertake. This practice can be quantified through the implementation of the whole range of conservation programs that are offered by the utility.

F. Cost-Effectiveness Considerations

Since the water savings are not quantified it is difficult to analyze the cost-effectiveness. There will be non-financial benefits as a result of hiring a Conservation Coordinator such as enhanced public image through increased outreach and visibility in emphasizing conservation programs. The salary and associated overhead expenses for the Coordinator are the primary costs incurred.

7. Public Information

A. Description

San Angelo Water Utilities employs several methods of media resources to present a compelling and consistent message about the importance of water use efficiency and the managing and sustaining of existing water supplies. The goal of the public information program is to positively change behavior and raise awareness among customers and citizens of regional water resources. One example of such efforts is the Water My Yard program thru the Texas AgriLife Extension Service that Water Utilities sponsors. The City tries to reach customers through all types of media be it by, television, radio, print campaigns (i.e. leaflets, inserts, etc.), and social media.

B. Implementation

San Angelo Water Utilities employs a multi-tiered media campaign to bring about water resources awareness and to instill the importance of conservation in the community. This includes, but is not limited to, budgeting funds for television, radio, and print campaigns (i.e. leaflets, etc.) promoting water use efficiency; and, airing conservation programming on local television channels, Facebook, YouTube, City website and City Channel 17.

C. Schedule

The multi-tiered media campaign was initiated in 2004 and continues as an ongoing effort. As technology and social media advance, the City adapts to use them to their advantage.

D. Documentation

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

- Number of outreach events and attendance;
- Number of news programs or advertisements;
- Total population in the service area and the estimated number of audience reached; and
- The total budget for water conservation public information.

E. Determination of Water Savings

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

F. Cost-Effectiveness Considerations

There will be non-financial benefits as a result of Public Information campaigns such as enhanced public image through increased outreach and visibility in emphasizing conservation programs. The publishing and marketing expenses are the primary costs incurred. In addition, administrative costs are associated with the program. If communication strategies are successful, participants could learn how individual actions make a difference. However, to track the program's effectiveness, a study or survey would have to be conducted.

8. School Education

A. Description

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

B. Implementation

San Angelo Water Utilities historically participated in the Major Rivers education program. Piloted in 2004, the self-contained Major Rivers curriculum, incorporated into 4th-grade classes, met the requirements of Texas Essential Knowledge and Skills (TEKS). The program now correlates to the State of Texas Assessments of Academic Readiness test (STAAR) for 4th and 5th graders. The program educated students on water conservation, supply, treatment, distribution, and conservation. The program offered academic and hands-on activities in math, language arts, science, and social studies, with a teacher's guide geared to the interdisciplinary curriculum, as well as an introductory video and home information leaflets. The program included pre- and post-test evaluations. In addition, teachers received continuing education credits for participating in Major Rivers' workshops.

The Water Utilities department is working on building a partnership with the San Angelo Independent School District to seamlessly incorporate water conservation into new curriculums. The Water Conservation Coordinator will serve as a consultant to the School District and integrate water conservation lessons into the science curriculum of select grade levels.

C. Schedule

The San Angelo Water Utilities will continue to offer other types of educational programs on an ongoing basis, subject to available staffing and funding.

D. Documentation

To track the progress of this program, the utility collected the following documentation:

- Number of school presentations made during the reporting period;
- Number of students reached by presentations and by curriculum;
- Number and type of curriculum materials developed and/or provided by the utility;
- Results of evaluation tools used, such as pre- and post-tests, student surveys, teacher surveys;
- Copies of program marketing and educational materials; and
- The annual budget for school education programs related to conservation.

E. Determination of Water Savings

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

F. Cost-Effectiveness Considerations

This program will offer many benefits at a low cost to the utility. The only associated cost will be the administrative cost for curriculum consulting. The partnership between the San Angelo Independent School District and the Water Utility will change behavior in school-age children. In turn, this will offer the opportunity for the students to teach their families about water conservation practices as well.

9. Park Conservation

A. Description

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

The City Parks Department developed water conservation policies and procedures that cover all irrigated parks under its jurisdiction. Under this program, the park manager implements a watering regimen that uses only the amounts of water necessary to maintain the viability of the turf and landscape material appropriate for the use of the park. Water is only applied to areas that are essential to the use of the park. Furthermore, there is substantial use of drip irrigation for the City's trees, shrubs, gardens, and some turf. The park manager may cease irrigation of areas that do not affect the use of the park by the public during times of drought or shortage. An ET Network weather station has been installed at the soccer field off Glenna St. for increased weather data collection.

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

Implementation of rain harvest tanks at the Bosque and Kirby Park are complete. Playground equipment and facilities such as recreational facilities, tennis courts, basketball courts, and park and pool buildings are cleaned with the amounts of water needed for human health and safety purposes. Faucets and toilets in park facilities are retrofitted with efficient fixtures whenever possible.

B. Implementation

Prior to changes of a specific park conservation plan, the Water Utilities participated in a series of planning meetings with park management to discuss water conservation issues and to prepare a scope of action for the plan. The Water Utilities works closely with City Parks Department staff to update the conservation plan as needed, including a water survey of selected park irrigation systems and practices. The water-use survey, at a minimum, should include measurement of the irrigated turf areas; irrigation system checks and distribution uniformity analysis and review of irrigation schedules or development of schedules as appropriate.

C. Schedule

To accomplish this program, the utility has developed a plan in conjunction with the Parks Department and maintains it on an ongoing basis.

D. Documentation

To track the progress of this program, the Water Utilities gathers the following documentation:

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

E. Determination of Water Savings

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

F. Cost-Effectiveness Considerations

Benefits to the City would be a reduction in water, as well as reductions in energy consumption as a result of reduced pumping of groundwater or surface water.

Proposed Water Conservation Programs

As part of the 2015 Rate Study, Alan Plummer Associates, Inc. (APAI) performed a study regarding potential conservation programs. APAI evaluated the effectiveness of future conservation strategies. This evaluation consisted of feasibility, economic analysis, research, and recommendations. In accordance with our goals, a few are to be implemented as part of this Water Conservation Plan.

1. Showerhead and Aerator Distribution

A. Description

The City will distribute showerheads, kitchen and bathroom faucet aerators in the residential sector. Three types of low flow plumbing devices are included under this program: showerheads rated at 1.75 gallons per minute (gpm) or less; kitchen faucet aerators of 2.2 gpm or less; and bathroom faucet aerators of 1.5 gpm or less.

Given the expected life of a showerhead (approximately five years), it is unlikely that many showerheads with flow rates over 2.5 gpm still exist in San Angelo residences. Today, new high-efficiency showerheads use the Venturi effect, air induction, and other methods to provide higher-quality spray patterns at lower volumes. These high-efficiency showerheads operate at flow volumes ranging from 1.0 to 2.0 gpm.

B. Implementation

Under this program, the San Angelo Water Utilities will include the following possibilities:

- Develop a program to distribute plumbing devices in residential facilities or, alternatively, provide incentives or kits for installation;
- Identify single-family (SF) residences participating in the program.

Under this program, qualifying customers receive the following fixtures:

- Two high-efficiency showerheads
- Two lavatory faucet aerator
- One high-efficiency kitchen faucet aerator

In order to qualify for this program, customers must meet the following requirements:

- Customer must not have previously received free showerheads and aerators during the past five years.

- If the home is rented, the customer must complete and turn in a landlord consent form
- Customer must agree to have the showerheads and aerators installed within 30 days of receiving them.

In selecting a product for distribution, it will be necessary to solicit proposals from qualified vendors. In evaluating bids, it is extremely important that products be evaluated on quality and in terms of dollars per unit of water saved. A higher-cost product with higher water savings potential may have a lower cost per unit than a lower-cost unit with diminished water savings potential. Evaluating products based on cost per unit will ensure the greatest savings at the lowest cost per unit for the City of San Angelo. Each year 10 percent of eligible single-family homes and 10 percent of eligible multi-family units should be retrofitted to maintain program development. Continue until 50 percent of eligible single-family houses and multi-family units are retrofitted.

C. Schedule

During the first 12 months, the City will plan a program including stakeholder meetings as needed. The City will develop a plan for educating homeowners, apartment owners and managers, plumbers, and realtors about this program; and initiate the program.

D. Documentation

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

An inventory of the number of single-family and multi-family buildings completed prior to 1995, which are targeted by this BMP; and

For each year of implementation, the records of the number of showerheads, bathroom faucet aerators, kitchen faucet aerators installed in residences.

E. Determination of Water Savings

Based on existing showerhead flow rates of 2.5 gpm, 2.6 persons per home, 1.5 showerheads per home and seven minutes of shower time per person per day, annual water savings per showerhead are calculated at 6,643 gallons.

Based existing lavatory faucet flow rates of 2.2 gpm, 2.6 persons per home, 1.5 lavatories per home and five minutes of lavatory sink time per person per day, annual water savings per lavatory faucet aerator are calculated at 5,694 gallons.

Based on existing kitchen faucet flow rates of 2.2 gpm, one kitchen sink per home and a total of 10 minutes of use per day, annual water savings per kitchen faucet aerator are calculated at 2,555 gallons.

Based on an assumed participation of 3,000 residential units per year, total annual savings are estimated at 45,447,000 gallons per year.

Retrofit Device Savings Table

Device	Initial Savings (gpd per device)	Device Life Span (Savings)
Aerators	5.5 gpd	5 years

F. Cost-Effectiveness Considerations

Additional benefits to the City of San Angelo would be a reduction in water and wastewater treatment costs, as well as reductions in energy consumption as a result of reduced pumping of groundwater or surface water.

Evaluation of Residential Showerhead and Aerator Distribution

Quantity	Value
Number of Participating Residential Units per Year	3,000
Number of Residents per Account	2.6
Number of Showers per Resident per Day	1
Average Number of Minutes per Shower	7
Total Shower Minutes per Home per Day	18.2
Existing Showerhead Flowrate (gal/min)	2.5
Efficient Showerhead Flowrate (gal/min)	1.5
Potential Water Savings (gal/min)	1.0
Showerhead Savings per Account (gal/yr)	6,643
Lavatory Aerator Use per Resident in Minutes per Day	5
Total Lavatory Aerator Minutes per Home per Day	13
Existing Lavatory Faucet Flowrate (gal/min)	2.2
Efficient Lavatory Aerator Flowrate (gal/min)	1.0
Lavatory Faucet Savings per Account (gal/yr)	5,694
Kitchen Faucet Minutes per Day	10
Existing Kitchen Faucet Flowrate (gal/min)	2.2
Efficient Kitchen Aerator Flowrate (gal/min)	1.5
Kitchen Faucet Savings per Unit (gal/year)	2,555
Total Savings per Residential Unit (gal/yr)	14,892
Total Potential Savings (gal/yr)	44,676,000
Total Savings Potential (kgal/yr)	44,676
Product Cost (\$/Kit)	\$20.00
Admin Cost (\$/Kit)	\$5.00
Equipment Life (yr)	5
Kits per Residential Unit	1
Kits Distributed per Year	3,000
San Angelo Population	100,700
Per Capita Reduction Potential (gpcd)	1.2
Potential Water Savings (ac-ft/yr)	138
Product Cost	\$60,000
Administrative Cost	\$15,000
Unit Cost over Projected Life (5 years) (\$/kgal)	\$0.33

2. Residential High-Efficiency Toilet Rebate Program

A. Description

High-Efficiency Toilet (HET) replacement programs are an effective method of achieving water efficiency in the residential sector. HETs are toilets that use 1.6 gpf or less. Under this program,

the Water Utilities will develop and implement a program to replace existing toilets using 3.5 gpf or more in single-family and multi-family residences. It is estimated that approximately 70% of existing housing units have toilets that operate at 3.5 gpf or more. To accomplish this program, the Water Utilities staff will first identify single-family residences constructed during or prior to 1995.

In San Angelo, the median housing age for active, standard residential premises is about 40 years. This was estimated using the distribution of housing ages and the number of active residential accounts. Alan Plummer Associates Inc. estimates that there are approximately 53,000 toilets associated with residential units within the City of San Angelo. The average calculated flush volume across all residential toilets is 3.3 gallons per flush (gpf). This assumes that all toilets installed after 1994 operate at 1.6 gpf and that 20% of toilets installed prior to 1994 have already been replaced with units operating at 1.6 gpf or less.

It is further estimated that there are approximately 36,800 toilets with flush volumes equal to or greater than 3.5 gpf. Only these 36,800 toilets would be eligible for the toilet replacement rebate.

Estimated Housing Age for Active, Standard Residential Accounts

Years Constructed	Estimated Number of Units Constructed*	Estimated Number of Units Constructed (%)
1939 or earlier	3,561	9%
1940–1949	3,033	7.7%
1950–1959	6,389	16.2%
1960–1969	5,673	14.4%
1970–1979	7,872	20%
1980–1989	5,954	15.1%
1990–1994	1,670	4.2%
1994–1999	2,504	6.4%
2000–2004	1,902	4.8%
2005 or later	792	2%
Total	37,351	100.0%

B. Implementation

The Water Utility will budget for the program. It will set up an efficient method to market the program, and distribute applications. Once applications are submitted with all necessary information and receipts; the “rebate” or incentive credit will be applied to the customer’s account.

C. Schedule

During the first 12 months, the City will plan a program including stakeholder meetings as needed. The City will develop a plan for educating homeowners, apartment owners and managers, plumbers, and realtors about this program; and initiate the program.

D. Documentation

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

- The eligible number of residences in the service area;
- The average number of toilets per residence;
- The average persons per household for residences;
- The number of HET installations credited to the program participant's replacement program, by year, including brand and model of toilets installed;
- Estimated cost per HET replacement, if applicable; and
- Estimated water savings per HET replacement.

E. Determination of Water Savings

Based on an average flow rate of 4.1 gpf and 2.6 persons per residential unit, the average annual savings per toilet replaced is calculated at 10,700 gallons per year.

F. Cost-Effectiveness Considerations

Replacing 1,000 units of existing high flow residential toilets with HETs (1.6 gallons per flush) is projected to conserve 50 acre-feet per year at product costs to the City of \$90,000 and administrative processing cost of \$3,000. These savings would be permanent: at the end of the useful life of the replaced toilets, only HETs or better will be available for purchase.

Additional benefits to the City of San Angelo would be a reduction in water and wastewater treatment costs, as well as reductions in energy consumption as a result of reduced pumping of groundwater or surface water.

Evaluation of HET Distribution Program

Quantity	Value
Number of Units with Inefficient Toilets	24,533
Total Number of Inefficient Toilets	36,800
Number of Residents per House	2.6
Number of Flushes per Resident per Day	6
Current Flush Volume (gal/flush)	4.1
New Flush Volume (gal/flush)	1.28
Savings (gal/flush)	2.82
Total Savings Potential (gal/yr)	16,057,080
Total Savings Potential (kgal/yr)	16,057
Estimated Cost per HET	\$90
Equipment Life in Years	20
San Angelo Population	100,700
Per Capita Reduction (gpcd)	.44
Number of Toilets Replaced	1,000
Potential Water Savings (ac-ft/yr)	50
Product Cost	\$90,000
Administrative Cost	\$15,000
Cost per kGal Saved Over Project Life (20 years) (\$/kgal)	\$0.33

3. Residential Efficient Washing Machine Rebate Program

A. Description

With this rebate, the Water Utilities encourages customers to purchase efficient clothes washers compliant with the Department of Energy's ENERGY STAR program. Certified clothes washers use six gallons per cubic feet of water per load, compared to the 13 gal/ft³ used by an older machine.

Manufacturers started producing efficient clothes washer models in the late 1990s in anticipation of rules being adopted by the Department of Energy ("DOE") setting higher efficiency standards. Since 2012, the water efficiency of clothes washers has only improved. The energy savings are a result of more efficient motors, less energy required for heating hot water as less hot water is used, and shorter drying time because the spin cycle on efficient washers is much faster.

To be effective, the rebate offered should bridge at least one-half of the gap in the price difference between the efficient machines and conventional ones. The price difference is an important part of the buying decision for customers.

Incentives will only be given to those customers who install washers that qualify as water efficient. A list of efficient washers is maintained and regularly updated on the City of San Angelo website. Efficient washers are also labeled at major retailers.

B. Implementation

The program will be offered to customers in single-family homes (including duplexes and triplexes) that have in-unit washer connections. Organize stakeholder meetings. Develop a marketing plan for educating customers, appliance stores, and realtors about this program. Initiate the program.

Under the rebate program, customers would purchase a qualified machine from a list maintained and updated found at the City of San Angelo's website and the following link: <https://www.energystar.gov/productfinder/product/certified-clothes-washers/results>

After purchasing the machine, customers would send in their application with a copy of the original receipt and water bill. For verification purposes, receipts should include some information related to the brand and model number of the machine purchased as well as a TC number. This will help to ensure that the receipts are not shared between two or more customers. Upon approval, the customer would receive a rebate, which would be applied directly to their water bill.

C. Schedule

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

D. Documentation

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

- The number of single-family homes and multi-family units with in-unit washer connections;
- The average number of persons per household for single-family homes and for multi-family residences;

- The number of efficient clothes washer incentives issued each year, by year, including brand, model, and water factor of each efficient washer;
- Estimated water savings per efficient washer; and
- Average total washer sales per year in the service area.

E. Determination of Water Savings

Based on 2,160 participating customers, total potential water savings are estimated at 14 million gallons per year.

F. Cost-Effectiveness Considerations

Based on an assumed labor rate of \$15 per hour, it is estimated that the residential clothes washer rebate program would require 300 hours of additional labor. At a total cost of \$200,000, the residential clothes washer rebate program cost per gallon is calculated at \$0.01. Additional benefits to the City of San Angelo would be a reduction in water and wastewater treatment costs as well as reductions in energy consumption as a result of reduced pumping groundwater or surface water.

Evaluation of Residential Clothes Washer Rebates

Quantity	Value
Number of Households	28,839
Number of Households with Older Machines (75%)	21,630
Average Cubic Feet per Machine	3.4
Total Loads per Household/Week	5
Avg. Water Factor of Existing Machine (gal/cubic foot)	13.3
Water Factor of New Machine (gal/cubic foot)	6
Total Savings per Load (gal/cubic foot)	7.3
Total Savings per Week (gallons)	124
Total Savings per Year (gallons)	6,453
Total Participants per Year	2,000
Total Annual Savings Potential (gal)	12,906,400
Total Savings Potential (kgal)	12,906
Estimated Rebate Cost per Washer	\$100.00
Estimated Admin Cost per Rebate	\$15.00
Equipment Life in Years	10
San Angelo Population	100,700
Per Capita Reduction (gpcd)	0.35
Number of Rebates per Year	2,163
Potential Water Savings (ac-ft/yr)	40
Rebate Cost	\$216,300
Administrative Cost	\$2,163
Cost per kGal Saved Over Project Life	\$1.78

4. Landscape Irrigation Conservation and Incentives

A. Description

Landscape irrigation Conservation and Incentives is a BMP meant to reduce outdoor water usage, maintain a healthy landscape, and avoid run-off. Water Sense estimates, that 60 percent of household water usage in dry climates, is used outside. Of this 60 percent, they estimate that as much as 50 percent of water used to irrigate is wasted due to evaporation, wind, and runoff caused by inefficient irrigation methods and systems. Using this BMP, the Water Utilities may provide customers with customer support, education, incentives, and assistance in making their landscape water-use efficient.

In order to participate, customers would have to follow certain criteria including but not limited to the following, recommendation by APAI:

- No more than 50 percent of the landscape may be planted in turf. Turf can be Bermuda, buffalo, or zoysia varieties only. Turf requires the greatest percentage of a property's irrigation demand, and limiting the amount of turf will help to ensure anticipated water savings.
- The customer must sustain the conversion for a minimum period of time. Requiring the customers to sustain the landscape conversion is as important as requiring a customer to maintain a domestic fixture for which a rebate was provided.
- If a permanent irrigation system is installed, it must pass a free irrigation audit performed by the City of San Angelo prior to receiving a rebate. In many cases, the overwatering of a landscape has more to do with the irrigation system's inefficiencies than with the type of landscape installed. Requiring an irrigation system audit will help to significantly reduce overwatering of the newly installed landscape and will help to ensure that the irrigation system matches the new landscape as well.
- A minimum of four inches of soil must be present under the turf. Requiring a minimum of four inches of soil will significantly improve the landscapes moisture-holding capacity and help reduce the requirement for supplemental watering.
- Shrubs and flowers must be selected from an approved plant list.
- A minimum of one shade tree selected from an approved tree list for lots less than 6,000 sq. ft. and two shade trees in larger lots should be required.
- No more than five percent of the landscape may be planted in annuals or unapproved plants (including vegetables).

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

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

B. Implementation

This BMP is aimed towards customers with large landscapes who use more than 20,000 gallons per month in the summer. The City will approach local media, as well as post on their social media to notify the public about the program. The City would also contact public/private non-

profit partnerships such as gardening clubs, and green industry businesses to help market the program and leverage resources.

The City would verify that interested customers know the requirements and have an interest in applying the suggested methods. Once they install the suggested methods water personnel would conduct an irrigation audit to make sure requirements for the landscape are being met. Evaluations and/or rebate processing could be done by the Water Utilities staff or be outsourced. If a Water Utilities chooses to perform the evaluations using in-house staff, they may take advantage of irrigation evaluation training programs provided by the Texas A&M School of Irrigation or the Irrigation Association. The Water Utilities will need to ensure that landscape irrigation system specifications are coordinated with local building codes.

One year after conducting an irrigation audit, the City may conduct a customer-satisfaction survey to gauge the implementation rate of recommended modifications and evaluate customer satisfaction.

C. Schedule

During the first 12 months, the City will plan to have stakeholder meetings as needed and educate homeowners on the program and requirements. Upon the City's approval of participants, they would landscape their homes according to set standards.

D. Documentation

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

- Number of surveys offered and number of surveys accepted and completed;
- Number, type, and dollar value of incentives, rebates, and loans offered to and accepted by customers;
- Estimated water savings achieved through customer surveys; and
- Estimated landscape area converted and water savings achieved through low water landscape design and conversion program.
- Number of customers who sustain the conversion for a minimum period of time.
- Number of permanent irrigation systems installed.

E. Determination of Water Savings

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

Evaluation of Landscape Rebates

Quantity	Value
Number Households	28,839
Percentage of Homes that Exceed 8kGal/Mo in Summer	50%
Target Participation (% of Homes that Exceed 8 kGal/Mo in	10%
Participating Homes per Year	500
Converted Area (sq. ft. / home)	500
Weekly Irrigation Application Rate (in)	1.5
Estimated Water Savings (in.)	0.75
Estimated Water Savings (gal/week/home)	375
Number of Irrigable Weeks	24
Average Water Savings per Home (gal/yr)	9,000
Total Potential Savings (gal/yr)	4,500,000
Total Potential Savings (kGal/yr)	4,500
Rebate Cost (\$/sq ft)	\$0.25
Average Rebate per Home	\$125
Estimated Admin Cost per Rebate	\$15
Projected Life in Years	10
San Angelo Population	100,700
Per Capita Reduction Potential	0.2
Potential Water Savings (ac-ft/yr)	13.8
Rebate Total Cost	\$62,500
Administrative Total Cost	\$7,500
Unit Cost Over 10 year life(\$/kGal)	\$1.56

F. Cost-Effectiveness Considerations

There may be other one-time costs such as purchase of leak detection equipment and meters. Marketing and outreach costs range from \$5 to \$15 per survey. Administrative and overhead costs range from 10 to 20 percent of labor costs.

5. Water Survey for Single-Family and Multi-Family Customers

A. Description

The Water Survey Program conducts surveys of single-family and multi-family customers and provides them suggestions and methods to reduce indoor water use. These methods can include but not limited to replacement of inefficient showerheads, toilets, aerators, clothes washers, and dishwashers, and automatic irrigation systems if applicable.

The most efficient way of starting the program would be to offer surveys to the highest water users in single-family and multi-family accounts. Multi-family accounts would be analyzed on usage per unit. Surveys can be conducted by trained Water Utilities staff, an outside contractor, or by customers using a printed or online survey.

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

B. Implementation

Under this program, the Water Utilities will identify single family and multi-family customers who average the highest in water usage. Once identifying possible participants the City would offer the survey via mail, telephone calls, electronically or other appropriate methods of communication. The incentives to participants would be to become more water-efficient, which in term would lower their monthly water bills. If any other incentives are going on like toilet rebates, or distribution of showerhead and aerator kit, etc., they would also be notified.

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

1. Calculation of the ratio of summer to winter use based on a review of the customer water bills;
2. Number and flush volume for each toilet;
3. If any 1.6 gpf toilets are flushing at greater than 1.6 gpf due to the replacement of early closure flapper with standard flapper;
4. If any toilets are leaking around the flapper or over the overflow tube;
5. Showerhead and aerator flow rates in gallons per minute ("gpm") when the valve is fully open;
6. Estimated capacity of current clothes washers;

7. If a customer has a swimming pool, the frequency, and duration of backwash. Check fill valve and float to determine if working properly. Ask the customer if they have noticed any leakage from the pool; and
8. Ask customer who is responsible for changing the schedule and how often that occurs, if the system is turned off in winter months and if turfgrass areas are overseeded in winter.

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

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

C. Schedule

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

D. Documentation

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

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

E. Determination of Water Savings

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

Single-Family Home

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

Multi-Family Community

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

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

F. Cost-Effectiveness Consideration

Surveys can be performed by City staff or by contractors. Labor costs for a single-family range from \$50 to \$150 and multi-family family surveys start off at \$100. If showerhead, aerators, or flappers are installed cost should also be considered.

6. Rainwater Harvesting

A. Description

Rainwater harvesting (RWH) conservation programs are an effective method of reducing potable water usage while maintaining healthy landscapes and reducing problems due to excessive runoff. Using this BMP, the Water Utilities may provide customers with support, education, incentives, and assistance in proper installation and use of RWH systems. RWH systems will be most effective if implemented in conjunction with other water efficiency measures including water-saving equipment and practices. Incentives may include rebates for purchase and installation of water-efficient equipment.

B. Implementation

The Water Utilities will consider also approaching local weather announcers, radio gardening show hosts, and newspaper columnists for assistance in notifying the public about the program. Public/private partnerships with non-profits such as gardening clubs, neighborhood associations, and Tom Green Cooperative Extension office and/or with green industry businesses such as rainwater harvesting companies and local sustainable building groups are potential avenues to market the program and leverage resources.

Incentives may include rebates for RWH systems, recognition for RWH systems through signage, award programs, and certification of trained landscape company employees and volunteer representatives to promote the program.

The initial step in assisting customers with landscape irrigation systems is a thorough evaluation of the potential water capture of a RWH system. The water customers who participate in this program will need to maintain and operate their irrigation systems in a water-efficient manner.

The Water Utilities will ensure that RWH system specifications are coordinated with local building and plumbing codes. Water Utilities staff will also be trained to provide irrigation

audits. The American Rainwater Catchment Systems Association lists evaluation training for RWH programs.

C. Schedule

Based on the approach selected, the following schedule will be followed: Incentive approach in the first year, plan the program including stakeholder meetings as needed. Develop a plan for educating potential homebuyers, developers, plumbers, green industry trade groups, landscape architects and realtors about this program. After the first year, implement the program.

D. Documentation

To track this BMP, the Water Utilities will gather the following documentation for each year of operation:

- The number of new RWH developments for which design planning started after the adoption of this BMP;
- The number and type of RWH installations completed each year;
- The estimated rainwater and condensate use in each RWH installation;
- Aggregate water capacity of RWH sites;
- Number, type, and dollar value of incentives, rebates, or loans offered to and accepted by customers; and
- Estimated water savings achieved through customer surveys.

E. Determination of Water Savings

Based on 1,000 participants a year, with at least one 55 gallon size barrels, and an average of 20 inches of rain a year we expect at least 1.1 million gallons of water saved a year. Most rain barrels range between 35 to 150 gallons in size, 55 in a very low average so water savings will most likely be more.

F. Cost-Effectiveness Considerations

Based on an assumed labor rate of \$15 per hour, it is estimated that the rainwater harvesting rebate program would require 300 hours of additional labor. At a total cost of \$40,000 the rainwater harvesting rebate program cost per gallon is calculated at \$0.02. Additional benefits to the City of San Angelo would be a reduction in water and storm sewer costs as well as reductions in energy consumption as a result of reduced pumping groundwater or surface water.

Evaluation of Residential Clothes Washer Rebates

Quantity	Value
Number of Houses	28,839
Average Roof Size (Sq. ft)	1,000
Average Rain Fall San Angelo (In)	20
Minimum Rain Barrel Size (Gal)	55
Number of Rebates	1000
Rebate per barrel	\$25
Total Savings Potential per inch of rain	55,000
Total Savings Potential per year	1,100,000
Total Savings Potential (kgal/yr)	1,100
Total Rebate Cost	\$25,000
Estimated Admin Cost per HET	\$15
Total Admin Cost	\$15,000
Equipment Life in Years	20
San Angelo Population	100,700
Per Capita Reduction (gpcd)	.03
Potential Water Savings (ac-ft/yr)	3
Cost per kGal Saved Over Project Life (20 years)	\$1.82

7. New Construction Graywater

A. Description

Graywater has commonly been used in Texas. The most common example is using washing machine water for lawn or garden irrigation. Until 2003, Texas statutes contained very restrictive provisions for using graywater, primarily due to concerns about public health. In 2003, the Texas Legislature adopted House Bill (HB) 2661 which provides a more comprehensive definition of graywater and provisions for facilitating the use of graywater in a safe manner.

Graywater is defined in Texas as wastewater from clothes washers, showers, bathtubs, handwashing sinks, and lavatories not used for the disposal of hazardous or toxic ingredients. Graywater cannot include water from clothes washers used for washing diapers, sinks used for food preparation, toilets, or urinals.

HB 2661, passed by the 78th Legislature Regular Session, added a provision that allows graywater use without treatment of up to 400 gallons per day at a private house for landscape irrigation, gardening or composting as long as the graywater:

1. Is used by the occupants of the residence for gardening, composting, or landscaping;
2. Is collected using a system that overflows into a sewage collection system or on-site wastewater treatment and disposal system;
3. Is stored in tanks that are clearly labeled and that have restricted access;
4. Uses a purple pipe or purple tape around the pipe;
5. Is not allowed to pond or run off across property lines; and
6. Is distributed by a surface or subsurface system that does not spray into the air unless the graywater receives additional treatment.

HB 2661 also encourages builders of new homes to install dual piping that provides the capacity to collect graywater from allowable sources and to install subsurface graywater systems around the foundation of new houses to minimize foundation movement and cracking. This approach may also provide irrigation for landscaping planted up to four feet from the foundation.

New duplexes, triplexes, townhomes, condo units, and apartments may all be designed for utilization of graywater. Graywater generated from office buildings and other commercial buildings, primarily through faucet use, may be used for landscape irrigation. HB 2661 requires the Texas Commission on Environmental Quality to adopt rules for graywater use for commercial purposes as well as for industrial purposes.

In many cases, the quantity of water available as graywater is declining due to water efficiency gains from water conserving showerheads, faucet aerators, and clothes washers. In a new home, which would have efficient plumbing fixtures, the amount of graywater produced will range from 22 to 30 gallons per person per day. For an average size household of 2.7 persons that might be sufficient in most cases for both foundation stabilization and landscape irrigation in a four-foot strip around a 2,500 square foot house.

The suitability of graywater for irrigation will vary, and if graywater is the primary source for irrigation, a low water use landscape should be used. Irrigation systems should consider soil depth, soil permeability, and flooding characteristics. Application options include drip, flood and subsurface irrigation. It is not appropriate to use spray irrigation unless the graywater is highly treated.

B. Implementation

Implementation of this BMP includes following rules pertaining to graywater adopted by TCEQ as well as any local City or County Health Department rules. To promote this BMP, stakeholder meetings will be held with builders, developers, realtors, and other impacted groups. Under this BMP, the Water Utilities will consider;

1. Implementing an incentive plan to encourage builders and owners of new homes and/or multi-unit properties to install plumbing that separately collects graywater from eligible sources and distributes the graywater through a subsurface irrigation system around the foundation of the residence or building or for other landscape use. It may be effective for
2. This BMP to be part of a Green Builder type rating system that also includes WaterWise landscaping, adequate soil depth, and rainwater harvesting;

C. Schedule

In the first year, plan the program including stakeholder meetings as needed. Develop a plan for educating and training potential homebuyers, developers, plumbers, landscape professionals and realtors about this program. After the first year, implement the program.

D. Documentation

To track the progress of this BMP, the Water Utilities will gather the following documentation for each year of implementation:

1. Depending on which sectors the Water Utilities has decided to focus on, the number of new homes and/or multi-unit properties and/or certain new commercial developments such as office parks started and completed after the adoption of this BMP;
2. The number and type of graywater installations completed each year; and
3. The estimated graywater use in each graywater installation.

E. Determination of Water Savings

Water savings will vary depending on the type of installation and will likely be unique to each customer installing a graywater system. There may also be some cases where graywater use will provide more water for a purpose that is currently being met with potable water. Only the reduction in potable water use will be calculated as the actual savings. In general, calculate water savings as follows:

1. For single-family units, calculate gallons of potable water use replaced by graywater and multiply this estimated potable water savings per house times the number of houses installing a graywater system.
2. For commercial and other properties, calculate gallons of potable water use replaced by graywater. In some cases, water savings for commercial developments can be calculated based on the number of employees and graywater discharge per employee.

F. Cost-Effectiveness Considerations

This program would allow participants to lower their water and sewer bill since they are reusing water. It would also help lower costs for the City since they wouldn't have to retreat the water that participants are reusing. The only costs would be incurred by the participants installing graywater systems.

8. Conservation Programs for Industrial, Commercial, and Institutional Accounts

A. Description

27 percent of all water consumption for the City of San Angelo, comes from industrial, commercial, and institutional accounts (ICI). Therefore, it is important to have conservation programs and incentives in place for them to take advantage of. This BMP would start off by identifying the higher water usage customers and sectors with the highest conservation potential. Different industries have unique opportunities for water savings, but similarities of water use create an opportunity for an ICI Water Conservation Program.

The APAI evaluation suggested the City offer a rebate of \$300 per acre-foot of water over the projected life of the equipment or 50 percent of the cost of the improvement whichever is less. ICI rebates in a year would be \$100,000. This would allow the City to achieve and maintain annual savings of 33.3 acre-feet per year over a period of 10 years.

Since ICI customers have an array of use of water, APAI recommends implementation of a rebate program based on equipment life, installed costs of equipment, and achievable water savings. If the City follows these recommendations we can offer rebates based on the individual merits associated with each project.

B. Implementation

Implementation will consist of at least the following actions:

1. Identify ICI Accounts.
 - a. Find the highest water users in each category.
2. Conduct water use surveys and implement incentives based on cost-effectiveness or ease of program implementation.
3. Adjust programs to achieve annual water-use savings.

C. Schedule

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

1. Within the first 12 months of implementing this BMP, identify industrial, commercial, and institutional accounts and sort them by water use; and
2. Offer water-use surveys to ICI accounts.

D. Documentation

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

1. The number of customers and amount of water used within the commercial, industrial, and institutional customer classes;
2. A description of the plan to market water-use surveys to ICI accounts;
3. The number of ICI customers offered water-use surveys during the reporting period and the number of water-use surveys completed during the reporting period;
4. The number of follow-ups completed during the reporting period;
5. The type and number of water-saving recommendations implemented; and
6. If utilizing other programs in lieu of the water-use survey and customer incentives program, a description of the programs and estimated water-use reductions achieved through these programs. The Water Utilities will document how savings were realized and the method and calculations for estimating savings.

E. Determination of Water Savings

Water savings will vary due to the industry and type of installations or retrofits completed.

F. Cost-Effectiveness Considerations

These calculations by APAI, are based on a \$112,000 budget, they estimate that minimum savings are 10.9 million gallons per year. The water savings are based on 10-year equipment life, this would also reduce revenues by at least \$229,114 per year at current water and wastewater rates according to APAI. Other benefits include a reduction of water and wastewater treatment costs for the City, as well as a reduction in energy consumption as a result of reduced pumping of groundwater and surface water.

Quantity	Value
Rebate Budget	\$100,000
Maximum Unit Cost (\$/ac-ft)	\$300
Minimum Potential Savings (gal/year)	10,861,700
Minimum Potential Savings (kGal/year)	10,862
Equipment Life in Years	10
Number of Rebates	Variable
Potential Annual Water Savings (ac-ft/yr)	33.3
Annual Rebate Costs	\$100,000
Annual Administrative Cost	\$12,000
Unit Cost Over Project Life(\$/kGal)	\$1.03

9. Partnerships with Nonprofit Organizations

A. Description

Organizations such as Texas A&M AgriLife, Master Gardeners, Master Naturalist, and other environmental organizations with water conservation sympathies can be a great resource to communicate water conservation education to their regular and expanded audiences. Organizations of all types can be included, even organizations that normally don't have water conservation goals. Organizations that help or target lower-income households or senior citizens can help their audiences by providing information on services that are available related to water conservation (for example, high-efficiency toilets and leak repairs).

B. Implementation

The first step to implementing this BMP would be to contact the organizations with volunteers and encourage them to deliver a packaged program. Another possibility which might be more effective in most cases would be to, communicate with the organization with a goal in mind and

work with them and volunteers to develop a package to meet the desired goals. Volunteers and organizations are great assets, since they know their target audience's capabilities and would know how best to approach the audience and work toward meeting the goal. Training should still be provided to volunteers to complement and enhance their skills.

Financial arrangements may only involve expenses and training materials. In order to ensure administrative attention and possibly accelerate progress, understaffed and/or cash-strapped groups should be provided with funds upfront and linked to audience contacts.

C. Schedule

If volunteer organizations are organized and already have operating educational goals in place, it is possible to expect recruitment, negotiations, contracting, training, and program results in 12 months.

D. Documentation

Documentation can vary from organization to organization depending on their goals and water conservation activities they hold. Documentation can include but isn't limited to:

- Number of audience contacts
- Number of newsletter sign-ups

E. Determination of Water Savings

Determination of water savings will vary from different needs the Water Utilities must provide for organizations. They will also vary on the type of program or outreach event they hold.

F. Cost-Effectiveness Considerations

Partnerships with volunteer organizations have the advantage of expanding the water conservation team. When volunteers are properly trained in conservation techniques and believe in water conservation, they can reach hundreds of other individuals with varying degrees of effectiveness. The cost of using volunteers is very low compared to the cost of paid staff. Well trained volunteers can be nearly as effective as paid staff.

Wholesale Customer Conservation

Summary

Communication will be maintained with wholesale customers to ensure that the City's retail and wholesale customers are being treated in an equitable fashion, and for optimum implementation of the plan. The City offers wholesale customers the opportunity to cosponsor conservation education and information activities.

Wholesale Customer Targets and Goals

The City of San Angelo serves three wholesale customers with treated water. Due to the fact that the City's wholesale customers have other sources of water in addition to the water provided by the City, we were unable to provide accurate targets and goals.

Metering, Monitoring and Records Management

The City meters all treated water delivered to its wholesale customers. The meters are read on a monthly basis for billing purposes.

A summary report is prepared, which aggregates all meter readings from wholesale treated water meters.

Leak Detection and Repair

The treated water wholesale customers are supplied from portions of the City's distribution system. The meter location is the point of sale after which the water enters the customer's system, which is the customer's responsibility to operate and maintain. The portions of the City's distribution system that serve these wholesale customers are subject to the same leak detection and repair program described in On-Going Best Management Practices-System Water Audit and Water Loss.

Contractual Requirements

The City has in place contracts with the various wholesale customers. All of these contracts contain language relating to water conservation in drought situations. Each contract has a section requiring the customer to accept shortages in supply, should natural or unforeseen circumstances prevent the City from delivering the water. One of these contracts is in force, as is for 40 years from the mid-seventies, prior to when the State had conservation planning requirements. As the need to modify each contract arises, the City will include contract language requiring conformance with applicable regulations concerning water conservation.

Targets and Goals

The City has no enforcement mechanism to impose conservation targets and goals upon its wholesale customers at this time. Achieving these goals must be through cooperative efforts to maintain and improve system efficiencies, to educate customers to the importance of conservation, and to enforce existing plumbing regulations within the municipal boundaries of each entity. To assist in meeting these goals, the City plays an active role in Region F water resource planning, working with wholesale customers on a voluntary basis on water conservation programs like those described in Public Information, School Education, and Water-wise Landscape Design and Conversion Program.

The City will assist its wholesale customers in voluntarily meeting goals through cooperative efforts like those mentioned above. All wholesale customers will be encouraged to operate efficiently and to keep water loss rates below 10 percent.

Drought Contingency Plan

Triggering a Drought Stage

Section 11.05 of the City of San Angelo Code of Ordinances contains provisions defining drought trigger stages and enforceable water management measures. When local reservoirs are below full but above drought condition levels, the local and non-local sources will be listed.

The required minimum daily groundwater production coupled with the total amount of surface water available, as determined by the Water Utilities Director, to the city from its developed water sources for drought level 1 is less than a 24-month supply, drought level 2 is less than 18-months, and drought level 3 is less than 12 months.

During drought conditions, the primary source of supply will be non-local sources, subject to the maximum amount available from each source, with the remaining amount of water coming from the local system or underground sources that the City may develop.

Whenever the total amount of water available to the City falls below the minimum criteria established for each Water Supply Stage Level, the City shall be deemed to have entered a Drought Stage for management of its water supplies.

In the event of a *water demand emergency*, the quantity of water usage from the city's water distribution system reaches a level that exceeds the amount which may be treated or safely delivered through the system, the Water Utilities Director shall notify the City Manager and the City Council of such an occurrence. The City Council shall be authorized to limit the use of water by the passage of a resolution outlining such limitations, which shall remain in effect until the water demand emergency can be met. Upon initiation of a water demand emergency, the Water Utilities Director shall provide notice to the Executive Director of the TCEQ and shall notify the news media.

In the event of a *water supply emergency*, a water system failure or emergency (i.e., pressure zone deficiencies, chemical spills, broken water mains, power outages, failures of storage tanks or other equipment, treatment plant breakdown and/or water contamination) which limits the amount of water which may be treated or safely delivered through the system, the Water Utilities Director shall notify the City Manager and City Council of such occurrence. The City Council shall be authorized to limit the use of water by the passage of a resolution outlining such limitations, which shall remain in effect until the water supply emergency can be met. Upon

initiation of a water supply emergency, the Water Utilities Director shall provide notice to the Executive Director of the TCEQ and shall notify the news media.

Water Supply Stages

Drought Level I.

- The minimum criteria for this drought stage shall be the following: The required minimum daily groundwater production coupled with the total amount of surface water available, as determined by the Water Utilities Director, to the city from its developed water sources is less than a 24-month supply.
- In addition to the conservation measures stated in section 11.05.002 of this article, the following additional water conservation measures shall be in force during Water Supply Stage - Drought Level I.
 - The use of treated or raw city water for watering lawns, gardens, landscaped areas, trees, shrubs, golf courses (except greens) or other plants being grown outdoors (not in a nursery) shall be prohibited at all times; provided, however, a person may do such watering which shall be once every seven days during the period of April 1 through October 31 and once every 14 days during the period of November 1 through March 31 except during the "prohibited watering hours" as stated in section 11.05.002.
 - Golf courses greens may be watered daily except during the "prohibited watering hours" as stated in section 11.05.002.
 - Watering of "new landscape" shall be allowed in accordance with the provisions as stated in section 11.05.002 for "new landscape."
- A multiplier shall be assessed to the volumetric water fees as set forth in section A8.002(a)(7) of this code.

Drought Level II

- The minimum criteria for this drought stage shall be the following: The required minimum daily groundwater production coupled with the total amount of surface water available, as determined by the Water Utilities Director, to the city from its developed water sources is less than an 18-month supply.

- In addition to the conservation measures stated in section 11.05.002 of this article, the following additional water conservation measures shall be in force during Water Supply Stage - Drought Level II:
 - The use of treated or raw city water for watering lawns, gardens, landscaped areas, trees, shrubs, golf courses (except greens) or other plants being grown outdoors (not in a nursery) shall be prohibited at all times; provided, however, a person may do such watering which shall be once every seven days during the period of April 1 through October 31 and once every 14 days during the period of November 1 through March 31 except during the "prohibited watering hours" as stated in section 11.05.002.
 - Golf course greens may be watered daily except during the "prohibited watering hours" as stated in section 11.05.002.
 - Watering of "new landscape" shall not be allowed as stated in section 11.05.002 for "new landscape."
- A multiplier shall be assessed to the volumetric water fees as set forth in section A8.002(a)(7) of this code.

Drought Level III

- The minimum criteria for this drought stage shall be the following: The required minimum daily groundwater production coupled with the total amount of surface water available, as determined by the Water Utilities Director, to the city from its developed water sources is less than a 12-month supply.
- In addition to the water conservation measures stated in section 11.05.002 of this article, the following water conservation measures shall be in force during Water Supply Stage - Drought Level III:
 - The use of treated or raw city water for watering of lawns, gardens, landscaped areas, golf courses (including greens), shrubs or other plants being grown outdoors is prohibited. Hand watering or drip irrigation of trees and foundations may be done on days and at times as established by the City Council.
 - The use of treated or raw city water to fill, refill or maintain the level of any fountain or swimming pool is prohibited.

- Washing of automobiles, trucks, trailers, boats, or other types of vehicles or mobile equipment is prohibited except, if the health, safety, and welfare of the public is contingent upon vehicle cleaning, as determined by the Director of City Health Services, then the washing of such vehicles shall be allowed.
- A multiplier shall be assessed to the volumetric water fees as set forth in section A8.002(a)(7) of this code.

Initiation and Termination Procedure

The Water Utilities Director shall notify the City Manager and City Council upon entering the threshold of a drought stage. The Council shall implement each stage by resolution. Such resolution shall be published one time in the local newspaper. The criteria for each stage and the water management measures which shall be enforced are listed in the Water Supply Stages section.

The Water Utilities Director for the City will act as the administrator of the water conservation and drought contingency plan. The administrator will oversee the execution and implementation of all elements of the program. The administrator will be responsible for supervising the promulgation and retention of adequate records for program verification.

The Water Conservation Plan will be maintained for the duration of the City's financial obligation to the Texas Water Development Board.

Targets and Goals

The San Angelo Drought Contingency Ordinance is designed to reduce water demand through the imposition of specific water use restrictions and the use of bill surcharges for customers depending upon the level of the reservoir system storage. At each successive condition, the water use reduction goals increase. More restrictive measures are mandated as reservoir storage decreases, the demand reduction measures are summarized in Drought Water Reduction Targets below.

Drought Water Reduction Targets

Level	Reservoir Storage Level	Target Demand Reduction
Level 1	24 months' supply	10%
Level 2	18 months' supply	15%
Level 3	12 months' supply	25%

Variance Procedures and Exceptions

Section 11.05.004 of the City code lays out the procedures for requesting and receiving a variance to the enforceable provision of Water Conservation and Drought Contingency Ordinance.

A person desiring an exemption from any provision of the restrictions must file a petition for a variance with the City Manager. All petitions for variances must be reviewed and acted upon by the City Council. The petition is required to contain certain specific information detailed by ordinance including alternative conservation measures implemented by the petitioner as a condition of receiving the variance. The City Council may also impose other requirements as a condition of granting the variance.

Enforcement and Wholesale Provisions

Section 11.05.002 of the ordinance provides for the Water Utilities Director of the City as the manager of the Water Conservation Plan.

Wholesale customers of the City are required to adopt applicable provisions of the City's Water Conservation and Drought Contingency Plan. Contracts for the sale of water already in effect will be revised to reflect the applicable provisions of the City's most current Water Conservation and Drought Contingency Plan when the contracts are renewed. Violations of the ordinance are misdemeanors under City code, and specific penalties are described in Section 11.05.006 of the code.

Informing and Educating the Public

The Water Utilities Director will provide reports to the news media with information regarding current water supply conditions, projected water supply, and demand conditions if the current drought conditions continue, and consumer information on water conservation measures and practices. Information describing each water supply stage trigger point and drought level restrictions on water use shall be prepared and published on the City's website.

Appendix A Utility Profile- Texas Water Development Board

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

CONTACT INFORMATION

Name of Utility: City of San Angelo

Public Water Supply Identification Number (PWS ID): TX2260001

Certificate of Convenience and Necessity (CCN) Number: 10242

Surface Water Right ID Number: 88, 407, 457, 1191, 1266, 1298-B, 1318-D, 1319-C, 1323, 1325-A, 1326, 1333-A, 1337-A, 1348-B, 1357-A, 1401, 2311

Wastewater ID Number: 20097

Contact: First Name: Allison Last Name: Strube

Title: Water Utilities Director

Address: 301 W. Beauregard City: San Angelo State: TX

Zip Code: 76903 Zip+4: Email: allison.strube.cosatx.us

Telephone Number: 3256574209 Date: 4/26/2019

Is this person the designated Conservation Coordinator? ☐ Yes ☒ No

Coordinator: First Name: Maria Last Name: Padilla

Title: Water Conservation Coordinator

Address: 301 W. Beauregard City: San Angelo Zip Code: 76903

Email: maria.padilla@cosatx.us Telephone Number: 325-657-4330

Regional Water Planning Group: F

Groundwater Conservation District:

Our records indicate that you:

- ☒ Received financial assistance of \$500,000 or more from TWDB
- ☒ Have 3,300 or more retail connections
- ☒ Have a surface water right with TCEQ

A. Population and Service Area Data

1. Current service area size in square miles: 60

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

Attached file(s):

File Name	File Description
San Angelo Service Area.pdf	
GIS Map San Angelo.pdf	

2. Historical service area population for the previous five years, starting with the most current year.

Year	Historical Population Served By Retail Water Service	Historical Population Served By Wholesale Water Service	Historical Population Served By Wastewater Water Service
2018	100,119	1,400	88,605
2017	100,700	1,400	89,120
2016	100,450	2,175	88,898
2015	98,975	2,175	89,078
2014	97,492	3,200	87,743

3. Projected service area population for the following decades.

Year	Projected Population Served By Retail Water Service	Projected Population Served By Wholesale Water Service	Projected Population Served By Wastewater Water Service
2020	103,243	1,825	91,370
2030	116,437	1,931	103,047
2040	123,653	2,019	109,433
2050	131,315	2,097	116,214
2060	139,451	2,170	123,414

4. Described source(s)/method(s) for estimating current and projected populations.

2021 Regional Water Plan TWDB

Attached file(s):

File Name	File Description
2021 Regional Water Plan- Population Projections.pdf	2021 Regional Water Plan- Population Projections for 2020-2070

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

B. System Input

System input data for the previous five years.

Total System Input = Self-supplied + Imported – Exported

Year	Water Produced in Gallons	Purchased/Imported Water in Gallons	Exported Water in Gallons	Total System Input	Total GPCD
2018	4,434,688,889	0	129,812,467	4,304,876,422	118
2017	4,231,538,384	0	167,289,691	4,064,248,693	111
2016	4,124,193,939	0	153,548,958	3,970,644,981	108
2015	4,312,668,687	0	162,888,598	4,149,780,089	115
2014	4,706,251,513	0	203,218,000	4,503,033,513	127
Historic Average	4,361,868,282	0	163,351,543	4,198,516,740	116

C. Water Supply System

1. Designed daily capacity of system in gallons	42,000,000
2. Storage Capacity	
2a. Elevated storage in gallons:	4,250,000
2b. Ground storage in gallons:	12,900,000

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

D. Projected Demands

1. The estimated water supply requirements for the next ten years using population trends, historical water use, economic growth, etc.

Year	Population	Water Demand (gallons)
2020	103,243	5,840,552,302
2021	104,562	5,897,023,281
2022	105,882	5,953,493,250
2023	107,201	6,009,963,219
2024	108,521	6,066,433,188
2025	109,840	6,122,903,157
2026	111,159	6,179,373,126
2027	112,479	6,235,843,095
2028	113,798	6,292,313,064
2029	115,118	6,348,783,033

2. Description of source data and how projected water demands were determined.

We used the TWDB population and Water Demand projections

Attached file(s):

File Name	File Description
2021 Regional Water Plan- Population Projections.pdf	
Water Demand Projections San Angelo.pdf	

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

E. High Volume Customers

1. The annual water use for the five highest volume

RETAIL customers.

Customer	Water Use Category	Annual Water Use	Treated or Raw
Goodfellow Air Force Base	Institutional	121,469,000	Treated
Robinson Premium Beef	Industrial	59,043,000	Treated
Shannon Medical Center	Institutional	53,178,000	Treated
Angelo State University	Institutional	43,844,000	Treated
Tom Green County Jail	Institutional	23,877,000	Treated

2. The annual water use for the five highest volume

WHOLESALE customers.

Customer	Water Use Category	Annual Water Use	Treated or Raw
Upper Colorado River Authority	Municipal	60,093,000	Treated
Millersview-Doole	Municipal	2,406,000	Treated

F. Utility Data Comment Section

Additional comments about utility data.

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

Section II: System Data

A. Retail Water Supplier Connections

1. List of active retail connections by major water use category.

Water Use Category Type	Total Retail Connections (Active + Inactive)	Percent of Total Connections
Residential - Single Family	30,703	87.96 %
Residential - Multi-Family	701	2.01 %
Industrial	110	0.32 %
Commercial	2,900	8.31 %
Institutional	474	1.36 %
Agricultural	19	0.05 %
Total	34,907	100.00 %

2. Net number of new retail connections by water use category for the previous five years.

	Net Number of New Retail Connections						
Year	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	Total
2018	53	0	0	0	3	7	63
2017	336	5	6	0	0	1	348
2016	0	0	0	0	6	5	11
2015	1,142	18	87	0	13	0	1,260
2014	621	0	5	97	132	0	855

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

B. Accounting Data

The previous five years' gallons of RETAIL water provided in each major water use category.

Year	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	Total
2018	2,085,576,000	422,052,000	188,238,000	534,662,000	349,522,000	12,811,000	3,592,861,000
2017	2,196,878,000	437,990,000	121,023,000	492,301,000	438,404,000	3,840,000	3,690,436,000
2016	2,009,983,000	420,210,000	94,995,000	467,562,000	383,884,000	1,695,000	3,378,329,000
2015	2,025,793,000	386,679,000	114,610,000	462,281,000	378,822,000	0	3,368,185,000
2014	1,963,539,000	437,289,000	113,602,000	522,679,000	359,900,000	0	3,397,009,000

C. Residential Water Use

The previous five years residential GPCD for single family and multi-family units.

Year	Residential - Single Family	Residential - Multi-Family	Total Residential
2018	69	0	69
2017	72	0	72
2016	66	0	66
2015	67	0	67
2014	67	0	67
Historic Average	68	0	68

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

D. Annual and Seasonal Water Use

1. The previous five years' gallons of treated water provided to RETAIL customers.

Month	Total Gallons of Treated Water				
	2018	2017	2016	2015	2014
January	224,279,000	248,764,000	234,919,000	241,067,000	262,979,000
February	275,224,000	235,687,000	235,431,000	208,777,000	261,802,000
March	224,593,000	228,648,000	247,275,000	221,896,000	237,377,000
April	280,850,000	294,535,000	278,779,000	241,257,000	264,595,000
May	305,754,000	305,478,000	263,916,000	271,426,000	271,850,000
June	361,763,000	326,745,000	274,956,000	263,922,000	296,621,000
July	407,415,000	365,733,000	340,730,000	300,971,000	384,169,000
August	408,688,000	378,609,000	406,701,000	382,037,000	379,637,000
September	351,691,000	345,724,000	320,999,000	389,903,000	338,228,000
October	234,896,000	298,829,000	279,694,000	374,550,000	328,228,000
November	256,441,000	300,098,000	270,498,000	273,325,000	294,817,000
December	248,456,000	256,977,000	239,667,000	248,762,000	252,996,000
Total	3,580,050,000	3,585,827,000	3,393,565,000	3,417,893,000	3,573,299,000

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2. The previous five years' gallons of raw water provided to RETAIL customers.

Month	Total Gallons of Raw Water				
	2018	2017	2016	2015	2014
January	345,510,000	293,163,000	326,994,000	340,179,000	336,775,000
February	295,820,000	268,664,000	339,826,000	299,895,000	315,750,000
March	347,457,000	348,730,000	354,549,000	341,298,000	356,830,000
April	384,613,000	351,760,000	345,124,000	357,110,000	368,666,000
May	409,643,000	406,160,000	362,786,000	359,360,000	376,995,000
June	500,996,000	441,526,000	370,712,000	407,329,000	377,926,000
July	542,583,000	477,303,000	490,453,000	454,506,000	480,087,000
August	448,083,000	406,861,000	435,066,000	557,146,000	500,818,000
September	346,833,000	391,084,000	336,414,000	500,882,000	422,317,000
October	333,866,000	376,706,000	366,820,000	431,913,000	437,507,000
November	322,587,000	333,749,000	308,967,000	351,536,000	348,637,000
December	306,401,000	308,997,000	296,109,000	335,298,000	336,922,000
Total	4,584,392,000	4,404,703,000	4,333,820,000	4,736,452,000	4,659,230,000

3. Summary of seasonal and annual water use.

	Summer RETAIL (Treated + Raw)	Total RETAIL (Treated + Raw)
2018	2,669,528,000	8,164,442,000
2017	2,396,777,000	7,990,530,000
2016	2,318,618,000	7,727,385,000
2015	2,365,911,000	8,154,345,000
2014	2,419,258,000	8,232,529,000
Average in Gallons	2,434,018,400.00	8,053,846,200.00

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

E. Water Loss

Water Loss data for the previous five years.

Year	Total Water Loss in Gallons	Water Loss in GPCD	Water Loss as a Percentage
2018	554,691,517	15	12.89 %
2017	135,326,134	4	3.33 %
2016	328,992,919	9	8.29 %
2015	594,050,838	16	14.32 %
2014	288,744,594	8	6.41 %
Average	380,361,200	10	9.05 %

F. Peak Day Use

Average Daily Water Use and Peak Day Water Use for the previous five years.

Year	Average Daily Use (gal)	Peak Day Use (gal)	Ratio (peak/avg)
2018	22,368,334	29016608	1.2972
2017	21,891,863	26051923	1.1900
2016	21,170,917	25202369	1.1904
2015	22,340,671	25716423	1.1511
2014	22,554,873	26296282	1.1659

G. Summary of Historic Water Use

Water Use Category	Historic Average	Percent of Connections	Percent of Water Use
Residential - Single Family	2,056,353,800	87.96 %	59.00 %
Residential - Multi-Family	420,844,000	2.01 %	12.07 %
Industrial	126,493,600	0.32 %	3.63 %
Commercial	495,897,000	8.31 %	14.23 %
Institutional	382,106,400	1.36 %	10.96 %
Agricultural	3,669,200	0.05 %	0.11 %

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

H. System Data Comment Section

Section III: Wastewater System Data

A. Wastewater System Data

1. Design capacity of wastewater treatment plant(s) in gallons per day: 13,200,000

2. List of active wastewater connections by major water use category.

Water Use Category	Metered	Unmetered	Total Connections	Percent of Total Connections
Municipal	28,269	0	28,269	91.49 %
Industrial	53	0	53	0.17 %
Commercial	2,311	0	2,311	7.48 %
Institutional	266	0	266	0.86 %
Agricultural	0	0	0	0.00 %
Total	30,899	0	30,899	100.00 %

3. Percentage of water serviced by the wastewater system: 88.50 %

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

4. Number of gallons of wastewater that was treated by the utility for the previous five years.

Month	Total Gallons of Treated Water				
	2018	2017	2016	2015	2014
January	226,316,000	226,316,000	246,471,000	263,413,000	248,250,000
February	223,085,000	213,997,000	240,006,000	234,242,000	227,922,000
March	247,252,000	232,368,000	258,145,000	260,196,000	242,936,000
April	222,112,000	224,457,000	254,744,000	248,146,000	231,483,000
May	272,455,000	222,524,000	252,924,000	264,765,000	266,670,000
June	242,683,000	236,054,000	285,367,000	262,835,000	242,752,000
July	242,295,000	232,751,000	252,709,000	271,769,000	253,776,000
August	243,369,000	248,408,000	246,409,000	271,176,000	267,441,000
September	259,241,000	251,813,000	252,944,000	260,569,000	262,995,000
October	329,803,000	235,204,000	240,936,000	268,844,000	259,609,000
November	274,558,000	230,549,000	238,111,000	251,833,000	257,650,000
December	272,733,000	226,236,000	230,637,000	260,755,000	250,103,000
Total	3,055,902,000	2,780,677,000	2,999,403,000	3,118,543,000	3,011,587,000

5. Could treated wastewater be substituted for potable water?

☒ Yes ☐ No

B. Reuse Data

1. Data by type of recycling and reuse activities implemented during the current reporting period.

Type of Reuse	Total Annual Volume (in gallons)
On-site Irrigation	
Plant wash down	
Chlorination/de-chlorination	
Industrial	
Landscape irrigation (park,golf courses)	
Agricultural	3,055,902,000
Discharge to surface water	
Evaporation Pond	
Other	
Total	3,055,902,000

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

C. Wastewater System Data Comment

Additional comments and files to support or explain wastewater system data listed below.

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Appendix B Ordinance Language: City of San Angelo
Water Conservation and Drought Contingency Plan

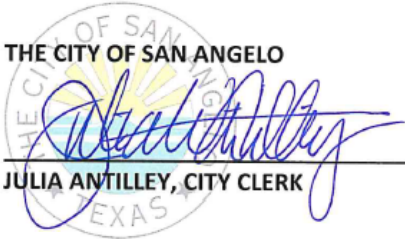
CERTIFICATE

STATE OF TEXAS §
 § **KNOW ALL BY THESE PRESENTS**
COUNTY OF TOM GREEN §

I, Julia Antilley, City Clerk for the City of San Angelo, Texas, hereby certify that the City Council of the City of San Angelo, at its regular meeting on May 7, 2019, adopted the 2019 Water Conservation Plan, as recorded on Page 190 of Volume 2019 of the Official Council Minute Records.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said City this 10th day of May, 2019.

THE CITY OF SAN ANGELO



JULIA ANTILLEY, CITY CLERK

Date

05/10/19

ARTICLE 11.05 - WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN^[9]

Footnotes:

--- (9) ---

State Law reference— Drought contingency plans, V.T.C.A., Water Code, sec. 11.1272.

Sec. 11.05.001 - Purpose

The purpose of the water conservation and drought contingency plan is to encourage water conservation at all times and to establish a procedure for identifying, classifying and handling a water supply and/or a water demand emergency effectively and efficiently.

- (Ordinance adopted 2-7-12)

Sec. 11.05.002 - Water conservation measures

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

- (1) *Conservation plan* . The "City of San Angelo Water Conservation Plan," as adopted by Council, on file in the office of the city clerk, and available for public inspection, is adopted and incorporated herein.
 - (A) *Implementation* . The director of water utilities will act as the administrator of the water conservation plan. The administrator will oversee the execution and implementation of all elements of the program and will be responsible for supervising the promulgation and retention of records for program verification.
- (2) *Plumbing code* . The city plumbing code has provision for water-conserving plumbing devices. The city will enforce the requirements of the code to ensure the use of water-saving devices.
- (3) *Universal metering* . All users of municipal treated water, except for fire sprinkler lines, will be metered.
- (4) *Water supply meters* . The city metering devices will record water use with an accuracy of plus or minus five percent in order to measure and account for the amount of raw water diverted from the source of supply.
- (5) *Restaurants* . Restaurants shall not serve water to their customers except when specifically requested by the customer.
- (6) *Waste of water* . As defined below, shall be prohibited.
 - (A) Allowing treated or raw city water, greywater, reclaimed water or well water to run off property to a gutter, street, alley, ditch or drainage facility and drain for more than 150 feet downgrade of the point of entry into such gutter, street, alley, ditch or drainage facility.
 - (B) Failure to repair a controllable leak.

- (7) *Prohibited watering hours* . The use of treated or raw city water, greywater or reclaimed water for watering lawns, gardens, landscape areas, trees, golf courses, shrubs or other plants being grown outdoors (not in a nursery) shall be prohibited between the hours of 12:00 noon and 6:00 p.m. daily from April 1 through October 31.
- (8) *Watering frequency* . The use of treated or raw city water, greywater or reclaimed water for watering lawns, landscape areas, trees, gardens, golf courses (except greens), shrubs or other plants being grown outdoors (not in a nursery) shall be allowed at a frequency of twice every seven days during the period of April 1 through October 31 and once every seven days during the period of November 1 through March 31. Golf course greens may be watered once per day year round.
- (9) *New landscape* . Watering of newly seeded or sodded lawns or newly planted trees, shrubs or landscape plants will be allowed at the following frequency provided written notification is given to the city code compliance division or water conservation division of the watering schedule:
- (A) Days 1—14 from planting: three times per day every day of such period at any time of day.
- (B) Days 15—28 from planting: twice per day every day of such period at any time of day.
- (10) *Allowable application rates* . The maximum amount of treated or raw city water, greywater or reclaimed water applied to established lawns, landscape plants, golf courses (except greens) or shrubs shall not exceed one inch per week.
- (11) *Drip irrigation* . Landscape or foundation watering with a drip irrigation system such as a soaker hose, deep root watering system, drip pipe or tape, or bubbler shall be permitted on any day and at any time of day provided that the total amount of water applied shall not exceed one inch per week. For the purpose of this article, drip irrigation shall mean a water-saving irrigation system designed to emit water at low volumes and low pressures directly onto or below the soil surface without airborne streams or droplets.
- (12) *Hand watering* . Hand watering of lawns, gardens, landscape areas, trees, shrubs or other plants being grown outdoors or foundations may be done on any day, except during the prohibited watering hours, provided the allowable application rate is not exceeded. Hand watering shall be watering with a hose that is hand-held for the duration of the irrigation event, or watering with a container of five gallons or less.
- (13) *Excessive usage of water* . Excessive usage of water as defined below shall be prohibited and shall be a violation of the water conservation and drought contingency plan:
- (A) Any use of water by a customer in excess of the maximum allowable application rates under subsection (10) above.
- (14) *Contracts with other political subdivisions, water supply corporations or water suppliers* . Any political subdivision, water supply corporation, or water supplier that contracts with the city for the purchase of water shall adopt applicable provisions of the city's water conservation and drought contingency plan. Contracts for the sale of water that are already in effect will be revised to reflect the applicable provisions of the city's most current water conservation and drought contingency plan when the contracts are renewed or extended. To the extent of the city's legal authority, the city shall require the city's wholesale customers to issue a public notice advising their water customers of required drought management measures declared in the city as follows in section 11.05.003.

- (A) In the event that the triggering criteria specified in section 11.05.003(f) of the plan for Water Supply Stage - Drought Level III have been met, the city manager is hereby authorized to initiate allocation of water supplies on a pro rata basis in accordance with Texas Water Code section 11.039 and according to the following water allocation policies and procedures.
 - (B) A wholesale customer's monthly allocation shall be a percentage of the customer's water usage baseline. The percentage will be set by resolution of the city council based on the administrator's assessment of the severity of the water shortage condition and the need to curtail water diversions and/or deliveries and may be adjusted periodically by resolution of the city council as conditions warrant. Once pro rata allocation is in effect, water diversions by or deliveries to each wholesale customer shall be limited to the allocation established for each month.
 - (C) Upon initiation of pro rata water allocation, the water utility director shall provide notice, by certified mail, to each wholesale customer informing them of their monthly water usage allocations and shall notify the news media and the executive director of the state commission on environmental quality.
- (15) *Water demand emergency* . In the event the quantity of water usage from the city's water distribution system reaches a level that exceeds the amount which may be treated or safely delivered through the system, the water utilities director shall notify the city manager and the city council of such an occurrence. The city council shall be authorized to limit the use of water by passage of a resolution outlining such limitations, which shall remain in effect until the water demand emergency can be met. Upon initiation of a water demand emergency, the water utility director shall provide notice, by certified mail, to the executive director of the state commission on environmental quality and shall notify the news media.
 - (16) *Water supply emergency* . In the event of a water system failure or emergency (i.e., pressure zone deficiencies, chemical spills, broken water mains, power outages, failures of storage tanks or other equipment, treatment plant breakdown and/or water contamination) which limits the amount of water which may be treated or safely delivered through the system, the water utilities director shall notify the city manager and city council of such occurrence. The city council shall be authorized to limit the use of water by passage of a resolution outlining such limitations, which shall remain in effect until the water supply emergency can be met. Upon initiation of a water supply emergency, the water utility director shall provide notice, by certified mail, to the executive director of the state commission on environmental quality and shall notify the news media.
 - (17) *Public information* . The water utilities director will provide regular public education and information about the importance of year-round water efficiency as delineated in the plan, and will provide general information about water supply conditions and drought plan provisions on at least an annual basis. The purpose of this effort shall be to keep the citizenry informed about the drought and conservation plans and their importance to the city's water supply.
- (Ordinance adopted 2-7-12; Ordinance adopted 2-21-12, § 1; Ordinance adopted 5-6-14; Ordinance adopted 11-4-14; Ordinance adopted 5-3-16, § 1)

Sec. 11.05.003 - Drought stages and water management measures

- (a) *Water supply sources* . The city has several water supply sources that it can draw upon to meet its needs. Local surface water sources include Lake Nasworthy, Twin Buttes Reservoir, O.C. Fisher Reservoir and the South Concho River. Nonlocal surface water supplies are available to the city from O.H. Ivie Reservoir and Spence Reservoir. The city has a groundwater source in the Hickory Aquifer. When local reservoirs are full, the city's primary water supply will be from these reservoirs along with nonlocal or groundwater sources as needed. When local reservoirs are below full but above drought trigger points, the local sources may be utilized along with water brought in from nonlocal sources or groundwater sources. During drought conditions, the primary source of supply will be nonlocal sources, subject to the maximum amount available from each source, with the remaining amount of water coming from the local sources or groundwater sources that the city may develop.
- (b) *Drought trigger point* . Whenever the total amount of water available to the city falls below the minimum criteria established for each water supply stage level, the city shall be deemed to have entered a drought stage for management of its water supplies. The water utilities director shall notify the city manager and city council upon entering the threshold of a drought stage. The council shall implement each stage by resolution. A notice of such resolution shall be published one time in the local newspaper. The criteria for each stage and the water management measures which shall be enforced are as follows in subsections (d) to (f).
- (c) *Public information* . The water utilities director will provide reports to the news media with information regarding current water supply conditions, projected water supply and demand conditions if the current drought conditions continue, and consumer information on water conservation measures and practices. Information describing each water supply stage trigger point and drought level restrictions on water use shall be prepared and published on the city's website.
- (d) *Water supply stage - Drought Level I* .
- (1) The minimum criteria for this drought stage shall be the following: The required minimum daily groundwater production coupled with the total amount of surface water available, as determined by the water utilities director, to the city from its developed water sources is less than a 24-month supply.
 - (2) In addition to the conservation measures stated in section 11.05.002 of this article, the following additional water conservation measures shall be in force during Water Supply Stage - Drought Level I.
 - (A) The use of treated or raw city water for watering lawns, gardens, landscape areas, trees, shrubs, golf courses (except greens) or other plants being grown outdoors (not in a nursery) shall be prohibited at all times; provided, however, a person may do such watering which shall be once every seven days during the period of April 1 through October 31 and once every 14 days during the period of November 1 through March 31 except during the "prohibited watering hours" as stated in section 11.05.002.
 - (B) Golf courses greens may be watered daily except during the "prohibited watering hours" as stated in section 11.05.002.
 - (C) Watering of "new landscape" shall be allowed in accordance with the provisions as stated in section 11.05.002 for "new landscape."
 - (3) A multiplier shall be assessed to the volumetric water fees as set forth in section A8.002(a)(7) of this code.
- (e) *Water supply stage - Drought Level II* .

- (1) The minimum criteria for this drought stage shall be the following: The required minimum daily groundwater production coupled with the total amount of surface water available, as determined by the water utilities director, to the city from its developed water sources is less than an 18-month supply.
 - (2) In addition to the conservation measures stated in section 11.05.002 of this article, the following additional water conservation measures shall be in force during Water Supply Stage - Drought Level II:
 - (A) The use of treated or raw city water for watering lawns, gardens, landscape areas, trees, shrubs, golf courses (except greens) or other plants being grown outdoors (not in a nursery) shall be prohibited at all times; provided, however, a person may do such watering which shall be once every seven days during the period of April 1 through October 31 and once every 14 days during the period of November 1 through March 31 except during the "prohibited watering hours" as stated in section 11.05.002.
 - (B) Golf course greens may be watered daily except during the "prohibited watering hours" as stated in section 11.05.002.
 - (C) Watering of "new landscape" shall not be allowed as stated in section 11.05.002 for "new landscape."
 - (3) A multiplier shall be assessed to the volumetric water fees as set forth in section A8.002(a)(7) of this code.
- (f) *Water supply stage - Drought Level III .*
- (1) The minimum criteria for this drought stage shall be the following: The required minimum daily groundwater production coupled with the total amount of surface water available, as determined by the water utilities director, to the city from its developed water sources is less than a 12-month supply.
 - (2) In addition to the water conservation measures stated in section 11.05.002 of this article, the following water conservation measures shall be in force during Water Supply Stage - Drought Level III:
 - (A) The use of treated or raw city water for watering of lawns, gardens, landscape areas, golf courses (including greens), shrubs or other plants being grown outdoors is prohibited. Hand watering or drip irrigation of trees and foundations may be done on days and at times as established by the city council.
 - (B) The use of treated or raw city water to fill, refill or maintain the level of any fountain or swimming pool is prohibited.
 - (C) Washing of automobiles, trucks, trailers, boats, or other types of vehicles or mobile equipment is prohibited except, if the health, safety and welfare of the public is contingent upon vehicle cleaning, as determined by the director of city health services, then the washing of such vehicles shall be allowed.
 - (3) A multiplier shall be assessed to the volumetric water fees as set forth in section A8.002(a)(7) of this code.
- (Ordinance adopted 2-7-12; Ordinance adopted 2-21-12, § 2; Ordinance adopted 8-6-13; Ordinance adopted 5-3-16, § 1; Ordinance adopted 8-2-16)

Sec. 11.05.004 - Exceptions and variances

- (a) *Authority of city council* . The city council may allow exceptions to any of the provisions of this article. The council may place conditions on any exception.
- (b) *Exceptions to watering restrictions* . There shall be an exception to the prohibitions of this article regarding watering restrictions:
 - (1) Use of water for installing, testing and repairing sprinkler systems.
 - (2) Watering frequency and schedules for public parks, athletic facilities, schools, colleges and cemeteries shall be as approved by the city council.
- (c) *Variances* .
 - (1) A person desiring an exemption from any provision of this article shall file a petition for variance with the city manager. All petitions for variances shall be reviewed and acted upon by the city council. The petition shall include at a minimum the following information:
 - (A) Name and address of the petitioner(s).
 - (B) Purpose and estimated amount of water use.
 - (C) Specific provision(s) of this article from which the petitioner is requesting an exemption.
 - (D) Detailed statement as to how the specific provision of this article adversely affects the petitioner or what damage or harm will occur to the petitioner or others if the petitioner complies with this article.
 - (E) Description of the relief requested.
 - (F) Period of time for which the variance is sought.
 - (G) Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this article and the effective date of such other measures.
 - (H) Other pertinent information.
 - (I) A statement that petitioner has not within the last six months intentionally violated the current ordinance for which a variance is sought or, if such violations have occurred, a statement setting out all reasons why such ordinance was violated.
 - (2) The city council may grant a variance from the requirements of this article after determining that, because of special circumstances applicable to the applicant, compliance with this article:
 - (A) Cannot be technically accomplished during the expected duration of the water supply shortage or other condition for which this article is in effect;
 - (B) Will cause undue hardship on a program or service offered by a public entity; or
 - (C) Substantially threatens the applicant's primary source of income.
 - (3) Additionally, the city council may grant a variance from the requirements of this article if it determines that the applicant can implement alternative water use restrictions which meet or exceed the intent of this article. The city council shall approve specific alternative water use restrictions.
 - (4) Any variance granted by the city council may be revoked after a determination by the city council that revocation is necessary for the public health and safety or upon a finding that the

holder of a variance allowing alternative water use restrictions has not complied with such alternative restrictions.

- (Ordinance adopted 2-7-12; Ordinance adopted 9-27-12)

Sec. 11.05.005 - Implementation and service restrictions

(a) *Implementation* .

- (1) The water utilities director for the city will act as the administrator of the water conservation drought contingency plan. The administrator will oversee the execution and implementation of all elements of the program. The administrator will be responsible for supervising the promulgation and retention of adequate records for program verification.
- (2) The water conservation plan will be maintained for the duration of the city's financial obligation to the state under the state revolving loan fund program.

(b) *Contracts with other political subdivisions, water supply corporations or water suppliers* . Any political subdivision, water supply corporation, or water supplier that contracts with the city for the purchase of water shall adopt applicable provisions of the city's water conservation and drought contingency plan. Contracts for the sale of water that are already in effect will be revised to reflect the applicable provisions of the city's most current water conservation and drought contingency plan when the contracts are renewed.

(c) *Service restrictions* . The water conservation and drought contingency plan shall be enforced by the following service restrictions:

- (1) Water service taps will not be provided to customers not meeting the plan requirements.
- (2) The inclining block water rate structure should encourage retrofitting of old plumbing fixtures which use large quantities of water.
- (3) Customers who do not pay their water bills shall be subject to discontinuance or disconnection of service.
- (4) The building inspection department will not certify new construction which fails to meet the plan requirements.

- (Ordinance adopted 2-7-12)

Sec. 11.05.006 - Enforcement

- (a) Violations of any provisions of the water conservation and drought contingency plan may be enforced as follows:
 - (1) *First violation* . Any person or entity as defined under this chapter may be given a verbal or written warning.
 - (2) *Second and subsequent violations* .
 - (A) Violation of any provision of the water conservation and drought contingency plan constitutes a class C misdemeanor offense for which a citation may be issued.
 - (B) Second and subsequent violations shall be punishable by a maximum fine of up to \$2,000.00 per day per violation as provided by section 1.01.009 of the Code of Ordinances of the city.
 - (C) Proof of a culpable mental state is not required for a conviction of an offense under this section. Each day any person or entity fails to comply with the water conservation and drought contingency plan is a separate violation.
 - (3) *Third and subsequent violations* . For third and subsequent violations of the water conservation and drought contingency plan, the water utilities director shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued or disconnected under such circumstances shall be restored only upon payment of charges as provided for in article 11.02, division 2.
 - (b) Compliance with any provision of the water conservation and drought contingency plan may be enforced by civil court action as provided by state and federal law.
- (Ordinance adopted 2-7-12)

Appendix C Water Rates-Current Rate Structure

Section A8.002 - Monthly water rates; sanitary sewer discharge charges; industrial waste charges; sewer tap charges

All persons supplied with water by the city shall be billed for water at the following monthly rates for water supplied on or after January 1, 2016:

- *Rate schedule:*
 - Inside the city, fixed charge - meter size:

	2016	2017	2018	2019	2020
5/8"	\$21.37	\$23.88	\$26.68	\$28.62	\$30.69
1"	\$25.86	\$28.90	\$32.29	\$34.63	\$37.15
1½"	\$30.38	\$33.96	\$37.94	\$40.70	\$43.65
2"	\$40.07	\$44.78	\$50.04	\$53.67	\$57.56
3"	\$117.01	\$130.76	\$146.13	\$156.72	\$168.08
4"	\$146.09	\$163.26	\$182.44	\$195.67	\$209.85
6"	\$212.67	\$237.66	\$265.59	\$284.84	\$305.49
8"	\$288.28	\$322.15	\$360.01	\$386.11	\$414.10

- Residential volumetric, rate per 1,000 gallons (single-family residence, duplex, or other individually metered residential unit. Residential usage shall be the combined usage of the building meter and any landscape meter(s) serving the tract.):

	2016	2017	2018	2019	2020
0—2	\$2.74	\$3.00	\$3.30	\$3.54	\$3.80
3—5	\$3.99	\$4.38	\$4.81	\$5.16	\$5.54
6—15	\$4.66	\$5.12	\$5.62	\$6.03	\$6.47
16—39	\$4.99	\$5.48	\$6.02	\$6.45	\$6.92
>39	\$9.13	\$10.03	\$11.02	\$11.82	\$12.68

- Nonresidential volumetric, rate per 1,000 gallons (commercial, apartment, mobile home park, fire hydrants, industrial, hotel/motel, hospital, school, and government):

2016	2017	2018	2019	2020
\$4.62	\$5.27	\$6.01	\$6.45	\$6.92

- Landscape volumetric, rate per 1,000 gallons:

	2016	2017	2018	2019	2020
Winter					
0—89	\$4.46	\$5.09	\$5.81	\$6.23	\$6.68
>89	\$9.98	\$11.39	\$12.99	\$13.93	\$14.94
Summer					

0—89	\$4.66	\$5.32	\$6.07	\$6.51	\$6.98
>89	\$10.43	\$11.90	\$13.58	\$14.56	\$15.62

* For all landscape meters at schools, colleges, parks, or other city-owned facilities all usage will be billed at the "0—89" rate.

- Manufacturing companies which depend on water use for the construction, manufacturing, assembly or processing of products, such as creameries, medical sutures, wood and cotton processing, packing plants, commercial laundries, and carwashes, shall pay the industrial water rate.
- Angelo State University, San Angelo Independent School District, Tom Green County, Goodfellow Air Force Base and the city shall pay the governmental/schools rate.
- Where the city pays all pumping and distribution costs of untreated water, an additional charge shall be added to the untreated water rate in an amount equal to the average cost per one thousand (1,000) gallons for pumping and distributing said water.
- The charge for fire sprinkler service shall be one dollar (\$1.00) per inch diameter of the main fire service feed line. This charge shall be for each line service per month.
- The charge for water service to users outside the city limits shall be one and one-half (1½) times the rate charged to users within the city limits.
- The water rate schedule shall also be adjusted as set out below pursuant to section 11.05.002 of this code entitled "water conservation measures."

○ *Drought level 1.*

▪ Residential

0-2	1.0
3-5	1.05
6-15	1.05
16-39	1.10
>39	1.20

- Nonresidential: 1.05.
- Landscape (winter and summer): 1.10.
- Fire hydrants: 1.00.

- Untreated Water: 1.00.
- *Drought level 2.*
 - Residential:

0—2	1.10
3—5	1.10
6—15	1.20
16—39	1.20
>39	1.30

- Nonresidential: 1.05.
- Landscape (winter and summer): 1.20.
- Fire hydrants: 1.00.
- Untreated water: 1.10.
- *Drought level 3.*
 - Residential:

0—2	1.20
3—5	1.20
6—15	1.30
16—39	1.30
>39	1.40

- Nonresidential: 1.10.
- Landscape (winter and summer): 1.30.
- Fire hydrants: 1.00.
- Untreated water: 1.20.

Any person contributing wastewater to the city's sanitary wastewater system shall be billed for wastewater so contributed at the following monthly rates on or after January 1, 2016:

- *Base fee.*

Meter Size	2016	2017	2018	2019	2020
5/8"	\$22.24	24.96	\$28.02	\$28.86	\$29.72
1"	\$25.74	28.89	\$32.43	\$33.40	\$34.41
1½"	\$29.27	32.86	\$36.89	\$37.99	\$39.13
2"	\$36.81	41.32	\$46.38	\$47.77	\$49.20
3"	\$96.71	108.56	\$121.86	\$125.52	\$129.28
4"	\$119.36	\$133.98	\$150.39	\$154.90	\$159.55
6"	\$171.20	\$192.18	\$215.72	\$222.19	\$228.85
8"	\$230.09	\$258.28	\$289.91	\$298.61	\$307.57

- *Usage fee.*

- *Single-family residence :*

- A fixed monthly amount of usage shall be established for each user by averaging the user's billed water consumption for the previous months of December, January, and February. The fixed monthly average shall be recalculated each year on March 1st. If a user does not have three months of water consumption history that can be used in the averaging, then the amount of data available will be utilized.

- Blocks (1,000 gallons):

	2016	2017	2018	2019	2020
4—15 (maximum)	\$2.81	3.15	\$3.54	\$3.64	\$3.75

The monthly usage fee shall be as stated above per each 1,000 gallons of average water usage above 4,000 gallons up to a maximum of 15,000 gallons average usage. This charge applies to wastewater that does not exceed the strength of normal domestic wastewater as defined in section 11.02.121 of this code.

- A user may separately meter usage of water for outside irrigation. Such separately metered water shall not be utilized in calculating wastewater fees.
- *Multifamily residence* (duplex, apartment house, mobile home park, boardinghouse), San Angelo public schools, Angelo State University, and Goodfellow Air Force Base.
 - A fixed monthly amount of usage shall be established for each user by averaging the user's billed water consumption for the previous months of December, January, and February. The fixed monthly average shall be recalculated each year on March 1st. If a user does not have three months of water consumption history that can be used in the averaging, then the amount of data available will be utilized.
 - Blocks (1,000 gallons):

	2016	2017	2018	2019	2020
4 and above	\$2.81	3.15	\$3.54	\$3.64	\$3.75

The monthly usage fee shall be as stated above per each 1,000 gallons of average water usage above 4,000 gallons. This charge applies to wastewater that does not exceed the strength of normal domestic wastewater as defined in section 11.02.121 of this code.

- A user may separately meter usage of water for outside irrigation. Such separately metered water shall not be utilized in calculating wastewater fees.
- *Commercial, industrial, hospitals, churches, hotels, motels, and governmental users* (with the exception of those governmental users in subsection (B) above).
 - Blocks (1,000 gallons):

	2016	2017	2018	2019	2020
4 and above	\$2.81	3.15	\$3.54	\$3.64	\$3.75

The monthly usage fee shall be as stated above per each 1,000 gallons of water usage above 4,000 gallons. This charge applies to wastewater that does not exceed the strength of normal domestic wastewater as defined in section 11.02.121 of this code.

- A user may separately meter usage of water that does not enter the sewer. Such separately metered water shall not be utilized in calculating wastewater fees.
- *Swimming pools :*

2016	2017	2018	2019	2020
\$2.81	3.15	\$3.54	\$3.64	\$3.75

Any user with a swimming pool will be charged as stated above per month for each swimming pool which discharges backwash waters or drainage water into the city's sanitary wastewater system.

Appendix D Water Conservation Plan 5 and 10 Year Goals for Water Savings

WATER CONSERVATION PLAN 5- AND 10-YR GOALS FOR WATER SAVINGS

Facility Name: COSA- Water Utilities

Water Conservation Plan Year: 2019

	Historic 5yr Average	Baseline	5-yr Goal for year <u>2024</u>	10-yr Goal for year <u>2029</u>
Total GPCD ¹	116	118	138	130
Residential GPCD ²	68	69	68	65
Water Loss (GPCD) ³	10	15	13	10
Water Loss (Percentage) ⁴	9 %	13 %	9 %	8 %

1. Total GPCD = (Total Gallons in System ÷ Permanent Population) ÷ 365

2. Residential GPCD = (Gallons Used for Residential Use ÷ Residential Population) ÷ 365

3. Water Loss GPCD = (Total Water Loss ÷ Permanent Population) ÷ 365

4. Water Loss Percentage = (Total Water Loss ÷ Total Gallons in System) x 100; or (Water Loss GPCD ÷ Total GPCD) x 100

Due to future expected economic and population growth we kept the city's previous goal of water consumption reduction by 1.2 percent annually starting from the City's 2000 consumption of 185 gallons per capita per day (GPCD). We also took into account the possibility of future expansion of commercial industries, which increase population and water demand of Total GPCD while still reducing the residential GPCD and Water Loss GPCD over the next 10 years.

Appendix E Certificate of Convenience and Necessity

Public Utility Commission of Texas

By These Presents Be It Known To All That

CITY OF SAN ANGELO, TEXAS

having duly applied for certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service by this Applicant, is entitled to and is hereby granted this

Certificate of Convenience and Necessity

numbered 10242 , to provide water utility service to that service area or those service areas designated by final Order or Orders duly entered by this Commission, which Order or Orders are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection;

and be it known further that these

presents do evidence the authority and the duty of this Grantee to provide such utility service in accordance with the laws of this State and the Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

Issued at Austin, Texas, this 1st day of November, 1979.



Philip F. Ricketts

Philip F. Ricketts
SECRETARY OF THE COMMISSION



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 4, 2019

Item type: Consent Item

Caption:

Second reading and public hearing of an ordinance amending Chapter 2 "Administration and Personnel", Article 2.07 "Boards, Committees, and Commissions" (Julia Antilley)

Summary/History:

The City Clerk and City Attorney's Offices have reviewed the Board Ordinance and recommend the following changes:

- adding a holdover provision allowing for a board member to serve until replaced in instances where the board member is needed to meet a quorum
- revising "meeting" generally from required monthly meetings to "called as needed" when necessary to conduct city business
- defining "meeting" as quarterly for the Civic Events Advisory Board

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|---|
| 1. | 2019-08-20 (7c) Ordinance 2019-xx Boards & Commissions | 2019-08-20 (7c) Ordinance 2019-xx Boards & Commissions.docx |
|----|--|---|

Presentation:

Approvals/Reviews:

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

ORDINANCE 2019-0xx

AN ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE CITY OF SAN ANGELO, TEXAS AMENDING CHAPTER 2 "ADMINISTRATION AND PERSONNEL", ARTICLE 2.07 "BOARDS, COMMITTEES, AND COMMISSIONS", DIVISION 1 "GENERALLY" AND DIVISION 9 "CIVIC EVENTS"; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

- 1) THAT**, Chapter 2, Article 2.07, Division 1, Section 2.07.001 (1) "Appointment" and (7) "Meetings" are hereby amended as shown on Exhibit "A".
- 2) THAT**, Chapter 2, Article 2.07, Division 9 is hereby amended by adding Section 2.07.135 as shown on Exhibit "A".
- 3) THAT**, all remaining provisions not amended by this ordinance remain in full force and effect.
- 4) THAT**, the following severability clause is hereby adopted with this amendment:

SEVERABILITY:

That the terms and provisions of this Ordinance shall be deemed to be severable in that if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

- 5) THAT**, this Ordinance shall be effective on, from, and after the date of its passage.

INTRODUCED on the 20th day of August, 2019, and finally **PASSED**, **APPROVED** and **ADOPTED** on this the 4th day of September, 2019.

THE CITY OF SAN ANGELO:

Brenda Gunter, Mayor

ATTEST:

Julia Antilley, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

Exhibit A

ARTICLE 2.07 BOARDS, COMMITTEES AND COMMISSIONS

Division 1. Generally

Sec. 2.07.001 Organization and Procedure. Unless otherwise required by statute or this article, all boards and commissions shall be governed as follows:

(1) *Appointment.* Members shall be appointed by a vote of City Council. One member shall be nominated by the mayor. Each of the six remaining member seats shall be designated for a single member district one through six respectively, to be filled by nomination of the councilmember representing the designated single member district. Should any nominee not secure at least four affirmative votes of councilmembers, the mayor or single member district city council member having made the nomination shall schedule a new nomination for vote of the council. In the event of quorum concerns, should a board member's replacement not be appointed upon the expiration of any term of a board member, then that board member shall holdover on the board until a qualified replacement board member has been appointed.

(7) *Meetings.* Each board shall meet as needed on a day to be selected by the commission and on other such occasions as may be called by the chairman or the City Council. Additional meetings may be called as needed. Meetings may be cancelled in months where there is no business to be transacted. All meetings shall be open to the public and held in accordance with the Texas Open Meetings Act. All meetings shall be held within the city limits.

Division 9. Civic Events Board

Sec. 2.07.135 Meetings. The board shall meet no more than quarterly or when directed by Council.

Secs. 2.07.136–2.07.145 Reserved.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 4, 2019

Item type: Consent Item

Caption:

Second reading of an ordinance approving Z19-13, a rezoning from Single Family Residence (RS-1) Zoning District to the Two Family Residence (RS-2) Zoning District on 0.482 acres located at 215, 217, and 219 S. Washington St. (Jon James)

Summary/History:

A request for approval of a rezoning from the Single Family Residential (RS-1) Zoning District to Two Family Residential (RS-2) Zoning District on the subject property. The applicant is remodeling an existing second residence that was built in 1954 and is wanting to rezone their lot to Two Family Residential in order to have the zoning match the use and to allow the remodeling to move forward.

When staff reviewed the existing neighborhood area the property directly to the south of the applicants property also had a second residence apartment built in the early 50's and staff contacted that property owner about joining the rezoning effort in order to have their use match the zoning. Section 310 of the Zoning Ordinance does not permit such use by right in the existing RS-1 zoning district but the RS-2 zone would accommodate the existing use. This older section of town has had multiple rezoning's for the very same purpose.

Financial Impact:

N/A

Other Information/Recommendation:

On July 15, 2019, the Planning Commission unanimously recommended APPROVAL of the rezoning, 4-0 vote.

On August 20, 2019 the City Council voted unanimously to approve the first reading, 7-0 vote.

Attachments:

- | | |
|---------------------|--|
| 1. Staff Report (Z) | Staff Report Z19-13 Zetzman CC revised.pdf |
| 2. Ordinance (Z) | ORD 19-13 Zetzman.docx |

Presentation:

Jon James

Approvals/Reviews:

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

Jon James
Tina Dierschke
Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Approved
Approved
Final Approval

CITY COUNCIL – August 20 & September 4, 2019
STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning		Z19-13: Zetzman/COSA	
SYNOPSIS:			
A request for approval of a rezoning from the Single Family Residential (RS-1) Zoning District to Two Family Residential (RS-2) Zoning District on the subject property. The applicant is remodeling an existing second residence that was built in 1954 and is wanting to rezone their lot to Two Family Residential in order to have the zoning match the use and to allow the remodeling to move forward. When staff reviewed the existing neighborhood area the property directly to the south of the applicants property also had a second residence apartment built in the early 50's; staff contacted that property owner about joining the rezoning effort in order to have their use match the zoning. Section 310 of the Zoning Ordinance does not permit such use by right in the existing RS-1 zoning district but the RS-2 zone would accommodate the existing use. This older section of town has had multiple rezoning's for the very same purpose.			
LOCATION:		LEGAL DESCRIPTION:	
215, 217, & 219 S. Washington St.; generally located at the northwest corner of S. Washington St and W. Twohig Ave.		Lots 4, 5 & 6, Blk. 73, Angelo Heights Addition	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District 5 – Lane Carter Santa Rita Neighborhood	Single Family Residential (RS-1)	Neighborhood	0.482 acres
THOROUGHFARE PLAN:			
<u>South Washington Street</u> –Urban Major Collector Street, Required 60' min. ROW (60' Existing) Required 50' min. pavement width (36' Existing). <u>West Twohig Avenue</u>- Urban Local Street, Required 50' min. ROW (60' existing) Required 40' or 36' with a 4' sidewalk pavement width (36' with a 4' sidewalk existing)			
NOTIFICATIONS:			
24 notifications were mailed within a 200-foot radius on June 27, 2019. Two responses received in opposition from within the 200 foot radius, three submissions outside of the 200 foot radius in opposition, none in support.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the rezoning from Single Family Residence (RS-1) Zoning District to Two Family Residence (RS-2) Zoning District			
PROPERTY OWNER/PETITIONER:			
Gerald Crisp - owner COSA/Amy Zetzman - applicants			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			

Additional Information: The applicant originally wanted to do some remodeling on the apartment located to the rear of the principal structure. In talking with staff about the status of the apartment built in 1954 the applicant was told it is considered a legal non-conforming use which restricts repairs and remodeling. The applicant was informed that an application to rezone would make the existing situation a legal use and allow the remodeling. Other properties in the older section of San Angelo have also rezoned to bring existing conditions into compliance with current zoning. In working with the original applicant staff approached the neighbor to the south who also had an existing apartment and asked if they would like to join in the application to coordinate their existing use with the correct zoning. In both cases the rezoning would not change the use since both properties currently have established two-family structures, but this action would simple make the zoning match the uses.

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 identifies this area as Neighborhood. The zone change proposed is compatible with that designation in that both single family and two family residential fit under the Neighborhood residential designation. Both are seen as neighborhood uses.
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 zone change is consistent with the existing residential zones in the area and the uses within the neighborhood. The older sections of San Angelo have always had a variety of structure types within the residential districts. As a result, the neighborhoods exhibit a checkerboard of uses approved over time.
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 zoning types. The west half of this block is zoned RM-1. The half block to the north are zoned RS-2 and CN. Then immediately to the north the remaining half blocks are zoned CG/CH. However, the blocks to the south and east are zoned RS-1. This rezoning would effectively make the applicants area a transitional block.
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 existing uses and compatible with those uses. Two family residential is seen as a neighborhood use and compatible with single family uses. This is demonstrated by the fact that these uses have been there for over 40 years.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation,**

wetlands and the practical functioning of the natural environment. The rezoning is anticipated to have little adverse impact on the natural environment.

6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Allowing the site to rezone continues an already demonstrated need for individual small rental residences in the area 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 reflects a transitional development pattern which is in keeping with the older neighborhoods. This is common in older areas near the city center as they change and grow. This rezoning seeks to allow a balance to allow for mixed growth while allowing the transition to adaptable neighborhoods.

Planning Commission Recommendation:

On July 15, 2019, the Planning Commission recommended APPROVAL of a Rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District on the subject property. The following is the complete excerpt of the draft minutes from the July 15, 2019, meeting for this case:

Sherry Bailey, Principal Planner, presented the proposed rezoning request. She indicated that the applicant intends to utilize a separate structure as a second dwelling on the property. Mr. Bailey outlined Staff's rationale to approve the Rezoning on the grounds that the development is consistent with the Neighborhood designation in the City's Comprehensive Plan; that both structures were built in the 1940s and 1950s when joint use was allowed; that this is an older part of San Angelo with many separate apartments; and that this rezoning is similar to others in the neighborhood. Ms. Bailey indicated that Staff received one letter in favor and four in opposition, and that the opposition was mainly concerned with transient living.

Vice Chair Spano opened the meeting for public comment.

The applicant, Ms. Amy Zetzman, indicated that she is available for questions.

Ms. Sarah Andersen, a resident of South Bishop Street, expressed support for the request.

Vice Chair Spano closed public comment.

Commissioner Brooks made a Motion to recommend APPROVAL of the Rezoning from the Single Family Residence (RS-1) Zoning District to the Two Family Residence (RS-2) Zoning District. Commissioner Uherik seconded the motion. The Motion passed unanimously 4-0.

Recommendation:

Staff's recommendation is for the City Council to **APPROVE** the Rezoning from the Single Family

Residential (RS-1) Zoning District to the Two Family Residential (RS-2) Zoning District.

Attachments:

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



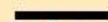
Aerial Location Map

Z19-13: Zetzman/COSA

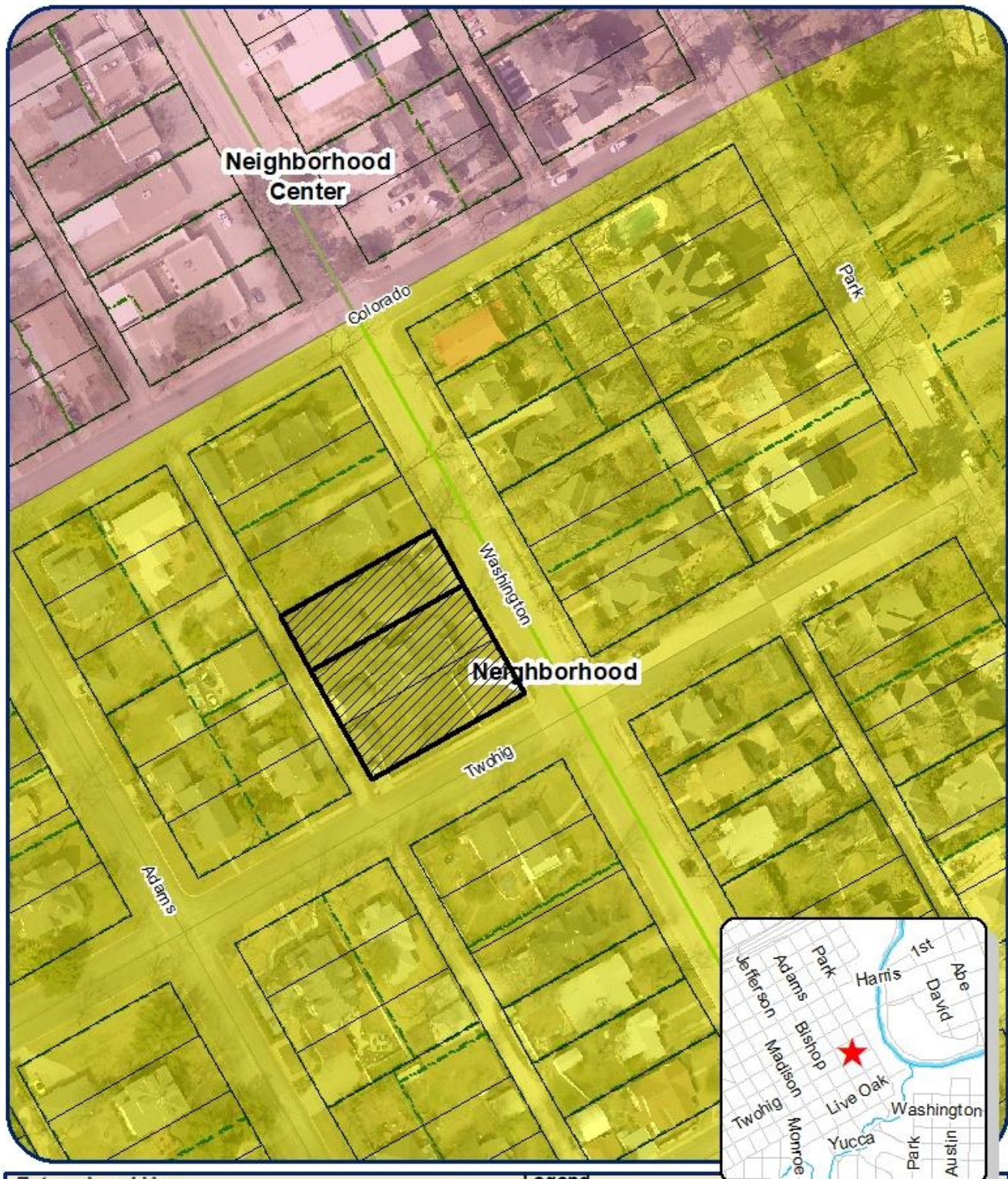
Council District 5 - Lane Carter
Neighborhood: Santa Rita
Scale: 1" approx. = 100 ft

215, 217 & 219 S. Washington St.

Legend

Subject Properties: 
Current Zoning: **Single Family Residential (RS-1)**
Requested Zoning Change: **Two Family Residential (RS-2)**
Vision: **Neighborhood**





Future Land Use

Z19-13: Zetzman/COSA

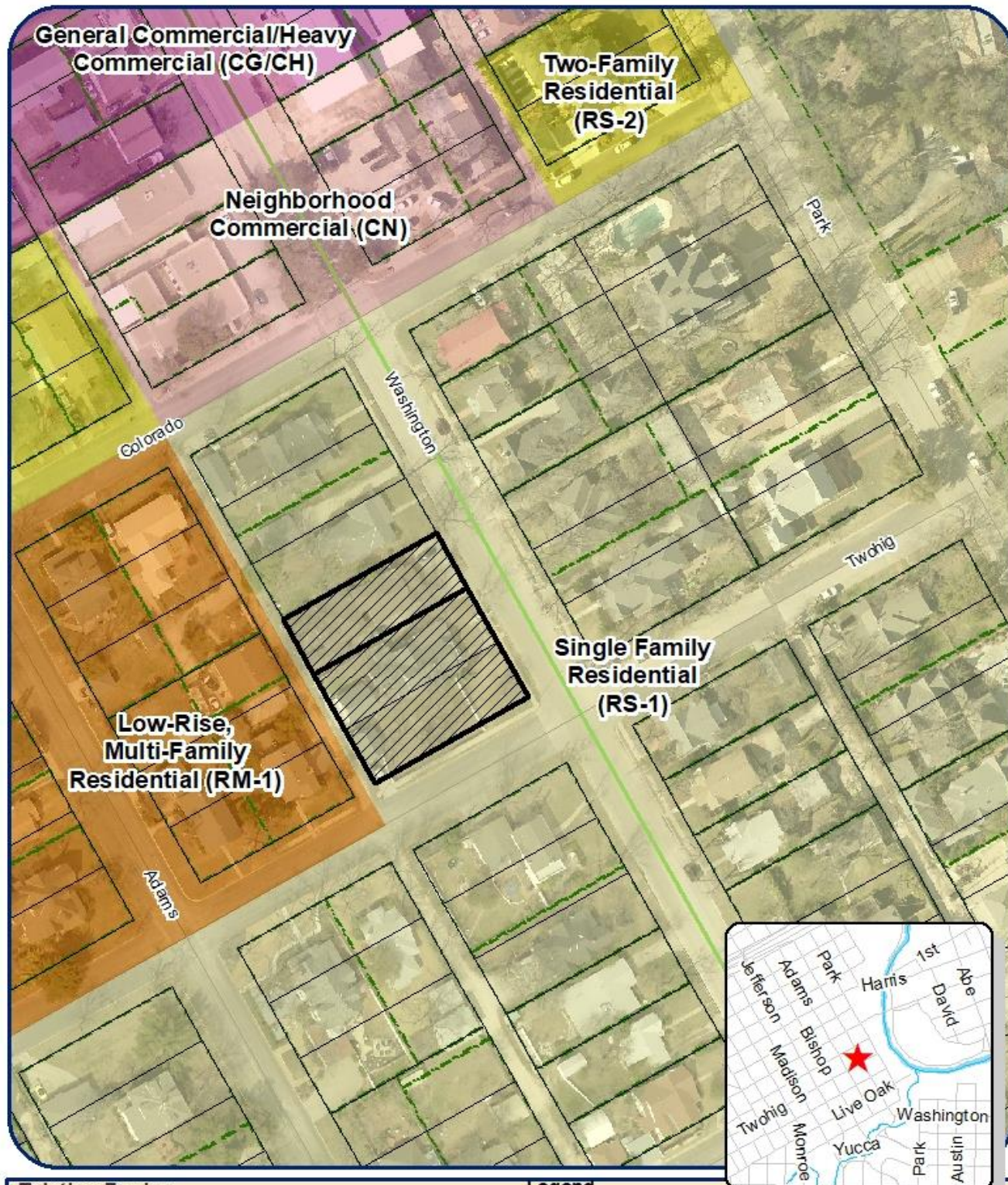
Council District 5 - Lane Carter
Neighborhood: Santa Rita
Scale: 1" approx. = 100 ft

215, 217 & 219 S. Washington St.

Legend

Subject Properties: 
Current Zoning: **Single Family Residential (RS-1)**
Requested Zoning Change: **Two Family Residential (RS-2)**
Vision: **Neighborhood**





Existing Zoning

Z19-13: Zetzman/COSA

Council District 5 - Lane Carter
Neighborhood: Santa Rita
Scale: 1" approx. = 100 ft

215, 217 & 219 S. Washington St.

Legend

Subject Properties: 
Current Zoning: **Single Family Residential (RS-1)**
Requested Zoning Change: **Two Family Residential (RS-2)**
Vision: **Neighborhood**



Photos



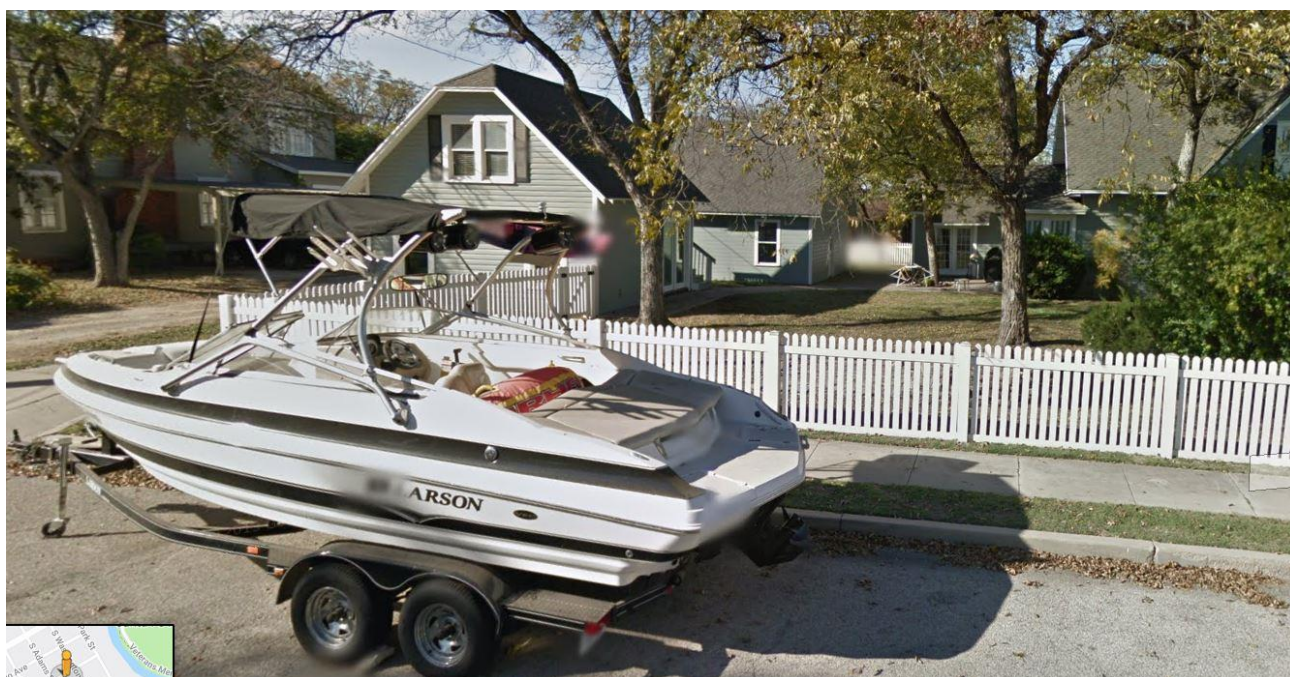
215 & 217 S. Washington St.



Close up of the back apartment



House at 219 S Washington



Existing apartment in the back

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): Amy Zetzman
☒ Owner ☐ Representative (Notarized Affidavit Required)
Mailing Address: 5210 Beverly Dr. City: San Angelo State: TX Zip Code: 76904
Contact Phone Number: 325-895-8030 Contact E-mail Address: amy.zetzman@gmail.com
Subject Property Address: 215+ 217 S. Washington City: San Angelo State: TX Zip Code: 76901
Legal Description (can be found on property tax statement or at www.tamgreencad.com): Lot 4, Block 73, Dallas Subdivision & Miles Addition No. 2 aka Angelo Heights Addition, City of San Angelo, Tom Green County, Texas, according to Map/plat Volume 4, pg. 322, T&C Plat records.
Existing Zoning: RS-1 Proposed Zoning: RS-2 (per RM) Lot size: 4,996 sq. ft.
(Zoning Map available on [City Maps](#))

Section 2: Site Specific Details

Existing Use of Property: 2 ~~single~~ family dwellings, residential use only, used as rental properties.
*Proposed Use of Property: Same use - no change.
*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.

Amy Zetzman [Signature] Zetzman Investments, LLC 6/17/19
Owner Name (Print) Signature Company/Organization (If Applicable) Date

Representative Name (Print) Signature Company/Organization Date

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 6/17/2019

Case No.: Z 19 -- 13

Fully-dimensional site plan: ☐

Nonrefundable fee: \$ 625.00 Receipt #: 272983 Date paid: 6/17/2019

Sign Deposit \$37.50 #272987 Receipt #: 272985 Date paid: 6/17/2019

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: 7/15/2019 Date notifications due: ____/____/____

City Council hearing date: 8/20/2019 Packets due date: ____/____/____

Publication date: ____/____/____

Reviewed/Accepted by: J. Fisher Date: 6/17/2019

Sec. 212. Amendments to Text or Official Zoning Map

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

1. Compatible with Plans and Policies. Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.

The proposed zone change will be within the City's and surrounding areas best interest. There is already at least one known property that will benefit from the RS-2 zoning, in addition to myself. The change will simply give existing properties

more options in how they use their property, and potentially higher sale prices. This will also give owners more housing choices consistent w/ the plan, including diversified incomes and types of tenants/occupants

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

This was a pre-existing building that I believe was well w/ the applicable ordinances at the time it was built (legal non-conforming). It has plenty of ~~top~~ parking (2+ per unit - 5 total) and most set back provisions should fall w/ legal non-conforming.

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.

Property to the south has a detached apartment and the West side of the block is already RM-1.

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

The property has been used as 2 units for more than 30 years, and I would like for it's zoning to match.

5. Effect on Natural Environment. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment

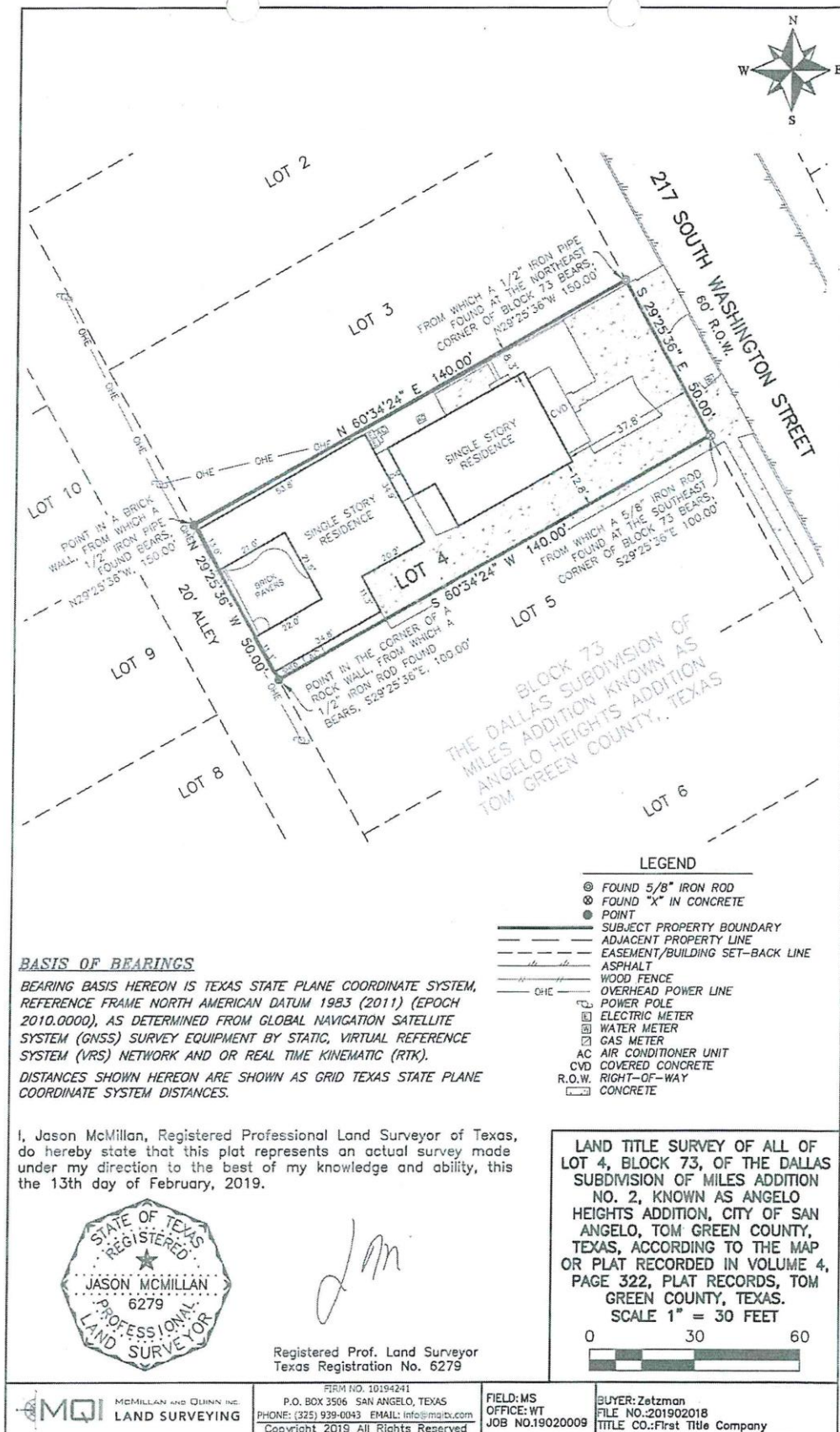
N/A

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

Supports the growing population of San Angelo, as well as encourage that population to move to the and appreciate historic Santa Rita.

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.

*With ample parking, and the consistend use
of the property, there should be no
change in development pattern.*



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: _____

ADDRESS: _____

SIGNATURE: _____



Z19-13: Zetzman/COSA

Property owner number: 38

If you have any questions about these proceedings, please call Hillary Bueker, with the City
of San Angelo's Planning Division at (325) 657-4210 ext. 1546 or at sherry.bailey@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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR

(X) IN OPPOSITION

REASON(S) TRAFFIC in Neighborhood!
we already had a CRACK House AT
1125 COLORADO (lot 32).

NAME: Adrian G. Hernandez

ADDRESS: 1125 COLORADO

SIGNATURE: Adrian G. Hernandez

Z19-13: Zetzman/COSA

Property owner number: 21

If you have any questions about these proceedings, please call Hillary Bueker, with the City of San Angelo's Planning Division at (325) 657-4210 ext. 1546 or at sherry.bailey@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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR

(X)

IN OPPOSITION

REASON(S) _____

NAME: Debra Wilson

ADDRESS: 1120 W. Concho st.
San Angelo Texas 76901

SIGNATURE: Debra Wilson

Z19-13: Zetzman/COSA

Property owner number: 9

If you have any questions about these proceedings, please call Hillary Bueker, with the City
of San Angelo's Planning Division at (325) 657-4210 ext. 1546 or at sherry.bailey@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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR

(☒) IN OPPOSITION

REASON(S) _____

*Strongly opposed to more
potential parking in the street!*

NAME: _____

ADDRESS: _____

SIGNATURE: _____

Z19-13: Zetzman/COSA

Property owner number: 34

If you have any questions about these proceedings, please call Hillary Bueker, with the City of San Angelo's Planning Division at (325) 657-4210 ext. 1546 or at sherry.bailey@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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR

(☒) IN OPPOSITION

REASON(S) _____

NAME: LAWRENCE WILLIAMS

ADDRESS: 1010 W. POWERS

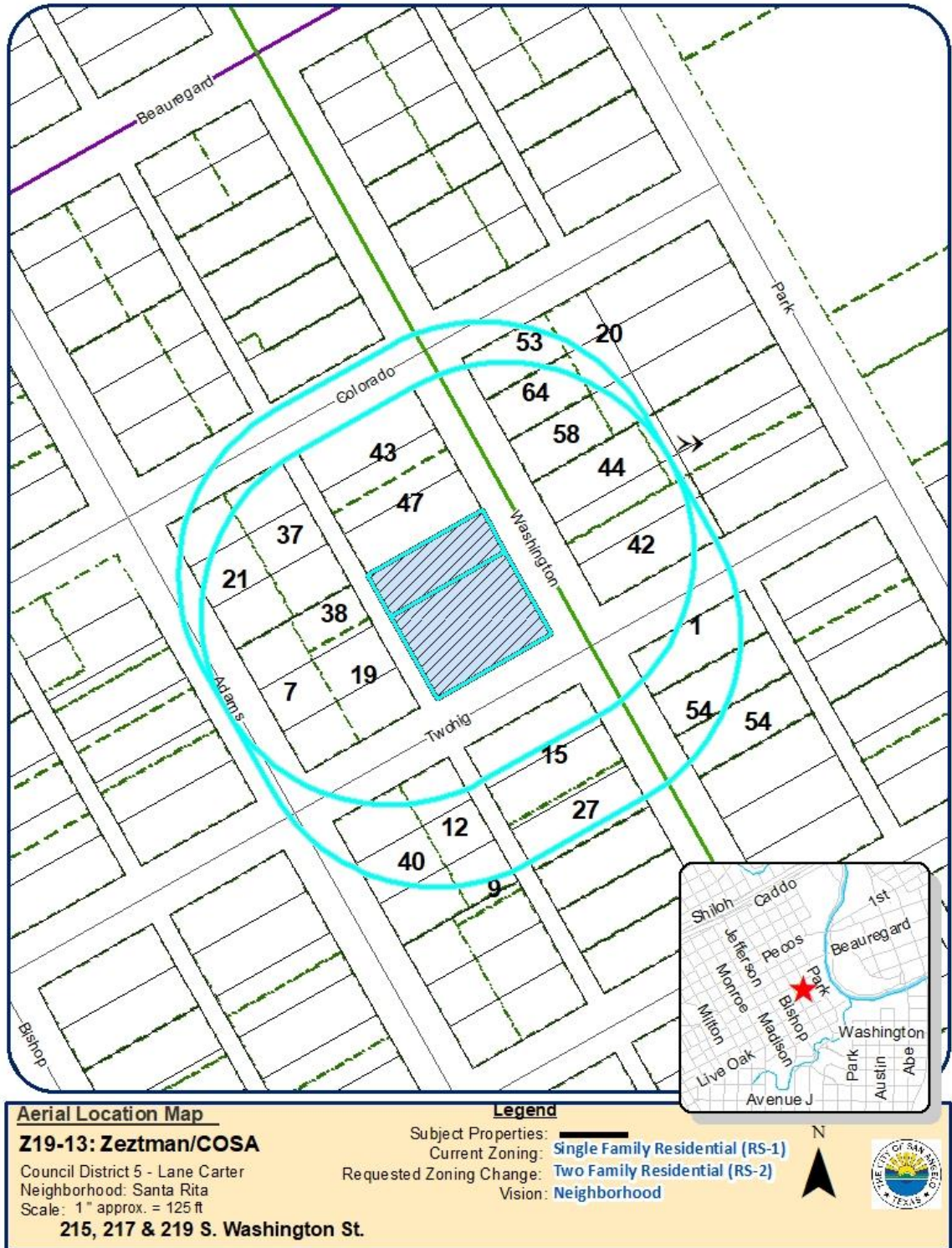
San Angelo, Tx 76901

SIGNATURE: 

Z19-13: Zetzman/COSA

Property owner number: 60

If you have any questions about these proceedings, please call Hillary Bueker, with the City
of San Angelo's Planning Division at (325) 657-4210 ext. 1546 or at sherry.bailey@cosatx.us.



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: **215, 217, AND 219 SOUTH WASHINGTON STREET GENERALLY LOCATED AT THE NORTHWEST CORNER OF SOUTH WASHINGTON AND TWOHIG AVENUE** compromising a total of 0.482 acres, FROM THE SINGLE-FAMILY RESIDENCE ZONING DISTRICT (RS-1) TO TWO-FAMILY RESIDENCE (RS-2) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z19 -13: Zetzman

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 Two-Family Residence (RS-2) Zoning District; and,

WHEREAS, on the 20th day of August, 2019, City Council held a public hearing on Z19-13, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit "A" of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described property permanently zoned TWO-FAMILY RESIDENCE (RS-2) Zoning District:

The real property located at 215, 217 & 219 s. Washington St., specifically being Lots 4, 5, & 6, Blk. 73, Angelo Heights Addition, City of San Angelo, Tom Green County, Texas.

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

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

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

SECTION 5 The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

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

INTRODUCED with public hearing on the **20th day of August, 2019**, and finally PASSED, on this the **4th day of September, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

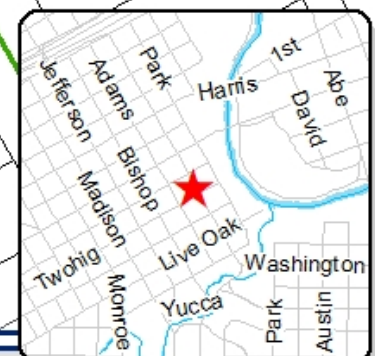
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



REZONING EXHIBIT "A"

Z19-13: Zetzman/COSA

Council District 5 - Lane Carter

Neighborhood: Santa Rita

Scale: 1" approx. = 100 ft

Lots 4, 5, & 6, Block 73, Angelo Heights Addition

Legend

Subject Properties: 

Current Zoning:

Single Family Residential (RS-1)

Requested Zoning Change:

Two Family Residential (RS-2)

Vision:

Neighborhood



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 4, 2019

Item type: Consent Item

Caption:

Second reading of an ordinance approving Z19-14, a rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District, on approximately 80 acres generally located north of the Concho River, south of W. Harris Ave., east of Santa Fe Park Dr., and west of S. Randolph St. (Jon James)

Summary/History:

The Planning Division has conducted a review of the current Central Business District (CBD) and recommends its expansion as per the attached maps. This expansion of the CBD is consistent with the City's Comprehensive Plan. Staff believe that the proposed expansion is appropriate for the area, reducing existing nonconforming businesses and structures, encouraging businesses to expand, creating new housing opportunities, and establishing more flexible zoning standards to encourage development and re-development in this area.

Financial Impact:

N/A

Other Information/Recommendation:

On July 15, 2019, the Planning Commission unanimously recommended APPROVAL of the Rezoning.

On August 20, 2019 the City Council voted to approve the rezoning by a vote of 6-1.

Attachments:

- | | |
|---------------------|--------------------------------|
| 1. Staff Report (Z) | CC Staff Report Z19-14 CBD.pdf |
| 2. Ordinance (Z) | Ordinance (Z19-14).docx |

Presentation:

Jon James

Approvals/Reviews:

Hillary Bueker	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 –AUGUST 20 & SEPTEMBER 4, 2019

STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning		Z19-14: CBD	
SYNOPSIS:			
A request for approval of a rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District, on approximately 80 acres generally located North of the Concho River, South of West Harris Avenue, East of Santa Fe Park and West of South Randolph Street.			
LOCATION:		LEGAL DESCRIPTION:	
Southwest Downtown		Being approximately 80 acres north of the Concho River, south of West Harris Avenue, east of Santa Fe Park and west of South Randolph Street, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #3 – Harry Thomas Downtown Neighborhood		General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO) Low Rise Multi-Family Residential (RM-1)	Downtown
			SIZE:
			+/- 80 acres
THOROUGHFARE PLAN:			
<u>South Abe Street, South Koenigheim Street, West Beauregard Avenue</u> – Urban Major Arterial Streets, Required 80' min. ROW, Required 64' min. pavement width. <u>South David Street, West Twohiq Ave, West Concho Avenue</u> – Urban Local Streets, Required 50' min. ROW, Required 40' or 36' with a 4' sidewalk min. pavement width.			
NOTIFICATIONS:			
107 notifications were mailed within a 200-foot radius on June 26, 2019. Four received in support and One in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District.			
PROPERTY			
COSA			
STAFF CONTACT:			
Hillary Bueker Planning Manager (325) 657-4210, Ext. 1547 hillary.bueker@cosatx.us			

Additional Information: The Planning Division has conducted a review of the current Central Business District (CBD) and recommends its expansion as per the attached maps. Staff believe the proposed expansion is appropriate for the area, encouraging businesses to expand, new housing opportunities, and more flexible zoning standards to encourage development and re-development.

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 area has been identified as Downtown Future Land Use since the 2009 update to the City's Comprehensive Plan. The goal of the Downtown designation is to reinforce downtown San Angelo "as the principal commercial service and cultural center in the region." The Downtown policies include considering the expansion of CBD zoning in these areas to allow for greater variety of residential housing types, as well as the elimination of incompatible CG/CH zoning. Staff believes that the proposed CBD expansion will achieve all of these policy objectives. Extensive research and visits through the surrounding area confirm that all of the properties except one are comprised of uses already allowed by right in the CBD district. Eliminating the CG/CH zoning would protect nearby residential areas and retail commercial areas from incompatible forms of development that would be allowed in the heavy commercial portion of the CG/CH zone. Staff believes this will encourage new retail businesses, and more mixed-use (i.e. commercial with residential) development which is allowed in the CBD zoning district.
2. **Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The CBD zoning has additional benefits not allocated to other zoning districts which include a full exemption from parking requirements; full exemptions from front yard setback requirements (allow a building to have a setback of 0 feet from the front property line); floor area ratio of 3.2 (gross floor area of all buildings on a lot divided by the total lot area). These reduced standards allow re-development and expansion on downtown lots which may contain legal non-conforming structures that would otherwise not be able to meet current setbacks or parking requirements. Included in the staff report is an abbreviated use table to compare the allowed uses within the current zoning districts and the proposed Central Business District as well as a short sample of the development standards for each district.
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 is comprised of mixed uses of commercial and residential in the subject area. The existing development fits in with the existing mixed use development pattern, and would allow from continuation of existing businesses and household living.

4. **Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.** As indicated, the subject properties have been part of the Downtown Future Land Use designation since the 2009 Comprehensive Plan update, and were identified as part of the Future Land Use CBD Extension in the original 2003 Comprehensive Plan. Staff believes it is time to rezone these properties to CBD to be consistent with the Plan and to stimulate growth and investment in this area. The flexibility in the CBD standards, in particular exemption from parking and reduced setbacks, allow new development while still encouraging re-development.
5. **Effect on Natural Environment. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** The rezoning is anticipated to have little to no adverse impact on the natural environment. Most of the redevelopment of this area would come from reuse and rehabilitation of existing structures.
6. **Community Need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Allowing this site to rezone to central business district would allow existing businesses to continue to serve the community while also allowing household living for an expanded mixed use area.
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 subject area is mixed with commercial and residential, approving the rezoning will allow the parcels to keep in continuity with the adjoining development in the area.

Planning Commission Recommendation:

On July 15, 2019, the Planning Commission recommended APPROVAL of a Rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District on the subject properties. The following is the complete excerpt of the draft minutes from the July 15, 2019, meeting for this case:

Mrs. Bueker outlined the proposed CBD expansion area which would extend west of South Randolph Street, south of West Harris Avenue, east of Santa Fe Park, and north of the Concho River. She explained that the proposed CBD expansion was initiated by Staff based on consistency with the Downtown designation in the Comprehensive Plan; that it would benefit several property owners; and that responses so far have been positive. Mrs. Bueker displayed for the Commissioners an abbreviated use table that shows which uses in the Zoning Ordinance would be allowed by right in the CBD, and which ones would not be or require an extra step such as

vehicle repair where the customer does not wait or rental equipment of heavy equipment which requires a conditional use. She also outlined the development standards in the CBD district which does not require parking standards or front yard setbacks. She explained that these standards could save the historic and natural landscapes of homes in their front yards as they transition to mixed uses, and would allow new or redevelopment in line with existing buildings.

Mrs. Bueker outlined Staff's rationale to approve the Rezoning on the grounds that the CBD zoning would be consistent with the Downtown designation in the Comprehensive Plan; that reduced standards would allow re-development and expansion of structures that would have been non-conforming; that the rezoning would allow the mixed uses of the surrounding areas to continue; and that the CBD zoning could stimulate growth and reinvestment.

Commissioner Brooks asked to clarify that under the CBD zoning parking would not be required.

Mrs. Bueker responded this was correct.

Commissioner Brooks asked if Firestone would be allowed in CBD.

Mrs. Bueker responded this business would be a lawful conditional use since it was established before 2000. She explained that any new vehicle repair would require a new conditional use.

Vice Chair Spano opened the meeting for public comment.

Mr. Del Velasquez of Downtown San Angelo spoke in favor of the request. He explained that the Main Street boundaries are larger than the proposed CBD boundary but that he understood City staff will continue to look at these other boundaries.

Mrs. Bueker responded that Staff plans to look at a more expanded CBD boundary in future.

Vice Chair Spano closed public comment.

Commissioner Brooks made a Motion to recommend APPROVAL of the Rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District. Commissioner Self seconded the motion. The Motion passed unanimously 4-0.

Recommendation:

Staff's recommendation is for the City Council to **APPROVE** of a rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District.

Attachments:

Abbreviated Use Table
Development Standards
Aerial Map
Future Land Use Map
Zoning Map
Photographs
Notification Map
Resident Letters

Use Category	Short Definition (see also Chap. 8)	R M 1	C N	C O	C G	CG / CH	C B D
* = Specific Use Regulations May Apply. See Article 4.							
A = Allowed / C = Conditional / S = Special Use							
Residential							
Group Living	residential occupancy that does not meet the definition of "household living"	*	-	-	-	S	-
Household Living	residential occupancy of a dwelling by a "household"	*	A	C	C	C	A
Recovery Facility, Alcohol and Drug	residential programs that provide care and training or treatment for psychiatric, alcohol or drug problems	*	-	-	A	A	A
Institutional and Civic							
College	institutions of higher learning	*	-	-	A	A	A
Community Services	public, nonprofit, or charitable uses providing service to the community		C	A	A	A	A
Day Care	care, protection and supervision for children or adults on a regular basis	*	A	A	A	A	A
Detention Facilities	facilities for detention of incarcerated people		-	-	-	S	S
Golf Course, Golf Driving Range	facilities for golf, including practice areas	*	S	S	S	S	S
Hospital	medical or surgical care, with overnight care		-	-	C	C	C
Parks and Open Areas	natural areas consisting mostly of vegetative landscaping, outdoor recreation, gardens, etc.		A	A	A	A	A
Religious Institutions	meeting areas for religious activities		C	A	A	A	A
Safety Services	public safety and emergency services		C	A	A	A	A
School	kindergarten-grade 9 public or private		A	A	A	-	A
School	high school public or private		C	A	A	-	A
Special Event, Type 1	fund-raising, business promotion, special and seasonal events	*	A	A	A	A	A
Special Event, Type 2	carnival, concert, circus, fair or festival	*	-	-	-	A	A
Utilities, Basic	infrastructure that needs to be located in or near the area where the service is provided		A	A	A	A	A
Commercial							
Alcoholic Beverages Sales for On-Premises Consumption (added to Use Table 2003)	establishment where alcoholic beverages are sold for consumption on the premises, except for certain restaurants where such beverages are provided as a supplemental service	*				C	C

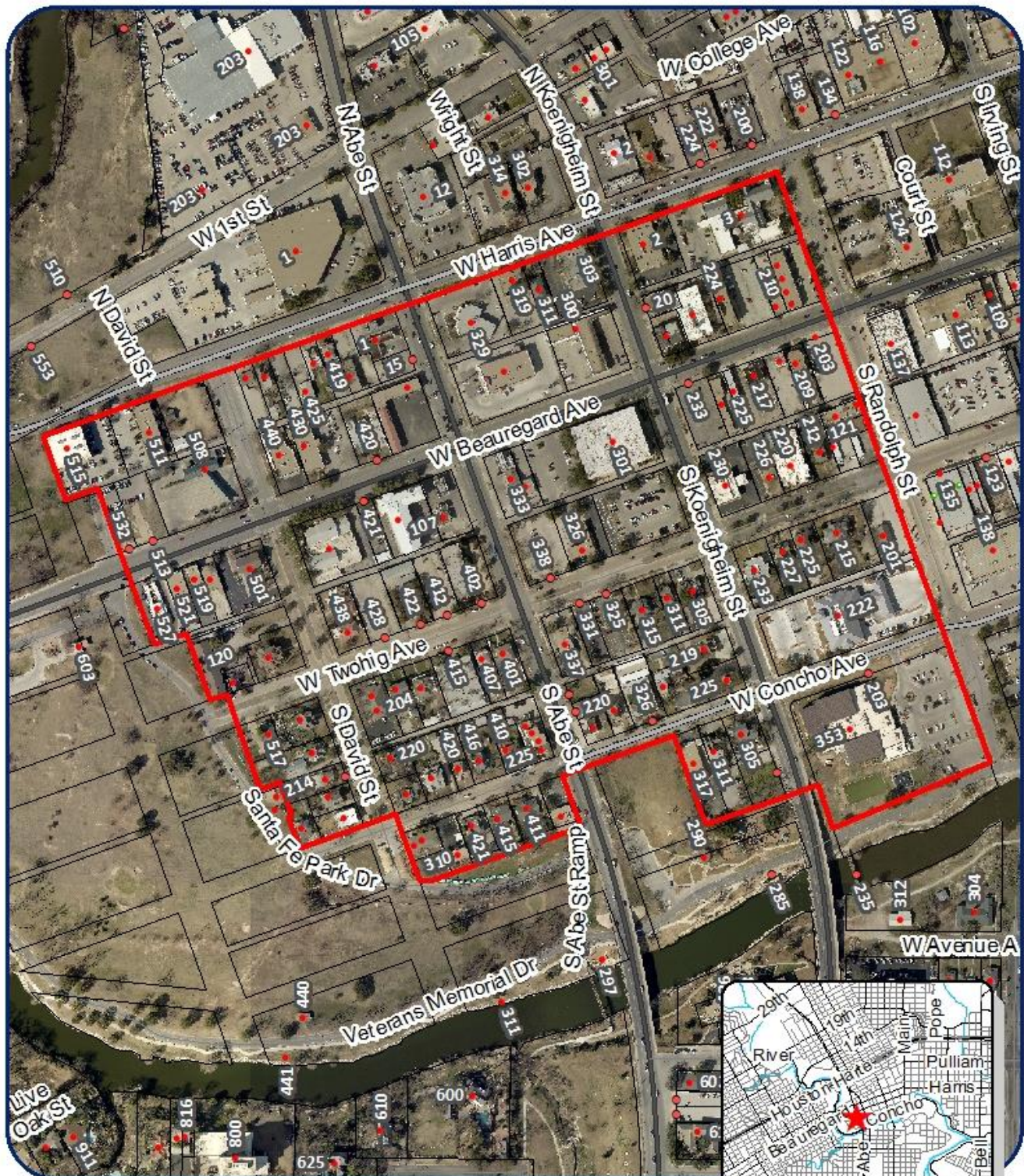
Use Category	Short Definition (see also Chap. 8)	R	C	C	C	CG	C
		M	N	O	G	/	B
		1				CH	D
* = Specific Use Regulations May Apply. See Article 4.							
A = Allowed / C = Conditional / S = Special Use							
Auto and Boat Dealer	sales of cars, light trucks and boats	*	-	-	-	A	A
Bed & Breakfast	a single-family dwelling offering overnight accommodations	*	C	A	A	A	A
Campground/ Recreational Vehicle Park	temporary, often overnight accommodations for camping units and recreational vehicles		-	-	-	S	S
Office	activities in an office setting focusing on business, government, professional, medical or financial services		-	A	A	A	A
Parking, Commercial	parking not accessory to an allowed use, fees may be charged		-	C	A	A	A
Recreation and Entertainment, Outdoor	large commercial uses that provide continuous recreation or entertainment		-	-	-	S	S
Rental, Equipment	firms leasing or renting heavy vehicles, equipment and machinery under 3.5 tons to the public, may also provide product repair	*	-	-	-	C	A
Retail Sales and Service	firms involved in the sale or [of] new or used products to the public, may provide personal services, entertainment or product repair	*	-	A	C	A	A
Self-Service Storage	uses providing separate storage areas for individuals or businesses	*	C	C	C	A	A
Short-Term Rental	A single-family dwelling offering overnight accommodations	*	C	C	C	C	C
Vehicle Repair	service to passenger vehicles, light or medium trucks, other consumer motor vehicles, generally, the customer does not wait at site while service is being performed	*	-	-	-	C	A
Vehicle Service, Limited	direct services to vehicles where the customer generally waits nearby while the service is performed	*	-	A	C	A	A
Vehicle Wash	automatic or non-automatic facilities for washing vehicles		-	C	-	A	A
Veterinary Clinics, Small Animals	offices and clinics for small, non-hoofed animals		-	A	C	A	A
Industrial							

Use Category	Short Definition (see also Chap. 8)	R M 1	C N	C O	C G	CG / CH	C B D
* = Specific Use Regulations May Apply. See Article 4.							
A = Allowed / C = Conditional / S = Special Use							
Industrial Service	firms servicing industrial, business or consumer machinery, equipment, products or byproducts	-	-	-	C	A	C
Manufacturing and Production, Light	firms involved in assembly, light manufacturing, processing, fabrication, or packaging of goods	*	-	-	-	#	-
# See "other" use categories for certain light manufacturing allowed in CG/CH districts.							
Manufacturing, Craft by Artisan	processing and/or fabrication goods made ready for sale to consumers, on-site or elsewhere, where processing or fabrication is of substantially low intensity with an emphasis on handiwork	-	-	-	A	A	A
Warehouse and Freight Movement	firms involved in storage or movement of goods	-	-	-	C	A	A
Waste-Related Use	uses that receive recycled materials or wastes for disposal on-site or transfer to another location, uses that collect sanitary wastes, or that produce goods or energy from composting	*	-	C	C	C	C
Wholesale Trade	firms involved in sale, lease, or rental of products for industrial, institutional, or commercial business	*	-	-	-	C	A
Other							
Animal Kennel	facilities for overnight care of animals, except horses	-	-	-	-	C	-
Entertainment Event, Major	activity or structure that draws large numbers of people to specific events	-	-	-	S	S	S
Firearms Range	indoor or outdoor facilities for discharging firearms	*	-	-	-	S	S
Horse Boarding and Riding Academy	overnight care of horses, with or without related equestrian facilities	-	-	-	-	C	-
Passenger Terminals	facilities for the arrival or departure of airplanes, trains or buses	-	-	-	C	C	C
Plant Nursery	facilities producing flowers, shrubs, horticultural or household plants for retail or wholesale trade	-	-	-	-	A	-

Use Category	Short Definition (see also Chap. 8)	R M 1	C N	C O	C G	CG / CH	C B D
* = Specific Use Regulations May Apply. See Article 4.							
A = Allowed / C = Conditional / S = Special Use							
Telecommunications Facilities	devices and supporting elements necessary to produce electromagnetic radiation operating to produce a signal	*	C	C	C	C	C
Any Use(s) Deemed Appropriate	only where such uses(s) can provide effective transition between less restrictive and more restrictive zoning districts	*	S	S	S	S	S
Food and beverage processing; drug processing, tobacco manufacture; building materials processing; light metal fabrication; jewelry fabrication; processing and fabrication of optical and scientific instruments; artificial limb fabrication; broom fabrication; manufacture of wearing apparel including boots and shoes; bags and mattress manufacture	certain light manufacturing uses not allowed in either CG or CH Districts, but which are allowed in CG/CH Districts and also where light manufacturing is generally allowed		-	-	-	A	-

Development Standard	Districts				
	CN	CO	CG	CG/CH	CBD
Minimum Lot Area (sq. ft.)	6,000	6,000	6,000	6,000	6,000
Minimum Lot Dimensions (ft.) (width x depth)	50 X 80	50 X 80	50 X 80	50 X 80	50 X 80
Minimum Front Yard (ft.)	25	25	25	25	exempt
Minimum Side/Rear Yard (ft.)	None required unless abutting* residential district or use, where minimum of 10 feet required				
Maximum Floor Area Ratio	0.6	2	2	2	3.2
Maximum Height (ft.)	35	-	-	-	-

Development Standard	Districts	
	RM-1	
Minimum Lot Area (sq. ft.)		
Single-Family Unit	5,000	
Zero Lot Line or Twinhome Unit	2,500	
Townhouse Unit	1,875	
Multifamily Project or Group Home	7,000	
Minimum Lot Dimensions (ft.) (width x depth)		
Single-Family/Two-Family Unit	50x100	
Zero Lot Line or Twinhome Unit	40x60	
Townhouse Unit	25x75	
Multifamily Project or Group Home	60x100	
Minimum Front Yard (ft.)		
Single-Family/Two-Family Unit	25	Arterial Street - 25'
Zero Lot Line or Twinhome Unit	15	
Townhouse Unit	15	
Multifamily Project or Group Home	25	
Minimum Side Yard (ft.)		
Single-Family/Two-Family Unit	5	
Zero Lot Line or Twinhome Unit	0/10	
Townhouse Unit	0/10	
Multifamily Project or Group Home	10	
Minimum Rear Yard (ft.)		
Single-Family/Two-Family Unit	20	
Zero Lot Line or Twinhome Unit	10	
Townhouse Unit	10	
Multifamily Project or Group Home	20	
Maximum Floor Area Ratio	0.75	
Maximum Height (ft.) (stories)	35 (2 1/2)	
Maximum Density (units/gross acre)	25	

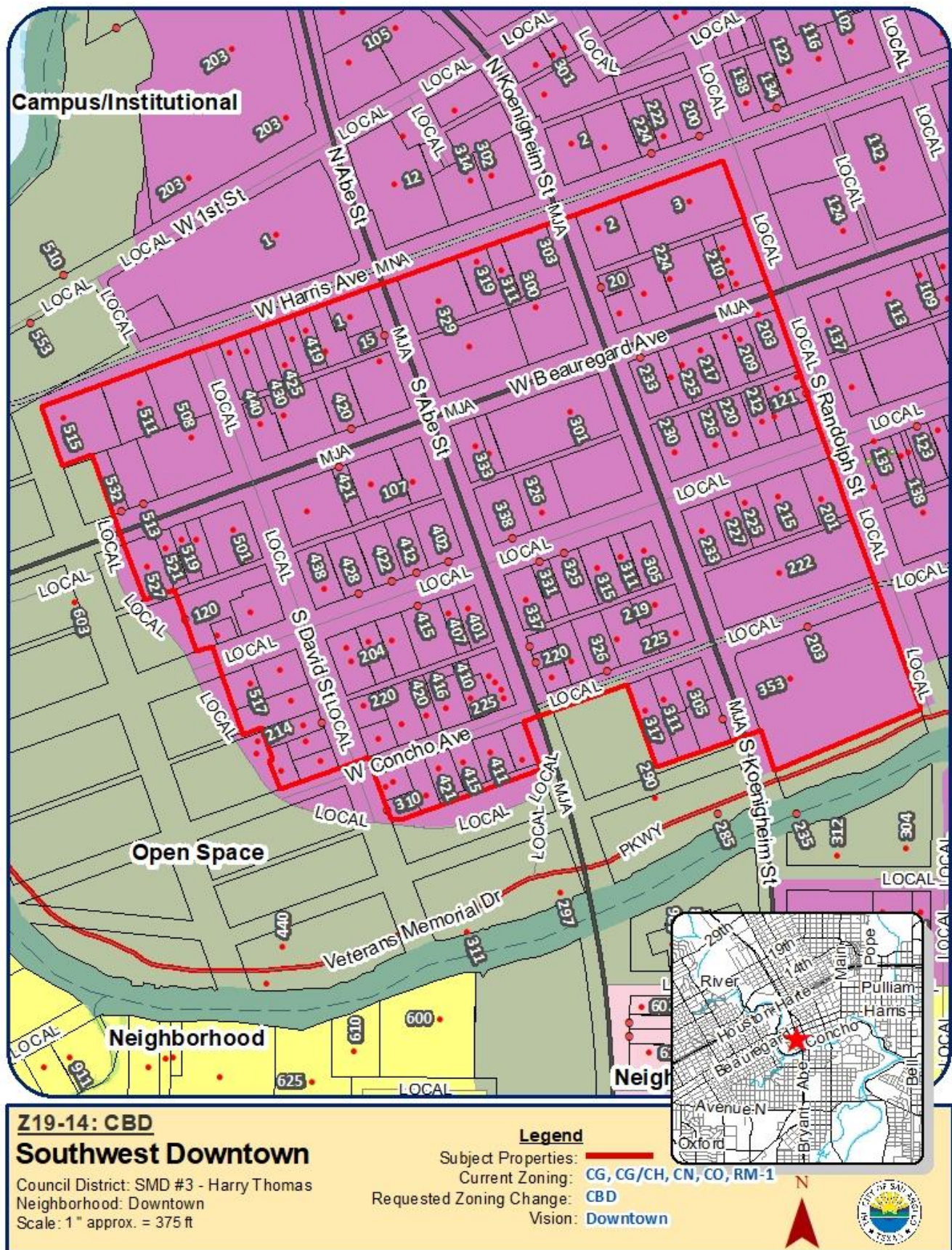


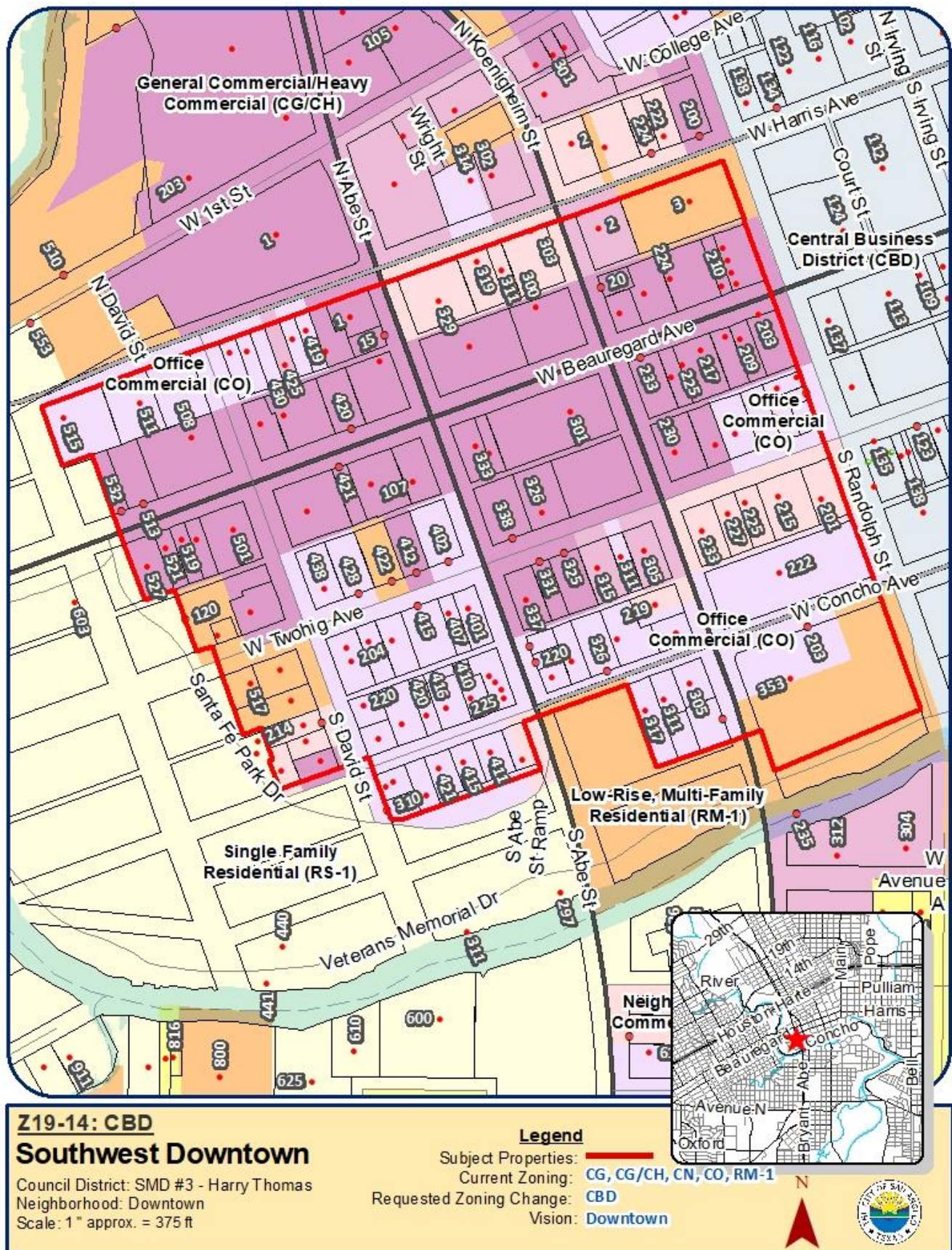
Z19-14: CBD
Southwest Downtown

Council District: SMD #3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 375 ft

Legend
 Subject Properties: —
 Current Zoning: CG, CG/CH, CN, CO, RM-1
 Requested Zoning Change: CBD
 Vision: Downtown







Photos



Existing School and Office Building south of West Harris Ave.



Existing Office and Retail south of West Harris Ave.



Existing Office and Retail South of West Harris Ave.



Existing Office and Retail south of West Beauregard Ave.



Existing Office and Retail south of West Beauregard Ave.



Existing Office and Retail north of West Beauregard Ave.



Existing Commercial Properties north of West Beauregard Ave.



Existing Auto Repair north of West Beauregard Ave.



Existing Retail at the corner of West Beauregard Ave. & South Abe Street



Existing Retail at the corner of West Twohig Ave and South Abe St.



Existing Retail north of West Twohig Ave.



Existing Offices and Homes south of West Twohig Ave.



Existing Office and Home north of West Twohig Ave.



Existing Multi-family housing north of West Twohig Ave.



Existing Offices and Homes south of West Twohig Ave.



Existing Offices and Homes north of West Concho Ave.



Existing Offices and Homes north of West Concho Ave.



Existing Retail and Multi-family at corner of West Concho Ave. & South Abe St.



Existing Retail and Multi-family at north of West Concho Ave.



Existing YMCA at the corner of West Concho Ave. and South Koenigheim St.



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.

(X) IN FAVOR () IN OPPOSITION

REASON(S) _____

NAME: Dan Baker

ADDRESS: Regal Oil, Inc.

P.O. Box 950, San Angelo, TX 76902

PHONE: 325/658-7521

SIGNATURE: *Dan Baker*

Z19-14: CBD

Property owner number: 74

If you have any questions about these proceedings, please call the City of San Angelo's Planning Division at (325) 657-4210 ext. 2 or email at hillary.bueker@cosatx.us or 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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

(X)

IN FAVOR

()

IN OPPOSITION

REASON(S) _____

NAME: Doug Bell

ADDRESS: PO Box 62706

San Angelo, TX. 76906

PHONE: 325-656-1277

SIGNATURE: Douglas A. Bell

Z19-14: CBD

Property owner number: 67

If you have any questions about these proceedings, please call the City of San Angelo's Planning Division at (325) 657-4210 ext. 2 or email at hillary.bueker@cosatx.us or jeff.fisher@cosatx.us.

TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY
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DIVISION AT 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR

(X) IN OPPOSITION

REASON(S) my current property is zoned C6
and I'd like to keep it that way!

NAME: Howdy Johnston

ADDRESS: _____

PHONE: 325-650-3716

SIGNATURE: [Signature]

Z19-14: CBD

Property owner number: 39

If you have any questions about these proceedings, please call the City of San Angelo's
Planning Division at (325) 657-4210 ext. 2 or email at hillary.bueker@cosatx.us or
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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

(X) IN FAVOR

() IN OPPOSITION

REASON(S) We hereby support the proposed changes to current zoning codes that may have impact on our property located at the address below. We have reviewed the information provided and believe such changes would prove beneficial to us and the surrounding businesses.

NAME: Anthony Rodriguez on behalf of Joseph Hantman

ADDRESS: 420 W. Beauregard
San Angelo, TX 76903

PHONE: 325-269-0257

SIGNATURE: Anthony Rodriguez

Z19-14: CBD

Property owner number: 34

If you have any questions about these proceedings, please call the City of San Angelo's Planning Division at (325) 657-4210 ext. 2 or email at hillary.bueker@cosatx.us or 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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

(☒) IN FAVOR (☐) IN OPPOSITION

REASON(S) _____

NAME: James Thomas

ADDRESS: 438 W. Twicken

San Angelo TX 76903

PHONE: 325-227-5478

SIGNATURE: James Thomas

Z19-14: CBD

Property owner number: 100

If you have any questions about these proceedings, please call the City of San Angelo's Planning Division at (325) 657-4210 ext. 2 or email at hillary.bueker@cosatx.us or jeff.fisher@cosatx.us.

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: **BEING APPROXIMATELY 80 ACRES LOCATED NORTH OF THE CONCHO RIVER, EAST OF SANTE FE PARK, SOUTH OF WEST HARRIS AVENUE, AND WEST OF SOUTH RANDOLPH STREET** FROM THE GENERAL COMMERCIAL (CG), GENERAL COMMERCIAL/HEAVY COMMERCIAL (CG/CH), NEIGHBORHOOD COMMERCIAL (CN), OFFICE COMMERCIAL (CO) AND LOW RISE MULTIFAMILY RESIDENTIAL (RM-1) ZONING DISTRICTS TO CENTRAL BUSINESS DISTRICT (CBD) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z19-14: City of San Angelo

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 Central Business District (CBD) Zoning District; and

WHEREAS, on the 20th day of August, 2019, City Council held a public hearing on Z19-14, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit "A" of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described property permanently zoned CENTRAL BUSINESS DISTRICT (CBD) ZONING DISTRICT AT THE FOLLOWING DESCRIBED PROPERTIES;

The real property generally described as approximately 80 acres located north of the Concho River, east of Santa Fe Park, south of West Harris Avenue, and west of South Randolph Street and more particularly depicted and described by subdivision, block, and lot number on “**Exhibit A**”, shall henceforth be permanently zoned as follows: Central Business District (CBD) 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 “B”** of this Ordinance (“CBD” Boundary Map).

SECTION 3: Except as otherwise specified or limited herein, the use and development of the subject property shall generally conform to the Central Business District (CBD) Zoning District.

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

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

SECTION 6 The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 7: This Ordinance shall be effective on, from and after the date of adoption.
INTRODUCED with public hearing on the **20th day of August, 2019**, and finally PASSED
this the **4th day of September, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit “A” (Property Description)

The properties permanently zoned as Central Business (CBD) Zoning District pursuant to this ordinance and depicted in this Exhibit are described as follows:

San Angelo Addition, Block 11, Lots 1-20;

San Angelo Addition, Block 12, Lots 1-20;

San Angelo Addition, Block 17, Lots 1-2;

San Angelo Addition, Block 23, Lot 1A;

San Angelo Addition, Block 24, Lots 1-5 and Lots 16-20;

San Angelo Addition, Block 25, Lots 11-20 and a 20' x 500' adjacent strip of land located immediately south;

San Angelo Addition, Block 29, Lots 1-3, all of Lot 4 except for the northwest 10' x 35', and Lots 16-20;

San Angelo Addition, Block 30, Lots 1-20;

San Angelo Addition, Block 31, Lots 1-20;

San Angelo Addition, Block 32, Lots 1-20;

San Angelo Addition, Block 33, Lots 1-20;

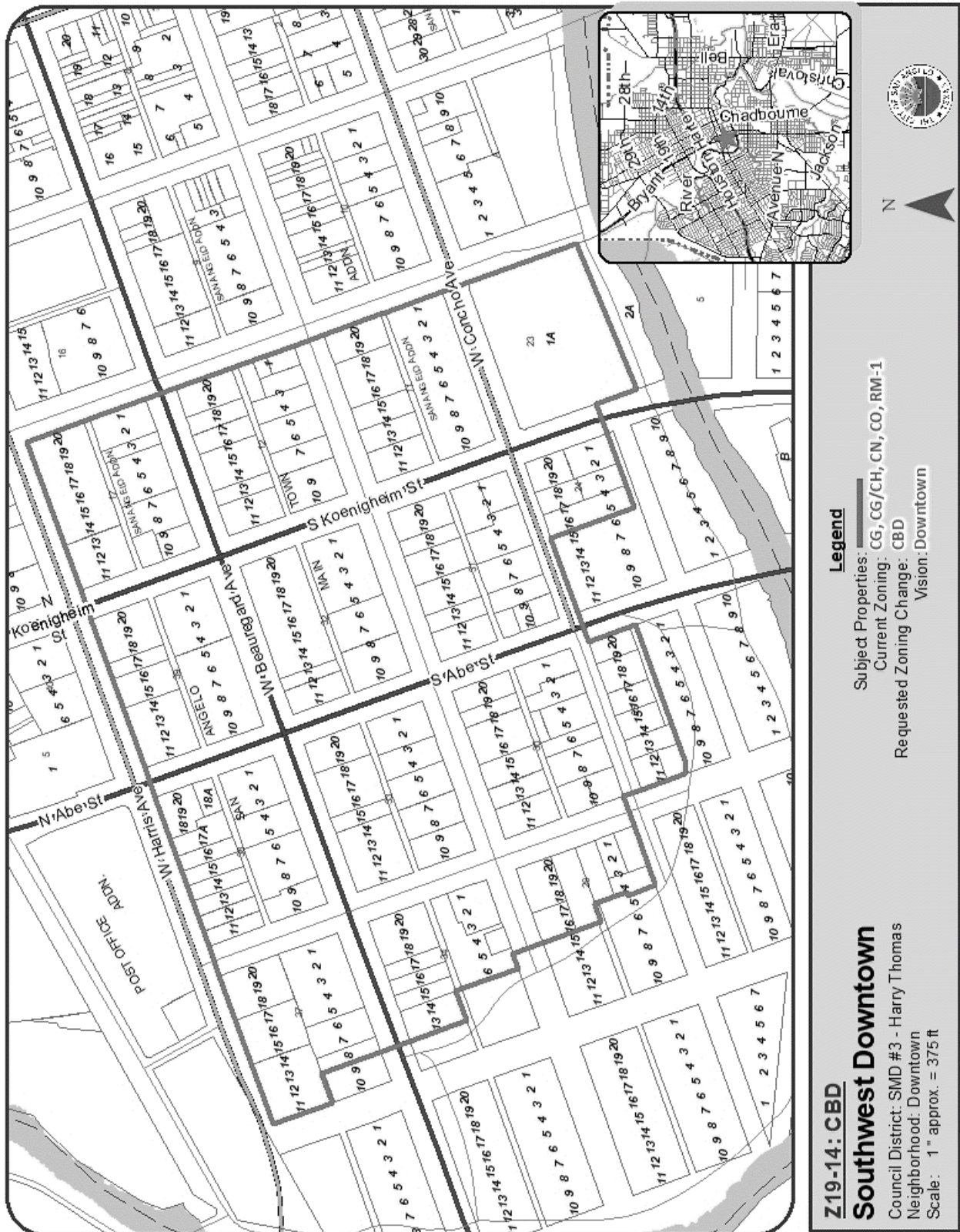
San Angelo Addition, Block 34, Lots 1-6 and Lots 13-20;

San Angelo Addition, Block 37, Lots 1-8 and Lots 11-20;

San Angelo Addition, Block 38, Lots 1-16, Lot 17A, Lot 18A, and Lots 18, 19 and 20; and,

San Angelo Addition, Block 39, Lots 1-20

Exhibit "B" (CBD Boundary Map)



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 4, 2019

Item type: Consent Item

Caption:

Second reading of ordinances approving:

1. PD19-07, a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan on 4.951 acres located at 4150 and 4238 Sunset Dr.
 2. Z19-10, a rezoning from the Ranch & Estate (R&E) Zoning District and General Commercial/Heavy Commercial (CG/CH) Zoning District to the General Commercial (CG) Zoning District on 0.484 acres located at 4744 N. Chadbourne St.
 3. Z19-11, a rezoning from the Ranch & Estate (R&E) Zoning District to the General Commercial (CG) Zoning District on 6.109 acres located at 5026 Link Rd.
 4. Z19-12, a rezoning from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District on 5.95 acres located at 6993 and 7005 S. U.S. Highway 277
- (Jon James)

Summary/History:

PD19-07, The applicant has applied for a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage at 4150 and 4238 Sunset Drive. The applicant intends to replace the existing 35'5" tall freestanding sign and construct a new 47-foot tall freestanding sign on the former Hastings property at 4238 Sunset Drive. The new sign will allow shared signage between the former Hastings property and the Mattress Firm properties located to the south and east

Z19-10, A request for approval of a rezoning from the Ranch and Estate (R&E) and General Commercial/Heavy Commercial (CG/CH) Zoning Districts to the General Commercial (CG) Zoning District on the subject property. The existing development is proposing to become an Event Center. Section 310 of the Zoning Ordinance does not permit such use by right in the existing district residential zoning district.

Z19-11, A request for approval of a rezoning from the Ranch and Estate (R&E) zoning district to the General Commercial (CG) zoning district. The existing church has an approved conditional use to allow a religious institution but they wish to erect a larger sign than the current residential zoning would allow.

Z19-12, The applicant has applied to rezone the 5.95-acre property from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District to allow the existing animal meat processing and taxidermy facility and its expansion, which will include a smokehouse. The current CH zoning does not allow these uses. The property was annexed into the City in 1997 and the business has been operating since 2005.

Financial Impact:

N/A

Other Information/Recommendation:

On July 15, 2019, the Planning Commission unanimously recommended APPROVAL of the four rezonings with a 4-0 vote.

On August 20, 2019 the City Council voted unanimously to approve the first reading with a 7-0 vote.

Attachments:

- | | | |
|----|------------------------|-----------------------------------|
| 1. | Staff Report (Z19-10) | Staff Report Z19-10 Wilson CC.pdf |
| 2. | Ordinance (Z19-10) | ORD 19-10 Wilson.docx |
| 3. | Staff Report (PD19-07) | Staff Report (PD19-07).pdf |
| 4. | Ordinance (PD19-07) | Ordinance (PD19-07).docx |
| 5. | Staff Report (Z19-12) | Staff Report (Z19-12).docx |
| 6. | Ordinance (Z19-12) | Ordinance (Z19-12).docx |
| 7. | Staff Report (Z19-11) | Z19-11_CC_report.pdf |
| 8. | Ordinance (Z19-11) | Z19-11_Ordinance.docx |

Presentation:

Jon James

Approvals/Reviews:

Hillary Bueker	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

CITY COUNCIL –August 20 & September 4, 2019

STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning		Z19-10: Wilson	
SYNOPSIS:			
A request for approval of a rezoning from the Ranch and Estate (R&E) and General Commercial/Heavy Commercial (CG/CH) Zoning Districts to the General Commercial (CG) Zoning District on the subject property. The existing development is proposing to become an Event Center. Section 310 of the Zoning Ordinance does not permit such use by right in the existing district residential zoning district.			
LOCATION:		LEGAL DESCRIPTION:	
4744 North Chadbourne Street		Being the S 165.1 Ft. of the W 127.6 Ft. of Blk. 7; Fair Ground Gardens Addition, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District 2 – Tom Thompson Riverside Neighborhood	R&E – Ranch and Estate / CG/CH - General Commercial/ Heavy Commercial	Neighborhood Center	0.484 acres
THOROUGHFARE PLAN:			
<u>North Chadbourne Street</u> – Urban Minor Arterial Street, Required 80’ min. ROW (120’ provided), Required 64’ min. pavement width (45’ existing).			
NOTIFICATIONS:			
6 notifications were mailed within a 200-foot radius on June 27, 2019. No support or opposition mailings were received.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Ranch and Estate (R&E) and General Commercial/Heavy Commercial (CG/CH) Zoning Districts to the General Commercial (CG) Zoning District.			
PROPERTY OWNER/PETITIONER:			
Valley Vending Co. Clark Wilson			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 Sherry.bailey@cosatx.us			

Rezoning: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any Rezoning request:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The current future land use is designated as “commercial” which seeks to promote “single-use centers consisting of large retail and office clusters that seek visibility and convenient access offered by frontage on the major street network. The uses within this area often draw from the larger regional area.” Section 303 of the Zoning Ordinance states that the intent of the General Commercial zoning district is to “provide opportunities for development of commercial establishments of higher intensity with larger trade area, floor area and traffic generation. There is limited outdoor storage and screening from adjacent residential structures is required. The rezoning will be in keeping with the approved future land use and allow the continuation of the surrounding commercial development along North Chadbourne Street.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The existing structure complies with today’s setback standards and the property currently is screened. The existing 0.484 acre lot exceeds the minimum lot area of 6,000 square feet, the minimum lot frontage of 50 feet, and minimum lot depth of 80 feet in the General Commercial zoning district.
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 is comprised of mixed uses of heavier commercial along North Chadbourne Street and residential along 47th St. that backs up to this area. The subject tract of land fits in with the existing commercial development pattern, and would allow from expansion of an existing business.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The existing structure is allowed in the current CG/CH zoning district but a large portion of the lot and structure remains R&E. The current business would like to be able to utilize the entire property. The rezoning would make use of the land in a manner consistent with the adopted future land use and existing adjacent mixed use development in the area
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** The rezoning is anticipated to have little to no adverse impact on the natural environment. There may be minor air and noise pollution as any

new improvements are built, but those would be temporary.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Allowing this site to rezone to General Commercial would allow an existing business to expand to continue to serve the community, rather than allowing a continuance of a zoning designation that could not be effectively utilized in the past.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The existing development pattern along North Chadbourne Street is mixed with commercial and residential. Approving the rezoning will accommodate the commercial land use and provide space for future expansion that addresses community needs.

Planning Commission Recommendation:

On July 15, 2019, the Planning Commission recommended APPROVAL of a Rezoning from the Ranch & Estate (R&E) Zoning District and General Commercial/Heavy Commercial (CG/CH) Zoning District to the General Commercial (CG) Zoning District on the subject property. The following is the complete excerpt of the draft minutes from the July 15, 2019, meeting for this case:

Sherry Bailey, Principal Planner, presented the proposed rezoning request. She explained that the applicant intended to rezone the property to CG which included the half of the lot zoned R&E. She explained that the applicant wanted to create a special event center for a children's "bounce house". Mr. Bailey outlined Staff's rationale to approve the Rezoning on the grounds that the CG zoning is consistent with the less intense use; that rezoning would provide consistency over the entire property; and that the proposed use will fit with the existing uses in the area along North Chadbourne Street.

Vice Chair Spano opened the meeting for public comment.

Vice Chair Spano closed public comment.

Commissioner Brooks made a Motion to recommend APPROVAL of the Rezoning from the Ranch & Estate (R&E) Zoning District and General Commercial/Heavy Commercial (CG/CH) Zoning District to the General Commercial (CG) Zoning District. Commissioner Uherik seconded the motion. The Motion passed unanimously 4-0.

Recommendation:

Staff recommends **APPROVAL** the rezoning from the Ranch and Estate (R&E) and General Commercial/Heavy Commercial (CG/CH) Zoning Districts to General Commercial (CG) Zoning District.

Attachments:

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



Location Map - Valley Vending Event Center

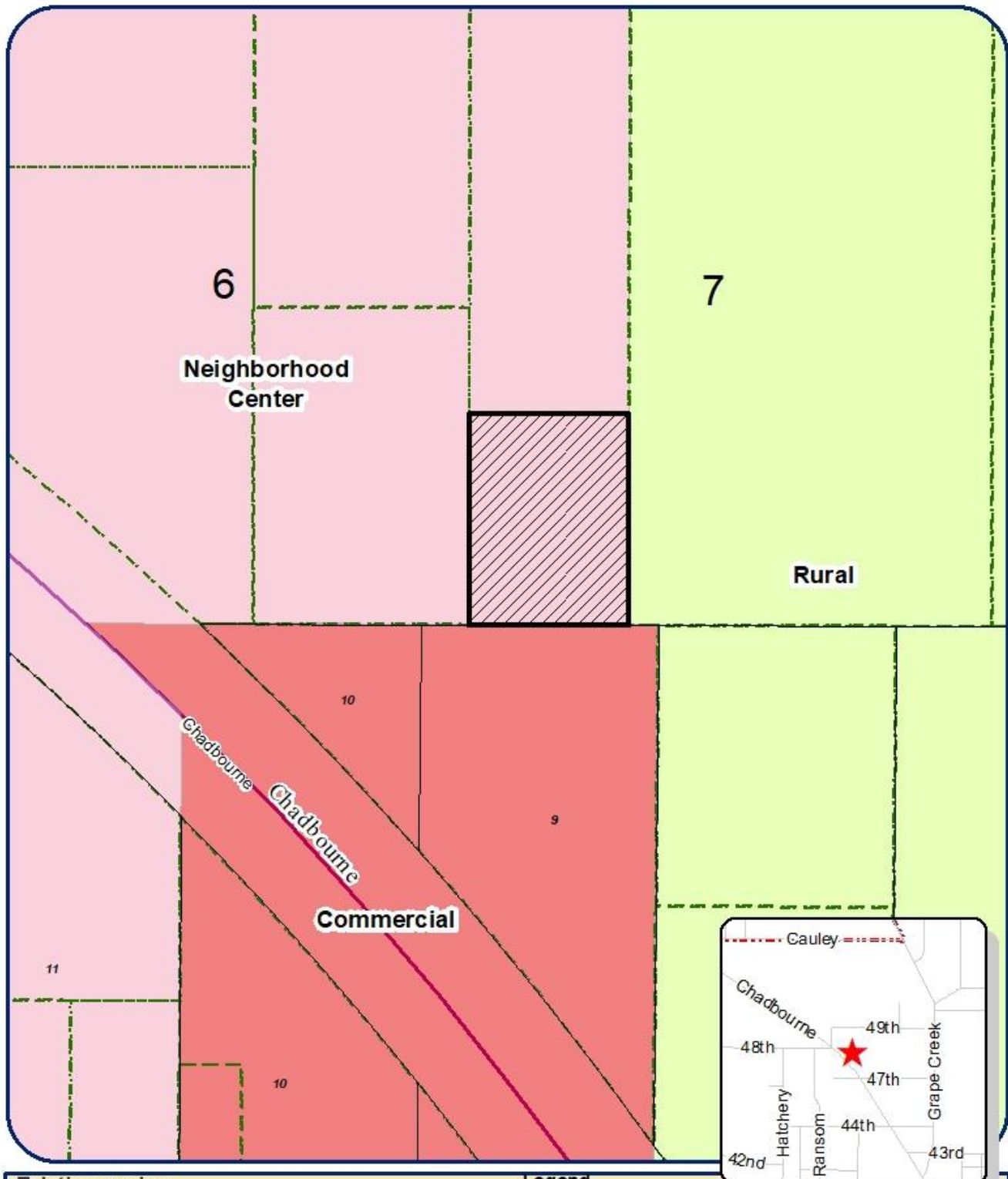
Legend

4744 North Chadbourne St.

Council District 2 - Tom Thompson
Neighborhood: Riverside
Scale: 1" approx. = 100 ft

Subject Properties: 
Current Zoning: **CG/CH & R&E**
Requested Zoning Change: **General Commercial**
Vision: **Neighborhood Center**





Existing zoning

Z19-10: Clark Wilson

Council District 2 - Tom Thompson

Neighborhood: Riverside

Scale: 1" approx. = 100 ft

4744 N. Chadbourne

Legend

Subject Properties: 

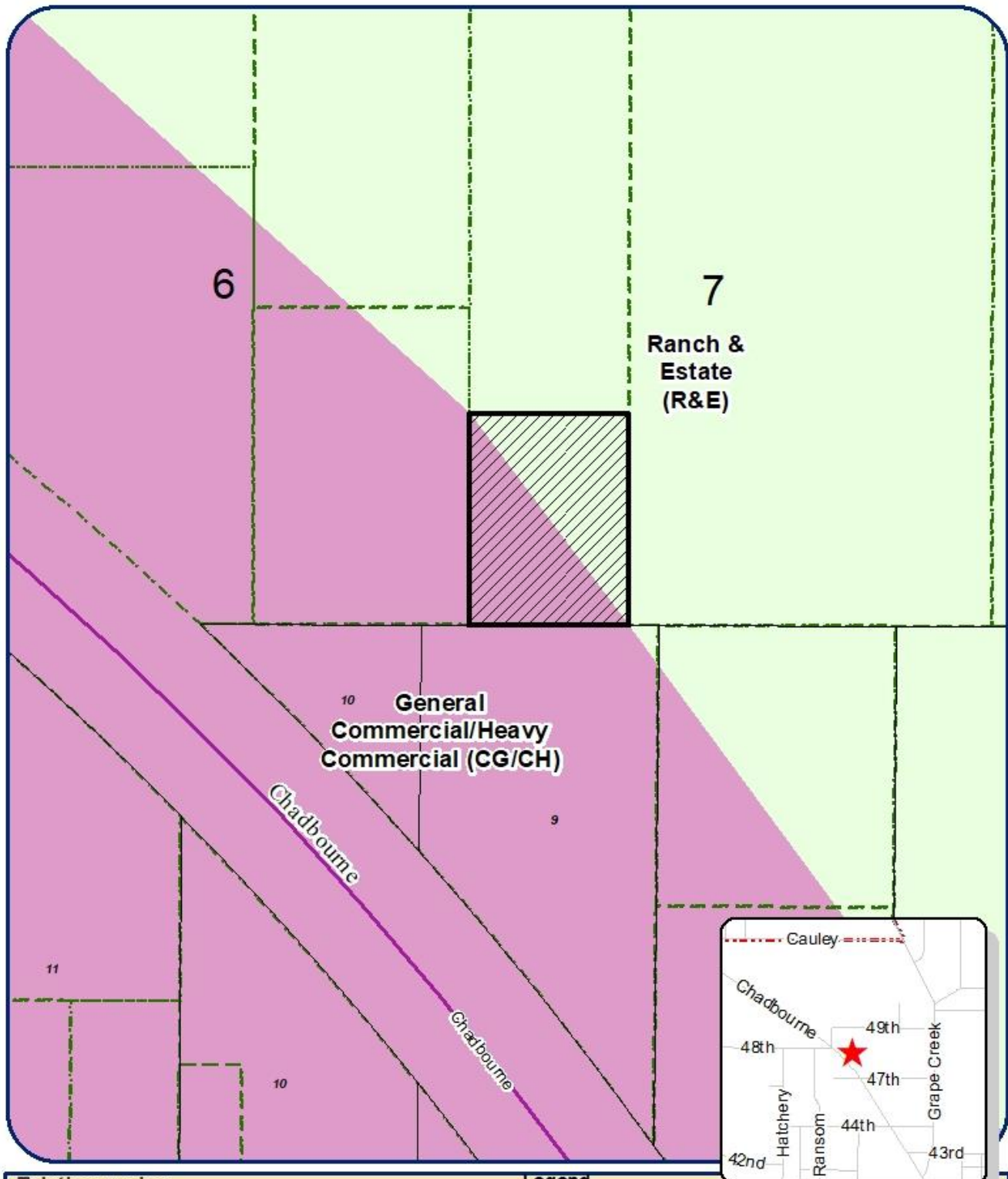
Current Zoning: **CG/CH**

Requested Zoning Change: **General Commercial (GC)**

Vision: **Neighborhood Center**

N





Existing zoning

Z19-10: Clark Wilson

Council District 2 - Tom Thompson

Neighborhood: Riverside

Scale: 1" approx. = 100 ft

4744 N. Chadbourne

Legend

Subject Properties: 

Current Zoning: **CG/CH**

Requested Zoning Change: **General Commercial (GC)**

Vision: **Neighborhood Center**

N



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): valley vending Co. (clerk wilson)
☐ Owner ☐ Representative (Notarized Affidavit Required)
Mailing Address: 68 N Chadbourne San Angelo Tx 76903
Contact Phone Number: 325-656-9800 Contact E-mail Address: CW Valley Vending @ Email
Subject Property Address: 4744 N Chadbourne San Angelo Tx 76903

Legal Description (can be found on property tax statement or at www.tamgreencad.com)

0.484, B/LK 7, Subd: Fair Ground Addn, 3165.1' of W 127.6' of B/LK 7
Existing Zoning: R+E/CG/CH Proposed Zoning: CG Lot size: _____

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

Section 2: Site Specific Details

Existing Use of Property: Event Center

*Proposed Use of Property: Event Center

*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

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

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

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

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

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

Owner Name (Print)

Signature

Company/Organization (If Applicable)

Date

Representative Name (Print)

Signature

Company/Organization

Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: Z 19 -- 10

Fully-dimensional site plan: ☐

Nonrefundable fee: \$ _____

Receipt #: 252036 Date paid: ____/____/____

Sign Deposit \$37.50

Receipt #: 252036 Date paid: ____/____/____

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

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

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

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

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

Publication date: ____/____/____

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

Site Photos



Subject property



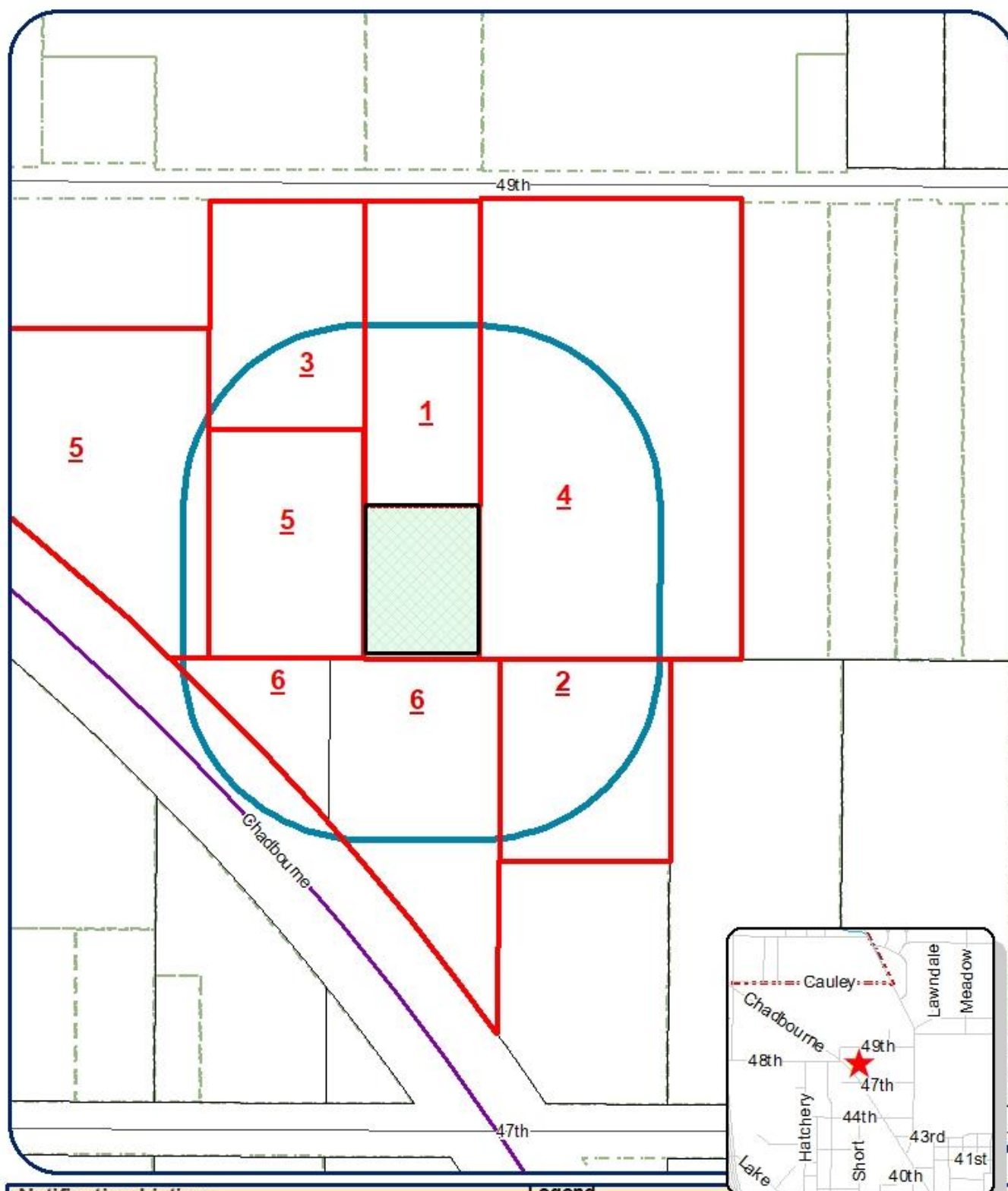
Front of property



North Chadbourne Street property Frontage for Valley Vending



North Chadbourne Street adjacent property



Notification Listing

Z19-10: Wilson

Council District 2 - Tom Thompson
Neighborhood: Riverside
Scale: 1" approx. = 140 ft

4744 N. Chadbourne St.

Legend

Subject Properties: —
Current Zoning: CG/CH and R&E
Requested Zoning Change: General Commercial {CG}
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: **4744 NORTH CHADBOURNE STREET GENERALLY LOCATED 700 FEET NORTH OF THE INTERSECTION OF NORTH CHADBOURNE STREET AND WEST 47TH STREET** comprising a total of 0.484 acres, FROM THE GENERAL COMMERCIAL/HEAVY COMMERCIAL (CG/CH) AND RANCH & ESTATES (R&E) ZONING DISTRICTS TO GENERAL COMMERCIAL (CG) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z19-10: Wilson

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

WHEREAS, on the 20th day of August, 2019, City Council held a public hearing on Z19-10, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

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

The real property located at 4744 North Chadbourne St., specifically being the S 165.1 ft. of the W 127.6 ft. of Blk. 7 Fair Ground Gardens Addition, City of San Angelo, Tom Green County, Texas.

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

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

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

SECTION 5 The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

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

INTRODUCED with public hearing on the **20th day of August, 2019**, and finally PASSED, on this the **4th day of September, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"

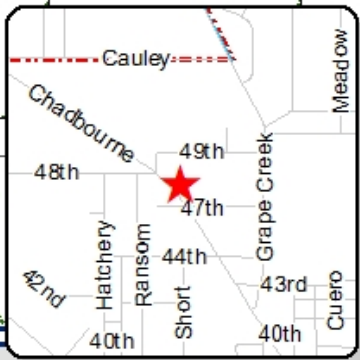
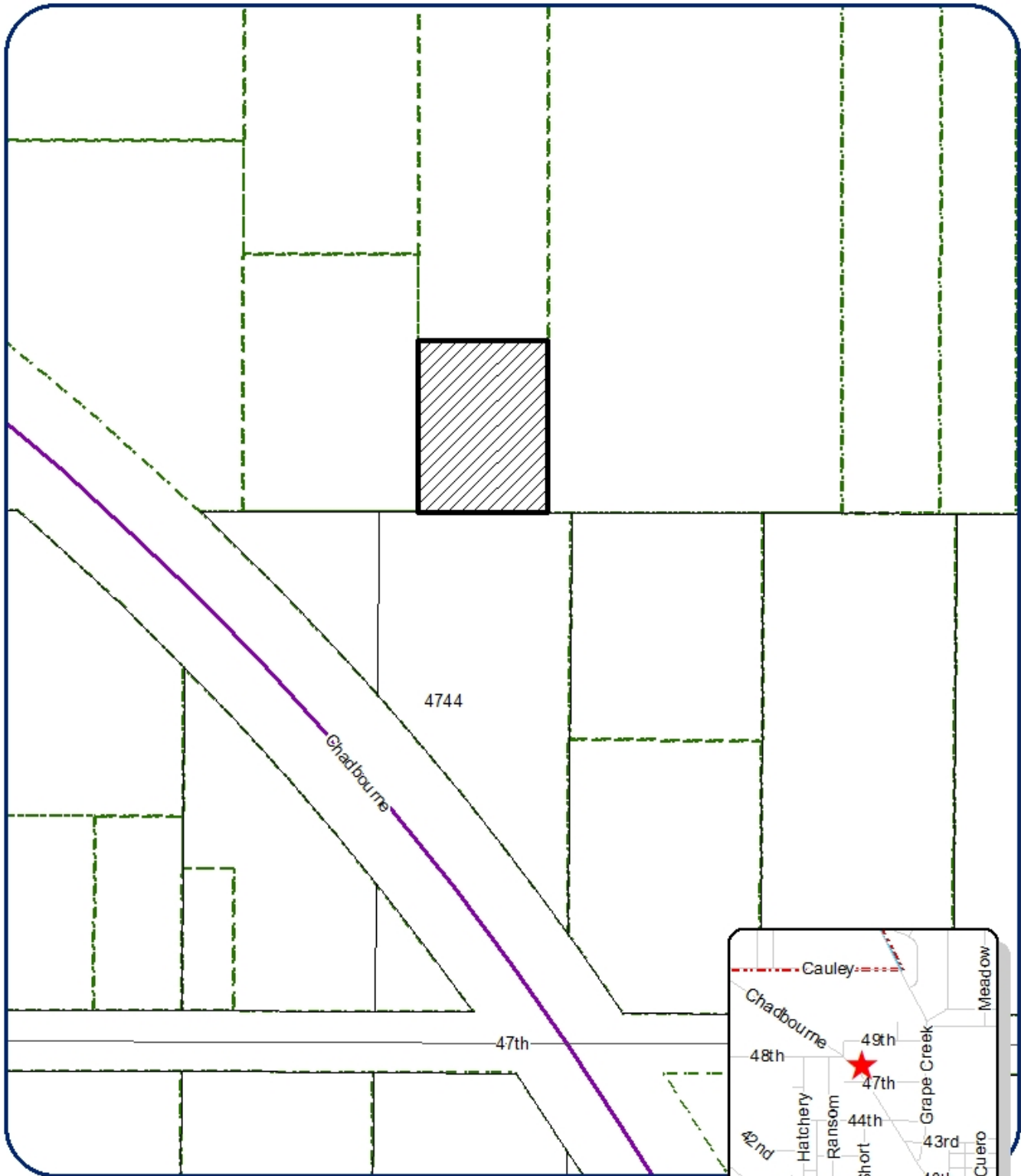


EXHIBIT A - REZONING

4744 N. Chadbourne St

Council District 2 - Tom Thompson

Neighborhood: Riverside

Scale: 1" approx. = 125 ft

Being the S 165.1 Ft. of the W 127.6 Ft. of Blk. 7, Fairgrounds Gardens Addition

Legend

Subject Properties: 

Current Zoning: **CG/CH**

Requested Zoning Change: **General Commercial (CG)**

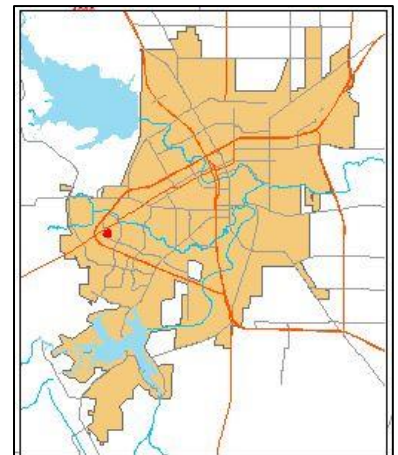
Vision: **Neighborhood Center**



CITY COUNCIL – August 20 & September 4, 2019
STAFF REPORT



APPLICATION TYPE:	CASE:		
Planned Development (Rezoning)	PD19-07: RDF209/DCTN3 366		
SYNOPSIS:			
The applicant has applied for a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage. The applicant intends to replace the existing 35'5" tall freestanding sign and construct a new 47-foot tall freestanding sign on the former Hastings property at 4238 Sunset Drive. The new sign will allow shared signage between the former Hastings property and the Mattress Firm properties located to the south and east (see Additional Information).			
LOCATION:		LEGAL DESCRIPTION:	
4150 and 4238 Sunset Drive; located at the immediate northeast corner of Sunset Drive and Wellington Street		Being Tracts 1A, 1B, and 1C in Block 119, Section Forty-A, College Hills South Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #6 – Billie DeWitt Sunset Neighborhood	CG/CH	C – Commercial	4.951 ac.
THOROUGHFARE PLAN:			
Sunset Drive – Urban Major Collector Street Required: 60' right-of-way, 50' pavement Provided: 80' right-of-way, 64' pavement Wellington Street – Urban Local Street Required: 50' right-of-way, 40' pavement or 36' pavement with a 4' sidewalk Provided: 50' right-of-way, 40' pavement			
NOTIFICATIONS:			
11 notifications mailed within 200-foot radius on June 26, 2019. None received in support or opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage on the subject properties, subject to five conditions of approval.			
PROPERTY OWNER/PETITIONER:			
RDF 209 Sunset San Angelo TX P1 LLC (4238 Sunset Drive) DCTN3 366 San Angelo TX LLC (4150 Sunset Drive and Tract 1C)			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			



Additional Information: The new flex face sign will be inside an aluminum cabinet, double-sided and mounted onto the two existing steel poles. It will continue to be parallel to and directly facing Sunset Drive. The current sign to be removed received a sign variance from the Planning Commission in 2012 (SV12-06). The variance allowed Mattress Firm located on a separate property to install a sign face on this sign which is located on the former Hastings property. The situation was created in 2008 when the original property was divided into three tracts as part of The First Replat of Block 119, Section Forty-A, College Hills South Addition, separating the Hastings property from the Mattress Firm properties. The new sign will allow up to 300 square feet in shared sign area, the maximum allowed for an off-site sign.

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”. The proposed PD zoning will be consistent with these policies. The proposed sign will be located in the same location as the current sign, setback 50 feet from the front property line facing Sunset Drive. It will be visible from Sunset Drive, a major collector street along a commercial corridor that extends from Sherwood Way south to Loop 306 and Sunset Mall. This corridor includes other freestanding signs used to advertise the businesses and shopping centers in this area.
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 comply with all of underlying CG zoning standards. CG zoning allows the existing retail uses on the properties, and removes the CH zoning that had allowed for heavier commercial businesses such as industrial storage which are incompatible with this highly travelled retail area. All signage will be required to comply with the on-site sign standards except for the maximum sign area which will be 300 square feet (compared to the normal limit of 250 square feet). Given the additional square footage, Planning Staff recommends as a condition of approval limiting the maximum number of signs within the PD to one. This would also be consistent with the Sign Ordinance which requires 500 feet between off-site signs and there would be insufficient room for a second off-site sign facing Sunset Drive given the location of the new sign. In addition, the general purpose statements in the Sign Ordinance under 12.04.001 intend to limit the proliferation of signs due to distraction for travelling motorists (c)(3), (d)(4). The sign will comply with all other standards in the Zoning Ordinance and Sign Ordinance. The sign at 47 feet tall would be under the maximum allowable 50-foot sign height, and would exceed the required 15-foot front yard setback, located 50 feet back from the front property line within the existing parking lot island.

As a note, if future developers erect a building on Tract 1C adjacent to the east, or if additional parking is required at this location for the Hastings and Mattress Firm properties, they will be

required to erect a minimum 6-foot high opaque privacy fence along the northerly 290 feet of this east property line (a variance ZBA95-35 was granted in 1995 exempting this fence requirement on the south 72.55 feet of this east property line).

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 PD zoning will be consistent with the surrounding area. As indicated, the underlying CG zoning would continue to allow existing and new retail commercial businesses, and the PD will allow shared sign between the three properties. There are similar freestanding signs along Sunset Drive including the Target plaza, Pier 1 Imports, Party City, and Cielo restaurant.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The three existing sign faces would be replaced with one new sign face that allows for three inserts on both sides. The sign would be mounted onto the existing poles and remain in the same location. The sign area would increase from the current 170-square foot sign that includes the existing Hastings sign face, Mattress Firm sign face, and a third changeable sign face to a 300-square foot shared sign. As mentioned, a condition of approval limiting the number of freestanding signs to one would prohibit visual clutter of additional signs on this heavily travelled commercial corridor. This provision would allow building wall signage, as well as a 35-square foot portable sign on each property, subject to the normal requirements of the sign ordinance.
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 sign will be located on a curbed island towards the southwest corner of the former Hastings tract facing Sunset Drive. This would not affect any grading, drainage, or stormwater runoff patterns as the sign is attached to the existing poles. However, as a condition of approval, Planning Staff requests that the existing landscaping around the sign is maintained or replaced, or that the applicant install a new brick base to maintain the visual aesthetics of the building site.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Planning Staff believes that the increased sign surface area – while limiting the total number of signs to one on the properties – addresses a community need. It allows additional businesses to advertise while avoiding a proliferation of signs and thereby improved traffic safety.
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.* Planning Staff does not believe that the new sign would alter current development patterns. As indicated, the new sign would allow additional advertising would be in keeping with the intent of the Sign Ordinance to avoid proliferation of signs.

Planning Commission Recommendation:

On July 15, 2019, the Planning Commission recommended unanimous **APPROVAL** of the rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage on the subject properties, **subject to five conditions of approval (see below)**. The following is the complete excerpt of the draft minutes from the July 15, 2019, meeting for this case:

Jeff Fisher, Principal Planner, presented the PD rezoning request. He indicated that the applicant has an existing legal non-conforming sign which is shared between the old Hastings building, and Mattress Firm which is located on a different property. Mr. Fisher explained that the applicant wants to erect a larger sign which triggers a PD zoning as off-site signs are not permitted in this area. He further explained that the current sign is approximately 175 square feet and the new sign would be 300 square feet. 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 and existing commercial corridor; that the sign will comply with all underlying CG zoning standards except for the sign being off-site; and that there are similar freestanding signs located along Sunset Drive.

Vice Chair Spano asked if the current sign was being removed.

Mr. Fisher responded that the existing sign poles will remain and a new sign will be mounted onto the poles in the same location.

Vice Chair Spano opened the meeting for public comment.

Mr. Mark Huonder, representing the applicant, indicated that they were approached by several national chains whom expressed interest at locating on the properties but wanted a newer sign. Mr. Huonder expressed that he wanted the new sign to meet current zoning standards.

Vice Chair Spano closed public comment.

Commissioner Self made a Motion to recommend APPROVAL of the Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage on the subject properties, subject to the five conditions of approval as presented. Commissioner Uherik seconded the motion. The Motion passed unanimously 4-0 with Vice Chair Spano, and Commissioners Uherik, Brooks, and Self all voting in favor.

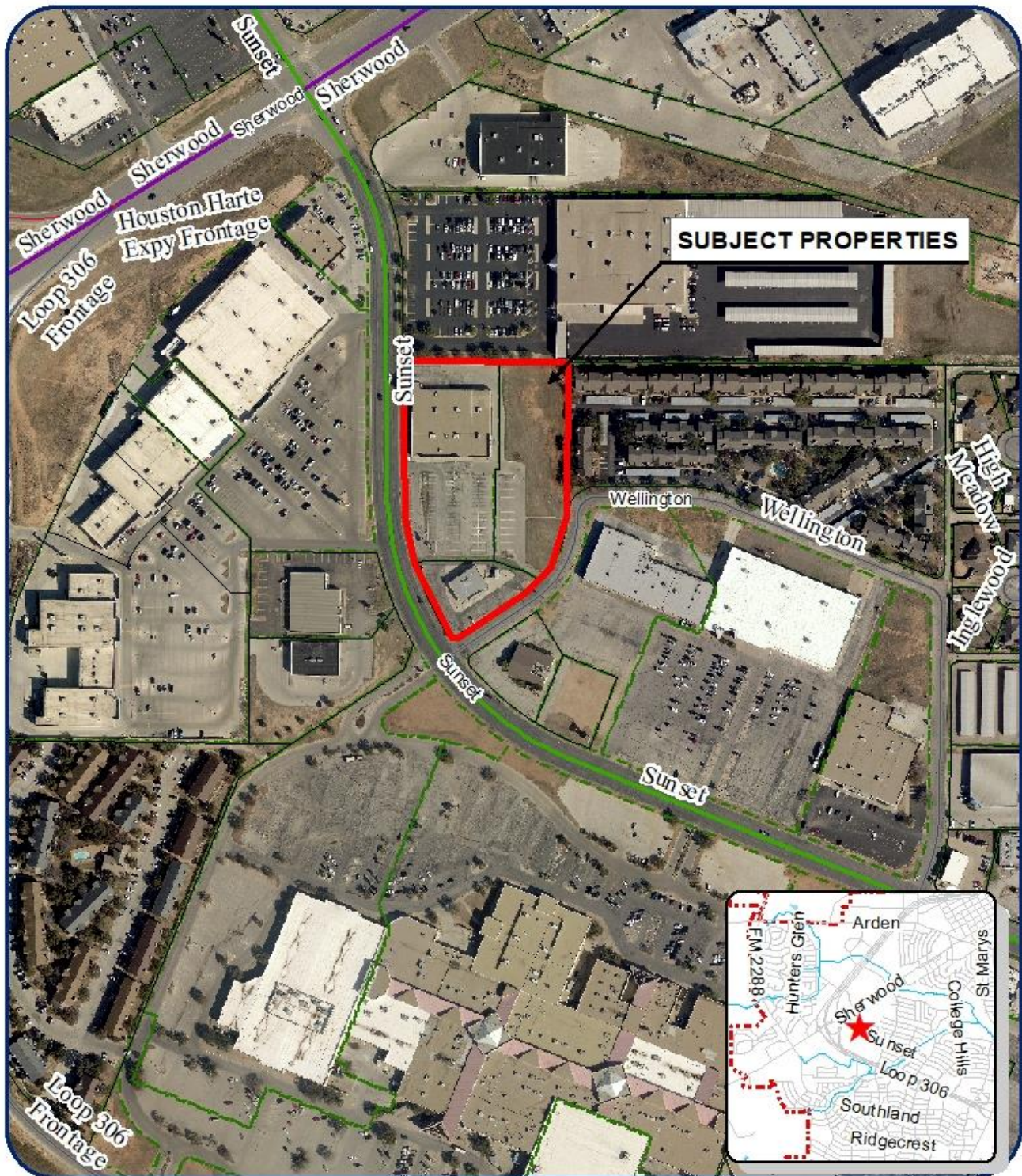
Recommendation:

Staff's recommendation is for City Council to **APPROVE** the rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage on the subject properties, **subject to five 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. Any sign within the PD Zoning District advertising for any business within the PD shall be considered an on-site sign, subject to the applicable commercial development standards of the Sign Ordinance, except that the maximum sign area may be a maximum of 300 square feet.
3. A maximum of one freestanding sign shall be allowed within the PD and the sign must be adjacent to Sunset Drive.
4. The existing landscaping around the sign shall be maintained, replaced, or the applicant shall install a minimum eight-foot tall masonry (brick, stone) or stucco base to maintain the aesthetic integrity of the sign.
5. Should there be excessive spillover glare onto adjacent properties or the right-of-way, dimmers or other mitigation measures shall be installed or undertaken to the satisfaction of the Planning Director.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Proposed Sign Elevation
Site Concept Plan
Zone Change Criteria Sheet
Application



Rezoning

PD19-07: RDF 209/DCTN3 366

Council District: Billie DeWitt -District 6

Neighborhood: Sunset

Scale: 1" approx. = 300 ft

4150 and 4238 Sunset Drive

Legend

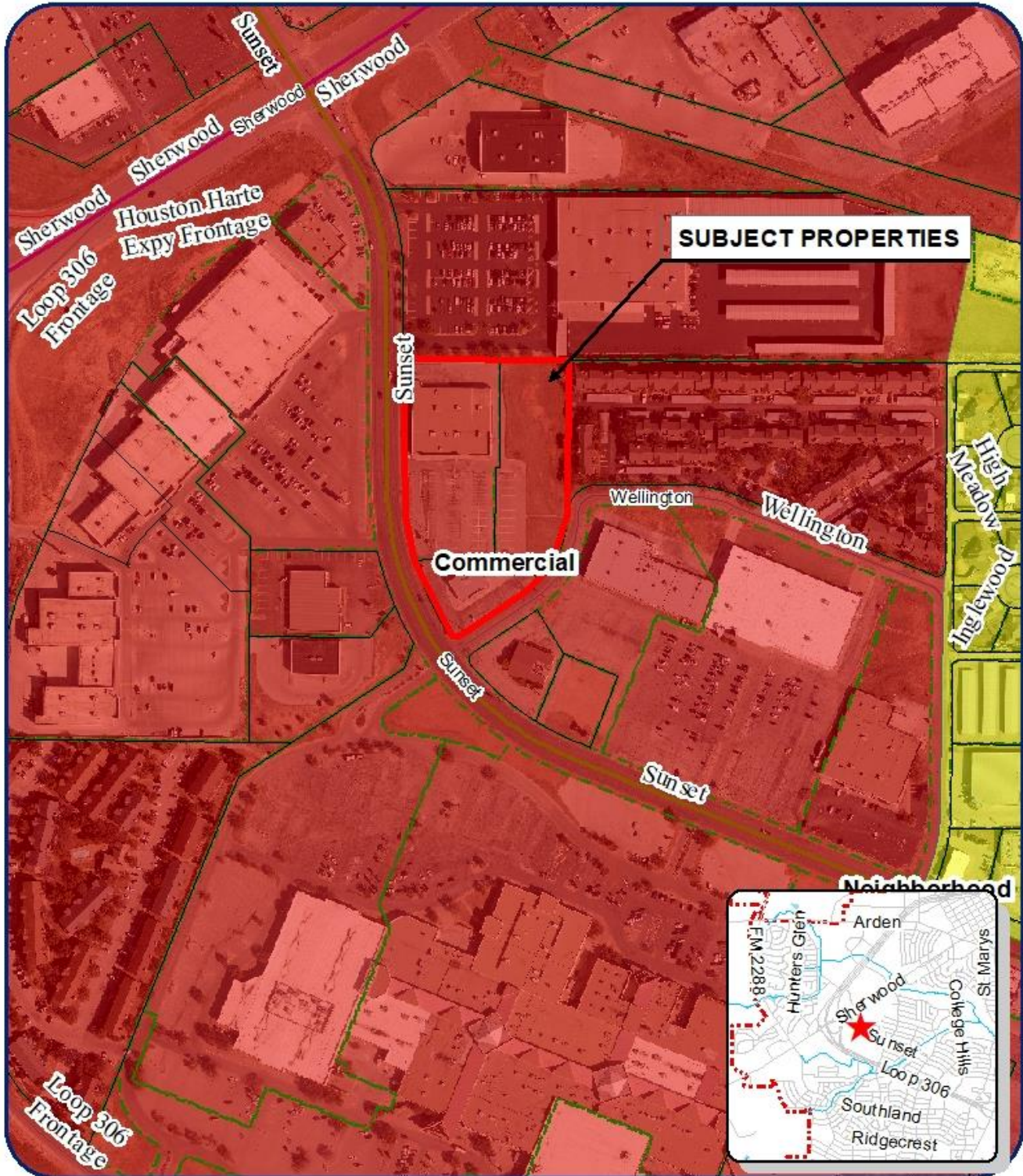
Subject Properties: 

Current Zoning: **CG/CH**

Requested Zoning Change: **PD**

Vision: **Commercial**





Rezoning

PD19-07: RDF 209/DCTN3 366

Council District: Billie DeWitt -District 6

Neighborhood: Sunset

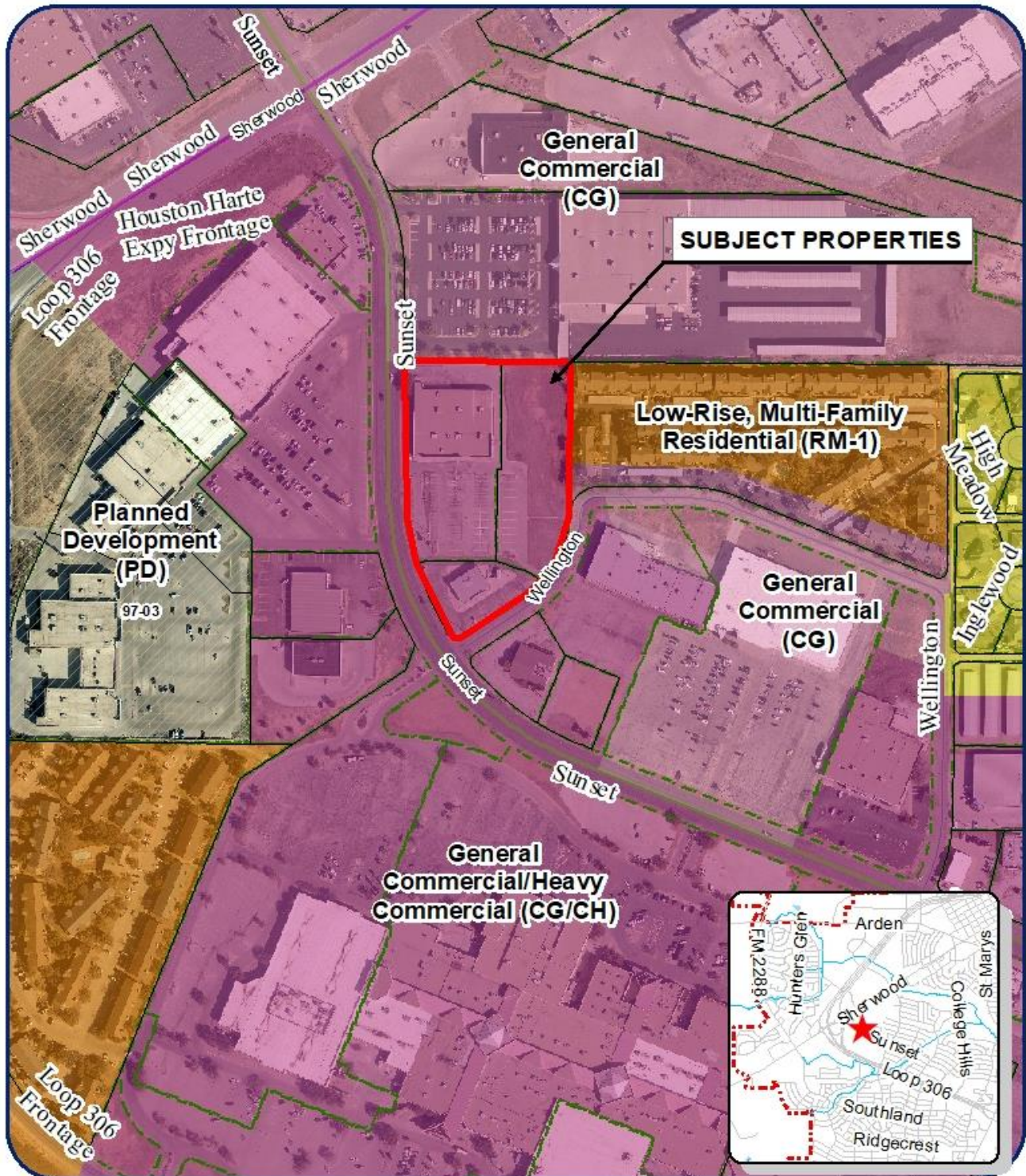
Scale: 1" approx. = 300 ft

4150 and 4238 Sunset Drive

Legend

Subject Properties: —
Current Zoning: CG/CH
Requested Zoning Change: PD
Vision: Commercial





Rezoning

PD19-07: RDF 209/DCTN3 366

Council District: Billie DeWitt -District 6

Neighborhood: Sunset

Scale: 1" approx. = 300 ft

4150 and 4238 Sunset Drive

Legend

Subject Properties: 
Current Zoning: **CG/CH**
Requested Zoning Change: **PD**
Vision: **Commercial**



Photos of Site and Surrounding Area

NORTH



SOUTH



WEST



HASTINGS PROPERTY (TRACT 1A)



MATTRESS FIRM PROPERTY (TRACT 1B)



PARKING LOT PROPERTY (TRACT 1C)



Photos of Site and Surrounding Area

PARTY CITY AND PIER 1 SIGNS



TARGET SIGN



CIELO AND SUNSET MALL SIGNS



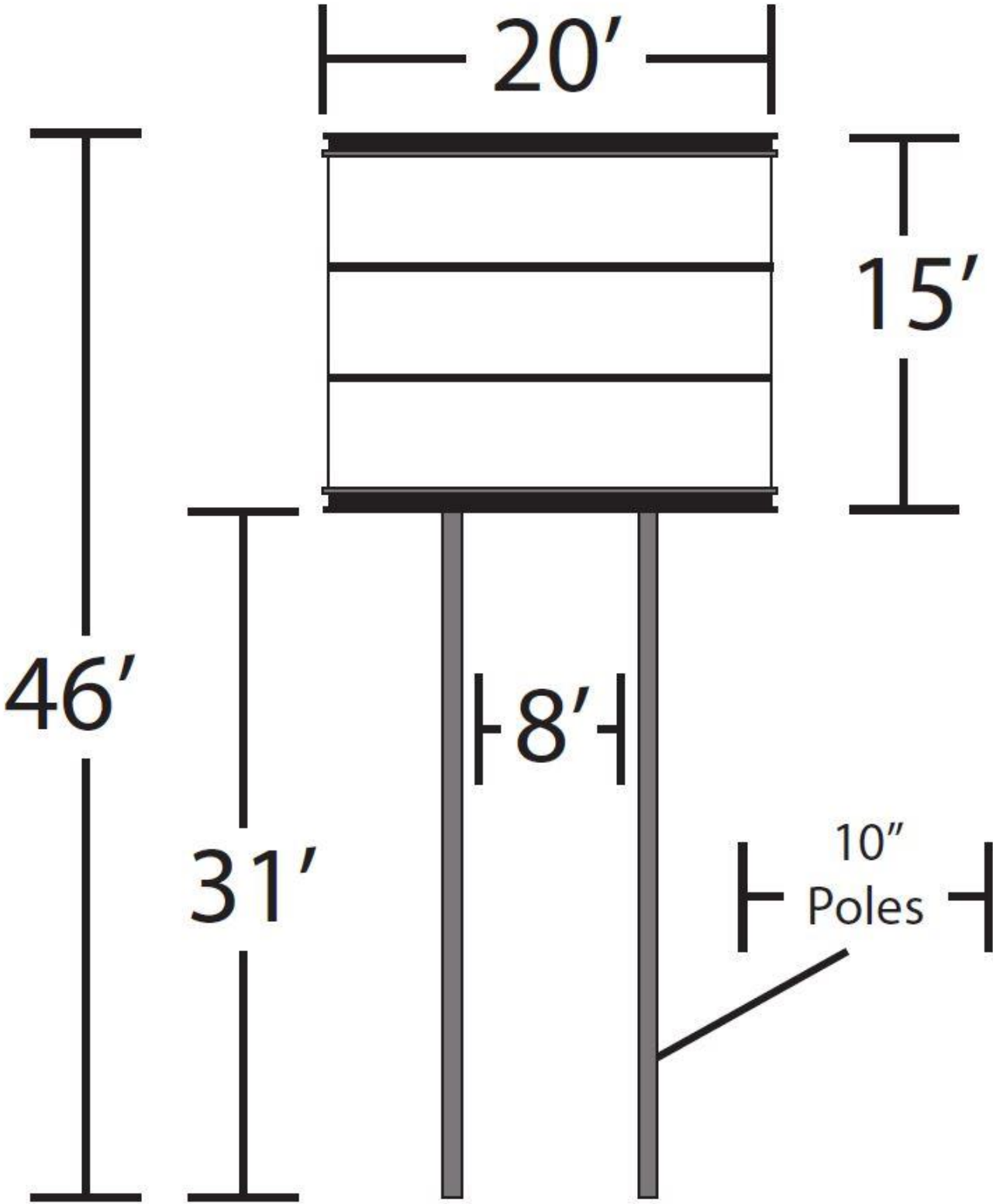
EXISTING SIGN LOOKING EAST



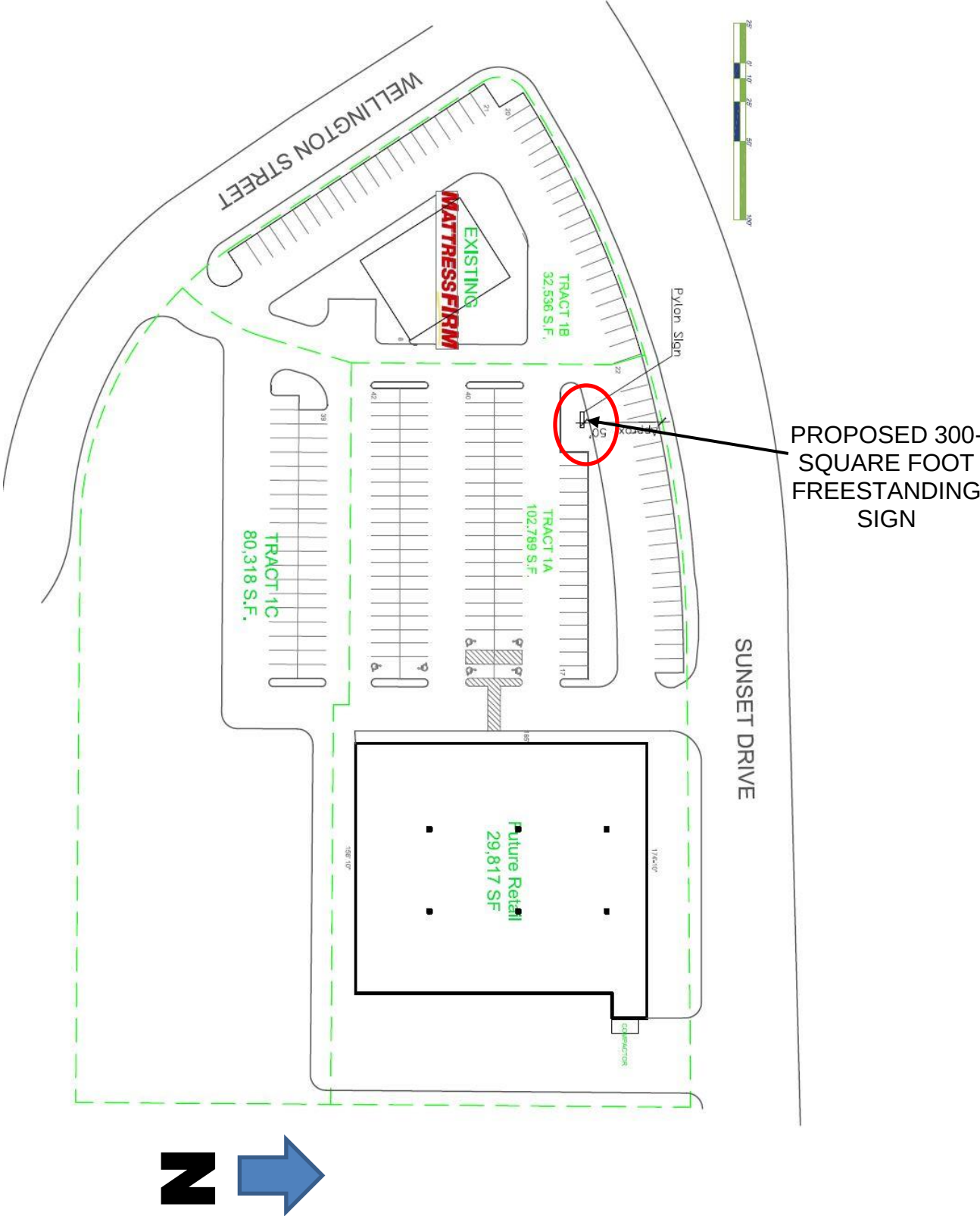
EXISTING SIGN LOOKING WEST



Proposed Sign Elevation



Site Concept Plan



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.

The use of the subject property would remain retail, restaurant and other like uses. This intent is compatible with the vision outlined in the Comprehensive Plan, which identifies this area as "Commercial."

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

The use of the subject property would remain retail, restaurant, and other like uses. This intent is compatible with the Zoning Map, which identifies this area as "CG/CH."

3. Compatible with Surrounding Area. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.

This property is surrounded by other commercial uses, so retail would be compatible with those uses.

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

The only change from existing site conditions are proposed sign changes to the pylon. All existing signage to be removed from poles and replaced with 300 square foot cabinet. There would be Mattress Firm signage on the pylon, which is currently allowed via variance.

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

There will be no impact on the natural environment associated with this request

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

The impetus for improved signage at this property is to attract national retailers to this community. The store is currently vacant and any option for shopping would meet consumer desires.

This site is already fully developed, as is the surrounding neighborhood.

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): RDF 209 SUNSET SAN ANGELO TX PL, LLC; DCTN3 366 San Angelo TX, LLC

☐ Owner ☐ Representative (Notarized Affidavit Required)

Mailing Address: 1940 N. Kimbrell Ave, Southlake City: TX State: TX Zip Code: 76092

Contact Phone Number: 651-357-5723 Contact E-mail Address: mhuonder@n3realestate.com

Subject Property Address: 4238 Sunset Drive; 4150 Sunset Dr. San Angelo City: TX State: TX Zip Code: 76904

Legal Description (can be found on property tax statement or at www.tamgreencad.com): COLLEGE HILLS SOUTH ADDN, Tract 1A, SEC 40-A BEING 2.360 ACRES 4ST R/P OF TRACT 1 BLK 119

Existing Zoning: C6/CH Proposed Zoning: PD Lot size: 2.36 ac

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

Section 2: Site Specific Details

Existing Use of Property: Retail, restaurant, furniture & other uses allowed in C6/CH zoning district

*Proposed Use of Property: No change in use; request for 300 sq sign on existing poles w/ off-site signage for adjacent property

*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.

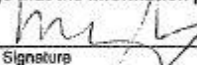
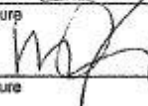
Hours of Operation: 8 AM -12 PM & 1PM – 5 PM 325-657-4210, #2 www.cosatx.us/planning

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.

Brenna Wadleigh, CEO		RDF209 SUNSET SAN ANGELO PL, LLC	6/6/19
Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date
Brenna Wadleigh, CEO		DCTN3 366 SAN ANGELO TX, LLC	6/6/19
Representative Name (Print)	Signature	Company/Organization	Date
Owner Name			

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 6/14/2019

Case No.: PD19-07

Fully-dimensioned site plan: ☒

Nonrefundable fee: \$740.00

Receipt #: _____ Date paid: 6/14/2019

Sign Deposit \$37.50

Receipt #: _____ Date paid: 6/14/2019

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

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

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

Planning Commission hearing date: 7/15/19 Date notifications due: _____

City Council hearing date: 8/20/19 Packets due date: _____

Publication date: _____

Reviewed/Accepted by: J. Fisher Date: 6/14/2019

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 PROPERTIES: **4150 AND 4238 SUNSET DRIVE; LOCATED AT THE IMMEDIATE NORTHEAST CORNER OF SUNSET DRIVE AND WELLINGTON STREET;** FROM THE GENERAL COMMERCIAL/HEAVY COMMERCIAL (CG/CH) ZONING DISTRICT TO A PLANNED DEVELOPMENT (PD) ZONING DISTRICT TO ALLOW FOR USES PERMITTED WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AND A SHARED SIGN PLAN; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD19-07: RDF209/DCTN3 366

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 for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan, and in conformance with the overall use in accordance with the approved Concept Plan, as further depicted on **Exhibit “A”** of this Ordinance (“PD Concept Plan”); and,

WHEREAS, on the 20th day of August, 2019, City Council held a public hearing on PD19-07, 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 properties generally located at 4150 and 4238 Sunset Drive; at the immediate northeast corner of Sunset Drive and Wellington Street; being Tracts 1A, 1B, and 1C in Block 119, Section Forty-A, College Hills South Addition comprising 4.951 acres, 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 below, the development of the subject property shall generally conform to the General Commercial (CG) Zoning District.

SECTION 4: Any sign within the PD Zoning District advertising for any business within the PD shall be considered an on-site sign, subject to the applicable commercial development standards of the Sign Ordinance, except that the maximum sign area may be a maximum of 300 square feet.

SECTION 5: A maximum of one freestanding sign shall be allowed within the PD and the sign must be adjacent to Sunset Drive.

SECTION 6: The existing landscaping around the sign shall be maintained, replaced, or the applicant shall install a minimum eight-foot tall masonry (brick, stone) or stucco base to maintain the aesthetic integrity of the sign.

SECTION 7: Should there be excessive spillover glare onto adjacent properties or the right-of-way, dimmers or other mitigation measures shall be installed or undertaken to the satisfaction of the Planning Director.

SECTION 8: 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 9. 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 10: 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 11: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **20th day of August, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **4th day of September, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

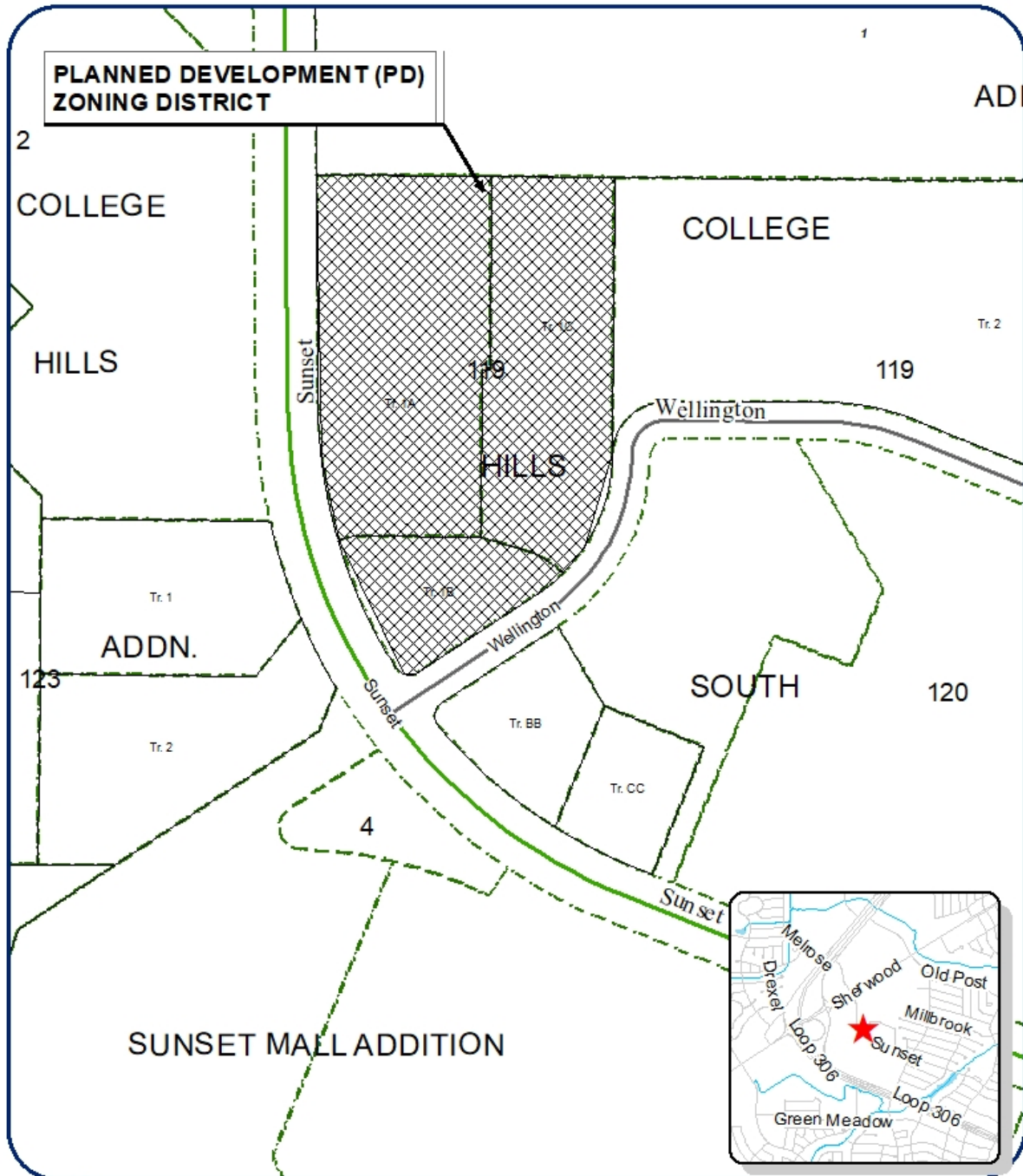
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A" (PD Boundary Map)



Rezoning

PD19-07: RDF 209/DCTN3 366

Council District: Billie DeWitt -District 6

Neighborhood: Sunset

Scale: 1" approx. = 167 ft

4150 and 4238 Sunset Drive

Legend

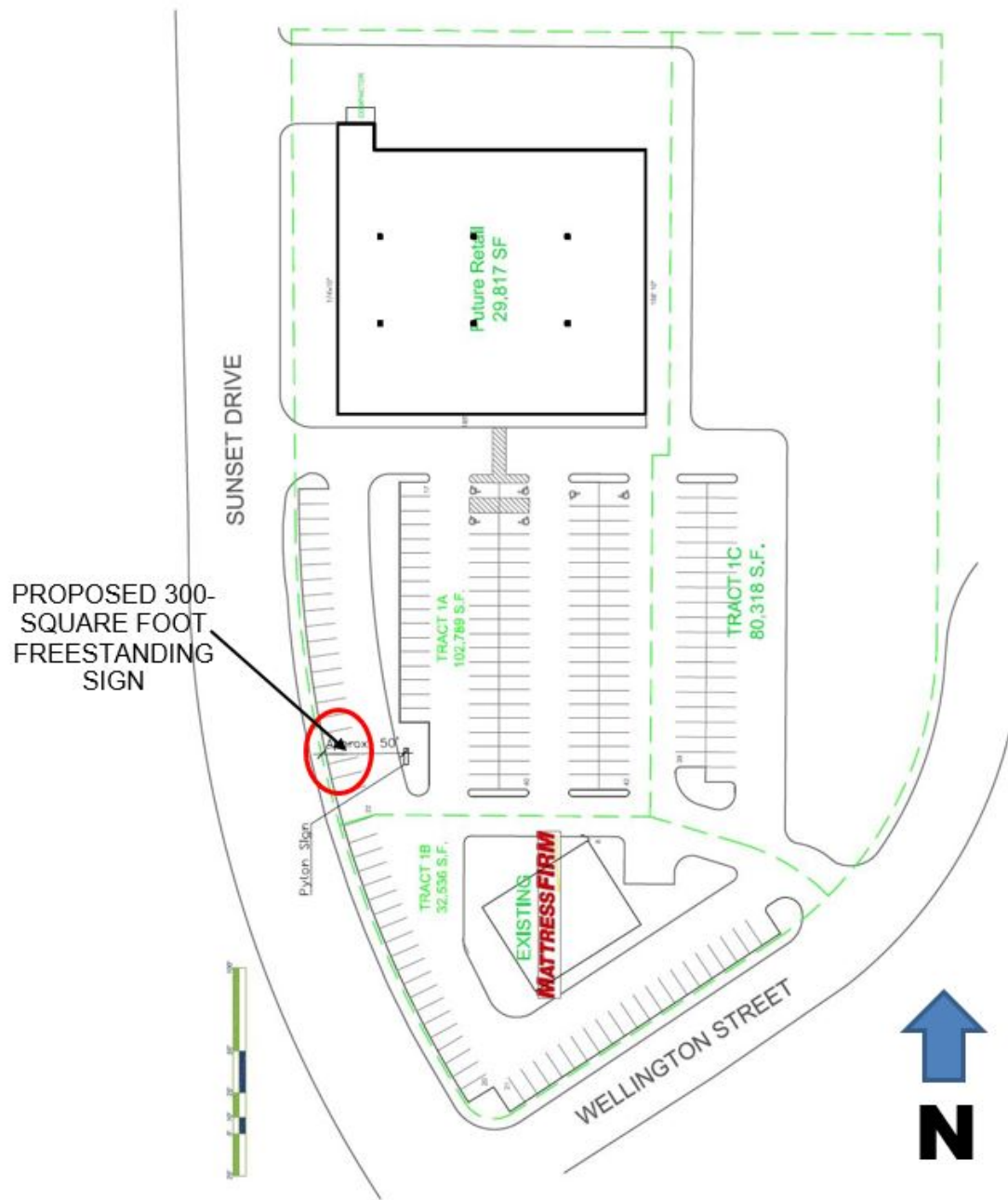
Subject Properties:

Current Zoning: **CG/CH**

Requested Zoning Change: **PD**

Vision: **Commercial**

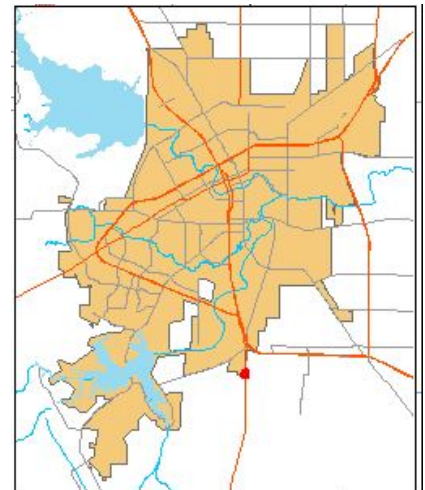




CITY COUNCIL – August 20 & September 4, 2019
STAFF REPORT



APPLICATION TYPE:	CASE:		
Rezoning	Z19-12: Graves		
SYNOPSIS:			
The applicant has applied to rezone the 5.95-acre property from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District to allow the existing animal meat processing and taxidermy facility and its expansion, which will include a smokehouse. The current CH zoning does not allow these uses. The property was annexed into the City in 1997 and the business has been operating since 2005 (see Additional Information).			
LOCATION:		LEGAL DESCRIPTION:	
6993 and 7005 South U.S. Highway 277; generally located approximately 770 feet south of the intersection of South U.S. Highway 277 and Templin Road.		5.95 acres in the L.P. Moore Addition, Survey No. 169.5, Abstract A-1637.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Country Club Neighborhood	Heavy Commercial (CH)	Industrial	5.95 ac.
THOROUGHFARE PLAN:			
South U.S. Highway 277 – Urban Arterial Street (TXDOT) Required: N/A (TXDOT jurisdiction) Provided: 120' right-of-way, 50' pavement			
NOTIFICATIONS:			
13 notifications mailed within 200-foot radius on June 26, 2019. One received in support and none against.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the proposed Rezoning from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District on the subject property.			
PROPERTY OWNER/PETITIONER:			
<i>Owner:</i> JKBG Investments LLC, Mr. Jack Graves <i>Petitioner:</i> Ms. Erica Carter, P.E., Carter-Fentress Engineering			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			



Additional Information: The applicant's immediate plan is to construct the new 2,400-square foot smokehouse behind the existing buildings, which comprise a total of 6,650 square feet. Their long-term plan intends to add nine warehouse/storage buildings, 2,400-square feet each, at the rear of the property. The property is currently un-platted. It is noted that the City plans to add a water meter and fire hydrant, and convert the existing Concho Rural water line adjacent to U.S. Highway 277 into a City line. This will allow the smokehouse to connect to this new City line without triggering a subdivision plat. However, the applicant has been made aware that a plat will be required prior to the warehouse/storage buildings being constructed, as they are located too far from the existing line, and require an extension and new hydrant.

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 "Industrial" in the City's Comprehensive Plan and is part of a large expanse of this designation which extends 2/3 of a mile north between Grand Canal Road and South U.S. Highway 277. This large expanse comprises a wide range of industrial and heavy commercial operations including heating and cooling, oil field equipment, and West Texas Steel. Meat processing, a smokehouse, warehousing, and taxidermy are all appropriate uses for the Industrial designation with underlying Light Manufacturing (ML) zoning.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** As indicated, the ML zoning would allow all of the existing and intended uses. The buildings comply with all ML development standards. The two front buildings are setback 35 feet from the front property line facing U.S. Highway 277, more than the required 25 feet. The new smokehouse will require one paved parking space for every 1,000 square feet, a total of two spaces. The applicant may pave over the existing caliche parking area at the front of the building, as there is adequate space here for parking. In addition, the Planning Division discovered during its research that several structures and building additions were added without permits including portions of the main building at 7005 South U.S. Highway 277, a covered porch on the building at 6993 South U.S. Highway 277, and a sea container and freezer structures. Permits will be required for these buildings, the new smokehouse, and any future buildings, and require compliance with current parking standards. In addition, there is an existing residence to the north at 6981 U.S. Highway 277, which remains a lawful conditional use since before 2000. The applicant will be required to install a six-foot high opaque privacy fence along the west and south boundary of this property adjacent to the subject property as required by Section 509 of the Zoning Ordinance.

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 currently surrounded by an animal clinic to the south and vacant land to the east, both outside the City Limits. Also surrounding is vacant Heavy Commercial to the west, portable storage sales to the north, and CH zoned property to the northeast with an existing residence. North of this property, there is heavy commercial and industrial development extending to the intersection of Grand Canal Road and U.S. Highway 277. The required privacy fence will provide a buffer between the subject development and the residence to the north. Overall, Planning Staff believes that the uses existing since 2005 are compatible with the surrounding area, which is predominantly heavy commercial and industrial. Given that the Comprehensive Plan designates the surrounding properties to the north Industrial with either ML or CH Zoning, Staff believes that the subject uses will remain compatible with any future development in this area.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The CH zoning does not allow the current uses to expand without a rezoning to ML. The current and new uses would comply with all ML development standards. Planning Staff believe that ML zoning is appropriate given the predominant industrial character of this area and intended future development for this area.
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.* Consistent with other similar developments, Staff acknowledges there will be some minor air pollution with the additional use of the smokehouse. However, Staff intends to work with the applicant through the site plan and permitting process to mitigate the majority of any odors that would be emitted. All current and proposed uses will be conducted inside the buildings on the property.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* The applicant indicates that the rezoning will allow the new smokehouse to better serve the community, as well as potentially bring in new deer hunters. Staff believes this location is appropriate for the intended uses given it is surrounding by similar types of uses and zoning.
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.* South U.S. Highway 277 is identified as a major (TXDOT) arterial street with two southbound lanes and a northbound lane. This road is highly travelled by trucks and commercial vehicles and can easily accommodate any additional customer traffic for this business.

Planning Commission Recommendation:

On July 15, 2019, the Planning Commission recommended unanimous **APPROVAL** of the proposed Rezoning from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District on the subject property. The following is the complete excerpt of the draft minutes from the July 15, 2019, meeting for this case:

Jeff Fisher, Principal Planner, presented the proposed rezoning request. He indicated that the applicant plans to erect a new smokehouse building for his meat processing facility, and that this use is not allowed in the Heavy Commercial (CH) Zoning District. Mr. Fisher outlined Staff's rationale to approve the Rezoning on the grounds this is an Industrial designated corridor in the City's Comprehensive Plan; that the current and new building will comply with the ML zoning standards; and the uses have already existed since 2005 and are compatible with other industrial and heavy commercial uses in the area. He explained that Staff also looked at effects on the natural environment of the smoking operation given there is a home in close proximity also zoned CH. Mr. Fisher indicated that similar to a recent case, Staff would work with the applicant at the site plan stage to mitigate any air pollution affects although he indicated these should be minimal. He shared for the Commission the applicant's synopsis that smoking would only be conducted for 8 minutes every 5-6 hours.

Commissioner Brooks asked why the CH zoning does not already allow all of the uses.

Mr. Fisher responded that meat processing is not an allowed use in the CH district nor the taxidermy component on its own classified as retail sales, but that taxidermy would be allowed if accessory to a permitted use.

Vice Chair Spano asked if the Zoning Ordinance imposed a limit on the amount of smoke that could be produced during barbequing.

Mr. Fisher responded that there is not a specific limit in the Ordinance but that Staff expressed concern given one home's close proximity to the property. Mr. Fisher indicated that the homeowner was provided with written notice and did not respond, and that this property is zoned CH already. He further explained that the owner is already conducting smoking operations from the property but require a new building to meet USDA requirements.

Vice Chair Spano opened the meeting for public comment.

Vice Chair Spano closed public comment.

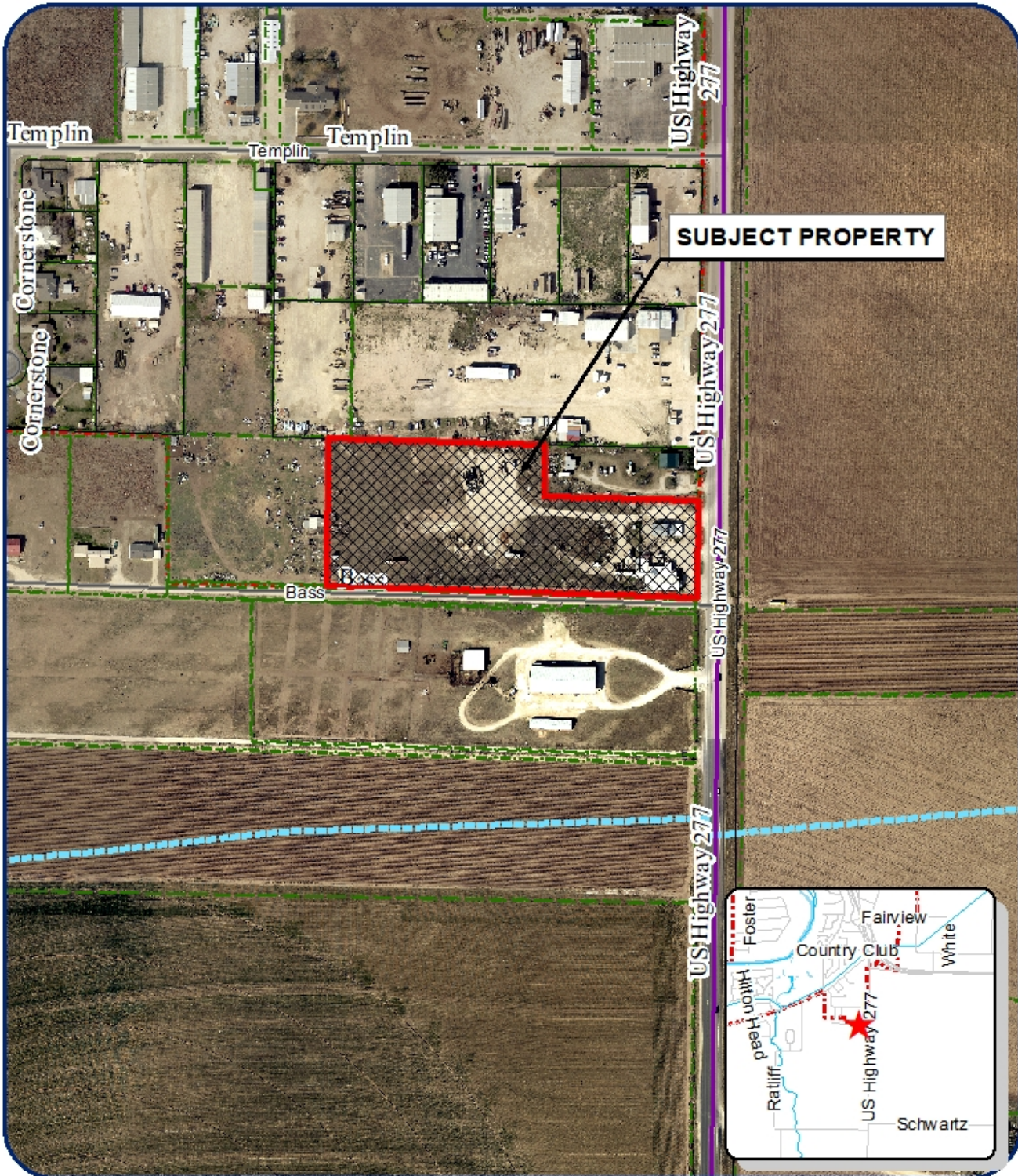
Commissioner Brooks made a Motion to recommend APPROVAL of the proposed Rezoning from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District on the subject property. The motion carried unanimously, 4-0.

Recommendation:

Staff's recommendation is for City Council to **APPROVE** the proposed Rezoning from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District on the subject property.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Response Letter
Applicant's Synopsis
Applicant's Response to Zoning Criteria
Application



Rezoning

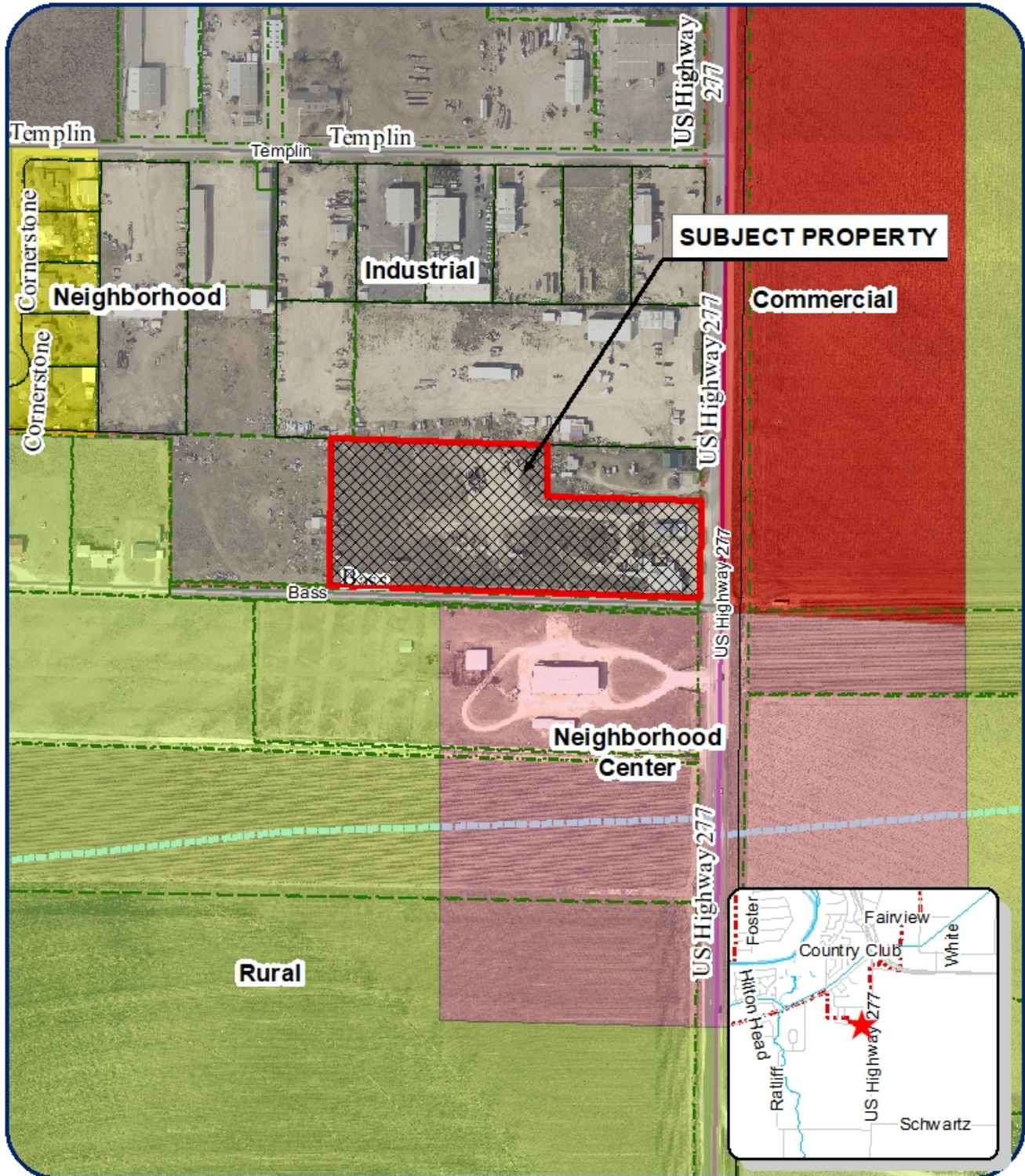
Z19-12: Graves

Council District: Tommy Hiebert - District 1
Neighborhood: Country Club
Scale: 1" approx. = 300 ft
7005 S. U.S. Highway 277

Legend

Subject Properties:
Current Zoning: **CH**
Requested Zoning Change: **ML**
Vision: **Industrial**





Rezoning

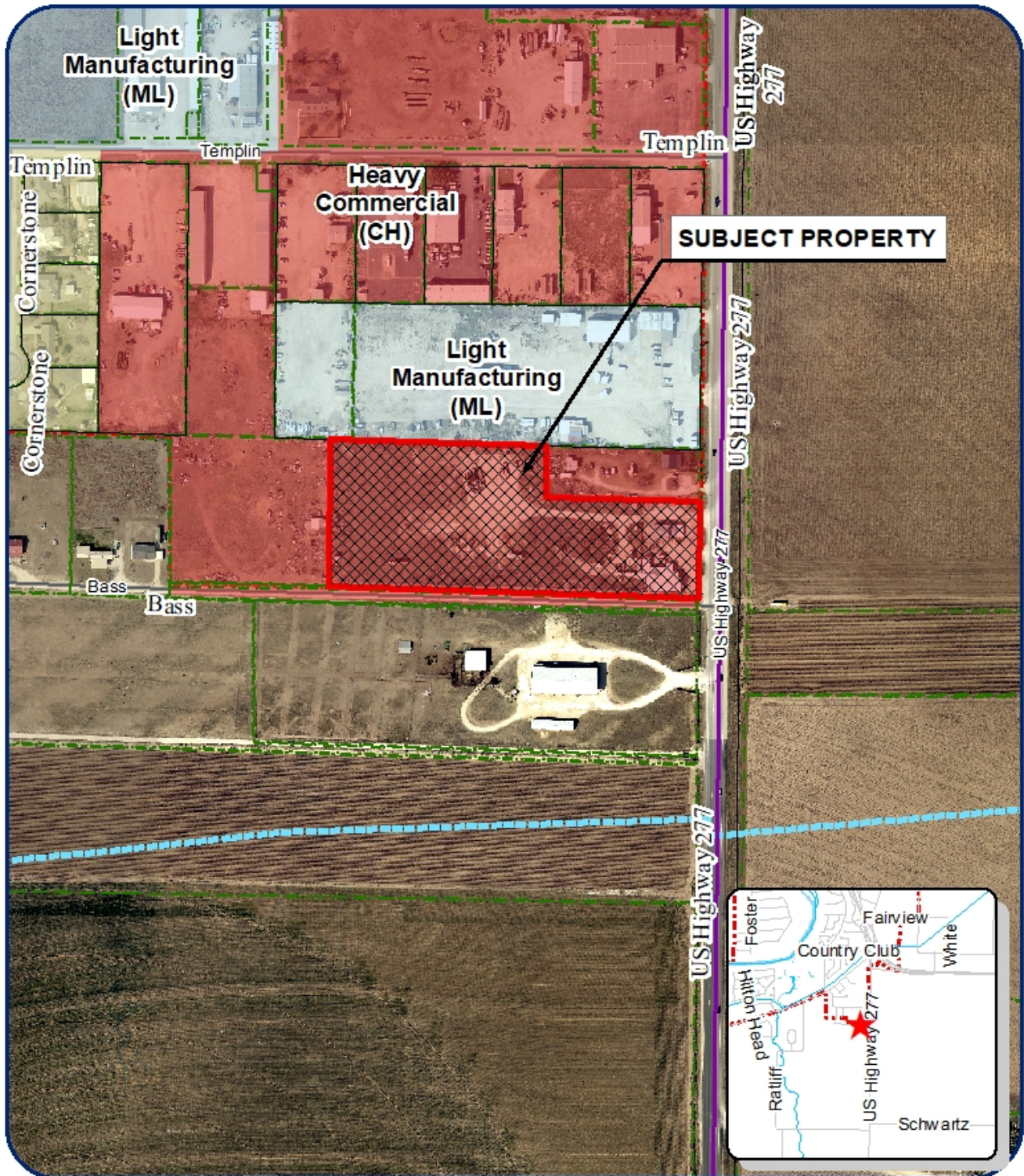
Z19-12: Graves

Council District: Tommy Hiebert -District 1
Neighborhood: Country Club
Scale: 1" approx. = 300 ft
7005 S. U.S. Highway 277

Legend

Subject Properties: —
Current Zoning: CH
Requested Zoning Change: ML
Vision: Industrial





Rezoning

Z19-12: Graves

Council District: Tommy Hiebert -District 1
Neighborhood: Country Club
Scale: 1" approx. = 300 ft
7005 S. U.S. Highway 277

Legend

Subject Properties: —
Current Zoning: CH
Requested Zoning Change: ML
Vision: Industrial



Photos of Site and Surrounding Area

NORTH



SOUTH



EAST



WEST AT PROPERTY



FRONT OF PROPERTY



REAR OF PROPERTY
(FUTURE LOCATION OF SMOKEHOUSE)



1401 S. US HWY 277
SAN ANGELO, TX 76904
COSAT TEXAS HOMES

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) _____

*This stretch of 277 is all commercial businesses.
Last business in the city limits. No reason not to.*

NAME: Shay Elkins

ADDRESS: 6941 S. 48. Hwy 277

San Angelo Tx 76904

SIGNATURE: Shay Elkins

Z19-12: Graves

property owner number: 2

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.



Mon 7/8/2019 3:56 PM

westtxdeer <westtxdeer@gmail.com>

Re: Z19-12 Graves

To: Fisher, Jeff

You replied to this message on 7/8/2019 4:03 PM.

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

Jeff, The purpose of our smokehouses is to cook product(sausage, jerky etc.) and have the ability to control the amount of smoke exposed to the product. The smokehouses are capable of cooking 500lbs of meat every 5-6 hours. The smoke is generated in a box with a hot plate that burns sawdust, it is then piped into the actual smoker for approximately 8 minutes per 5-6 hours. The internal fans move the smoke throughout the smokehouse for the duration of the program. During the last fifteen minutes of each program a damper releases heat and what is left of the smoke. This procedure is done over 100 days in a row during the fall at our existing Wild Game Processing Plant, located on the same lot.

The reason for the new smokehouses is that we are building a completely new facility. This facility will deal solely with USDA approved products(beef, pork). We are making our same products in a new facility so we can sell them commercially. Let me know if you need any more details.

Thanks, Jack Graves

On Jul 8, 2019, at 3:16 PM, Fisher, Jeff <jeff.fisher@cosatx.us> wrote:

Jack,

Thank you for answering my call today. Here's what I need from you, a summary of our discussion as answers to questions below:

- 1) Smokehouse operation details (electric smoke generator and how smell is circulated)
- 2) Days and Hours/minutes of operation of smoking
- 3) Reason for new smokehouse and info on existing smoking and cooking operating within existing buildings

Thanks,
Jeff

Let us know how we are doing; please take a quick [survey](#).

<image001.jpg>

<image002.png>

**Jeff Fisher, AICP
Principal Planner**

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.
The proposed amendment is going to be compatible with the Comprehensive plan because
it is going to serve the same purpose it was before. The owner is going to add a smokehouse
to the property that is not allowed in heavy commercial. Light manufacturing will suit this
site better by allowing the company to do the same thing they have been doing, and allow
the smokehouse to be operated on the property as well.

2. Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.
Right now this property is zoned as a heavy commercial, and surrounding the zone
is a residential zone and a light manufacturing zone. Changing this to a light manufacturing
would not be a big change to the property, and would stay consistant with the
zoning ordinance.

3. Compatible with Surrounding Area. Whether and *the extent to* which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.
As mentioned, there is already a light manufacturing zone next to this zone. Also, the
property would be serving the same purpose it was before with one added addition that is
allowed in a light manufacturing, and not in heavy commercial. It would fit right in with the

surrounding zones.

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

The owner is wanting to add a smokehouse to his business, and this is not allowed in a heavy commercial zone. Light manufacturing zone does allow this change, and allow the owner to continue his wild game processing as well.

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

The smokehouse would have an impact on the air quality in the region, but I would expect this to be equivalent or even less than what any other building that could be placed on this part of the property if it was zoned light manufacturing or heavy commercial.

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

Changing the zone to ML will better serve the owner who is using the land for wild game processing. This will allow the owner to build his smokehouse, and use it to serve the community. Potentially bringing in new deer hunters to San Angelo from out of town.

-
-
-
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. This processing plant has been in San Angelo for 14 years, and they have proven that thier business is thriving and not going anywhere. Allowing this amendment will continue the urban development in this area, and continue the growth on highway 277. This is a growing part of San Angelo the more infrasturcture going up in that area the more people will want to see what is being built and provide more business to the community.
-

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): Jack Graves, JKBG Investments

to Owner ☐ Representative (Notarized Affidavit Required) ☐

7005 South Highway 277 San Angelo Texas 76904

Mailing Address City State Zip Code

325-895-1490 ecarter@fentresseng.com

Contact Phone Number Contact E-mail Address

7005 South Highway 277 San Angelo Texas 76904

Subject Property Address City State Zip Code

Abst: A-1637 S-0169.5, Survey: LP MOORE, 5.9500 ACRES

Legal Description (can be found on property tax statement or at www.tomgreencad.com)

Existing Zoning: CH Proposed Zoning: ML Lot size: 5.95 Acres

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

Section 2: Site Specific Details

Existing use of Property: Wild Game Processing Plat

*Proposed Use of Property: Keeping same use

*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.

Jack Graves
Owner Name (Print)

Signature

J's Processing
Company/Organization (If Applicable)

06/06/2019
Date

Erica Carter
Representative Name (Print)

Signature

Carter-Fentress Engineering, LLC
Company/Organization

06/06/2019
Date

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 6 / 14 / 19

Case No.: Z 19 - 12

Fully-dimensioned site plan: ☒

Nonrefundable fee: \$ 640.00

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

Sign Deposit \$37.50

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

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

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

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

Planning Commission hearing date: 7 / 15 / 19 Date notifications due: ____/____/____

City Council hearing date: 8 / 20 / 19 Packets due date: ____/____/____

Publication date: ____/____/____

Reviewed/Accepted by: J. Fisher Date: 6 / 14 / 19

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: **6993 AND 7005 SOUTH U.S. HIGHWAY 277; GENERALLY LOCATED APPROXIMATELY 770 FEET SOUTH OF THE INTERSECTION OF SOUTH U.S. HIGHWAY 277 AND TEMPLIN ROAD;** FROM THE HEAVY COMMERCIAL (CH) ZONING DISTRICT TO THE LIGHT MANUFACTURING (ML) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z19-12: Graves

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 20th day of August 2019, City Council held a public hearing on Z19-12, 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 LIGHT MANUFACTURING (ML) ZONING DISTRICT;

The real property generally located at 6993 and 7005 South U.S. Highway 277; generally located approximately 770 feet south of the intersection of South U.S. Highway 277 and Templin Road; being 5.95 acres in the L.P. Moore Addition, Survey No. 169.5, Abstract A-1637, City of San Angelo, Tom Green County, Texas

as more particularly described on Exhibit “A” of this Ordinance, shall henceforth be permanently zoned as follows: Light Manufacturing (ML) 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 (“ML” Boundary Map).

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

SECTION 4. The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended under Sections 1 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 on the **20th day of August, 2019**, and finally PASSED,
APPROVED AND ADOPTED on this the **4th day of September, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

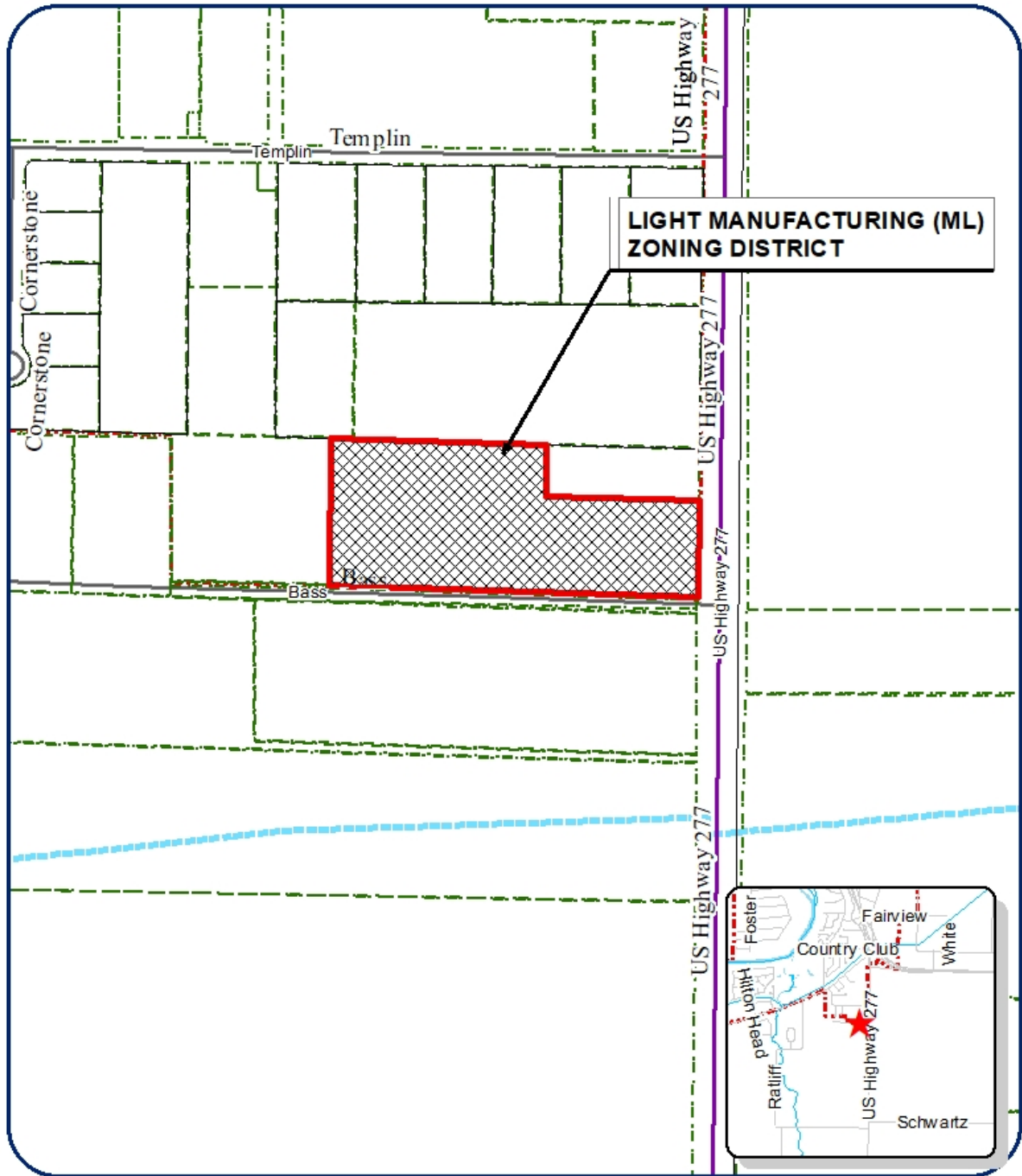
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A" (ML Boundary Map)



Rezoning

Z19-12: Graves

Council District: Tommy Hiebert -District 1

Neighborhood: Country Club

Scale: 1" approx. = 300 ft

7005 S. U.S. Highway 277

Legend

Subject Properties: 

Current Zoning: **CH**

Requested Zoning Change: **ML**

Vision: **Industrial**



CITY COUNCIL – AUGUST 20 & SEPTEMBER 4, 2019

STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning		Z19-11: Centro Cristiano Hosanna	
SYNOPSIS:			
A request for approval of a rezoning from the Ranch and Estate (R&E) zoning district to the General Commercial (CG) zoning district. The existing church has an approved conditional use to allow a religious institution but they wish to erect a larger sign than the current residential zoning would allow.			
LOCATION:		LEGAL DESCRIPTION:	
5026 Link Road		Being 6.1090 acres being all of Block 15 less a 0.351 acre tract, Block 15, Park View Acres, San Angelo, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #1 – Tommy Hiebert Glenmore Neighborhood		R&E – Ranch and Estate	Commercial
			SIZE:
			6.109 acres
THOROUGHFARE PLAN:			
South Bryant Boulevard – Major Arterial Street, Required: N/A – TXDOT road; Provided: variable right-of-way, variable pavement. Link Road – Local Street, Required: N/A – TXDOT road; Provided: variable right-of-way, variable pavement.			
NOTIFICATIONS:			
7 notifications were mailed within a 200-foot radius on June 26, 2019. Zero received in support and zero in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Ranch and Estate (R&E) zoning district to the General Commercial (CG) zoning district.			
PROPERTY OWNER/PETITIONER:			
Centro Cristiano Hosanna Juan Rivera			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Extension 1533 shelly.paschal@cosatx.us			



Rezoning: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any Rezoning request:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The current future land use is designated as “commercial” which seeks to promote “single-use centers consisting of large retail and office clusters that seek visibility and convenient access offered by frontage on the major street network. The uses within this area often draw from the larger regional area.” Section 304 of the Zoning Ordinance states that the intent of the General Commercial zoning district is to “provide opportunities for development of commercial establishments of higher intensity, with larger trade area, floor area and traffic generation than Neighborhood Commercial uses.” The rezoning will be in keeping with the approved future land use and allow the continuation of the surrounding commercial development along South Bryant Boulevard.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The existing structure complies with today’s setback standards and the property currently is partially screened. The existing 6.109 acre lot exceeds the minimum lot area of 6,000 square feet, the minimum lot frontage of 50 feet, and minimum lot depth of 80 feet in the General Commercial zoning district. Any future additions will be required to comply with all current standards in the zoning ordinance.
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 is comprised of mixed uses of heavier commercial and general commercial along South Bryant Boulevard. The subject tract of land fits in with the existing commercial development pattern, and would allow for expansion of an existing business.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The existing structure is allowed in the current R&E zoning district by a conditional use. The current business would like to possibly expand in the future. Since the ranch & estate development never developed on this property, the rezoning would make use of the land in a manner consistent with the adopted future land use and existing adjacent mixed use development in the area.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** The rezoning is anticipated to have little to no adverse impact on the natural environment. There may be minor air and noise pollution as any new improvements are built, but those would be temporary.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Allowing this site to rezone to general commercial would allow an existing business to expand to continue to serve the community, rather than allowing a continuance of a zoning designation that could not been effectively utilized in the past.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The existing development pattern in the along South Bryant Boulevard is mixed with commercial and residential, approving the rezoning will allow the parcels to keep in continuity with the adjoining development in the area.

Planning Commission Recommendation:

On July 15, 2019, the Planning Commission recommended APPROVAL of a Rezoning from the Ranch & Estate (R&E) Zoning District to the General Commercial (CG) Zoning District on the subject property. The following is the complete excerpt of the draft minutes from the July 15, 2019, meeting for this case:

Shelly Paschal, Planner, presented the proposed rezoning request. She displayed photos of the existing church and surrounding area. Ms. Paschal outlined Staff's rationale to approve the Rezoning on the grounds that the requested rezoning is consistent with the Comprehensive Plan designation; that the lots are consistent with the CG zoning standards and partially screened; and that the use will be compatible with the surrounding uses.

Vice Chair Spano opened the meeting for public comment.

Vice Chair Spano closed public comment.

Commissioner Uherik made a Motion to recommend APPROVAL of the Rezoning from the the Ranch & Estate (R&E) Zoning District to the General Commercial (CG) Zoning District. Commissioner Self seconded the motion. The Motion passed unanimously 4-0.

Recommendation:

Staff's recommendation is for City Council to **APPROVE** the rezoning from the Ranch and Estate (R&E) zoning district to the General Commercial (CG) zoning district.

Attachments:

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

**Z19-11: Centro Cristiano Hosanna****5026 Link Road**

Council District 1 - Tommy Hiebert

Neighborhood: Glenmore

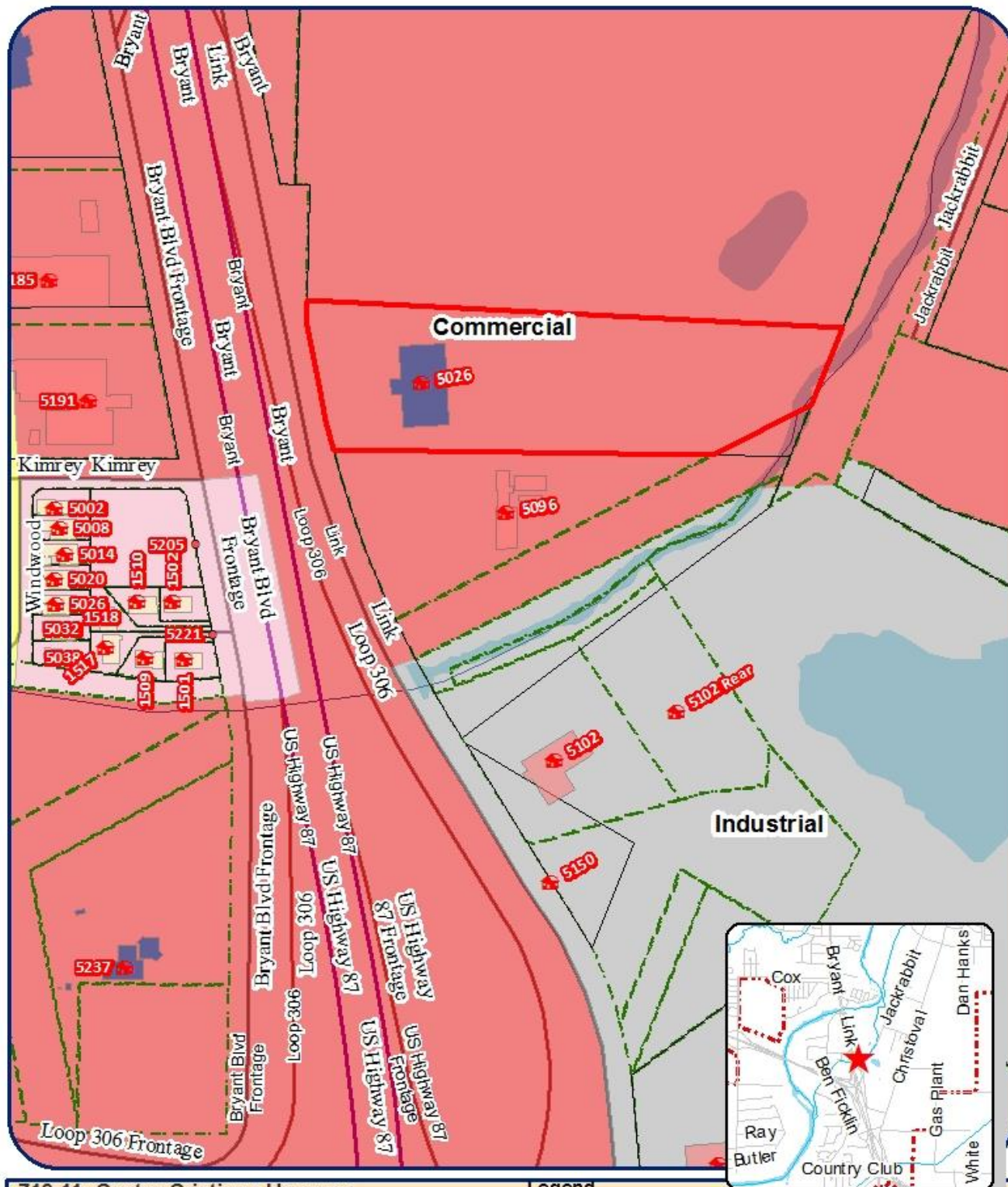
Scale: 1" approx. = 250 ft

LegendSubject Properties: —Current Zoning: R & ERequested Zoning Change: CGVision: Commercial

N



6.109 acres being all of Block 15 Less a .351 Tract, Block 15, Parkview Addition



Z19-11: Centro Cristiano Hosanna

5026 Link Road

Council District 1 - Tommy Hiebert
 Neighborhood: Glenmore
 Scale: 1" approx. = 250 ft

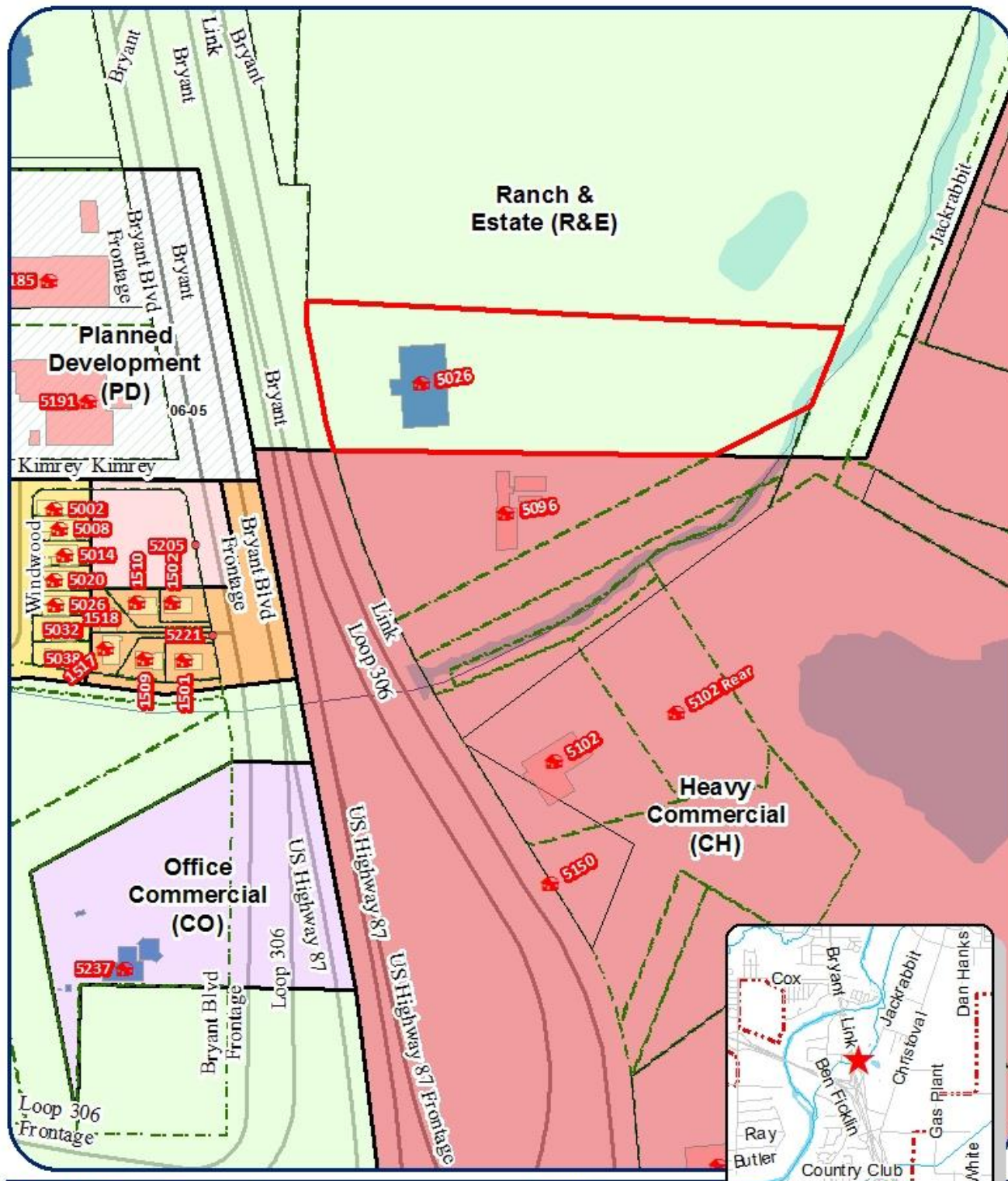
Legend

Subject Properties: ■
 Current Zoning: R & E
 Requested Zoning Change: CG
 Vision: Commercial

6.109 acres being all of Block 15 Less a .351 Tract, Block 15, Parkview Addition

N





Z19-11: Centro Cristiano Hosanna

5026 Link Road

Council District 1 - Tommy Hiebert
 Neighborhood: Glenmore
 Scale: 1" approx. = 250 ft

Legend

Subject Properties: —
 Current Zoning: R & E
 Requested Zoning Change: CH
 Vision: Commercial

6.109 acres being all of Block 15 Less a .351 Tract, Block 15, Parkview Addition

N



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): Juan Rivera - Centro Cristiano Hosanna☐ Owner☒ Representative (Notarized Affidavit Required)Mailing Address: 5026 Link RdCity: San AngeloState: TxZip Code: 76904Contact Phone Number: (325) 617-2246Contact E-mail Address: sanghosanna@hotmail.comSubject Property Address: 5026 Link RdCity: San AngeloState: TxZip Code: 76904Legal Description (can be found on property tax statement or at www.tamgreencad.com): BLK 15 PT Subd Parker Ave Adn, 6.1090 ac, being allOS BLK 15 less A.351 AC tractExisting Zoning: R&EProposed Zoning: CGLot size: 6.1090 ac(Zoning Map available on [City Maps](#))

Section 2: Site Specific Details

Existing Use of Property: R&E / Church Facility*Proposed Use of Property: Church 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 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.

Juan Rivera [Signature] Centro Cristiano Hosanna 6-10-19
 Owner Name (Print) Signature Company/Organization (If Applicable) Date

 Representative Name (Print) Signature Company/Organization Date

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 6 / 10 / 19

Case No.: Z 19 -- 11

Fully-dimensional site plan: ☐

Nonrefundable fee: \$ 625 ✓ Receipt #: 265237 Date paid: ____/____/____

Sign Deposit \$37.50 ✓ Receipt #: ____ Date paid: ____/____/____

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

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

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

Planning Commission hearing date: 7 / 15 / 19 Date notifications due: 6 / 28 / 19

City Council hearing date: 8 / 20 / 19 Packets due date: 8 / 9 / 19

Publication date: 9 / 31 / 19

Reviewed/Accepted by: H. Bueker Date: 6 / 10 / 19

Front of Subject Property

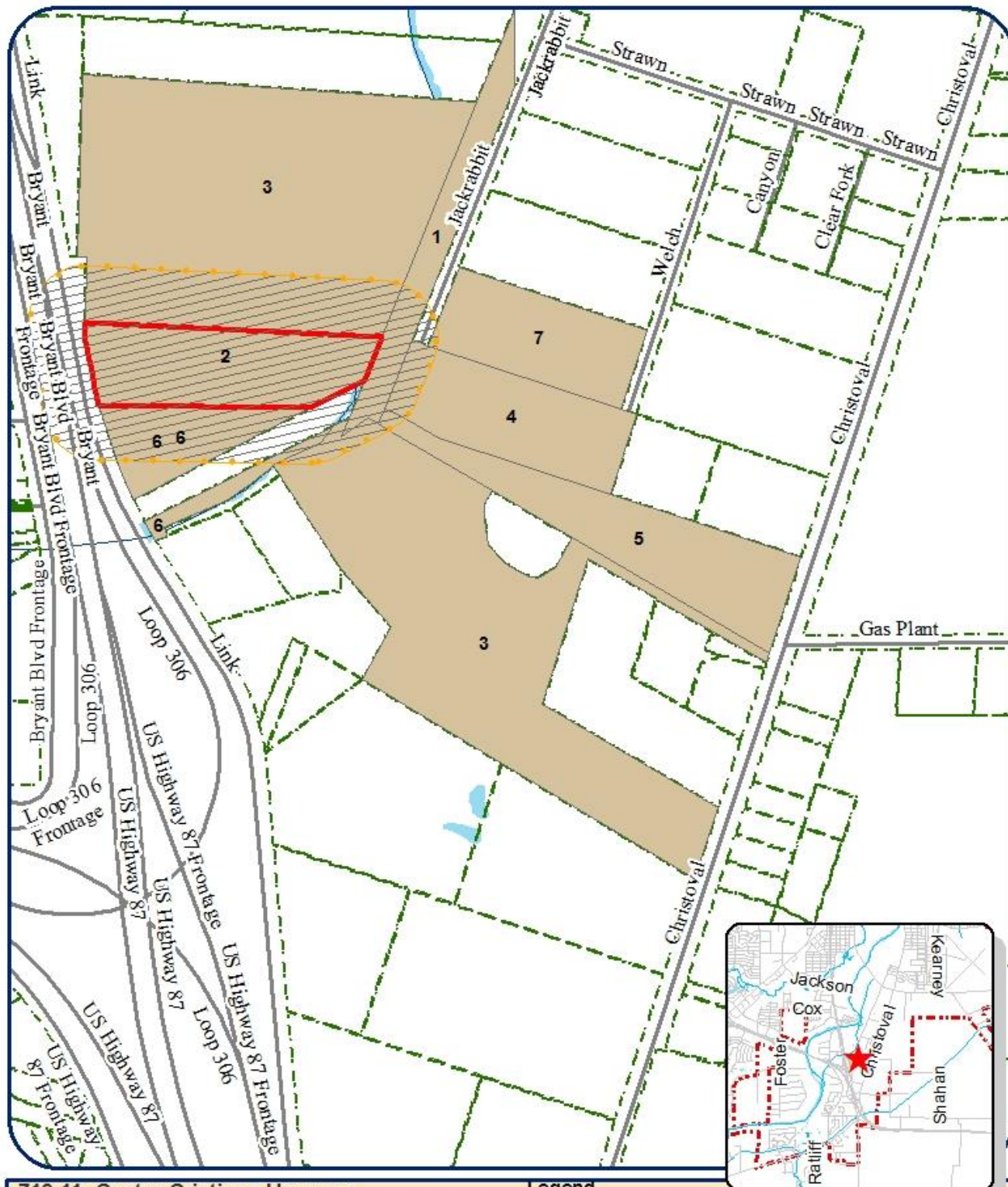


Looking south of subject property



Looking north of subject property





Z19-11: Centro Cristiano Hosanna

5026 Link Road

Council District 1 - Tommy Hiebert
 Neighborhood: Glenmore
 Scale: 1" approx. = 450 ft

Legend

Subject Properties: —
 Current Zoning: R & E
 Requested Zoning Change: CG
 Vision: Commercial

6.109 acres being all of Block 15 Less a .351 Tract, Block 15, Parkview Addition

N



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 5026 LINK ROAD, GENERALLY LOCATED APPROXIMATELY .78 MILES FROM THE INTERSECTION OF LINK AND CRISTOVAL ROADS, SAN ANGELO, TEXAS,** FROM RANCH & ESTATES (R&E) ZONING DISTRICT TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z19-11: Centro Cristiano Hosanna

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

WHEREAS, on the 20th day of August, 2019, City Council held a public hearing on Z19-11, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

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

The real property generally located at 5026 Link, specifically being 6.1090 acres being all of Block 15 less a 0.351 acre tract, Block 15, Park View Acres, City of San Angelo, Tom Green County, Texas.

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

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

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

SECTION 5 The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

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

INTRODUCED on the **20th day of August, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **4th day of September, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

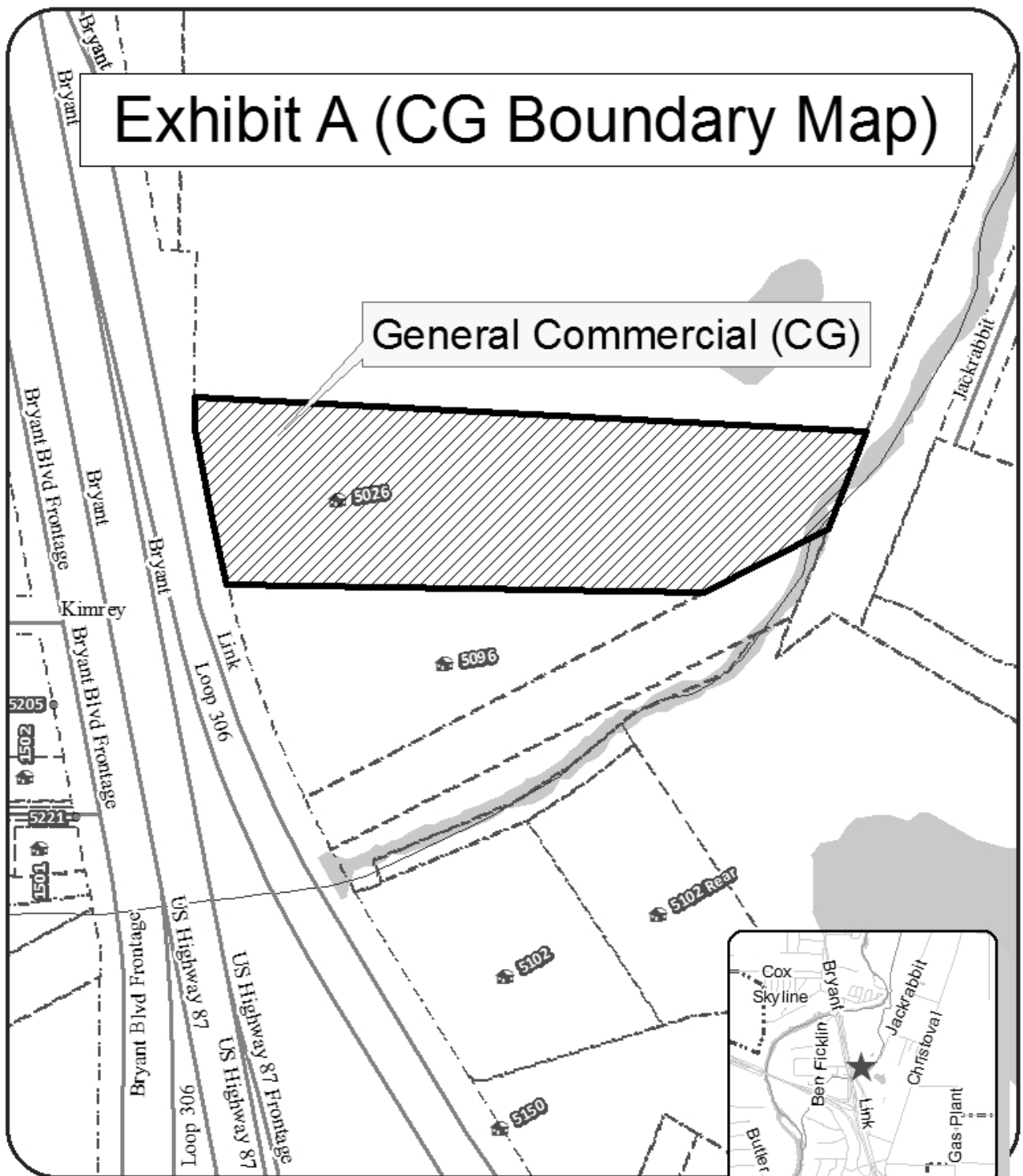
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit A (CG Boundary Map)



219-11: Centro Cristiano Hosanna

5026 Link Road

Council District 1 - Tommy Hiebert

Neighborhood: Glenmore

Scale: 1" approx. = 200 ft

6.109 acres being all of Block 15 Less a .351 Tract, Block 15, Park View Acres

Legend

Subject Properties: 
 Current Zoning: R & E
 Requested Zoning Change: CG
 Vision: Commercial



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 4, 2019

Item type: Consent Item

Caption:

Second reading of an ordinance approving the abandonment and vacation of a 20-ft wide by 300-ft long, 0.1370 acres (6,000-sq ft) public alley; the north/south alley located south of W. Beauregard Ave., north of W. Colorado St. between S. Jefferson St. and S. Madison St. (Jon James)

Summary/History:

The applicant has requested the abandonment of a 20' x 300' paved alley within Block 121 of the Angelo Heights Addition. Reasons for the request include safety, maintenance of the alley and use of the alley property. Utilities are present in the alley so an unobstructed easement will be part of the consideration. The applicant owns 1421 and 1409 W. Beauregard Ave. located on the east and west of the north portion of the alley. He is requesting abandonment of the entire alley.

Financial Impact:

N/A

Other Information/Recommendation:

On May 20, 2019, The Planning Commission unanimously recommended approval of the alley abandonment, with a vote of 6-0.

On August 20, 2019, City Council voted unanimously to approve the first reading of the alley abandonment ordinance, with a vote of 7-0.

Attachments:

1. Staff Report (AA) Angelo Heights Addition BLK 121 Alley Abandonment Report CC.docx
2. Ordinance (AA) Angelo Heights Addition BLK 121 Alley_Abandonment Ordinance CC.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

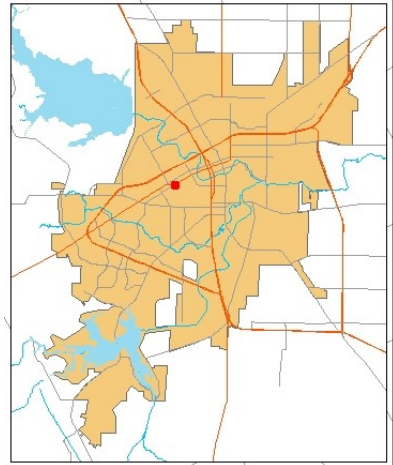
Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Final Approval

CITY COUNCIL – August 20 & September 4, 2019

STAFF REPORT



APPLICATION TYPE:		CASE:	
Alley Right-of-way Abandonment		Angelo Heights Addition Blk. 121: Fehrenbach	
SYNOPSIS:			
The applicant has requested the abandonment of a 20' x 300' paved alley within Block 121 of the Angelo Heights Addition. Reasons for the request include safety, maintenance of the alley and use of the alley property. Utilities are present in the alley so an unobstructed easement will be part of the consideration. The applicant owns 1421 and 1409 W. Beauregard Ave. located on the east and west of the north portion of the alley. He is requesting abandonment of the entire alley.			
LOCATION:		LEGAL DESCRIPTION:	
South of W. Beauregard Ave and north of W. Colorado between S. Jefferson St. and Madison St.		Being a 0.138 acres (6,000 square feet) alley located within Block 121 of Angelo Heights Addition.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District 5 – Lane Carter Santa Rita Neighborhood	CG/CH and CN	Commercial	0.138 acres (6,000 square feet)
THOROUGHFARE PLAN:			
N/A. Alley was approved as part of the Angelo Heights Addition, filed for record December 12, 1905 with the Tom Green County Clerk.			
NOTIFICATIONS:			
5 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:			
Daniel A Fehrenbach			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 Sherry.bailey@cosatx.us			

Additional Information:

The applicant indicated that this alley is not used in the traditional manner for an alley. Businesses do not use it for travel movement and access to back loading areas for trash. Each of the property owners that front on the alley could use the land to augment their business. Mr. Fehrenbach would like to incorporate the alley into his parking area. The property owner to the south is looking at access issues since his building backs right up to the alley property line. The alley, if abandoned, will be acquired and utilized by the adjoining property owners.

Utility Comments:

City Staff notified all relevant municipal departments to the request, as well as public and private utility companies. There are City services within the alley area to be abandoned. Suddenlink and AEP will require an unobstructed public utility easement within the abandonment area for the existing AEP power poles and attached Suddenlink communication lines. The alley will be required to be unobstructed (no buildings, structures, or fences allowed) 20 feet wide the entire length of the alley. There were no other responses.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and conducted a site visit to the property on May 3 and May 10, 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 not used as an alley presently but as adjacent property for the existing buildings. Part of the alley is used as parking or storage.
- *Utilities:* There are City utilities in the alley. Water and sewer lines are located
- *Community Impact:* The City has been working with the adjacent property owners. As a condition of approval, Planning Staff recommends that all abutting owners comply with the abandonment requirements within 18 months of approval.
- *Public Benefit:* The Planning Division agrees that closing the entire alley 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 abandonment of a 20' X 300' paved alley within Block 121 of the Angelo Heights Addition. The following is the complete excerpt of the draft minutes from the May 20, 2019, meeting for this case:

Alley Right-of-Way Abandonment: Fehrenbach

Public hearing and consideration of a request to approve the abandonment and vacation of a 20-foot x 300-foot unpaved alley within Block 121 of the Angelo Heights Addition, being 0.137 acres, located south of West Beauregard Avenue and north of Colorado Street, between Madison and Jefferson Streets.

**Staff Report – Alley Abandonment – Block 121, Angelo Heights Addition
August 20 & September 4, 2019**

Sherry Bailey, Principal Planner, presented the proposed alley abandonment. She indicated that this is a paved, north-south alley. Mrs. Bailey explained that the applicant owns properties on either side of the alley.

Mrs. Bailey outlined Staff's recommendation with four conditions of approval to approve the proposed alley abandonment on the grounds that there will be no negative affects and no rear garages or carports; that there will be an unobstructed utility easement; that no responses were circulated to date; and that closing the entire alley will benefit all property owners.

Chair Stribling asked if a plat is required and if the easement will shown on the plat.

Ms. Bailey responded that this was correct.

Chair Stribling opened the meeting for public comment.

Mr. Jon James, Planning and Development Services Director, clarified that while the presentation and report was correct, the caption in the agenda should be for a 20-foot by 30-foot alley instead of a 15-foot by 200-foot alley.

Chair Stribling closed public comment.

Commissioner Uherik made a Motion to recommend APPROVAL of the abandonment and vacation of a 20-foot x 300-foot unpaved alley within Block 121 of the Angelo Heights Addition. Commissioner Spano seconded the motion. The motion carried unanimously, 6-0.

Recommendation:

Staff's recommendation is to Recommend **APPROVAL** of the proposed abandonment and vacation of a 20-foot wide by 300-foot long, 0.138-acre (6,000-square foot) public alley; generally located south of W. Beauregard Ave.; west of S. Jefferson St.; north of W. Colorado Street; and east of Madison 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 20-foot, unobstructed utility easement to the satisfaction of the City, AEP and Suddenlink for all present and future utilities.

Attachments:

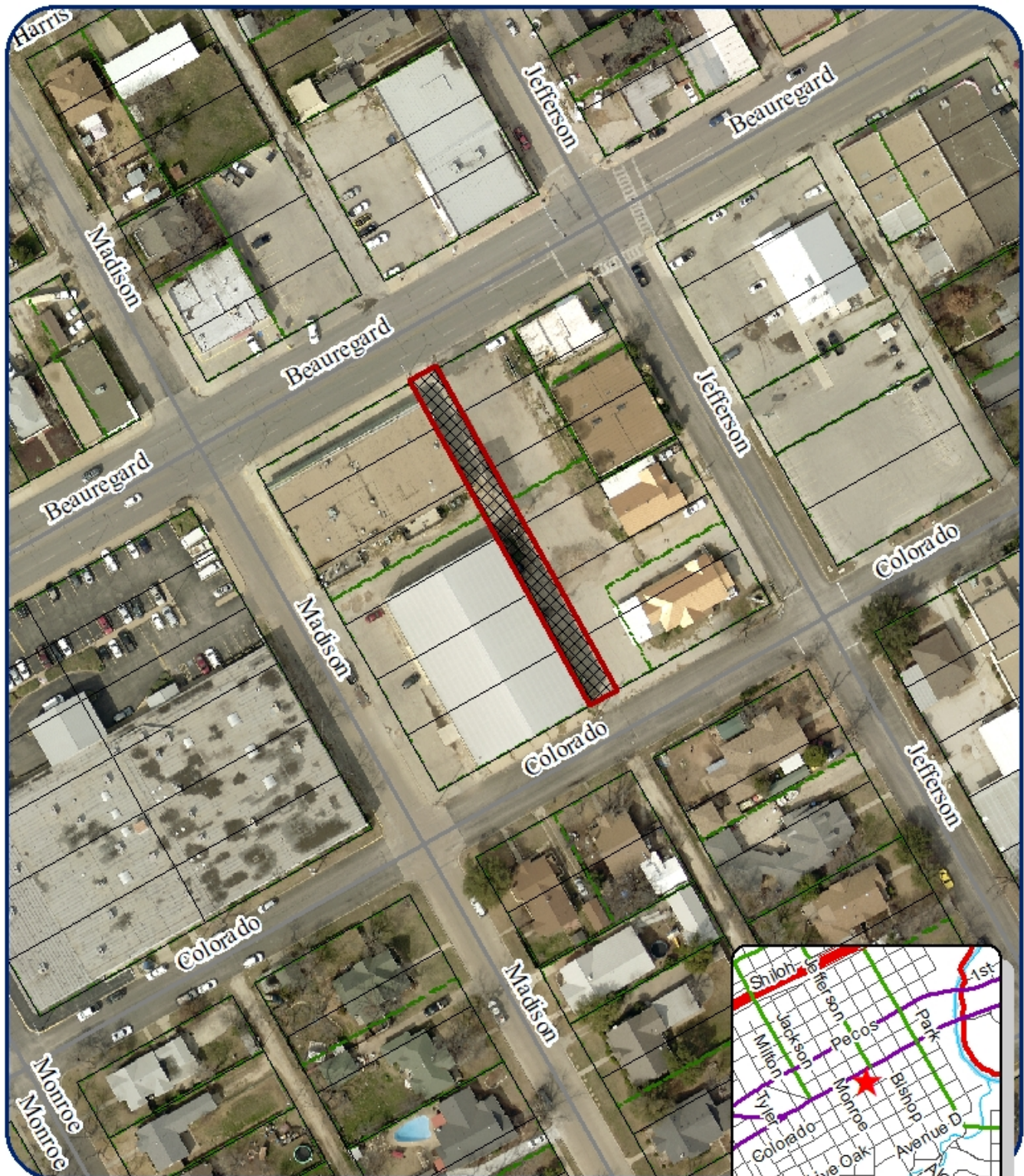
Aerial Map

Future Land Use Map

Zoning Map

Photos

Application



Alley Abandonment

Angelo Heights Addition Blk 121

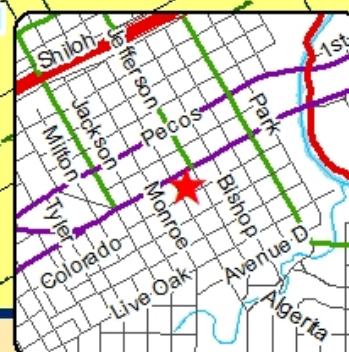
Council District 5: Lane Carter
Neighborhood: Santa Rita
Scale: 1" approx. = 100 ft

Legend

Subject Properties: 
Current Zoning: **CG/CH & CN**
Requested Zoning Change: **N/A**
Vision: **Neighborhood Center**

Between Beauregard Ave. & Colorado Ave./Jefferson St. & Madison St.





Alley Abandonment - Future Land Use

Angelo Heights Addition Blk 121

Council District 5: Lane Carter

Neighborhood: Santa Rita

Scale: 1" approx. = 100 ft

Between Beauregard Ave. & Colorado Ave./Jefferson St. & Madison St.

Legend

Subject Properties:

Current Zoning:

Requested Zoning Change:

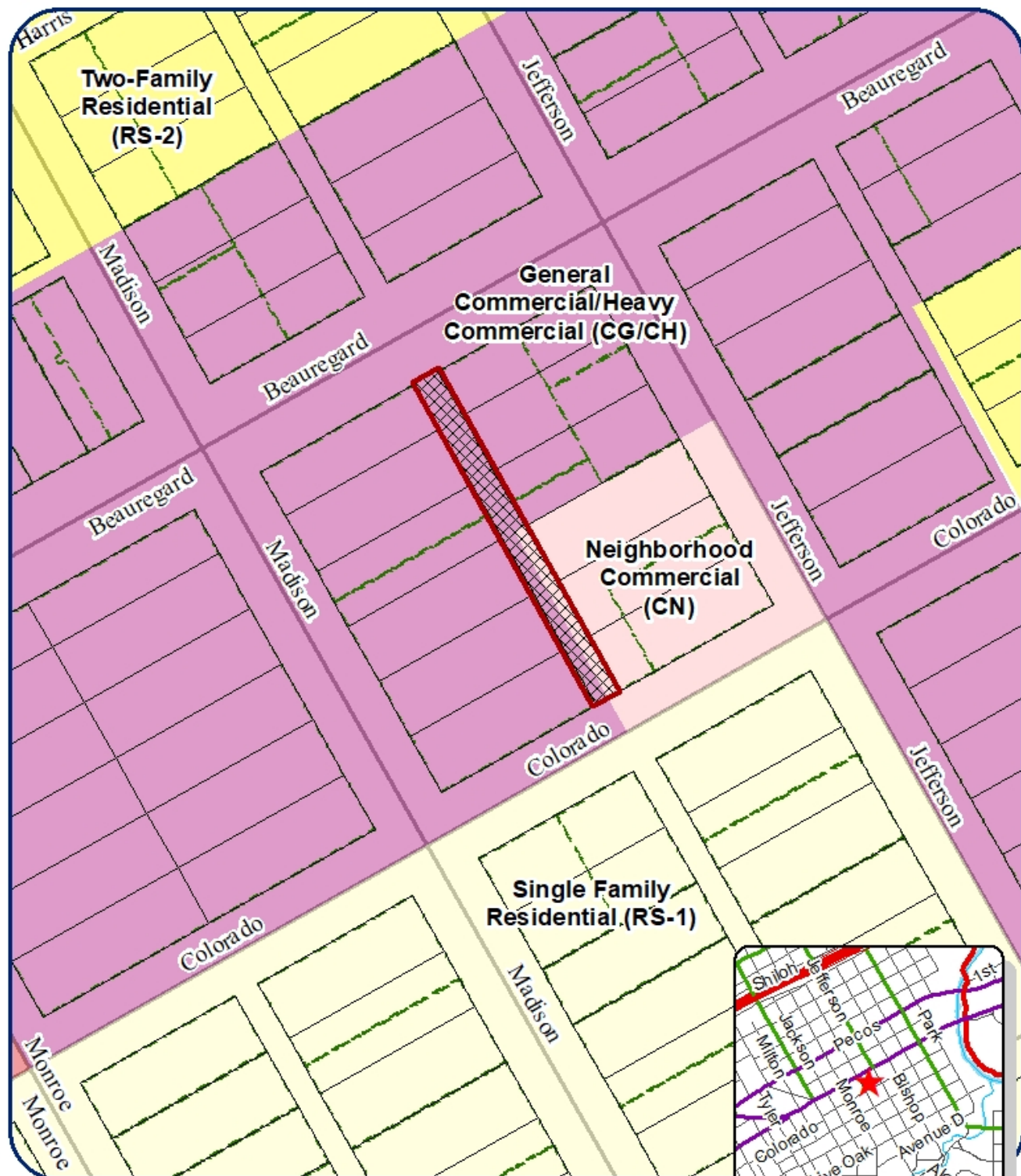
Vision:

CG/CH & CN

N/A

Neighborhood Center





Alley Abandonment - Zoning

Angelo Heights Addition Blk 121

Council District 5: Lane Carter
 Neighborhood: Santa Rita
 Scale: 1" approx. = 100 ft

Between Beaugard Ave. & Colorado Ave./Jefferson St. & Madison St.

Legend

Subject Properties: ▬
 Current Zoning: CG/CH & CN
 Requested Zoning Change: N/A
 Vision: Neighborhood Center



Staff Report – Alley Abandonment – Block 121, Angelo Heights Addition
August 20 & September 4, 2019



Back Of the Property Owner Who Owns the Southeast Quarter of the Block (this house/spa and the house to the south). The Property to The Left Side Is Owned By The Applicant.

Applicant Owns The Building On The Right. This is A Drive Connected to the Alley





North Portion of the Alley between Properties Owned By the Applicant

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): DANIEL A. FEHRENBACH

☒ Owner

☐ Representative (Affidavit Required)

462 S. JEFFERSON ST SAN ANGELO TX 76901

Mailing Address

City

State

Zip Code

3252456738

LTDAN1017 @ GMAIL.COM

Contact Phone Number

Contact E-mail Address

1425 W. BEAUREGARD SAN ANGELO TX 76901
Subject Property Address City State Zip Code

Subject Property Address

City

State

Zip Code

THE SOUTH 40 FEET of LOT 12, All of LOT 11 AND NORTH 28 FEET of LOT 10, Block 121, ANGELS HEIGHTS ADDITION, CITY of SAN ANGELO, TOM GREEN

Lot Size:

SEE ATTACHMENT

Zoning:

COMMERCIAL

Section 2: Site Specific Details

Subdivision Name: ANGELO HEIGHTS

Lots and/or Blocks Affected*:

General Description of Location*: SPECIFICALLY THE ALLEY RUNNING BETWEEN
W. BEAUREGARD AND COLORADO ON THE EAST SIDE OF BEAUREGARD
PLACE AND THE WEST SIDE OF SILO SALON.

Reason for Abandonment*: THE CITY HAS NOT MAINTAINED THE ALLEY AND I WOULD LIKE THIS ALLEY TO BE CONFIGURE MY PARKING

*Use attachment if necessary.

Staff Report – Alley Abandonment – Block 121, Angelo Heights Addition
August 20 & September 4, 2019

Effective January 3, 2017

Section 3: Applicant's acknowledgement

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

[Signature]
Signature of licensee or authorized representative
affirming the truth of the above statement.

21 MARCH 2019
Date

DANIELA A. FEHRENBACH
Printed name of licensee or authorized representative

MSPATY'S VENTURES LLC DBA GIZ & HUMS BILLIARDS & BREWS/OWNER
Name of business/Entity of representative

FOR OFFICE USE ONLY:

Date of Application: ____/____/____

Non-Refundable Fee: \$ _____

Receipt #: 213701Date paid: 04, 22, 19

Date of hearing by Planning Commission: ____/____/____ Date of hearing by City Council: ____/____/____

Reviewed/Accepted by: _____

AN ORDINANCE PROVIDING FOR CONDITIONAL ABANDONMENT AND VACATION OF A 20-FOOT WIDE, 300 FOOT LONG (6,000-SQUARE FOOT) 0.1378-ACRE PUBLIC ALLEY RIGHT-OF-WAY RUNNING NORTH/SOUTH BETWEEN S. JEFFERSON STREET AND S. MADISON 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 20-foot wide, 300 foot long (6,000-square foot) 0.138 acre, public alley right-of-way running north/south between Jefferson and Madison Streets; south of W. Beauregard Ave. and north of W. Colorado Street; located adjacent to Lots 1-6, 7-12 within Block number 121, Angelo Heights 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 20-foot wide, 300 foot long (6,000-square foot) 0.138 acre public alley right-of-way running north/south between Jefferson and Madison streets; south of West Beauregard Avenue and north of South Colorado Street; located adjacent to Lots 1-6, 7-12 within Block number 121, Angelo Heights 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 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 into one or more adjoining lots in the replat.
 - (b) Reserve unto City a 20 foot unobstructed utility easement for the full width and length of the abandoned alley right of way meeting City of San Angelo, AEP and Suddenlink specifications.
- 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 **20th day of August, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **4th day of September, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A"



ALLEY ABANDONMENT EXHIBIT "A"

FEHRENBACH

Council District 5 - Lane Carter

Neighborhood: Santa Rita

Scale: 1" approx. = 75 ft

Lots 1,2,3,4, 5, 7,8,9,10,11 & 12 Block 121, Angelo Heights Addition

Legend

Subject Properties:

Current Zoning: **CG/CH and CN**

Requested Zoning Change:

Vision: **Commercial**

N



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, City Clerk, 325-657-4211

Meeting Date: September 4, 2019

Item type: Consent Item

Caption:

Second public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019, for reimbursed expenses and grants and updating the number of authorized full time equivalent positions (Tina Dierschke)

Summary/History:

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

- Development Corporation- U.S. Customs and Border Protection Operations
- Development Corporation- Chadbourne Street
- Fort Concho Roof Replacement
- Keep San Angelo Beautiful Full-time position

Financial Impact:

See Exhibit A of the ordinance.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|--------------------|-------------------------|
| 1. | Ordinance 09.04.19 | Ordinance 09.04.19.docx |
| 2. | BA Memo - ALL | BA Memo - ALL.pdf |

Presentation:

Tina Dierschke

Approvals/Reviews:

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

**AN ORDINANCE OF THE CITY OF SAN ANGELO AMENDING
THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER
1, 2018, AND ENDING SEPTEMBER 30, 2019, FOR CAPITAL
PROJECTS AND UPDATE THE NUMBER OF AUTHORIZED
FULL TIME EQUIVALENT POSITIONS.**

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;

WHEREAS, Exhibit "D" to the 2018-19 budget ordinance approves a classification plan for authorized Civilian employees as is set out in Chapter 2, Article 2.08. Section 2.08.002 of the City of San Angelo Code of Ordinances.

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 and the total number of civilian employees in place should be amended in Exhibit "D".

INTRODUCED on the 20th day of August, 2019, and APPROVED and ADOPTED on this 4th day of September, 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	\$-	\$3,350,000.00	\$(3,350,000.00)
State Office Building	\$-	\$-	\$-
Fort Concho	\$828,792.00	\$828,792.00	\$-
Hotel Occupancy Tax	\$262,532.00	\$966,241.00	\$(703,709.00)
COSA DC	\$-	\$3,350,000.00	\$(3,350,000.00)
Total	\$1,091,324	\$8,495,033	\$(7,403,709)

City of San Angelo
Proposed Budget Amendment
Additional Information

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
COSADC – US Customs	Economic Development fund balance	\$-	\$1,100,000.00	\$(1,100,000.00)
COSADC – N. Chadbourne	Economic Development fund balance	\$-	\$2,250,000.00	\$(2,250,000.00)
Hotel Occupancy Tax	Hotel Occupancy Tax Revenue	\$262,532.00	\$262,532.00	\$-
Fort Concho Roof	Hotel Occupancy Tax Fund, State Office Buildings Capital Fund	\$828,792.00	\$1,532,501.00	\$(703,709.00)
	Total	\$262,532.00	\$262,532.00	\$262,532.00

City of San Angelo
Proposed Budget Amendment
Exhibit D

All Others	
Civilians	611
Total All Others	611
Grand Total Staffing Levels	965

Memo

To: Tina Dierschke, Finance Director
From: Guy Andrews, Director of Economic Development
Date: 07/31/19
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for the Project - US Customs and Border Protection Air and Marine Operation (CBPAMO)

Source of Funding:

Economic Development Fund Balance

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

Item was approved by COSADC on June 26, 2019

City Council approved budget on July 16, 2019

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Project CBPAMO	0	1,100,000	1,100,000
			0
			0
			0
			0
			0

Additional Comments:

Memo

To: Tina Dierschke, Finance Director
From: Guy Andrews, Director of Economic Development
Date: 07/31/19
Re: Budget Amendment Request

Purpose of Budget Amendment Request:
Budget for Project N Chadbourne

Source of Funding:
Economic Development Fund Balance

Funding previously approved? If so, by City Manager or City Council and when?
Item was approved by COSADC on April 26, 2017.
City Council approved budget on May 16, 2017

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Project N Chadbourne	0	2,250,000	2,250,000
			0
			0
			0
			0
			0

Additional Comments:

Memo

To: Tina Dierschke, Finance Director

From: Kimberly Holle, Budget Manager

Date: 08/14/19

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Increase Hotel Occupancy Tax revenue and corresponding expense for Civic Events and San Angelo Cultural Affairs Council

Source of Funding:

Hotel Occupancy Tax Revenue

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

Council has previously approved 48% for Civic Events and 5% for San Angelo Cultural Affairs Council

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
			0
Hotel Occupancy Tax Revenue	2,242,657	495,343	2,738,000
			0
Transfer to Civic Events	1,076,475	237,765	1,314,240
SACAC	112,133	24,767	136,900
			0

Additional Comments:

Memo

To: Tina Dierschke, Finance Director
From: Robert F. Bluthardt, Fort Concho Manager
Date: 08/12/19
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

To cover costs of roof replacements at Fort Concho via RFB FC-01-19

Source of Funding:

Hotel Occupancy Tax fund balance and the State Office Buildings capital funds

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

Council approved funding model at its June 18, 2019 meeting; it approved the final figure of \$953,791.50 at its August 6, 2019 meeting.

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Revenue:			0
Hotel Occupancy Tax Fund		703,709	703,709
State Office Capital Fund		125,083	125,083
			0
Expense			0
Ft. Concho Capital	304,670	828,792	1,133,462

Additional Comments:

The contingency costs will be covered within the HOT allocation. Any funding not used shall be returned. \$125,000 is already budgeted in the Property Casualty Fund for the TML insurance settlement.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: David Howard, Assistant Chief / Support Services, Police, (325) 659-8011

Meeting Date: September 4, 2019

Item type: Consent Item

Caption:

Consider a resolution accepting the Donation of Funds for the purchase of firearms for the San Angelo Police Department (Frank Carter)

Summary/History:

The Back the Badge clay bird skeet shoot was held to support the Tom Green County Sheriffs Department and the San Angelo Police Department.

The organizers would like to donate \$27,000 to the San Angelo Police Department to be used solely for the purchase of Firearms for the San Angelo Police Department.

Financial Impact:

There is no financial impact to the San Angelo Police Department Budget.

Other Information/Recommendation:

Attachments:

- | | |
|--|--|
| 1. Resolution approving donation to SAPD | RESOLUTION APPROVING DONATION TO SAPD.docx |
|--|--|

Presentation:

Frank Carter

Approvals/Reviews:

David Howard	Created/Initiated
Frank Carter	Approved
Theresa James	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL ACCEPTING THE DONATION OF FUNDS FOR THE PURCHASE OF FIREARMS FOR THE SAN ANGELO POLICE DEPARTMENT

WHEREAS, Section 51.076(a) of the Texas Local Government Code provides that a municipality may hold property that it receives by gift, deed, devise, or other manner; and

WHEREAS, a Back the Badge Clay Shoot was held to support the Tom Green Sheriff's Office and the San Angelo Police Department; and

WHEREAS, the organizers of the clay shoot would like to donate \$27,000 to the City of San Angelo to be used for the purchase of firearms for the Police Department; and

WHEREAS, the San Angelo Police Department has uses for the firearms that further the mission and purpose of the department; and

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

Part 1: That the City of San Angelo hereby accepts a donation in the amount of \$27,000 from the organizers of the Back the Badge Clay Shoot.

Part 2: That the funds shall be used solely for the purchase of firearms for the San Angelo Police Department.

PASSED and APPROVED THIS 4th Day of September, 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: Jon James, Director of Planning & Development Services, Planning and Development Services, x1180

Meeting Date: September 4, 2019

Item type: Regular Item

Caption:

Public hearing and first reading for:

1. An amendment to the zoning ordinance creating a new Section 212 "River Corridor District Overlay Zone, Downtown District Overlay Zone, and Cultural District Overlay Zone" and establishing standards for development within these zones; creating a new Section 309 "River Corridor District Overlay Zone", Section 310 "Downtown District Overlay Zone", and Section 311 "Cultural District Overlay Zone" and identifying their purpose, applicability and review procedures; rezoning properties along the Concho River to apply the River Corridor Overlay Zoning District; rezoning properties generally located north of Neff's Way, east of Randolph St., south of 3rd St., and west of N. Emerick St. to apply the Downtown Overlay Zoning District; and rezoning properties generally located North of Ave. A, east of Oakes St., south of the Concho River to apply the Cultural Overlay Zoning District
2. An amendment to the zoning ordinance revising the standards in Section 211 "Historic Overlay Zone" and Section 308 "HO – Historic Overlay Zone" to clarify when a Certificate of Appropriateness is required; amending Section 12.04.017 "River Corridor Area," of the City Code of Ordinances, replacing the "River Corridor" sign review area with the new "River Corridor District," "Downtown District," and "Cultural District" overlays; and repealing Article 12.06, "River Corridor Development Ordinance"
3. An amendment to the zoning ordinance revising Section 301 "Establishment of Districts" by providing designations for River Corridor, Downtown, and Cultural District Overlay Zones (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

Update: The attached documents are largely the same as were presented in 2018. The biggest change is scaling back the boundaries to the current River Corridor boundary that exists today and leaving the discussion of boundary expansion to a later date. In addition, staff will be presenting options for possible changes based on the previous discussion from Council and input from the public hearing. Staff will then make changes based on Council discussion and direction and update the ordinances as necessary prior to Second Reading.

The Planning Division recently undertook a review of the City's River Corridor Development Ordinance, Historical Overlay standards in the Zoning Ordinance, as well as the boundaries of the River Corridor, downtown area, and historic overlay districts. This was to determine a) changes to the current development review process for River Corridor and Certificate of Appropriateness applications; and b) changes to the current boundaries of the River Corridor, downtown area, and historical areas. River Corridor Applications are currently required under Article 12.06 River Corridor Development of the City Code of Ordinances for any new construction, exterior remodeling of a structure, or moving a structure onto a lot located within the current River Corridor boundary. "Construction" includes fences, signs, reroofing and remodeling. Construction under 1,200 square feet, fences, unlit signs no larger than 50 square feet, temporary structures and signs no longer than 10 days, and construction for safety and access may be approved administratively at the discretion of the Planning Manager or designated representative. All other construction must be approved by the Design and Historic Review Commission (DHRC). In addition, the current River Corridor boundary map also includes an

additional 150-foot sign area located adjacent to certain streets. Signs located on properties outside the River Corridor, but adjacent within this 150-foot area would require DHRC or the Planning Manager's approval. Section 211 and 308 of the Zoning Ordinance require properties that are designated as historical landmarks or part of a larger historic district require a Certificate of Appropriateness (CA) approval from the DHRC. Similar to River Corridor reviews, CA review is also required for new exterior construction and reconstruction on historic landmarks or in historic districts.

The current River Corridor ordinance and map have been in effect for over twenty years. The historic overlay standards of the Zoning Ordinance have existed since January 4, 2000 when they were adopted as part of the new Zoning Ordinance. Through research and input from the Design and Historic Review Commission (DHRC), staff has determined that several changes should be made to ensure efficiency and clarity for customers and a clear, simplified approval process for these areas of the City that require a River Corridor approval or Certificate of Appropriateness. Staff also believes that these changes will assist in the creation of design standards in the future to ensure appropriate design and long-term growth potential of these areas.

Financial Impact:

N/A

Other Information/Recommendation:

On July 17, 2018, the City Council held a public hearing on these items and voted to postpone discussion for a future meeting.

On June 18, 2018, the Planning Commission recommended approval of an amendment renaming Article 12.04.017 of the Sign Ordinance, "River Corridor Area" which regulates signs in the River Corridor as "River Corridor District, Downtown District and Cultural District Overlays" to now regulation signage in all three new overlays and repealing Article 12.04.018 of the Sign Ordinance, "Fort Concho Historic District" which regulated signs in the Fort Concho area by a unanimous vote.

On May 21, 2018, the Planning Commission recommended approval of a new Section 309 River Corridor District Overlay Zone, Section 310 Downtown District Overlay Zone, and Section 311 Cultural District Overlay Zone for the three new district overlay zones, identifying their purpose, applicability and review procedures by a vote of 6-1. They also recommended approval of an amendment revising existing standards of Sections 211 and 308 relating to Certificates of Appropriateness for construction on historically designated properties, maintaining Section 211.G.3 as currently approved to require the DHRC to review a Certificate of Appropriateness within 45 days from date of application, by a unanimous vote.

At the same May 21st meeting, the Planning Commission unanimously recommended approval of three rezonings creating new boundary maps for the new River Corridor District Overlay Zone; Downtown District Overlay Zone; and Cultural District Overlay Zone. They voted to apply the River Corridor overlay zoning district to approximately 4,439 acres of property generally located along the Concho River from the eastern to the western City limits including properties that directly adjoin or are a maximum of 2,275 feet from the river's edge, excluding the area south of Avenue L and east of Bell Street. They then voted to apply the Downtown Overlay Zoning District to only include the original area of "Downtown" on the current River Corridor map. Finally, the Commission voted to apply the Cultural Overlay Zoning District to only include the current Historic Overlay zones and City properties shown on the proposed Cultural Overlay map, and to include the Art Museum as part of the new Cultural Overlay District and removing it from the proposed River Corridor Overlay District.

On April 16, 2018, the Planning Commission recommended approval of creating three new proposed Overlay Districts –

a revised River Corridor area, a new Downtown Overlay District, and a new Cultural Overlay District with associated maps, revising the application process and the creation of new development standards, and the City Code of Ordinances and repealing Article 12.06 "River Corridor Development" of the San Angelo City Code of Ordinances as well as repealing the "Old Town Historic District" (Z10-14) by a vote of 6-1.

The Design & Historic Review Commission reviewed these amendments at their November 2, 2017, and their January 11, February 15, and March 15, 2018, meetings. During their March 15th meeting, the Commission voted unanimously to approve the proposed text changes and create the three Overlay Districts.

Attachments:

- | | | |
|----|--|---|
| 1. | Staff Report | PL_Memo_District Overlays_CC 9-4-19.pdf |
| 2. | Summary Table of Proposed Changes | Summary Table of Proposed Changes.pdf |
| 3. | Proposed Text Amendments (Ord #2 & #3) | PL_FullText_District Overlays_CC 9-4-19.pdf |
| 4. | Ordinance #1 | RIVER CORRIDOR ORDINANCE _1 (FINAL).docx |
| 5. | Ordinance #2 | RIVER CORRIDOR ORDINANCE _2 (FINAL).docx |
| 6. | Ordinance #3 | RIVER CORRIDOR ORDINANCE _3 (DRAFT).docx |

Presentation:

Jon James

Approvals/Reviews:

Jon James	Created/Initiated
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

MEMO

**Meeting**

Dates: September 4 & 18, 2019

To: City Council

From: Jon James, AICP
Director

Request: Public hearing and consideration of an amendment to the Zoning Ordinance for the following:

- 1) Establishing a new Section 212 with application process, construction standards, and boundary maps for development in the three new district overlay zones, the River Corridor, Downtown, and Cultural District Overlay Zones;

Creating a new Section 309 River Corridor District Overlay Zone, Section 310 Downtown District Overlay Zone, and Section 311 Cultural District Overlay Zone for the three new district overlay zones, identifying their purpose, applicability and review procedures;

- 2) Revising existing standards of Sections 211 and 308 relating to Certificates of Appropriateness for construction on historically designated properties;

An amendment to the Sign Ordinance, revising Section 12.04.017 River Corridor Area of the City Code of Ordinances, replacing "River Corridor" with the new River Corridor, Downtown and Cultural District Overlay Zones; and

Repeal of Article 12.06, River Corridor Development of the City Code of Ordinances.

- 3) Adding to Section 301 to the base zoning districts, the new River Corridor District Overlay Zone (RCO), Downtown District Overlay Zone (DO), and Cultural District Overlay Zone (CDO); and

Background:

The Planning Division undertook a review of the City's River Corridor Development Ordinance, Historical Overlay standards in the Zoning Ordinance, as well as the boundaries of the River Corridor, downtown area, and historic overlay districts to determine a) changes to the current development review process for River Corridor and Certificate of Appropriateness applications;

and b) changes to the current boundaries of the River Corridor, downtown area, and historical areas. River Corridor Applications are currently required under *Article 12.06 River Corridor Development of the City Code of Ordinances* for any new construction, exterior remodeling of a structure, or moving a structure onto a lot located within the current River Corridor boundary. “Construction” includes fences, signs, reroofing and remodeling. Construction under 1,200 square feet, fences, unlit signs no larger than 50 square feet, temporary structures and signs no longer than 10 days, and construction for safety and access may be approved administratively at the discretion of the Planning Manager or designated representative. All other construction must be approved by the Design and Historic Review Commission (DHRC). In addition, the current River Corridor boundary map also includes an additional 150-foot sign area located adjacent to certain streets. Signs located on properties outside the River Corridor, but adjacent within this 150-foot area would require DHRC or the Planning Manager’s approval. Section 211 and 308 of the Zoning Ordinance require properties that are designated as historical landmarks or part of a larger historic district require a Certificate of Appropriateness (CA) approval from the DHRC. Similar to River Corridor reviews, CA review is also required for new exterior construction and reconstruction on historic landmarks or in historic districts.

The current River Corridor ordinance and map have been in effect for over twenty years. The historic overlay standards of the Zoning Ordinance have existed since January 4, 2000, when they were adopted as part of the new Zoning Ordinance. Staff’s research has determined that several changes should be made to ensure efficiency and clarity for customers and a clear, simplified approval process for these areas of the City that require a River Corridor approval or Certificate of Appropriateness. Staff also believes that these changes will assist in the creation of design standards in the future to ensure appropriate design and long-term growth potential of these areas.

Changes to River Corridor, Creation of new Overlay District Zones and Maps

The Planning Division undertook a review of current map boundaries, and conducted site assessments of properties within the River Corridor, Downtown San Angelo, and the historic districts including the Old Town District, Fort Concho District, and the area surrounding the Museum of Fine Arts. Staff determined that the River Corridor Map included parts of downtown San Angelo and properties that did follow the river line. Staff also found that Downtown San Angelo and the area around the museum with a compilation of art galleries and historic properties should have their own unique overlay districts, as they are separate from the River Corridor. Therefore, Staff is proposing the creation of a revised River Corridor District that is more appropriate by following the river line itself; creation of a Downtown District Overlay Zone to encompass properties located within Downtown San Angelo in parts of the Central Business District (CBD) and surrounding urban areas where the City’s Comprehensive Plan recommends for future expansion of the CBD; and the creation of a new Cultural District Overlay Zone that incorporates the museum and a series of art studios and historical buildings into a single district to reflect current activity in this area. The proposed new boundary maps can be found attached to this Staff Report and delineate the current and revised boundaries. This research concluded with the proposed implementation of three new district overlay zones for each of the three areas – a new River Corridor District Overlay Zone, Downtown District

Overlay Zone, and Cultural District Overlay Zone which would be added to the Zoning Ordinance. As with other overlay zones, properties would still be subject to the underlying zoning that applies. However, the Planning Director or DHRC would now be able to review materials and colors on a building in an overlay district. These overlay zones will eventually have their own criteria and design standards, but at present, will continue to be subject to the *River Corridor Master Development Plan* guidelines until new design standards are implemented.

Changes to Application Process and Standards

After a review of current ordinances and policies, the Planning Division is recommending that the current River Corridor Development Ordinance be repealed and replaced with a more comprehensive set of standards in the Zoning Ordinance that a) establishes a clear approvals process for new applications; b) redefines construction to include exterior painting and certain landscaping; and c) applies to the three new district overlay zones. This includes repeals and amendments of other ordinances that are no longer applicable. Finally, the Planning Division found that Section 308 of the Zoning Ordinance repeats much of the same criteria for a Certificate of Appropriateness under Section 211. The proposed changes will consolidate and remove redundant portions of Section 308 into Section 211. Historical buildings and landmarks, and properties that are part of a historical district overlay zone would continue to require a Certificate of Appropriateness as per Section 211 of the Zoning Ordinance.

Summary of Hearings and Recommendations

The Planning Division presented its recommendations to the Design and Historic Review Commission (DHRC) at their January 11, February 15, and March 15, 2018 meetings, and then the Planning Commission (PC) at their April 16, May 21, and June 18, 2018 meetings. The DHRC meetings were presented as discussion items only. The May 21 Planning Commission Meeting which included a review of the current boundary maps, was circulated to all property owners inside and within 200 feet of the current boundaries and proposed new boundaries. The full text of the proposed changes can be found at the end of this Staff Report. The full minute record for all DHRC and PC Meetings can be found on the Planning Commission and Design and Historic Review Commission webpages, as well as on file with the Planning and Development Services Department. A summary of the Planning Division's final recommendations, as well as Planning Commission motions of actions are as follows:

April 16, 2018, Planning Commission:

The Planning Division **RECOMMENDED APPROVAL** of the following:

- 1. Creation of three new proposed Overlay Districts – a revised River Corridor area, a new Downtown Overlay District, and a new Cultural Overlay District with associated maps.**

NOTE: This item was brought back to the May 21, 2018, Planning Commission Meeting and reviewed as separate items. The Overlay Districts were separated into three

distinct Zoning sections, and the three overlay maps had separate motions for each (see below).

The purpose of this section is to create new district overlays and boundaries that are representative of current development patterns. This included separating what is now the River Corridor into separate districts, including the commercial and historic core into a “Downtown” district, the museums and surrounding areas into a “Cultural” district, and the properties adjacent and visible from the river into a new “River Corridor” district.

2. Revising the application process and the creation of new development standards.

This section establishes a new Section 212 with application process, construction standards, and boundary maps for development in the three new district overlay zones, the River Corridor, Downtown, and Cultural District Overlay Zones.

3. Repeal of Article 12.06 “River Corridor Development” of the San Angelo City Code of Ordinances; and repeal of the “Old Town Historic District” (Z10-14). Article 12.06 is no longer required as it being replaced with the new overlay zoning districts in the Zoning Ordinance. The Old Town District is no longer required because properties within this area will become part of either the new Cultural District or River Corridor District.

Commissioner Smith made a motion to table this item until the next Planning Commission Meeting. There was no second and the motion failed for lack of support.

Commissioner Brooks made a Motion to recommend APPROVAL of the proposed Text Amendment as presented. Commissioner Uherik seconded the Motion.

Commissioners Brooks III, Uherik, Jackson, Stribling, Spano, and Self voted in favor, and Commissioner Smith voted against. The Motion passed, 6-1.

May 21, 2018, Planning Commission:

The Planning Division **RECOMMENDED APPROVAL** of the following:

1. Creation a new Section 309 River Corridor District Overlay Zone, Section 310 Downtown District Overlay Zone, and Section 311 Cultural District Overlay Zone for the three new district overlay zones, identifying their purpose, applicability and review procedures. The creation of the three new overlay districts will ensure that future exterior construction will be reviewed for quality of design, materials, and colors. New development projects located within these overlays will continue to be reviewed for generally consistency with the current River Corridor Master Development Plan until new design policies and standards have been established.

Commissioner Smith made a Motion to recommend APPROVAL of “Item 3A,” an amendment to the Zoning Ordinance, Article 3, creating a new River Corridor District Overlay, Downtown District Overlay, and Cultural District Overlay, identifying their

purpose, applicability, and review procedures, as presented. Commissioner Brooks seconded the motion. Commissioners Smith, Brooks III, Jackson, Uherik, Self, and Chair Stribling voted in favor, and Vice Chair Spano voted against. The motion for Item 3A passed 6-1.

2. **Revising existing standards of Sections 211 and 308 relating to Certificates of Appropriateness for construction on historically designated properties.** This amendment removed or relocated redundant portions of Section 308 into Section 211 related to Certificates of Appropriateness (CA). This included adding exterior additions and expansions of existing buildings to the criteria in Section 211 for when buildings located on properties historically designated and/or containing a historic landmark require a Certificate of Appropriateness.

Commissioner Smith made a Motion to recommend APPROVAL of “Item 3B,” an amendment to the Zoning Ordinance, revising the existing standards for Section 211 “Historic Overlay Zone” and Section 308 “HO – Historic Overlay Zone,” to clarify the process for when a Certificate of Appropriateness is required on properties in historic districts or containing historic landmarks, MODIFYING Section 211.G.3 to require the DHRC to review a Certificate of Appropriateness within 60 days instead of 45 days from date of application. Commissioner Smith retracted his motion.

Commissioner Smith made a new Motion to recommend APPROVAL of “Item 3B”, an amendment to the Zoning Ordinance, revising the existing standards for Section 211 “Historic Overlay Zone” and Section 308 “HO – Historic Overlay Zone,” to clarify the process for when a Certificate of Appropriateness is required on properties in historic districts or containing historic landmarks, AS PRESENTED, maintaining Section 211.G.3 as currently approved to require the DHRC to review a Certificate of Appropriateness within 45 days from date of application. Commissioner Brooks seconded the motion. The motion for Item 3B passed 7-0.

3. **Approval of three rezonings creating new boundary maps for the new River Corridor District Overlay Zone; Downtown District Overlay Zone; and Cultural District Overlay Zone.** This amendment created three new overlay zones consistent with the creation of the new design districts. The new districts will cover the land within the old River Corridor and historical districts, as well as expand consistent with the features and uses in the districts themselves. The new River Corridor will now follow the river line itself; the Downtown District will follow the Downtown designation in the Comprehensive Plan; and the Cultural District will encompass the historical districts, the fine arts museum, and various art galleries in this area.

River Corridor Overlay:

Commissioner Brooks made a Motion to recommend DENIAL of “Item 4A,” a rezoning to apply the River Corridor overlay zoning district to approximately 4,439 acres of property generally located along the Concho River from the eastern to the western City limits

including properties that directly adjoin or are a maximum of 2,275 feet from the river's edge. The motion was seconded by Commissioner Jackson. Commissioner Brooks RESCINDED his motion.

Commissioner Brooks made a new Motion to recommend APPROVAL of "Item 4A," a rezoning to apply the River Corridor overlay zoning district to approximately 4,439 acres of property generally located along the Concho River from the eastern to the western City limits including properties that directly adjoin or are a maximum of 2,275 feet from the river's edge, EXCLUDING the area south of Avenue L and east of Bell Street. The motion was seconded by Commissioner Jackson. The motion for Item 4A passed unanimously 7-0.

PLANNING DIVISION REVISED RECOMMENDATION: *The Planning Division supports the Planning Commission's recommendation that the properties south of Avenue L and east of Bell Street are excluded from the new River Corridor. Many of these properties are presently vacant or used as open space. Should development expand more rapidly east of Bell Street and south of Avenue L in future, an amendment to these maps could be brought forward for consideration.*

Downtown Overlay:

Commissioner Smith made a Motion to recommend APPROVAL of "Item 4B," a rezoning to apply the Downtown overlay zoning district to approximately 552 acres of property generally located north of Neff's Way, east of South David Street; south of Houston Harte Expressway, and west of North Emerick Street. There was no second vote to approve and the motion FAILED.

Commissioner Brooks made a Motion to recommend DENIAL of "Item 4B," a rezoning to apply the Downtown overlay zoning district to approximately 552 acres of property generally located north of Neff's Way, east of South David Street; south of Houston Harte Expressway, and west of North Emerick Street. The motion was seconded by Vice Chair Spano. The motion FAILED due to lack of any further action from the Commission.

Commissioner Brooks made a new Motion to recommend APPROVAL of "Item 4B," a rezoning to apply the Downtown overlay zoning district to approximately 552 acres of property generally located north of Neff's Way, east of South David Street; south of Houston Harte Expressway, and west of North Emerick Street, MODIFYING the boundary to only include the original area of Downtown on the current River Corridor map. The motion was seconded by Vice Chair Spano. The motion for Item 4B passed unanimously, 6-0.

Cultural Overlay:

Commissioner Brooks made a Motion to recommend APPROVAL of "Item 4C," a rezoning to apply the Cultural overlay zoning district to approximately 64 acres of property generally located north of East Highland Boulevard, east of Rust Street, south

of Bakers Street, and west of Hill Street, MODIFYING the boundaries to only include the current historic overlay zones and city properties shown on the proposed cultural overlay map, and to direct City Council to include the Art Museum as part of the new Cultural Overlay District and removing it from the new River Corridor Overlay District. The motion was seconded by Commissioner Jackson. The motion for Item 4C passed unanimously 7-0.

June 18, 2018, Planning Commission:

The Planning Division RECOMMENDED APPROVAL of the following:

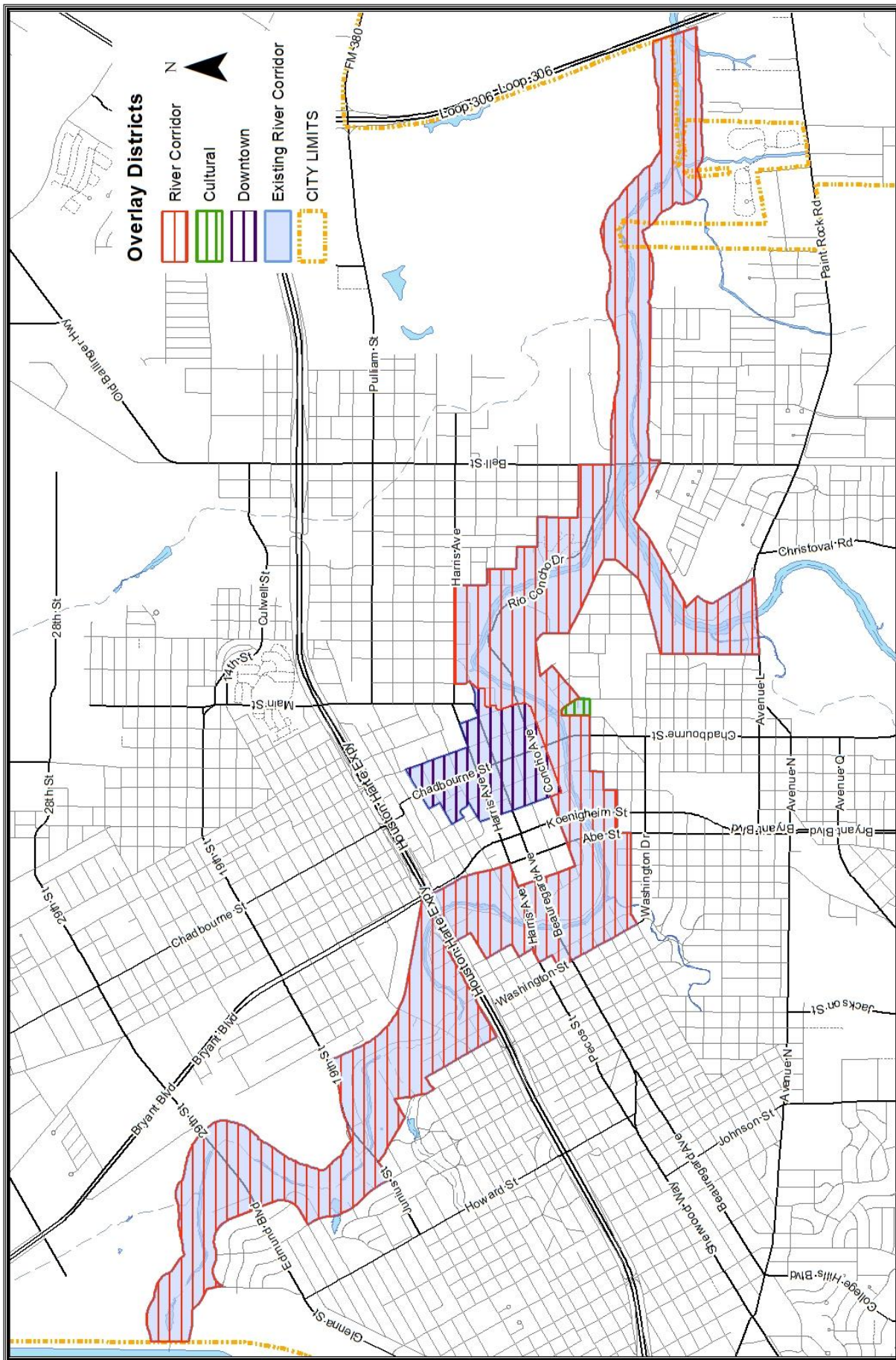
- 1. Renaming Article 12.04.017 of the Sign Ordinance, “River Corridor Area” which regulates signs in the River Corridor as “River Corridor District, Downtown District and Cultural District Overlays” to now regulation signage in all three new overlays.** This section which already applies to the current River Corridor, will now apply to all three new overlay zones. This section limits freestanding signage to 30 feet in height and a maximum of 75 square feet in area to maintain view corridors and preserve the historical and cultural significance of these areas.
- 2. Repealing Article 12.04.018 of the Sign Ordinance, “Fort Concho Historic District” which regulated signs in the Fort Concho area.** As indicated, the Fort Concho area is now part of the new Cultural Overlay District Zone and will have its own design standards. Signs in Fort Concho will also continue to require a Certificate of Appropriateness as this district continues to be a historical district.

Commissioner Brooks made a Motion to recommend APPROVAL of a Text Amendment to Section 12.04.017 “River Corridor Area,” of the City Code of Ordinances, replacing the “River Corridor” sign review area with the new “River Corridor District,” “Downtown District,” and “Cultural District” Overlays; and removal of Section 12.04.018 “Fort Concho Historic District.” Commissioner Uherik seconded the motion. The motion for passed unanimously 5-0.

Attachments:

River Corridor/Cultural/Downtown Overlay Map
Downtown/Cultural Overlay Map

River Corridor/Cultural/Downtown Overlay Map



Overlay Districts

- River Corridor
- Cultural
- Downtown
- Existing River Corridor

Map labels include: Pope St, Harris Ave, Tanner St, Poe St, Emerick St, Main St, College Ave, Magdalen St, 1st St, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St.

**Summary Table of Proposed Changes:
River Corridor, Downtown and Cultural Overlay Districts**

	Current Ordinances	Proposed Changes
District Overlays and Boundary Maps	Repeal of Article 12.06 the River Corridor Development and current River Corridor Map	• Creation of new River Corridor District Overlay Zone and Boundary Map • Creation of a new Downtown District Overlay Zone and Boundary Map • Creation of a new Cultural District Overlay Zone and Boundary Map • Adding the three new overlay zones to the base zoning districts of the Zoning Ordinance
When Approval Required	Design approval only when a building permit is required Construction definition limited to new construction, remodeling of the exterior of an existing structure, or moving an existing structure onto a lot; includes signs and fences.	• Revised definition of construction to now includes exterior alteration, restoration, and rehabilitation • Exterior painting, food trucks, and landscaping in a private public or visible from a public right-of-way now requires review. • All fences and walls, even if no permit required, now require review
Administrative Approvals	Administrative approvals by Planning Director limited to: • Construction under 1,200 sq. ft. • unlit signs under 50 sq. ft. • fences • construction for safety and access • temporary structures and signs for no more than 10 days • reroofing or remodeling which does not materially change the appearance of a structure	Administrative approvals by Planning Director now include: • All signs under 50 sq. ft. or replacement of existing sign if substantially similar • Fences or walls without signage, messaging, graphics, video or t.v. • landscaping in a private public or visible from a public right-of-way • exterior painting or repainting • telecommunication facilities less than or equal to 35 feet in height • construction not visible from a public street right-of-way • Construction required by law for safety • Temporary structures/signs for no more than 1 month • Food truck with temporary permit • Planning Director may approve, conditionally approve, or deny • may refer any application to DHRC

Approval by DHRC required	Approvals by DHRC currently: • Construction 1,200 sq. ft. or greater • reroofing or remodeling that materially changes the appearance of a structure • moving an existing structure onto a lot	Approvals by DHRC now include: • All construction of any part of a structure, canopy, or awning visible from a public right-of-way • All signs 50 sq. ft. or greater • Fences or walls with signage, messaging, graphics, video or t.v. • telecommunication facilities 35 feet in height or greater • All food trucks without a temporary food permit • DHRC may approve, conditionally approve, or deny
Appeal Process	Only an applicant may file an appeal to the DHRC or City Council	Expanded definition of parties that can appeal a decision by the Planning Director or DHRC to City Council now include “an applicant, designated representative, aggrieved individual.” The Planning Director may now appeal DHRC decisions to City Council

Sec. 211. Historic Overlay Zone

- A. Purpose. The Historic Overlay Zone provides additional regulations that supplement the underlying base district regulations for the purpose of preserving historic landmarks and districts.
- B. Procedure for Designation of Landmark or District. Designation of historic landmarks or districts is accomplished by encompassing each such landmark or district within a Historic Overlay Zone by amendment to the Official Zoning Map for the City. Such an amendment must be approved by ordinance of City Council, following a public hearing and recommendation by the Design and Historic Review Commission, who shall act in this matter in place of the Planning Commission. The procedures of [Section 213](#) regarding amendments to the Official Zoning Map shall apply, with delegation of the Planning Commission's duties and responsibilities to the Design and Historic Review Commission, and using criteria set forth in subsections C and D below.
- C. Criteria for Designation of Historic Landmarks. A Historic Landmark may be designated through application of the Historic Overlay Zone if it:
1. possesses significance in history, architecture, archaeology, or culture;
 2. is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
 3. is associated with the lives of persons significant in our past;
 4. embodies the distinctive characteristics of a type, period, or method of construction;
 5. represents the work of a master designer, builder, or craftsman;
 6. represents an established and familiar visual feature of the city;
 7. possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 8. has yielded, or may be likely to yield, information important in prehistory or history.
- D. Criteria for Designation of Historic Districts. A Historic District may be designated through application of the Historic Overlay Zone if it:
1. Contains properties and an environmental setting that meet one or more of the criteria for designation of an historic landmark; and
 2. Constitutes a distinct section of the city.
- E. Certificate of Appropriateness Required for Alteration or New Construction. No person shall carry out any exterior new construction, reconstruction, alteration, restoration, any exterior new rehabilitation, [including any addition to or expansion of an existing building](#), or relocation of any historic landmark or on any property within a historic district without a Certificate of Appropriateness. Nor shall any person make any material change in the light fixtures, signs, sidewalks, fences, steps, paving, building exteriors or other exterior elements in a district or to a landmark, visible from a public right-of-way in that district or landmark, which affect the appearance and cohesiveness of any historic landmark or any property

within the historic district without obtaining a Certificate of Appropriateness from the Design and Historic Review Commission.

- F. Certificate of Appropriateness Required for Demolition. A permit for the demolition of a historic landmark or property within a historic district, including secondary buildings and landscape features, shall not be granted by the Building Official, without the review of a completed application for a Certificate of Appropriateness approved by the Design and Historic Review Commission, as provided for above.
- G. Certificate of Appropriateness Application Procedure
1. Prior to the commencement of any work requiring a Certificate of Appropriateness, the owner shall file an application for such a certificate with the Planning Director or designee. The application shall contain:
 - a. Name, address, telephone number of applicant, detailed description of proposed work.
 - b. Location and current photograph of the property and adjacent properties and historical photographs, if available.
 - c. Elevation drawings of the proposed changes, if available.
 - d. Samples or description of materials to be used.
 - e. If the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination (if any), and a plan showing the sign's location on the property.
 - f. Any other information which the Planning Director or designee may deem necessary in order to visualize the proposed work.
 - g. Elevation drawings of the proposed changes.
 - h. Samples of materials to be used.
 2. No building permit shall be issued for such proposed work until a Certificate of Appropriateness has first been issued by the Design and Historic Review Commission. The Certificate of Appropriateness required by this section shall be in addition to, and not in lieu of, any permit for building or other construction-related activity that may be required by any other City ordinance.
 3. The Design and Historic Review Commission shall review the application at a regularly scheduled meeting within forty-five (45) days from the date the application is received, at which time an opportunity will be provided for the applicant to be heard. The Commission shall take one of the following actions on the permit: approve, approve with modifications, or deny the application. In the event the Commission does not act within ninety (90) days of the receipt of the application, the Certificate of Appropriateness shall be deemed to have been approved.
 4. All decisions of the Design and Historic Review Commission shall be in writing. The Commission's decision shall state its findings pertaining to the approval, denial, or

modification of the application. A copy shall be sent to the applicant. ~~Additional copies shall be filed as part of the public record on that property and dispersed to the Planning Division and the Permits Division.~~

H. Criteria for Approval of a Certificate of Appropriateness. Approval of applications for Certificates of Appropriateness shall be determined by the Design and Historic Review Commission, following a public hearing on the matter. In considering an application for a Certificate of Appropriateness, the Commission shall be guided by any specific design guidelines adopted for a particular district or landmark, and where applicable, the following from The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings:

1. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
2. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

I. Economic Hardship Application Procedure

1. After receiving written notification from the Design and Historic Review Commission of the denial of a Certificate of Appropriateness, an applicant may commence the hardship process; or, this process may be simultaneous with the original Certificate of Appropriateness application procedure. No building permit or demolition permit shall be issued, unless the Commission makes a finding that hardship exists.
2. When a claim of economic hardship is made, due to the effect of this ordinance, the owner must prove that:
 - a. the property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
 - b. the property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
 - c. efforts to find a purchaser interested in acquiring the property and preserving it have failed.
3. The applicant shall consult in good faith with the Commission, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be shown to the Commission.
4. The Commission shall hold a public hearing on the application within sixty (60) days from the date the application is received by the Planning Director ~~preservation officer~~. Following the hearing, the Commission has thirty (30) days in which to prepare a written recommendation to the building official. In the event that the Commission does not act within ninety (90) days of the receipt of the application, a permit may be granted.
5. All decisions of the Commission shall be in writing. A copy shall be sent to the applicant by mail and a copy filed with the Planning Department ~~Division and the Permits Division~~. The Commission's decision shall state the reasons for granting or denying the hardship application.

- J. Appeal. An applicant for a Certificate of Appropriateness dissatisfied with the action of the Commission relating to the issuance or denial of a Certificate of Appropriateness shall have the right to appeal to the City Council within thirty (30) days after receipt of notification of

such action. The City Council shall give notice, follow publication procedure, hold hearings, and make its decision in the same manner and according to the same procedures as provided in Section 212 of Chapter 12, Exhibit A “Zoning Ordinance,” of the Code of Ordinances of the City of San Angelo, except that review and public hearing by the Planning Commission shall not be necessary.

- K. Enforcement. All work performed pursuant to a Certificate of Appropriateness issued under this Zoning Ordinance shall conform to any requirements included therein. It shall be the duty of the Building Official or his/her designee to inspect periodically any such work to assure compliance. In the event work is not being performed in accordance with the Certificate of Appropriateness, or upon notification of such fact by the Design and Historic Review Commission and verification by the Building Official, the Building Official shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.

Sec. 301. Establishment of Districts

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

A. Base Zoning Districts

DISTRICT

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

B. Special Zoning Districts

PD	Planned Development District
PIP	Planned Industrial Park District

C. Overlay Zones

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

Sec. 308. HO (Historic Overlay Zone)

- A. Purpose. The City Council has declared that as a matter of public policy, the protection, enhancement, and perpetuation of landmarks or districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. It is recognized that San Angelo represents that unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural and cultural resources that constitute their heritage. This overlay zone is intended for the following purposes.
1. Protect and enhance the landmarks and districts which represent distinctive elements of San Angelo's historic, architectural, and cultural heritage.
 2. Foster civic pride in the accomplishments of the past.
 3. Protect and enhance San Angelo's attractiveness to visitors and the support and stimulus to the economy thereby provided.
 4. Insure the harmonious, orderly, and efficient growth and development of the city.
 5. Promote economic prosperity and welfare of the community by encouraging the use of such property within the city.
 6. Encourage stabilization, restoration, and improvements of such properties and their values.
- B. Establishment. Historic Overlay Zones may be established to preserve and encompass districts and landmarks. Historic Overlay Zones shall be applicable in all zoning districts, or portions thereof. Boundaries of the zone for individual sites or landmarks shall be aligned with recorded property lines, where feasible. Boundaries for districts shall be aligned with right-of-way lines, property lines, or other identifiable natural or man-made divisions. Allowed use of all property included in the Historic Overlay Zone shall continue to be governed by the base zoning district and all regulations pertaining thereto.
- C. Designation of Historic Landmarks and Districts. Designation of overlay zones for historic landmarks and districts, and any activity thereon as defined in Section 211, shall follow the procedures set forth in Section 211.

~~D. Certificate of Appropriateness Required~~

~~1. A Certificate of Appropriateness shall be required for any of the following actions undertaken on any property within a Historic Overlay Zone.~~

~~a. Construction of a new building.~~

~~b. Addition to or expansion of an existing building.~~

~~c. Any material alteration, reconstruction, restoration or rehabilitation of exterior features on any existing building.~~

~~d. Relocation of an existing building to or from any property in any Historic Overlay Zone.~~

~~2. A permit for the demolition of an historic landmark or any building on any property within an historic district, including secondary (accessory) buildings, shall not be granted by the Building Official without the approval of a completed application for a Certificate of Appropriateness, as set forth in Sec. 211.~~

D. Ordinary Maintenance. Nothing in this Zoning Ordinance shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within any Historic Overlay Zone, which does not involve a change in design, material, or outward appearance. In-kind replacement or repair shall be considered ordinary maintenance.

E. Demolition by Neglect. No owner or person with an interest in real property designated as a landmark or included within an historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the Design and Historic Review Commission, produce a detrimental effect upon the character of the historic district as a whole or the life and character of the property itself. Examples of such deterioration shall include the following.

1. Deterioration of exterior walls or other vertical supports.
2. Deterioration of roofs or other horizontal members.
3. Deterioration of exterior chimneys.
4. Deterioration or crumbling stucco or mortar.
5. Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors.
6. Deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety.

AN ORDINANCE AMENDING CHAPTER 12, "EXHIBIT A" "ZONING ORDINANCE" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, PROVIDING FOR A NEW SECTION "212 RIVER CORRIDOR DISTRICT OVERLAY ZONE, DOWNTOWN DISTRICT OVERLAY ZONE, AND CULTURAL DISTRICT OVERLAY ZONE;" ESTABLISHING AN APPLICATION PROCESS; PROVIDING FOR APPEAL; PROVIDING NEW SECTIONS "309 RIVER CORRIDOR DISTRICT OVERLAY ZONE," "310 DOWNTOWN DISTRICT OVERLAY ZONE" AND "311 CULTURAL DISTRICT OVERLAY ZONE," ADOPTING BOUNDARY MAP FOR RIVER CORRIDOR DISTRICT OVERLAY ZONE AND DESIGNATING THE OVERLAY ZONE TO THAT DISTRICT; ADOPTING BOUNDARY MAP FOR DOWNTOWN DISTRICT OVERLAY ZONE AND DESIGNATING THE OVERLAY ZONE TO THAT DISTRICT, ADOPTING BOUNDARY MAP FOR CULTURAL DISTRICT OVERLAY ZONE AND DESIGNATING THE OVERLAY ZONE TO THAT DISTRICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding public hearings thereon, caused to be prepared and delivered reports and recommendations to City Council for establishment of new River Corridor District, Downtown District and Cultural District overlay zoning districts and related standards and processes to protect and enhance the economic, cultural and historical components of properties and public areas located within these districts;

WHEREAS, on the 4th day of September, 2019, City Council held a public hearing, 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, TEXAS:

Section 1. That Chapter 12, Exhibit "A" "Zoning Ordinance," Article 2 "Development Review," is hereby amended by substituting a new Section 212 for the former Section 212 renumbered by separate ordinance, to read as follows:

“Section 212. River Corridor District Overlay Zone, Downtown District Overlay Zone, and Cultural District Overlay Zone”

- A. Application. Any person or entity before commencing work on private or public property within the River Corridor District Overlay Zone, Downtown District Overlay Zone, or Cultural District Overlay Zone, shall make an application to the Planning and Development Services Department for review and approval.
- B. Definitions.
1. Construction. The word “construction” shall include:
 - a. Exterior improvements including new construction, alteration, restoration, rehabilitation, or reroofing of any structure or property;
 - b. Moving a structure onto a lot.
 2. Structure. The word “structure” as used herein shall include buildings and structures of any type, including but not limited to: signs, fences, walls, and telecommunication towers and facilities.
 3. Work. “Work” includes construction and any other work described at subparts “C” and “D” of this Section, requiring review and approval,
- C. Review by Planning Director. The Planning Director, or designee, may:
1. Review and approve, conditionally approve or disapprove applications for the following work:
 - a. Signage:
 - i. All signs under 50 square feet;
 - ii. Replacement of an existing sign that is substantially similar.
 - b. Fences or walls that do not include any signage or message, nor contain any graphics, video, or television display;
 - c. Landscaping associated with a private park, or within a public street right-of-way;
 - d. Exterior painting or repainting of any part of a structure;
 - e. All telecommunication towers and related facilities less than or equal to 35 feet in height;
 - f. Any construction not visible from a public street right-of-way;
 - g. Construction which is required by law, for the purpose of safety and access;
 - h. Temporary structures and/or signs that will be in place no longer than thirty consecutive days;
 - i. A food truck with a temporary food permit.

2. The Planning Director, or designee, may refer any application for approval of work to the Design and Historic Review Commission for review and approval.
- D. Review by Design and Historic Review Commission (DHRC). The Design and Historic Review Commission shall be responsible for:
1. Reviewing and approving, conditionally approving, or disapproving applications for the following construction:
 - a. Construction of any part of a structure, canopy, or awning visible from a public right-of-way;
 - b. All signs 50 square feet or greater;
 - c. Fences or walls that advertise goods, services, facilities, events or attractions on or off the property, or that include any signage, message, graphics, video, or television display;
 - d. All telecommunication towers and facilities 35 feet in height or greater;
 - e. All other food trucks without a temporary food permit.
 2. Each application may be approved, denied, approved with conditions, approved with modifications, or tabled to obtain further information as may be deemed necessary by the Design and Historic Review Commission.
- E. Appeal of Planning Director's Decision. An applicant, designated representative or aggrieved individual may appeal a decision of the Planning Director made under this Section to the Design and Historic Review Commission by filing a written, signed notice of appeal stating the grounds for appeal with the Planning Director within 30 days of the Director's written decision.
- F. Appeal of DHRC Decision. An applicant, designated representative, aggrieved individual, or Planning Director, may appeal a decision of the Design and Historic Review Commission made under this Section to City Council by filing a written, signed notice of appeal stating the grounds for appeal with the Planning and Development Services Department within 30 days of the Design and Historic Review Commission decision. .
- G. Review Criteria. Each application under this section shall be reviewed for compliance with the standards set forth in the "*River Corridor Master Development Plan: 2006 Edition (RCMDP)*."
- H. Freestanding Signs. No freestanding sign within the River Corridor District Overlay Zone, Downtown District Overlay Zone, or Cultural District Overlay Zone shall exceed 30 feet in height or 75 square feet in area.
- I. Intermodal Containers. Permanent intermodal containers are prohibited within the River Corridor District Overlay Zone, Downtown District Overlay Zone, and Cultural District Overlay Zone.

- J. Maps. The associated boundary maps of the River Corridor District Overlay Zone, Downtown District Overlay Zone, and Cultural District Overlay Zone shall be maintained in the City of San Angelo Planning and Development Services Department, Planning Division Office.

Section 2. That Chapter 12, Exhibit “A” “Zoning Ordinance,” Article 3 “Use Regulations” is hereby amended by substituting a new Section 309 for the former Section 309 renumbered by separate ordinance, to read as follows:

Sec. 309. River Corridor District Overlay Zone

- A. Purpose. The purpose of the River Corridor District Overlay Zone is the protection, enhancement, and perpetuation of the district’s aesthetic, environmental, historical and cultural attributes necessary to promote the public interest in economic, cultural, and educational benefits of the district. The River Corridor District Overlay Zone will limit negative impacts that development might otherwise have on the aesthetics and related benefits of the district. Special consideration shall be given to the land along Concho River banks and adjacent properties. The River Corridor District Overlay will help to protect the City’s natural resources by application of heightened design standards and allowances associated with specific uses. The River Corridor District Overlay is intended to:
1. Protect and enhance the properties within the district overlay zone that represent distinctive elements of San Angelo’s historic, architectural, and cultural heritage.
 2. Foster civic pride in the accomplishments of the past, present, and future.
 3. Protect and enhance San Angelo’s attractiveness to visitors and thereby provide stimulus to the economy.
 4. Encourage stabilization, restoration, and improvement of properties in the District and enhance their values.
- B. Establishment. The River Corridor District Overlay Zone shall be applicable in all base zoning districts within or partially within the overlay zone. The boundaries for the district shall be aligned with right-of-way lines, property lines, or other identifiable natural or man-made divisions. Allowed use of all property included in the River Corridor Overlay Zone shall continue to be governed by the base zoning district and all regulations pertaining thereto.
- C. Procedures for Review within the River Corridor District Overlay. Review of applications within the River Corridor District Overlay shall follow the procedures set forth in Section 212.

Section 3. That Chapter 12, Exhibit “A” “Zoning Ordinance,” Article 3 “Use Regulations” is amended by substituting a new Section 310 for the former Section 310 renumbered by separate ordinance, to read as follows:

Sec. 310. Downtown District Overlay Zone

- A. Purpose. The San Angelo City Council intends to facilitate regeneration of Downtown San Angelo as a principal commercial service and cultural center of the City. It is recognized that Downtown San Angelo represents a unique confluence of historical, cultural and business influences that have shaped the identity of the district. As a result, City Council recognizes that it is in the public interest and benefit that the Downtown District Overlay Zone ensure the preservation of historical and cultural resources in the district and require application of quality design standards for development. This overlay zone is intended to:
1. Protect and enhance the City’s architectural, historical, and cultural heritage through appropriate design standards.
 2. Promote economic prosperity within the Downtown Overlay District by encouraging expanded occupancy and use of property and associated improvements.
 3. Encourage redevelopment of a mixture of uses, neighborhood services, and amenities Downtown that enhance its long term viability and success.
 4. Protect and enhance the area’s attractiveness to visitors by ensuring that new development and redevelopment is consistent with the Downtown District Overlay Zone standards.
- B. Establishment. The Downtown District Overlay Zone shall be applicable in all base zoning districts within or partially within the overlay zone. Boundaries shall be aligned with right-of-way lines, property lines, or other identifiable natural or man-made divisions, where feasible. Allowed use of all property included in the Downtown District Overlay Zone shall continue to be governed by the base zoning district and all regulations pertaining thereto.
- C. Designation of Landmarks. Designation of Historic Landmarks and Districts. Review of applications within the Downtown District Overlay Zone shall follow the procedures set forth in Section 212. .

Section 4. That Chapter 12, Exhibit “A” “Zoning Ordinance,” Article 3 “Use Regulations” is amended by substituting a new Section 311 for the former Section 311 renumbered by separate ordinance, to read as follows:

Sec. 311. Cultural District Overlay Zone

- A. Purpose. The San Angelo City Council has declared that as a matter of public policy, the protection, enhancement, and perpetuation of districts of cultural importance and significance are necessary to promote the economic, cultural, educational, and general welfare of the public. It is recognized that San Angelo represents a unique convergence of time and place that shaped the identity of generations of citizens and produced significant historic, architectural and cultural resources that constitute their artistic heritage. This overlay zone is intended for the following purposes.
1. Protect the cultural areas which represent distinctive elements of San Angelo's historic, architectural, and artistic heritage.
 2. Foster civic pride and the preservation of cultural landmarks in this overlay zone.
 3. Enhance the district's attractiveness to visitors and promote stimulus to the economy.
- B. Establishment. The Cultural District Overlay Zone shall be applicable in all base zoning districts within or partially within the overlay zone. The boundaries for the district shall be aligned with right-of-way lines, property lines, or other identifiable natural or man-made divisions. Allowed use of all property included in the Cultural District Overlay Zone shall continue to be governed by the base zoning district and all regulations pertaining thereto.
- C. Procedures for Review within the Cultural District. Review of applications within the River Corridor District Overlay shall follow the procedures set forth in Section 212.

Section 5. That the basic zoning ordinance and the zoning map for the City of San Angelo, as enacted by the governing body for the City of San Angelo on January 4, 2000, and included within Chapter 12 of the Code of Ordinances for the City of San Angelo, be and the same are hereby amended to designate the following described overlay zone districts as permanently zoned; and, the Director of Planning & Development Department is directed to correct zoning district maps in the office of the Planning & Development Department to implement the new River Corridor District Overlay Zone, Downtown District Overlay Zone and Cultural District Overlay Zone as shown on Exhibit "A", River Corridor District Overlay Zone, Exhibit "B" Downtown/Cultural District Overlay Zones, the boundaries of which are generally described as being within the following parameters:

River Corridor District Overlay Zone: Approximately 1,459 acres of property generally located along the Concho River from the eastern to the western City limits including properties that directly adjoin or are near the river and correspond to the boundaries of the current River Corridor.

Downtown District Overlay Zone: Approximately 152 acres of property generally located north of Neff's Way, east of Randolph Street; south of 3rd Street, and west of Emerick Street.

Cultural District Overlay Zone: Approximately 6 acres of property generally located north of Avenue A, east of Chadbourne Street, south of the Concho River, and west of Oakes Street.

Section 6. This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of San Angelo, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

Section 7. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void or invalid, or for any reason unenforceable, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion, provision, or regulation of this Ordinance.

Section 8. That this Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the 4th day of September, 2019, and finally PASSED, APPROVED AND ADOPTED on this the 17th day of September, 2019.

THE CITY OF SAN ANGELO

ATTEST:

Brenda Gunter, Mayor

by: _____
Julia Antilley, City Clerk

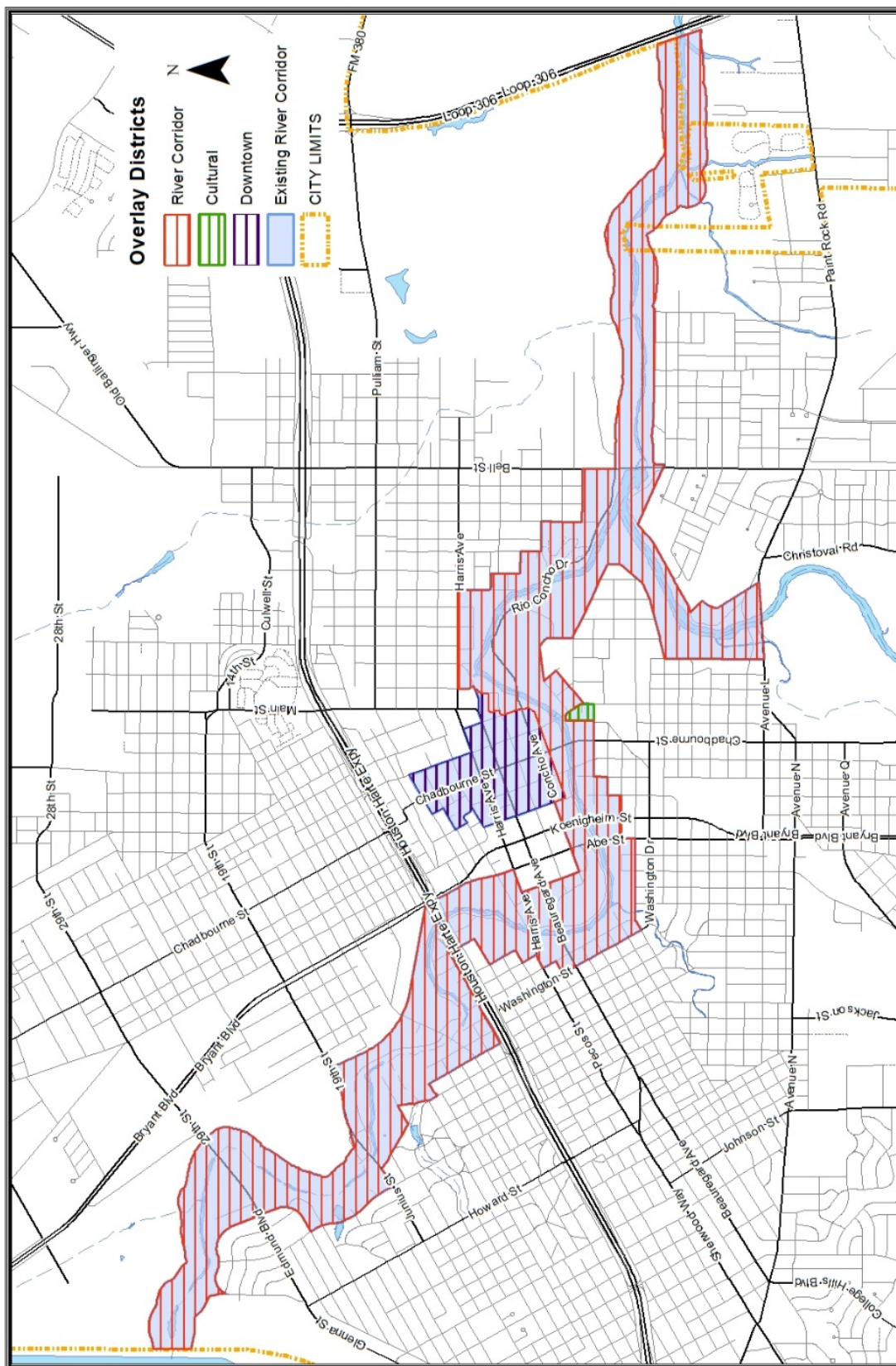
APPROVED AS TO FORM

Theresa James,

City

Attorney

Exhibit “A” (River Corridor District Map)



[illegible]

AN ORDINANCE AMENDING CHAPTER 12, "EXHIBIT A" "ZONING ORDINANCE" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP OF THE CITY OF SAN ANGELO, TEXAS, RENUMBERING SECTIONS 212 THROUGH 215 AS SECTIONS 213 THROUGH 216, AND SECTIONS 309 THROUGH 317 AS SECTIONS 312 THROUGH 320; REVISING THE EXISTING STANDARDS FOR SECTION 211 "HISTORIC OVERLAY ZONE" AND SECTION 308 "HISTORIC OVERLAY ZONE," RELATING TO CERTIFICATE OF APPROPRIATENESS; AMENDING SECTION 12.04.017 "RIVER CORRIDOR AREA," OF CHAPTER 12 OF THE CITY CODE OF ORDINANCES FOR THE NEW "RIVER CORRIDOR DISTRICT," "DOWNTOWN DISTRICT," AND "CULTURAL DISTRICT" OVERLAYS; REPEALING ARTICLE 12.06, RIVER CORRIDOR DEVELOPMENT ORDINANCE, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding public hearings thereon, caused to be prepared and delivered reports and recommendations to City Council to approve certain revisions to ordinances relating to the establishment and preservation of River Corridor, Downtown and Cultural district overlay zones; and,

WHEREAS, on the 4th day of September, 2019, City Council held a public hearing, 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, TEXAS:

Section 1. That Chapter 12, Exhibit "A" "Zoning Ordinance," Article 2 "Development Review," is hereby amended by renumbering Sections 212 through 215 as Sections 213 through 216, respectively.

Section 2. That Chapter 12, Exhibit "A" "Zoning Ordinance," Article 3 "Use Regulations" is hereby amended by renumbering Sections 309 through 317 as Sections 312 through 320, respectively.

Section 3. That Chapter 12, Exhibit "A" "Zoning Ordinance," "Section 211 Historic Overlay Zone" is hereby amended by restating subsections "B," "E," "G," "I," and "J" in their entirety to read as follows:

"B. Procedure for Designation of Landmark or District. Designation of historic landmarks or districts is accomplished through encompassing each such landmark or district within a Historic Overlay Zone by amendment to the Official Zoning Map for the City. Such an amendment must be approved by ordinance of City Council,

following a public hearing and recommendation by the Design and Historic Review Commission, which shall act in place of the Planning Commission. The procedures of Section 213 regarding amendments to the Official Zoning Map shall apply, with delegation of the Planning Commission's duties and responsibilities to the Design and Historic Review Commission, and using criteria set forth in subsections C and D below.

- E. Certificate of Appropriateness Required. No person shall carryout any exterior new construction, reconstruction, alteration, restoration; any exterior rehabilitation, including any addition to or expansion of an existing building; or, relocation of any historic landmark, on any property within a historic district without first securing a Certificate of Appropriateness. Nor shall any person make any material change in the light fixtures, signage (other than content of message), sidewalks, fences, steps, paving, building exterior or other exterior elements in a historic district or to a landmark, visible from a public right-of-way in that district, which affect the appearance and design cohesiveness within the district of the historic building or landmark, without first obtaining a Certificate of Appropriateness from the Design and Historic Review Commission.
- G. Certificate of Appropriateness Application Procedure
1. Prior to the commencement of any work requiring a Certificate of Appropriateness, the owner shall file an application for such a certificate with the Planning Director or designee. The application shall contain:
 - a. Name, address, telephone number of applicant, detailed description of proposed work.
 - b. Location and current photograph of the property and adjacent properties and historical photographs, if available.
 - c. Elevation drawings of the proposed changes.
 - d. Samples or description of materials to be used.
 - e. If the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination (if any), and a plan showing the sign's location on the property.
 - f. Any other information which the Planning Director or designee may deem necessary in order to visualize the proposed work.
 - g. Samples of materials to be used.
 2. A building permit shall not be issued for such proposed work until a Certificate of Appropriateness has first been issued by the Design and Historic Review Commission. The Certificate of Appropriateness required by this section shall be in addition to, and not in lieu of, any permit for building or other construction-related activity that may be required by any other City ordinance.
 3. The Design and Historic Review Commission shall review the application at a regularly scheduled meeting within forty-five (45) days from the date the fully completed application and application fee is received. The commission may take

one of the following actions on the application for permit: approve, approve with modifications, or deny.

4. All decisions of the Design and Historic Review Commission shall be in writing, adopted by motion of the Commission. The written decision shall include a statement of relevant findings. The decision shall be filed in the office of the Planning Director, with a copy mailed to the applicant.

I. Economic Hardship Application Procedure

1. After receiving written notification from the Design and Historic Review Commission of the denial of a Certificate of Appropriateness, an applicant may commence the hardship process; or, this process may be simultaneous with the original Certificate of Appropriateness application procedure. No building permit or demolition permit shall be issued, unless the Commission makes a finding that hardship exists.
2. When a claim of economic hardship is made, due to the effect of this ordinance, the owner must prove that:
 - a. the property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
 - b. the property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
 - c. efforts to find a purchaser interested in acquiring the property and preserving it have failed.
3. The applicant shall consult in good faith with the Commission, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be shown to the Commission.
4. The Commission shall hold a public hearing on the application within sixty (60) days from the date the application is received by the Planning Director. Following the hearing, the Commission has thirty (30) days in which to prepare a written recommendation to the building official.
5. All decisions of the Commission shall be in writing. A copy shall be sent to the applicant by mail and a copy filed with the Planning Department. The Commission's decision shall state the reasons for granting or denying the hardship application.

- J. Appeal. An applicant for a Certificate of Appropriateness dissatisfied with the action of the Commission relating to the issuance or denial of a Certificate of Appropriateness shall have the right to appeal to the City Council within thirty (30) days after the written decision of the Commission is filed in the Planning Director's office with a copy mailed to the applicant. The City Council shall give notice, follow publication procedure, hold hearings, and make its decision in the same manner and

according to the same procedures as provided in Section 213 of Chapter 12, Exhibit A “Zoning Ordinance,” of the Code of Ordinances of the City of San Angelo, except that review and public hearing by the Planning Commission shall not be necessary.”

Section 4. That Chapter 12, Exhibit “A” “Zoning Ordinance,” “Section 308 (Historic Overlay Zone)” is hereby amended by deleting subpart “D,” and redesignating subparts “E” and “F” as, “D” and “E” respectively, and restating subsections “A”, “B”, and “C”, in their entirety to read as follows:

- “A. Purpose. The City Council has declared that as a matter of public policy, the protection, enhancement, and perpetuation of landmarks or districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. It is recognized that San Angelo represents a unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural and cultural resources that constitute their heritage. This overlay zone is intended for the following purposes.
1. Protect and enhance the landmarks and districts which represent distinctive elements of San Angelo’s historic, architectural, and cultural heritage.
 2. Foster civic pride in the accomplishments of the past.
 3. Protect and enhance San Angelo’s attractiveness to visitors and the support and stimulus to the economy thereby provided.
 4. Insure the harmonious, orderly, and efficient growth and development of the city.
 5. Promote economic prosperity and welfare of the community by encouraging the use of such property within the city.
 6. Encourage stabilization, restoration, and improvements of such properties and their values.
- B. Establishment. Historic Overlay Zones may be established to encompass and preserve historic districts and landmarks. Historic Overlay Zones shall be applicable in all base zoning districts within or partially within the Historic Overlay Zone. Boundaries of the zone for individual sites or landmarks shall be aligned with recorded property lines, where feasible. Boundaries for districts shall be aligned with right-of-way lines, property lines, or other identifiable natural or man-made divisions. Allowed use of all property included in the Historic Overlay Zone shall continue to be governed by the base zoning district and all regulations pertaining thereto.
- C. Designation of Historic Landmarks and Districts. Designation of overlay zones for historic landmarks and districts, and any activity requiring a Certificate of Appropriateness, shall follow the procedures set forth in Sec. 211.”

Section 5. That Chapter 12, Article 12.04.017 “River Corridor Area,” is hereby retitled and amended in its entirety to read as follows:

“Section 12.04.017. River Corridor District, Downtown District, Cultural District Overlays”

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

1. No freestanding sign shall exceed thirty (30) feet in height or seventy-five (75) square feet in area, or the regulations set forth for freestanding signs, section 12.04.005(b)(1), whichever is less.
2. No off-site sign shall be allowed.
3. All signs in the River Corridor District, Downtown District, and Cultural District Overlays areas shall be reviewed by the Design and Historic Review Commission, which may recommend placing specific conditions on the sign size, location, height, illumination, etc., more restrictive than provided in this article based on the individual site and location characteristics. The applicant may appeal any action of the Design and Historic Review Commission to the City Council, which shall have final authority.

Section 6. That Chapter 12, Article 12.06 “River Corridor Development,” and associated map, are hereby repealed in their entirety.

Section 7. This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of San Angelo, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

Section 8. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void or invalid, or for any reason unenforceable, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion, provision, or regulation of this Ordinance.

Section 9. That this Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the 4th day of September, 2019, and finally PASSED, APPROVED AND ADOPTED on this the 17th day of September, 2019.

THE CITY OF SAN ANGELO

ATTEST:

Brenda Gunter, Mayor

by: _____
Julia Antilley, City Clerk

APPROVED AS TO FORM

by: _____
Theresa James, City Attorney

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING CHAPTER 12 “PLANNING AND DEVELOPMENT,” EXHIBIT “A” “ZONING ORDINANCE,” BY AMENDING: ARTICLE 3 “USE REGULATIONS,” SECTION 301 “ESTABLISHMENT OF DISTRICTS,” PROVIDING DESIGNATIONS FOR RIVER CORRIDOR, DOWNTOWN AND CULTURAL DISTRICT OVERLAY ZONES; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of San Angelo has adopted a Zoning Ordinance establishing various zoning districts and permitted uses in each district; and,

WHEREAS, the Zoning Ordinance has been amended to provide for a revised River Corridor Overlay Zone and to add a Downtown Overlay Zone and a Cultural District Overlay Zone;

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

Section 1 Chapter 12 “Planning and Development,” Exhibit “A” “Zoning Ordinance” of the City Code of Ordinances, Article 3 “Use Regulations,” Section 301 “Establishment of Districts Article 3 “Use Regulations,” is restated in its entirety to read as follows:

“Sec. 301. Establishment of Districts

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

A. Base Zoning Districts

DISTRICT

R&E	Ranch and Estate District
RS-1	Single-Family Residence District
RS-2	Two-Family Residence District
RS-3	Zero Lot Line, Twinhome and Townhome Residence District
RM-1	Low Rise Multifamily Residence District
RM-2	High Rise Multifamily Residence District
MHP	Manufactured Housing Park District
MHS	Manufactured Housing Subdivision District
CN	Neighborhood Commercial District
CO	Office Commercial District

- CG General Commercial District
- CH Heavy Commercial District
- CBD Central Business District
- OW Office-Warehouse District
- ML Light Manufacturing District
- MH Heavy Manufacturing District
- CG/CH General Commercial/Heavy Commercial District
- B. Special Zoning Districts
- PD Planned Development District
- PIP Planned Industrial Park District
- C. Overlay Zones
- HO Historic Overlay Zone
- OS Open Structure Overlay Zone
- RCO River Corridor Overlay Zone
- DO Downtown Overlay Zone
- CDO Cultural District Overlay Zone

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

Section 3: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the 4th day of September, 2019, and finally PASSED, APPROVED and ADOPTED on this the 17th day of September, 2019.

ATTEST:

CITY OF SAN ANGELO

Julia Antilley, City Clerk

BY: _____
Brenda Gunter, Mayor

APPROVED AS TO FORM

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 4, 2019

Item type: Regular Item

Caption:

Consider ratifying a resolution by COSADC authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo providing funding not to exceed \$13,000 for a project for Air Service Marketing and Recruitment services (Presentation made by Airport Director Jeremy Valgardson)

Summary/History:

The City is seeking a second commercial air carrier to provide San Angelo to Houston direct service. Centurion Planning & Design have submitted a proposal to develop a presentation and schedule a meeting with United Airlines at their headquarters in Chicago, IL.

Financial Impact:

\$13,000 from Acct. No. 452-900 Future Projects to a new project. Budget amendment required.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--------------------|---|
| 1. | COSADC Resolution | 19-0544_AP_CENTURION_AIR_SVC_MKT_P_RESO.pdf |
| 2. | Centurion Proposal | Centurion Proposal.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

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS, AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF SAN ANGELO PROVIDING FUNDING NOT TO EXCEED \$13,000, FOR A PROJECT FOR AIR SERVICE MARKETING AND RECRUITMENT SERVICES AUTHORIZED UNDER THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 505 FOR THE PROMOTION AND DEVELOPMENT OF NEW OR EXPANDED BUSINESS ENTERPRISES THAT CREATE OR RETAIN PRIMARY JOBS. AND AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE A MEMORANDUM OF UNDERSTADING WITH THE CITY PROVIDING FOR THE ECONOMIC DEVELOPMENT PROJECT TERMS

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, the City of San Angelo, San Angelo Regional Airport—Mathis Field, is in need of professional Air Service Development (ASD), marketing and recruitment professional services necessary for promotion and expansion of air services at the Airport which the Board has determined is a Project that promotes and develops new or expanded business enterprises that create or retain primary jobs ensuring the continued economic development and growth of the City; and,

WHEREAS, the City of San Angelo (COSA) has contracted with Centurion Planning & Design, LLC. Pursuant to RFQ AP-01-18 “City of San Angelo Professional Services—Airport Planning Services” relating to development of an Airport Master Plan that includes ancillary airport land use development strategy and planning; and,

WHEREAS Centurion Planning & Design, LLC is the most qualified professional consultant to provide the desired ASD air service marketing and recruitment services necessary for the promotion and expansion of air services at the Airport; and,

WHEREAS, the COSA intends to enter into a professional services contract with Centurion Planning & Design, LLC, to provide the needed ASD airport marketing and recruitment services, and requests Project funding therefore from the Development Corporation pursuant to a memorandum of understanding; 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 Board of Directors offers this Resolution in

support of City Council approval of a Project funding Air Service Development (ASD) airport marketing and recruitment services pursuant to a professional services contract by and between the City of San Angelo (COSA) and Centurion Planning & Design, LLC, in an amount not to exceed \$13,000, for the promotion and development of new or expanded business enterprises that create or retain primary jobs. The Board recommends City Council approval of the project and hereby directs and authorizes the Board President to negotiate and execute a memorandum of understanding (MOU) with COSA that complies with the Development Corporation Act, in a form approved by the City Attorney. The Board further recommends to the City Council that it approve this resolution and authorize negotiation and execution of the MOU, and directs that notice of the Project be published and a public hearing be held thereon pursuant to statutory requirements.

PASSED, APPROVED, and ADOPTED on this the 28th day of August, 2018.

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

By: _____
Todd Kolls, President

ATTEST:

By: _____
Nora Nevarez, Corporate Secretary

June 27, 2019

Mr. Jeremy Valgardson, Airport Director
San Angelo Regional Airport
8618 Terminal Circle
San Angelo, TX 76904

Dear Mr. Valgardson:

This proposal was prepared to assist the City of San Angelo with Air Service Development (ASD) at San Angelo Regional Airport (SJT). The objective of this work effort is to (1) develop a presentation that targets nonstop Houston (IAH) service on United Airlines and (2) attend and conduct a meeting/presentation at United's headquarters in Chicago. Staff from Landrum & Brown (L&B) would assist with these efforts, capitalizing on their work efforts as part of the airport master plan update as well as existing relationships with United staff. Following are the detailed tasks to be undertaken.

TASK 1 – Development of Presentation

Information gathered during the airport master planning process will be compiled and the following additional information will be gathered:

- Review and illustrate key San Angelo-area economic trends, including, but not limited to relative buying income, retail sales, population and unemployment trends.
- Illustration of regional oil company air travel demand, illustrating how this demand could be incorporated into UA's system via IAH service (and how it travels today).
- Review and analysis of Goodfellow Air Force Base air travel demand and ties within the UA network. Again, would include current leakage into this analysis where possible.
- Review of top migration points into/out of Tom Green/nearby communities, indicating potential air travel demand characteristics.
- Review of top SJT O&D markets, with a focus upon leakage/potential demand to these top O&D markets and how demand in these markets would flow through UA network.
- Review of SJT booked traffic, highlighting demand to key connect points over IAH.
- Carrier Load Factors by route & month of service, highlighting months where any "spill" could be taking place.
- Mileage-adjusted Revenue per available seat mile (RASM) analysis AA, benchmarking SJT versus the rest of carrier systems. This is a gauge of SJT's relative profitability for each carrier/route.
- Carrier share trends since 2010 (Calendar-Year trends). Include a look at past UA results.

From the analysis above, a roughly 20 slide power point presentation will be developed for use during Task 2.

TASK 2 – Meeting and Presentation

The project team will schedule and prepare staff for a meeting with United at their World Headquarters in Chicago, Illinois. Two members of the project team will attend this meeting along with City representatives. To prepare for the meeting a conference call will be held with City staff prior to travelling to Chicago.

Project Fee – Labor and Expenses:

Task 1	<i>Development of Presentation</i>	\$ 7,130
Task 2	<i>Meeting and Presentation</i>	<u>\$ 5,640</u>
TOTAL FEE		\$12,770

Please feel free to reach out with any questions or comments. We look forward to discussing this proposal with you.

Regards,



Molly Waller
CEO

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: David Howard, Assistant Chief / Support Services, Police, (325) 659-8011

Meeting Date: September 4, 2019

Item type: Regular Item

Caption:

Discussion and consideration of body worn camera program for San Angelo Police Department (Presentation made by Police Chief Frank Carter)

Summary/History:

Body worn cameras would be issued to officers that have direct contact with the public.

Body worn cameras assist with the following:

1. Bring about a higher level of transparency with the public which increases community confidence in police and public interactions.
2. Will aid in the streamlined proper classification of video evidence and expedite the fulfillment of video requests by the courts and the public.
3. Is useful in cases with reluctant witnesses, such as domestic violence.
4. Departments with body cams tend to have lower rates of use of force incidents and a reduction of internal and external complaints against Officers.
5. Allows for better supervision of officers for training and discipline purposes.
6. Body worn cameras and replacement of the outdated in-car cameras would gather additional evidence which would aid in prosecution of criminal cases.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

David Howard	Created/Initiated
Frank Carter	Approved
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Tina Dierschke, Finance Director, Finance, 325-657-4268

Meeting Date: September 4, 2019

Item type: Regular Item

Caption:

Discussion and direction related to funding Public Safety equipment needs (Presentation made by Finance Director Tina Dierschke)

Summary/History:

Funding sources for various Public Safety equipment needs will be presented and discussed.

Financial Impact:

Depending on City Council direction, staff will bring an item to approve funding to a future meeting.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 4, 2019

Item type: Regular Item

Caption:

Consider approving a financial incentive program to promote infill development in neighborhoods targeted for revitalization (Presentation made by Neighborhood & Family Services Director Bob Salas)

Summary/History:

There is a need to continue encouraging infill development in neighborhoods targeted for revitalization. Staff proposes providing incentives to developers up to \$5,000 per unit to be used at the discretion of the developer. To fund the new program, staff is recommending utilizing general funds with a startup amount of \$200,000 with the amount adjusted annually based on need and participation by developers.

To be eligible, projects must be within city limits, be located within one of the targeted neighborhoods, and be single-family housing, duplexes, or a small apartment project with no more than 8 units. The program will be first-come-first-served until funding is exhausted. Attached are maps of the vacant lots across the city and neighborhoods targeted for revitalization which helps provide an overview of available and eligible lots.

By investing in infill development, the City will realize tax revenue that will recover the initial per unit investment within 4-6 years depending on the neighborhood and sales price of those units.

Financial Impact:

If approved, \$200K will be earmarked from the FY2020 General Fund.

Other Information/Recommendation:

Attachments:

- | | | |
|----|----------------------------------|--------------------------------------|
| 1. | 2018_Community_Development_Areas | 2018_Community_Development_Areas.pdf |
| 2. | 2019 Infill Analysis | 2019 Infill Analysis.pdf |

Presentation:

Bob Salas

Approvals/Reviews:

Bob Salas	Created/Initiated
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved

Theresa James
Julia Antilley

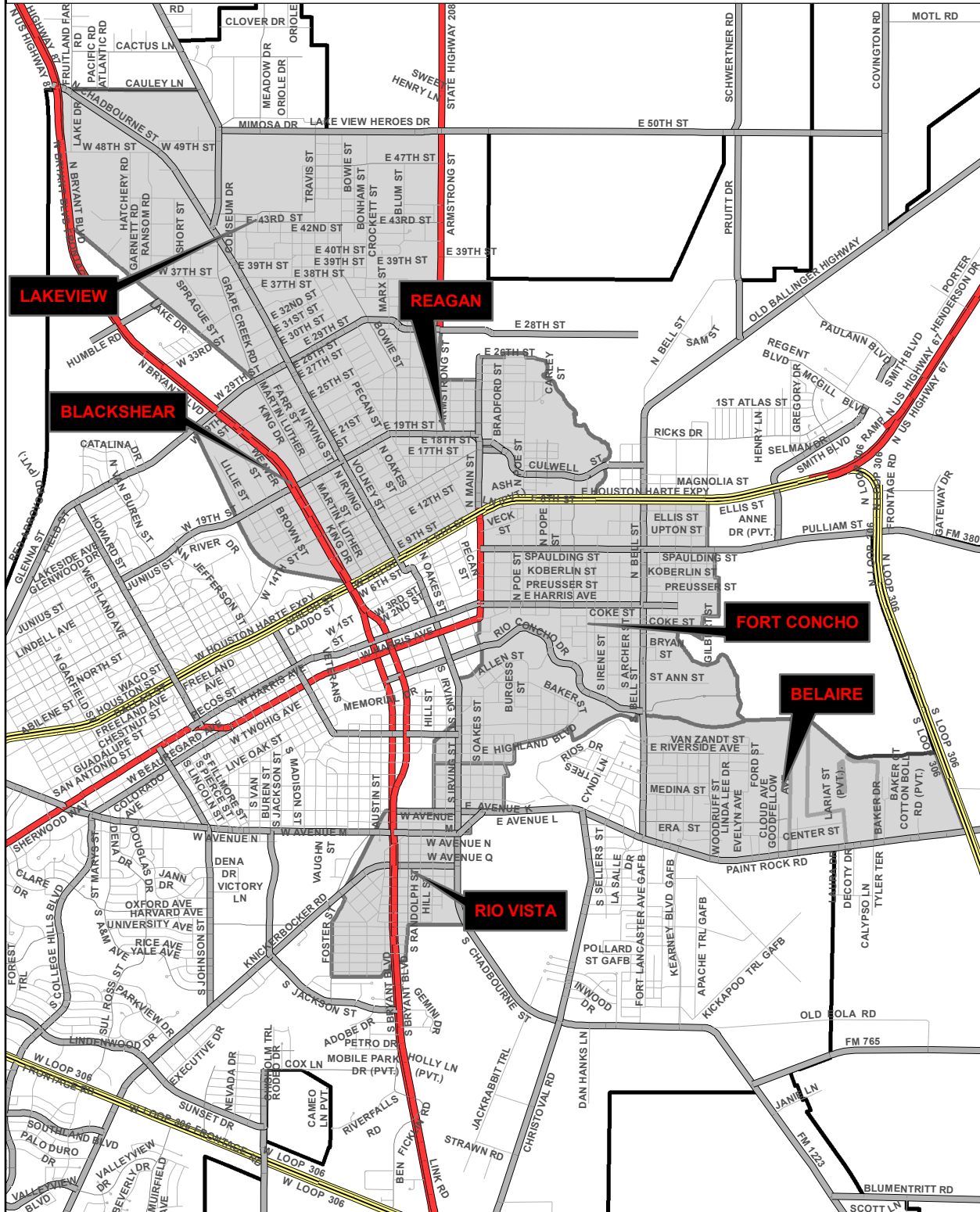
Approved
Final Approval

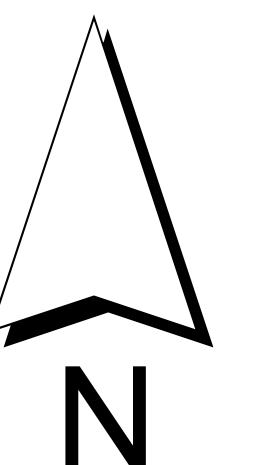
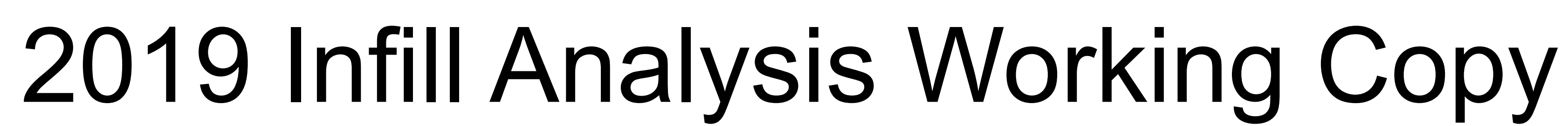
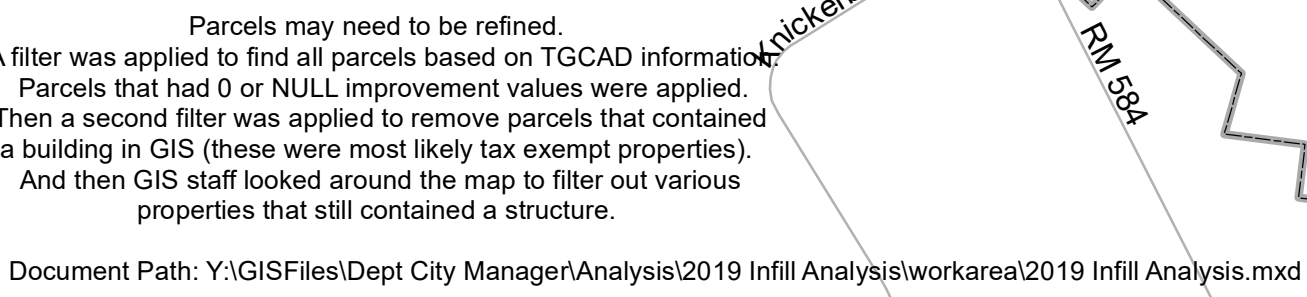
Date: 2/2/2018
COSA GIS Division
Copyright 1987 - 2018 City of San Angelo



Community Development Target Area Map

1 inch = 5,375 feet





REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, Budget, 325-657-4211

Meeting Date: September 4, 2019

Item type: Regular Item

Caption:

Discussion and consideration of matters related to the fiscal year 2019-2020 operating budget including:

1. First public hearing and introduction of an ordinance of the City of San Angelo approving and adopting the budget for the fiscal year beginning October 1, 2019, and ending September 30, 2020. This budget will raise more total property taxes than last year's budget by \$1,365,635 (3.58%), and of that amount, \$405,140 is tax revenue to be raised from new property added to the tax roll.
2. Conduct a separate record vote to ratify the property tax revenue increase reflected in the budget and place the adoption of this tax rate on the agenda for the September 17, 2019, regular meeting of the City Council as an action item (Presentation made by Finance Director Tina Dierschke)

Summary/History:

Through the Council communications via memos and workshop discussions, staff has made progress towards preparing the 2019-20 budget. The following action items are necessary to proceed with adopting the 2019-20 budget.

1. This is the first public hearing and introduction of the budget ordinance for the fiscal year beginning October 1, 2019, and ending September 30, 2020. The ordinance appropriates funds for the 2019-2020 fiscal year (exhibit A) and approves the pay schedule for all City employees (exhibit B). It also determines and approves budget amendment authorizations.

The ordinance authorizes the City Manager to apply for and accept the routine, recurring grants listed in exhibit C and execute any documents related to these grants. Lastly, the staffing headcount is authorized in sections nine (for civil service) and ten (for civilians) with support in exhibit D.

The proposed 2019-2020 budget is balanced for all funds and meets all legal requirements.

2. The next item for the Council's consideration is to conduct a separate record vote to ratify the property tax revenue budgeted per truth in taxation guidelines. The motion must specifically be made to:
"Ratify the property tax revenue increase reflected in the budget and place the adoption of this tax rate on the agenda for the September 17, 2019, regular meeting of the City Council as an action item."

Financial Impact:

Total operating budget of \$160,849,971. See attached budget ordinance for specific funds.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|---|--|
| 1. | 2019 09-17 Budget Ordinance | 2019 09-17 Budget Ordinance.pdf |
| 2. | 2019 09-04 FY20 Budget | 2019 09-04 FY20 Budget - DRAFT.pdf |
| 3. | 2019 09-04 Budget Ordinance First Hearing | 2019 09-04 Budget Ordinance First Hearing.pptx |

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle
Tina Dierschke
Theresa James
Julia Antilley

Created/Initiated
Approved
Approved
Final Approval

AN ORDINANCE OF THE CITY OF SAN ANGELO APPROVING AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING EMPLOYEE COMPENSATION SCHEDULES; PROVIDING FOR THE GENERAL APPROPRIATION OF FUNDS; PROVIDING FOR LAPSE OF ALL UNENCUMBERED OR UNOBLIGATED FUNDS FOR THE PRIOR FISCAL YEAR AND FOR CARRY OVER OF ALL APPROPRIATIONS OF ENCUMBERED, OBLIGATED OR RESTRICTED FUNDS; RESERVING UNTO THE CITY COUNCIL THE POWER, ONLY AS PERMITTED BY LAW, TO AMEND OR MAKE CHANGES IN THE BUDGET FOR MUNICIPAL PURPOSES; PROVIDING AUTHORITY FOR THE CITY MANAGER OR HIS DESIGNEE TO MAKE CERTAIN ADJUSTMENTS FROM TIME TO TIME IN OR BETWEEN BUDGETED ALLOCATIONS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO APPLY FOR CERTAIN GRANTS AND EXECUTE ANY RELATED DOCUMENTS; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY INTERLOCAL AGREEMENT THAT DOES NOT REQUIRE THE EXPENDITURE OF CITY FUNDS; AND, PROVIDING FOR FILING OF THE BUDGET.

WHEREAS, a budget for the fiscal year beginning October 1, 2019, and ending September 30, 2020, has been proposed and submitted by the City Manager to the City Council as required by law; and,

WHEREAS, the proposed budget has been filed with the City Clerk and has been posted on the website for the City of San Angelo, for inspection by any person for more than fifteen (15) days immediately prior to the public hearing upon said budget and more than thirty (30) days prior to a tax levy for the fiscal year; and,

WHEREAS, proper notice of public hearing upon this budget has been posted and published in accordance with applicable law; and,

WHEREAS, the City Council has conducted the necessary public hearings as required by law; and,

WHEREAS, after a full and final consideration of the financial condition and estimated revenues and proposed expenditures as set forth in the budget as filed and amended, it is the consensus of opinion of the Council that the budget as filed and amended should be approved.

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

SECTION 1 The facts and matters set forth in the preamble of this Ordinance are found to be true and correct.

SECTION 2 The proposed budget as filed with the City Clerk and as amended by the City Council, for the fiscal year October 1, 2019, through September 30, 2020, (hereinafter the "Budget") is hereby approved and adopted. A copy of the Budget, as amended, approved, and adopted, is attached hereto as **Exhibit "A"** and made a part hereof for all purposes.

SECTION 3 The Competitive Pay Plan Grade and Step Tables for Fire and Police Civil Service employees and the Salary Ranges for all other City employees set forth in the Budget are attached hereto as **Exhibit "B"** and made a part hereof for all purposes. Employee compensation schedules that are in accordance with the Competitive Pay Plan and Grade Step Tables for Fire and Police Civil Service employees and the Salary Ranges for all other City employees as set forth are hereby authorized.

SECTION 4 By virtue of the adoption of the Budget, there are hereby appropriated out of available cash funds and out of the general and special revenues of the City that will be received in the treasury during the course of the 2019-2020 fiscal year, the amounts set forth in the Budget for the purposes therein stated.

SECTION 5. All unencumbered or unobligated funds for the prior fiscal year shall lapse at the end of the prior fiscal year. All appropriations for encumbered, obligated, or restricted funds shall carry over to the subsequent fiscal year and be considered committed in order to complete these transactions.

SECTION 6. The expenditures of the City shall be made in accordance with the financial summaries included within the Budget approved by this ordinance provided however:

1. The City Council may, from time to time and as permitted by law, amend this ordinance to authorize changes that increase or decrease the total appropriation of any fund or otherwise make changes in the budget for municipal purposes.
2. The City Manager or his designee is authorized to approve changes that move budgeted amounts between accounts within a fund.
3. The City Manager is authorized to approve budget amendments that reduce the total amount of budgeted revenues and expenditures in a fund. Under this authorization the reduction in budgeted expenditures must equal or exceed any reduction in budgeted revenues.

SECTION 7. Certain grants are identified in the Budget, as listed on **Exhibit "C"**, attached hereto and made a part hereof for all purposes. The City Manager or his designee is hereby authorized to apply for and accept those grants and execute any documents related thereto.

SECTION 8. The City Manager or his designee is hereby authorized to execute any documents necessary for the application for any grants in which the City expenditure of funds is less than \$50,000.

SECTION 9. The City Manager is authorized to execute any Interlocal Agreement formed under Chapter 791 of the Texas Government Code that does not require the expenditure of City funds.

SECTION 10. The Classification plan for authorized police and fire positions set out in Chapter 2, Article 2.1500, Section 2.1502, paragraph (b) of the City of San Angelo Code of Ordinances, as amended, are attached hereto as **Exhibit "D"** and are hereby authorized and made part hereof for all purposes.

SECTION 11. The total number of civilian employees in place as shown on **Exhibit "D"** is hereby authorized. The City Manager or his designee is authorized to adjust compensation and position titles for any non-civil service positions and hire all part time positions deemed necessary to retain

qualified individuals or for the efficient administration of the City.

SECTION 12. The Budget as amended and adopted shall be filed with the City Clerk and posted on the City's website. The City Clerk is hereby directed to provide a certified copy of this budget ordinance and the Budget as amended, approved and adopted to the County Clerk of Tom Green County for recording after final passage and adoption hereof.

SECTION 13. Should any section, provision, clause, or word of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of this ordinance shall not be affected thereby.

INTRODUCED on the 4th day of September, 2019, and finally PASSED, APPROVED and ADOPTED on this the 17th day of September, 2019

<u>YES</u>	<u>NO</u>	CITY OF SAN ANGELO, TEXAS
_____	_____	_____ Brenda Gunter, Mayor
_____	_____	_____ Tommy Hiebert, SMD #1
_____	_____	_____ Tom Thompson, SMD #2
_____	_____	_____ Harry Thomas, SMD #3
_____	_____	_____ Lucy Gonzales, SMD #4
_____	_____	_____ Lane Carter, SMD #5
_____	_____	_____ Billie DeWitt, SMD #6

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Consolidated Financial Schedule

Revenue and Expenditures, Fiscal Year Ending September 30, 2020

Fund No.	Fund Name	Beginning Balance	Operating Revenues	Transfers In	Amount Available	Operating Expenditures	Transfers Out	Total Expenditures	Rev Over/ (Under) Exp	Ending Balance
101	General	23,628,668	72,622,260	4,021,076	100,272,004	73,042,688	3,600,648	76,643,336	-	23,628,668
105	General Debt Service	1,528,369	4,711,165	2,909,822	9,149,356	7,620,987	-	7,620,987	-	1,528,369
501	Equipment Replacement	1,328,110	95,000	1,201,373	2,624,483	1,296,373	-	1,296,373	-	1,328,110
502	Capital Projects	5,746,365	-	583,029	6,329,394	583,029	-	583,029	-	5,746,365
103	Intergovernmental	782,586	2,231,565	331,635	3,345,786	2,464,660	98,540	2,563,200	-	782,586
106	TIRZ	599,548	1,076,115	-	1,675,663	1,076,115	-	1,076,115	-	599,548
453	Community Development Block Grant	-	704,764	-	704,764	704,764	-	704,764	-	-
483	HOME Grant	-	386,508	-	386,508	386,508	-	386,508	-	-
601	Designated Revenue	247,058	51,056	-	298,114	51,056	-	51,056	-	247,058
605	Hotel Occupancy Tax	1,353,335	2,298,769	-	3,652,104	1,175,258	1,108,050	2,283,308	15,461	1,368,796
640	Lake Nasworthy Trust	14,826,503	1,179,588	-	16,006,091	50,000	331,603	381,603	797,985	15,624,488
203	Texas Bank Sports Complex	511,676	203,874	742,741	1,458,291	946,615	-	946,615	-	511,676
410	Civic Events	1,117,209	638,040	1,008,050	2,763,299	1,382,158	130,432	1,512,590	133,500	1,250,709
420	Fort Concho	393,806	1,112,144	50,000	1,555,950	1,162,144	-	1,162,144	-	393,806
440	Fairmount Cemetery	6,264	367,600	83,185	457,049	450,785	-	450,785	-	6,264
201	State Office Building	389,657	1,326,088	-	1,715,745	1,307,215	18,873	1,326,088	-	389,657
220	Airport Operating	346,826	1,503,209	-	1,850,035	1,412,321	90,888	1,503,209	-	346,826
529	Airport PFC	1,019,379	266,433	-	1,285,812	-	266,433	266,433	-	1,019,379
230	Solid Waste Enterprise	4,446,639	2,131,579	-	6,578,218	1,598,229	533,350	2,131,579	-	4,446,639
240	Stormwater	3,793,026	2,920,056	95,000	6,808,082	2,629,662	385,394	3,015,056	-	3,793,026
260	Water Operating	11,865,996	31,275,532	1,942,050	45,083,578	30,044,954	3,172,628	33,217,582	-	11,865,996
261	Water Debt Service	57,350	2,325	11,280,549	11,340,224	11,282,874	-	11,282,874	-	57,350
512	Water / Supply Capital Projects	8,304,953	4,826,002	200,000	13,330,955	4,791,608	234,394	5,026,002	-	8,304,953
270	Water Reclamation Operating	12,575,521	15,763,507	-	28,339,028	9,826,907	5,936,600	15,763,507	-	12,575,521
271	Water Reclamation Debt Service	268,486	10,885	3,821,764	4,101,135	3,832,649	-	3,832,649	-	268,486
520	Water Reclamation Capital Projects	8,680,908	1,816,787	-	10,497,695	1,730,412	86,375	1,816,787	-	8,680,908
Operating Totals		\$ 103,818,238	\$ 149,520,851	\$ 28,270,274	\$ 281,609,363	\$ 160,849,971	\$ 15,994,208	\$ 176,844,179	\$ 946,946	\$ 104,765,184
301	Fleet Services	603,259	6,478,705	-	7,081,964	6,478,705	-	6,478,705	-	603,259
305	Communications	253,385	754,736	-	1,008,121	754,736	-	754,736	-	253,385
310	Health Insurance	456,183	9,207,731	-	9,663,914	9,207,731	-	9,207,731	-	456,183
320	Property/Casualty	979,087	1,217,355	-	2,196,442	1,217,355	-	1,217,355	-	979,087
330	Workers' Compensation	(76,835)	1,344,481	-	1,267,646	925,058	-	925,058	419,423	342,588
Total Internal Service Funds		\$ 2,215,079	\$ 19,003,008	\$ -	\$ 21,218,087	\$ 18,583,585	\$ -	\$ 18,583,585	\$ 419,423	\$ 2,634,502

Development Corporation: Economic Development Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Adopted Budget	Increase (Decrease) from FY19 Original
<u>700 REVENUES:</u>				
Sales Tax	2,516,743	2,581,684	2,604,864	23,180
Rent	28,678	11,591	20,950	9,359
Interest	404,905	100,000	225,000	125,000
Transfers In	46,729	44,303	46,729	2,426
Total Revenues	\$ 2,997,055	\$ 2,737,578	\$ 2,897,543	\$ 159,965
<u>700 EXPENSES:</u>				
Personnel*	260,244	248,905	387,186	138,281
Operations & Maintenance	1,951,011	770,137	906,231	136,094
Capital	15,210	1,718,536	1,604,126	(114,410)
Total Expenditures	\$ 2,226,465	\$ 2,737,578	\$ 2,897,543	\$ 159,965
Revenues Over/ (Under) Expenditures	770,590	-	-	-
Unreserved Beginning Fund Balance	9,133,876	9,904,466	9,904,466	-
Unreserved Ending Fund Balance	\$ 9,904,466	\$ 9,904,466	\$ 9,904,466	\$ -

* The increase in personnel is due to a reallocation of staff services expenses which were previously distributed between the Ballot and Economic Development Funds.

Ballot Fund Balance Designated for existing projects	247,214
Economic Development Fund Balance Designated for existing projects	6,181,004
Total Fund Balance Designated for existing projects	6,428,218

Development Corporation: Ballot

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Adopted Budget	Increase (Decrease) from FY19 Original
<u>711 REVENUES:</u>				
Sales and Use Tax	6,786,342	6,638,617	6,698,221	59,604
Interest	66,974	30,000	75,000	45,000
Other	53,983	-	-	-
Total Revenues	\$ 6,907,299	\$ 6,668,617	\$ 6,773,221	\$ 104,604
<u>711 EXPENSES:</u>				
Personnel*	140,755	152,326	-	(152,326)
Operations & Maintenance	5,769,886	5,788,552	5,987,250	198,698
Capital	-	727,739	785,971	58,232
Total Expenditures	\$ 5,910,641	\$ 6,668,617	\$ 6,773,221	\$ 104,604
Revenues Over/ (Under) Expenditures	996,658	-	-	-
Unreserved Beginning Fund Balance	409,438	1,406,096	1,406,096	-
Unreserved Ending Fund Balance	\$ 1,406,096	\$ 1,406,096	\$ 1,406,096	\$ -

* The decrease in personnel is due to a reallocation of staff services expenses which were previously distributed between the Ballot and Economic Development Funds.

Ballot Fund Balance Designated for existing projects	247,214
Economic Development Fund Balance Designated for existing projects	6,181,004
Total Fund Balance Designated for existing projects	6,428,218

City of San Angelo
Civil Service Pay Plan
Fire Department
Effective 10-1-19

			<u>Monthly</u>	<u>Annually</u>
GR 24F	Fire Recruit	\$	3,193	\$ 38,316
GR 26F	Probationary Firefighter	\$	3,278	\$ 39,334
GR 27F	Firefighter	\$	4,102	\$ 49,227
GR 28F	Fire Driver	\$	4,687	\$ 56,246
GR 29F	Fire Lieutenant	\$	5,390	\$ 64,683
GR 30F	Fire Captain	\$	6,199	\$ 74,386
GR 31F	Battalion Chief	\$	7,129	\$ 85,543

**City of San Angelo
Civil Service Grade and Step Plan
Police Department**

Effective 10/1/2019

			<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
GR 23	Recruit	\$42,856						
GR 26	Probationary PO	\$45,500						
GR 27	Police Officer		\$48,500	\$50,500	\$52,500	\$54,500	\$56,500	\$62,500
GR 29	Sergeant		\$68,500	\$70,500				
GR 30	Lieutenant		\$78,500	\$83,000				

Salary Ranges
Effective 10-1-19

<u>Grade</u>		<u>Min</u>		<u>Mid</u>		<u>Max</u>
47	\$	133,583	\$	166,844	\$	200,105
43	\$	109,995	\$	137,359	\$	164,722
42	\$	104,784	\$	130,845	\$	156,905
40	\$	95,178	\$	118,815	\$	142,452
39	\$	90,645	\$	113,157	\$	135,669
38	\$	86,329	\$	107,769	\$	129,208
37	\$	82,218	\$	102,637	\$	123,056
36	\$	78,421	\$	97,891	\$	117,360
35	\$	74,624	\$	93,145	\$	111,665
34	\$	71,097	\$	88,736	\$	106,374
33	\$	67,754	\$	84,558	\$	101,361
32	\$	64,537	\$	80,536	\$	96,534
31	\$	61,516	\$	76,754	\$	91,991
30	\$	58,587	\$	73,099	\$	87,610
29	\$	55,823	\$	69,644	\$	83,464
28	\$	54,770	\$	68,327	\$	81,884
27	\$	52,818	\$	66,023	\$	79,228
26	\$	50,417	\$	63,022	\$	75,626
25	\$	48,016	\$	60,021	\$	72,025
24	\$	45,730	\$	57,162	\$	68,594
23	\$	43,552	\$	54,441	\$	65,329
22	\$	41,479	\$	51,848	\$	62,216
21	\$	39,502	\$	49,378	\$	59,253
20	\$	36,526	\$	45,658	\$	54,790
19	\$	35,864	\$	44,806	\$	53,747
18	\$	34,786	\$	43,484	\$	52,181
17	\$	31,868	\$	39,835	\$	47,801
16	\$	31,443	\$	39,304	\$	47,165
15	\$	30,363	\$	37,953	\$	45,542
14	\$	30,050	\$	37,563	\$	45,075
13	\$	27,719	\$	34,648	\$	41,577
12	\$	26,483	\$	33,103	\$	39,723
11	\$	22,075	\$	27,594	\$	33,113

Non-Civil Service Public Safety

<u>Grade</u>		<u>Min</u>		<u>Max</u>
GR 30M	\$	78,064	\$	87,759
GR 29M	\$	68,075	\$	77,281
GR 27M	\$	48,439	\$	66,100

City Council authorizes application for and acceptance of the following grants:

1115 Healthcare Transformation Waiver
Atmos Energy Grant
Bureau of Justice Assistance Edward Byrne Memorial Local Justice Assistance Grant
Community Development Block Grant
Emergency Food and Shelter Program Grant
Emergency Management Performance Grant
Environmental Health Service and Bureau of Regional Local Health Operations Grant
Federal Aviation Administration Grants - Entitlements and Discretionary
Gang Initiative Grant
HOME Grant
Office of Justice Programs Bulletproof Vest Partnership
Office of the Governor Criminal Justice Division Body-Worn Camera Program
Hazards Grant
Staffing for Adequate Fire & Emergency Response Grant
State and Federal Hazard Mitigation Grants
State and Federal Homeland Security Grants Programs
San Angelo Cultural Affairs Council Grant
State Events Trust Fund Grant
Texas Department of State Health Services Healthy Communities Grant
Texas Department of Transportation Routine Airport Maintenance Program
Texas Department of Transportation Click It or Ticket Grant
Title III C-1 Congregate Nutrition Services
Transit and Transportation Planning Grants - Federal and State
Women, Infant, and Children Grant

Fire Department – Civil Service

Fire Chief	1
Assistant Chief	2
Battalion Chief	4
Fire Captain	12
Fire Lieutenant	20
Fire Engineer (or Driver)	50
Fire Fighter	90
Total Fire Department – Civil Service	179

Police Department – Civil Service

Police Chief	1
Assistant Chief	2
Police Lieutenant	7
Police Sergeant	28
Police Officer	137
Total Police Department – Civil Service	175

All Others

Civilians	612
Total All Others	612
Grand Total Staffing Levels	966



City of San Angelo, Texas

Operating Budget Fiscal Year 2019-2020

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$1,365,635 (3.58%), AND OF THAT AMOUNT, \$405,140 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR

City Council Record Vote
****September 17, 2019****

The members of the governing body voted on the adoption of the budget as follows:

FOR:

AGAINST:

PRESENT and not voting:

ABSENT:

Tax Rate	Proposed FY2019-20	Adopted FY2018-19
Property Tax Rate	0.7760 / \$100	0.7760 / \$100
Effective Tax Rate	0.7503/ \$100	0.7641/ \$100
Effective M&O Tax Rate	0.6587/ \$100	0.6707/ \$100
Rollback Tax Rate	0.8047 / \$100	0.8179 / \$100
Debt Tax Rate	0.0934 / \$100	0.0936/ \$100

The total amount of outstanding City debt obligations secured by property taxes is \$158,610,000. Of that amount, the total amount of outstanding debt obligations considered self-supporting is \$116,435,000. Self-supporting debt is currently secured by the 4B Sales Tax Corporation, Water/Sewer Funds, and State Office Building Lease Revenue. In the event such amounts are insufficient to pay debt service, the City will be required to assess an ad valorem tax to pay such obligations. Additionally, the City has one outstanding revenue bond in the amount of \$46,055,000 that supported by the Water Fund and not secured by the property tax.

Consolidated Financial Schedule

Revenue and Expenditures, Fiscal Year Ending September 30, 2020

Fund No.	Fund Name	Beginning Balance	Operating Revenues	Transfers In	Amount Available	Operating Expenditures	Transfers Out	Total Expenditures	Rev Over/ (Under) Exp	Ending Balance
101	General	23,628,668	72,622,260	4,021,076	100,272,004	73,042,688	3,600,648	76,643,336	-	23,628,668
105	General Debt Service	1,528,369	4,711,165	2,909,822	9,149,356	7,620,987	-	7,620,987	-	1,528,369
501	Equipment Replacement	1,328,110	95,000	1,201,373	2,624,483	1,296,373	-	1,296,373	-	1,328,110
502	Capital Projects	5,746,365	-	583,029	6,329,394	583,029	-	583,029	-	5,746,365
103	Intergovernmental	782,586	2,231,565	331,635	3,345,786	2,464,660	98,540	2,563,200	-	782,586
106	TIRZ	599,548	1,076,115	-	1,675,663	1,076,115	-	1,076,115	-	599,548
453	Community Development Block Grant	-	704,764	-	704,764	704,764	-	704,764	-	-
483	HOME Grant	-	386,508	-	386,508	386,508	-	386,508	-	-
601	Designated Revenue	247,058	51,056	-	298,114	51,056	-	51,056	-	247,058
605	Hotel Occupancy Tax	1,353,335	2,298,769	-	3,652,104	1,175,258	1,108,050	2,283,308	15,461	1,368,796
640	Lake Nasworthy Trust	14,826,503	1,179,588	-	16,006,091	50,000	331,603	381,603	797,985	15,624,488
203	Texas Bank Sports Complex	511,676	203,874	742,741	1,458,291	946,615	-	946,615	-	511,676
410	Civic Events	1,117,209	638,040	1,008,050	2,763,299	1,382,158	130,432	1,512,590	133,500	1,250,709
420	Fort Concho	393,806	1,112,144	50,000	1,555,950	1,162,144	-	1,162,144	-	393,806
440	Fairmount Cemetery	6,264	367,600	83,185	457,049	450,785	-	450,785	-	6,264
201	State Office Building	389,657	1,326,088	-	1,715,745	1,307,215	18,873	1,326,088	-	389,657
220	Airport Operating	346,826	1,503,209	-	1,850,035	1,412,321	90,888	1,503,209	-	346,826
529	Airport PFC	1,019,379	266,433	-	1,285,812	-	266,433	266,433	-	1,019,379
230	Solid Waste Enterprise	4,446,639	2,131,579	-	6,578,218	1,598,229	533,350	2,131,579	-	4,446,639
240	Stormwater	3,793,026	2,920,056	95,000	6,808,082	2,629,662	385,394	3,015,056	-	3,793,026
260	Water Operating	11,865,996	31,275,532	1,942,050	45,083,578	30,044,954	3,172,628	33,217,582	-	11,865,996
261	Water Debt Service	57,350	2,325	11,280,549	11,340,224	11,282,874	-	11,282,874	-	57,350
512	Water / Supply Capital Projects	8,304,953	4,826,002	200,000	13,330,955	4,791,608	234,394	5,026,002	-	8,304,953
270	Water Reclamation Operating	12,575,521	15,763,507	-	28,339,028	9,826,907	5,936,600	15,763,507	-	12,575,521
271	Water Reclamation Debt Service	268,486	10,885	3,821,764	4,101,135	3,832,649	-	3,832,649	-	268,486
520	Water Reclamation Capital Projects	8,680,908	1,816,787	-	10,497,695	1,730,412	86,375	1,816,787	-	8,680,908
Operating Totals		\$ 103,818,238	\$ 149,520,851	\$ 28,270,274	\$ 281,609,363	\$ 160,849,971	\$ 15,994,208	\$ 176,844,179	\$ 946,946	\$ 104,765,184
301	Fleet Services	603,259	6,478,705	-	7,081,964	6,478,705	-	6,478,705	-	603,259
305	Communications	253,385	754,736	-	1,008,121	754,736	-	754,736	-	253,385
310	Health Insurance	456,183	9,207,731	-	9,663,914	9,207,731	-	9,207,731	-	456,183
320	Property/Casualty	979,087	1,217,355	-	2,196,442	1,217,355	-	1,217,355	-	979,087
330	Workers' Compensation	(76,835)	1,344,481	-	1,267,646	925,058	-	925,058	419,423	342,588
Total Internal Service Funds		\$ 2,215,079	\$ 19,003,008	\$ -	\$ 21,218,087	\$ 18,583,585	\$ -	\$ 18,583,585	\$ 419,423	\$ 2,634,502

Budget Summary by Fund Type

FY 2019-20

	General Fund*	Special Revenue	Other Funds	Expendable Trust	Debt Service	Enterprise Funds	Internal Service	Grand Total
Funding Sources								
Property Taxes	35,557,578	1,060,870	-	-	4,806,769	-	-	41,425,217
Other Taxes	26,264,946	2,242,657	1,008,050	-	-	-	-	29,515,653
Development Services	808,678	-	-	-	-	-	-	808,678
Grants	-	3,042,345	-	-	-	-	-	3,042,345
Charges for Services	6,377,356	211,945	1,579,350	811,140	-	59,950,082	18,919,930	87,849,803
Fines & Forfeitures	2,832,188	-	-	-	-	-	-	2,832,188
Interest & Miscellaneous	876,514	190,960	278,623	368,448	75,178	1,879,111	83,078	3,751,912
Other Financing Sources	5,805,478	331,635	1,339,611	-	17,854,563	2,237,050	-	27,568,337
Total Revenues & Other Financing Sources	78,522,738	7,080,412	4,205,634	1,179,588	22,736,510	64,066,243	19,003,008	196,794,133
Beginning Fund Balances	30,703,143	2,982,527	2,028,955	14,826,503	1,528,369	51,748,741	2,215,079	106,033,317
Total Available Resources	\$ 109,225,881	\$ 10,062,939	\$ 6,234,589	\$ 16,006,091	\$ 24,264,879	\$ 115,814,984	\$ 21,218,087	\$ 302,827,450
Expenditures								
General Government	2,241,824	833,085	-	-	-	1,769,642	-	4,844,551
Administrative Svcs.	9,674,587	-	-	-	-	-	12,104,880	21,779,467
Community & Develop. Svcs	2,114,550	1,275,690	-	-	-	-	-	3,390,240
Neighborhood & Family Svcs.	1,585,632	1,889,977	-	-	-	-	-	3,475,609
Public Safety	42,165,056	-	-	-	-	-	-	42,165,056
Public Works	10,103,076	-	-	-	-	2,131,579	6,478,705	18,713,360
Public Services	4,691,482	273,859	4,072,134	-	-	1,154,157	-	10,191,632
Health Services	466,481	359,436	-	-	-	-	-	825,917
Water & Water Reclamation	-	-	-	381,603	-	55,823,878	-	56,205,481
Stormwater	-	-	-	-	-	3,015,056	-	3,015,056
Debt Service	-	-	-	-	22,736,510	153,058	-	22,889,568
Other	5,480,050	2,432,904	-	-	-	18,873	-	7,931,827
Total Expenditures	78,522,738	7,064,951	4,072,134	381,603	22,736,510	64,066,243	18,583,585	195,427,764
Ending Fund Balances	30,703,143	2,997,988	2,162,455	15,624,488	1,528,369	51,748,741	2,634,502	107,399,686
Total Fund Commitments & Fund Balances	\$ 187,748,619	\$ 17,127,890	\$ 10,306,723	\$ 16,387,694	\$ 47,001,389	\$ 179,881,227	\$ 39,801,672	\$ 498,255,214

*Note: includes General, Equipment Replacement, and Capital Project Funds

General Fund

Schedule of Revenues

Category	Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>101 REVENUES:</u>					
Taxes					
	Property Tax	33,822,932	34,356,663	35,557,578	1,200,915
	Sales Tax	18,606,171	18,440,602	18,640,527	199,925
	Alcohol Beverage Taxes	353,657	364,307	389,247	24,940
	Bingo Taxes	36,960	43,095	36,960	(6,135)
	Franchise Tax	6,914,164	7,117,195	7,198,212	81,017
	Total Taxes	59,733,884	60,321,862	61,822,524	1,500,662
Public Safety					
	Police	575,696	577,975	571,975	(6,000)
	Municipal Court	3,018,776	3,200,267	2,832,188	(368,079)
	Fire	3,932,122	3,650,000	3,989,205	339,205
	Fire Prevention	82,876	145,000	145,000	-
	Total Public Safety	7,609,470	7,573,242	7,538,368	(34,874)
Public Works					
	Engineering	1,540	7,575	7,575	-
	Traffic Control	46,285	166,000	166,000	-
	Street & Bridge	418,306	45,500	45,500	-
	Total Public Works	466,131	219,075	219,075	-
Public Services					
	Parks	45,446	32,000	34,500	2,500
	Recreation	298,741	338,100	344,970	6,870
	Swimming	144,474	183,500	183,500	-
	Nature Center	43,180	46,000	46,115	115
	Total Public Services	531,841	599,600	609,085	9,485

General Fund

Schedule of Revenues

Category	Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
Planning & Development Services					
	Development Services	2,900	7,200	7,500	300
	Planning	57,564	51,500	51,038	(462)
	Permits & Inspections	588,727	643,800	750,140	106,340
	Total Planning & Development Services	649,191	702,500	808,678	106,178
Neighborhood & Family Services					
	Code Compliance	228,464	253,437	309,734	56,297
	Animal Services	63,460	64,776	60,200	(4,576)
	Total Neighborhood & Family Services	291,924	318,213	369,934	51,721
Other Departmental Charges					
	Health Services ⁽¹⁾	-	-	113,900	113,900
	Legal & Real Estate	146,360	148,126	154,125	5,999
	Crossing Guards	132,017	131,333	131,469	136
	Other Departmental charges	69,088	61,027	73,588	12,561
	Other Departmental Charges	347,465	340,486	473,082	132,596
Other Revenue Sources					
	Interest	537,693	508,523	716,891	208,368
	Miscellaneous	50,777	67,719	64,623	(3,096)
	Transfers In	4,756,668	4,293,746	4,021,076	(272,670)
	Other Revenue Sources	5,345,138	4,869,988	4,802,590	(67,398)
Total General Fund Revenues		\$ 74,975,044	\$ 74,944,966	\$ 76,643,336	\$ 1,698,370

General Fund

Schedule of Expenditures

Category	Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
101 EXPENDITURES:					
Public Safety					
	Police	18,620,751	19,065,281	19,375,838	310,557
	Traffic Safety	412,455	247,878	247,878	-
	Municipal Court	2,437,833	2,641,999	2,484,457	(157,542)
	Public Safety Communications	1,438,103	1,580,305	1,572,557	(7,748)
	Fire	17,126,587	17,532,042	17,712,920	180,878
	Fire Prevention	748,571	796,644	771,406	(25,238)
	Total Public Safety	40,784,300	41,864,149	42,165,056	300,907
Public Works					
	Engineering	1,117,715	1,200,910	1,285,835	84,925
	Operations Admin	348,355	371,797	374,717	2,920
	Traffic/Signal Control	1,345,117	1,017,772	1,024,670	6,898
	Street and Bridge	2,513,126	6,300,200	6,299,025	(1,175)
	Street Lighting	1,053,453	1,118,829	1,118,829	-
	Total Public Works	6,377,766	10,009,508	10,103,076	93,568
Public Services					
	Parks	3,206,756	3,468,815	3,438,177	(30,638)
	Water Lily Garden	102,372	104,905	107,528	2,623
	Recreation	826,767	958,612	845,173	(113,439)
	Swimming Pool	155,352	184,038	183,500	(538)
	Nature Center ⁽²⁾	-	-	117,104	117,104
	Total Public Services	4,291,247	4,716,370	4,691,482	(24,888)
Planning & Development Services					
	Administration	446,804	466,461	558,639	92,178
	Planning	311,424	307,343	309,829	2,486
	GIS	286,239	305,003	340,623	35,620
	Permits & Inspections	878,527	920,062	905,459	(14,603)
	Total Planning & Development Services	1,922,994	1,998,869	2,114,550	115,681
Neighborhood & Family Services					
	Code Compliance	411,589	471,756	536,872	65,116
	Animal Services	909,684	939,480	956,492	17,012
	Social Services ⁽¹⁾	-	-	92,268	92,268
	Total Neighborhood & Family Services	1,321,273	1,411,236	1,585,632	174,396

General Fund

Schedule of Expenditures

Category	Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
Health Services					
	Nursing ⁽¹⁾	-	-	145,943	145,943
	Environmental Health ⁽¹⁾	-	-	85,000	85,000
	Administration	174,617	179,282	180,038	756
	MHMR Contribution	50,881	55,500	55,500	-
	Total Health Services	225,498	234,782	466,481	231,699
General Government					
	City Council	144,461	187,473	187,447	(26)
	City Manager	667,923	730,939	748,786	17,847
	Internal Auditor	74,811	78,346	78,962	616
	Public Information	733,860	458,600	457,020	(1,580)
	City Clerk	234,038	280,930	271,011	(9,919)
	Construction Management	133,869	115,618	111,412	(4,206)
	Development Corporation	465,772	444,003	387,186	(56,817)
	Total General Government	2,454,734	2,295,909	2,241,824	(54,085)
Administrative Services					
	City Attorney/Legal	654,599	679,291	682,610	3,319
	Real Estate	155,765	190,030	193,637	3,607
	Finance	1,700,838	1,745,804	1,771,640	25,836
	Billing & Collections	737,263	750,112	753,959	3,847
	Information Technology	636,789	653,282	690,361	37,079
	Purchasing	148,038	183,879	195,150	11,271
	Human Resources	2,734,006	2,435,977	2,562,232	126,255
	Crossing Guards	150,517	131,333	131,469	136
	Facilities Maintenance	657,882	692,062	697,355	5,293
	Non-Departmental ⁽³⁾	384,438	1,210,207	1,996,174	785,967
	Total Administrative Services	7,960,135	8,671,977	9,674,587	1,002,610
Transfers Out					
	Grants	387,600	394,772	331,635	(63,137)
	Capital	2,525,668	1,819,521	1,784,402	(35,119)
	Debt Service	200,000	200,000	200,000	-
	Other Funds	1,239,850	1,327,873	1,284,611	(43,262)
	Total Transfers Out	4,353,118	3,742,166	3,600,648	(141,518)
Total General Fund Expenditures		\$ 69,691,065	\$ 74,944,966	\$ 76,643,336	\$ 1,698,370
Increase/(Decrease) in Fund Balance		5,283,979	-	-	-
Beginning Fund Balance		18,344,689	23,628,668	23,628,668	-
Ending Fund Balance		\$ 23,628,668	\$ 23,628,668	\$ 23,628,668	\$ -

⁽¹⁾ Health Services (Nursing and Environmental Health) and Social Services were moved from Intergovernmental to General Fund in fiscal year 2020.

⁽²⁾ Nature Center is a new division created in FY20, those expenses were previously included in the recreation division.

⁽³⁾ Non-departmental includes tax rebates, Concho Valley Transit District, and Civil Service Leave Payoffs.

General Debt Service Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>105 REVENUES:</u>				
Current Taxes	4,507,084	4,595,373	4,760,093	164,720
Delinquent Taxes	65,334	46,676	46,676	-
Transfers In	2,826,270	2,909,822	2,752,250	(157,572)
Interest	106,451	49,150	61,968	12,818
Total Revenues	\$ 7,505,139	\$ 7,601,021	\$ 7,620,987	\$ 19,966
<u>105 EXPENSES:</u>				
Principal on Debt	5,575,000	4,945,000	5,215,000	270,000
Interest on Debt	2,182,948	2,449,944	2,308,932	(141,012)
Issue Costs	(216)	206,077	97,055	(109,022)
Total Expenditures	\$ 7,757,732	\$ 7,601,021	\$ 7,620,987	\$ 19,966
Revenues Over/ (Under) Expenditures	(252,593)	-	-	-
Beginning Fund Balance	1,780,962	1,528,369	1,528,369	-
Ending Fund Balance	\$ 1,528,369	\$ 1,528,369	\$ 1,528,369	\$ -

General Equipment Replacement Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>501 REVENUES:</u>				
Transfers In *	2,281,373	1,572,373	1,201,373	(371,000)
Sale of Fixed Assets	155,472	55,000	55,000	-
Interest	4,895	-	-	-
Other	32,596	40,000	40,000	-
Total Revenue	\$ 2,474,336	\$ 1,667,373	\$ 1,296,373	\$ (371,000)
<u>501 EXPENDITURES:</u>				
Vehicles & Equipment	1,555,012	1,667,373	1,296,373	(371,000)
Total Expenditures	\$ 1,555,012	\$ 1,667,373	\$ 1,296,373	\$ (371,000)
Revenues Over/ (Under) Expenditures	919,324	-	-	-
Beginning Fund Balance	408,786	1,328,110	1,328,110	-
Ending Fund Balance	\$ 1,328,110	\$ 1,328,110	\$ 1,328,110	\$ -

* In FY18 a one time transfer of surplus sales tax revenue was used for equipment replacement.

General Capital Projects Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 * Revised Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>502 REVENUES:</u>				
Transfers In	244,295	2,623,377	583,029	2,852
Interest	49,915	2,852	-	(2,852)
Other	3,906,685	-	-	-
Total Revenue	\$ 4,200,895	\$ 2,626,229	\$ 583,029	\$ 333,029
<u>502 EXPENDITURES</u>				
Airport	60,829	-	-	-
Intergovernmental	-	23,181	-	-
Vehicle Maintenance	-	-	-	-
Facilities	11,252	467,754	-	-
City Hall Plaza Rehabilitation	1,534	1,018	-	-
Development Software	-	-	-	-
Transportation Enhancement	9,734	40,383	-	-
Street Improvements	49,356	1,500,000	-	-
Stormwater Improvements	805,246	1,259,427	-	-
River Bank Stabilization	-	120,300	333,029	333,029
Sunken Garden	-	74,974	-	-
Dog Park	7,551	-	-	-
Texas Bank Sports Complex	230,044	469,278	-	-
29th St Sports Complex	64,694	1,616,808	-	-
Fort Concho	140,968	736,468	-	-
Cemetery Improvements	2,846	-	-	-
Auditorium	1,041,699	1,000	-	-
Animal Control Improvements	-	200,000	-	-
Fire Station	8,000	117,139	-	-
Ambulance Replacement	62,926	1,452,723	250,000	-
Fire Mobile Data Terminals	-	-	-	-
Contingencies	-	-	-	-
Total Expenditures	\$ 2,496,679	\$ 8,080,453	\$ 583,029	\$ 333,029
Revenues Over/ (Under) Expenditures	1,704,216	(5,454,224)	-	-
Beginning Fund Balance	4,042,149		5,746,365	-
Ending Fund Balance	\$ 5,746,365		\$ 5,746,365	\$ -

* Reporting amended budget due to numerous multi-year projects.

TIRZ Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>106 REVENUES:</u>				
Downtown Property Tax	359,562	245,448	395,535	150,087
North Property Tax	551,196	539,548	665,335	125,787
Interest	19,092	10,634	15,245	4,611
Total Revenues	\$ 929,850	\$ 795,630	\$ 1,076,115	\$ 280,485
<u>106 EXPENSES:</u>				
Downtown Projects	155,273	245,780	396,043	150,263
North Projects	365,769	549,850	680,072	130,222
Total Expenditures	\$ 521,042	\$ 795,630	\$ 1,076,115	\$ 280,485
Revenues Over/ (Under) Expenditures	408,808	-	-	-
Beginning Fund Balance	190,740	599,548	599,548	-
Ending Fund Balance	\$ 599,548	\$ 599,548	\$ 599,548	\$ -

Water Enterprise Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>260 REVENUES:</u>				
Water Sales	25,782,027	26,060,566	28,164,918	2,104,352
Lake Use Revenues	365,699	356,048	342,463	(13,585)
Billing and Collection	1,529,163	1,267,045	1,443,906	176,861
Taps and Connections	302,922	328,200	315,200	(13,000)
Transfers In	1,117,912	1,822,960	1,942,050	119,090
Interest	113,229	123,677	474,633	350,956
Other	724,629	462,550	534,412	71,862
Total Revenues	\$ 29,935,581	\$ 30,421,046	\$ 33,217,582	\$ 2,796,536
<u>260 EXPENSES:</u>				
Personnel	5,793,254	6,425,566	6,716,394	290,828
Operations & Maintenance	13,639,930	14,769,867	17,440,049	2,670,182
Capital	1,223,264	3,549,507	5,888,511	2,339,004
Transfers Out	3,536,513	3,493,134	3,172,628	(320,506)
Total Expenses	\$ 24,192,961	\$ 28,238,074	\$ 33,217,582	\$ 4,979,508
Revenues Over/ (Under) Expenditures *	5,742,620	2,182,972	-	(2,182,972)
Beginning Fund Balance	3,940,404	9,683,024	11,865,996	2,182,972
Ending Fund Balance	\$ 9,683,024	\$ 11,865,996	\$ 11,865,996	\$ -

* In prior fiscal years there was a contribution to fund balance as planned in the adopted water rate study to build an appropriate amount for 75 days of operating budget. Since this goal has been met, a balanced budget is proposed for fiscal year 2020.

Water Debt Service Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>261 REVENUES:</u>				
Development Corporation	2,500,000	2,700,000	2,900,000	200,000
Transfers In	8,974,221	8,500,147	8,380,549	(119,598)
Interest	32,022	76,978	2,325	(74,653)
Total Revenues	\$ 11,506,243	\$ 11,277,125	\$ 11,282,874	\$ 5,749
<u>261 EXPENDITURES:</u>				
Debt Service	11,467,953	11,277,125	11,282,874	5,749
Total Expenses	\$ 11,467,953	\$ 11,277,125	\$ 11,282,874	\$ 5,749
Revenues Over/ (Under) Expenditures	38,290	-	-	-
Beginning Fund Balance	19,060	57,350	57,350	-
Ending Fund Balance	\$ 57,350	\$ 57,350	\$ 57,350	\$ -

Water Capital Projects Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>512 REVENUES:</u>				
Water Sales	5,008,566	4,687,870	4,687,870	-
Transfers In	57,923	200,000	200,000	-
Interest	159,449	83,299	138,132	54,833
Total Revenues	\$ 5,225,938	\$ 4,971,169	\$ 5,026,002	\$ 54,833
<u>512 EXPENDITURES:</u>				
Capital Improvements	2,733,577	2,966,402	4,591,608	1,625,206
Franchise Fee	250,428	234,394	234,394	-
Transfers Out *	1,570,373	1,570,373	-	(1,570,373)
Contract Services	191,631	200,000	200,000	-
Total Expenses	\$ 4,746,009	\$ 4,971,169	\$ 5,026,002	\$ 54,833
Revenues Over/ (Under) Expenditures	479,929	-	-	-
Beginning Fund Balance	7,825,024	8,304,953	8,304,953	-
Ending Fund Balance	\$ 8,304,953	\$ 8,304,953	\$ 8,304,953	\$ -

* Debt service payment in FY20 will be fully funded by the Water Enterprise Fund in order to free additional funds for capital improvements.

Lake Nasworthy Trust Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
640 REVENUES:				
Lot Sales	603,837	520,000	776,000	256,000
Lake Lease Income	37,355	36,000	35,140	(860)
Interest	213,745	195,000	368,448	173,448
Total Revenues	\$ 854,937	\$ 751,000	\$ 1,179,588	\$ 428,588
640 EXPENDITURES:				
Professional Services	17,450	50,000	50,000	-
Transfers Out *	192,371	175,500	331,603	156,103
Total Expenditures	\$ 209,821	\$ 225,500	\$ 381,603	\$ 156,103
Revenues Over/ (Under) Expenditures	645,116	525,500	797,985	272,485
Beginning Fund Balance	13,655,887	14,301,003	14,826,503	525,500
Ending Fund Balance	\$ 14,301,003	\$ 14,826,503	\$ 15,624,488	\$ 797,985

* 90% of interest is transferred to the Water Enterprise Fund to assist in operational activities.

Water Reclamation Enterprise Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>270 REVENUES:</u>				
Water Reclamation Charges	13,999,047	13,767,649	15,086,996	1,319,347
Farm Use Revenues	228,740	218,591	193,945	(24,646)
Taps and Connections	22,260	30,000	20,250	(9,750)
Paving Cuts	72,100	45,000	45,000	-
Non-Refundable Aid	4,536	-	-	-
Interest	201,966	209,694	392,316	182,622
Other	57,630	25,000	25,000	-
Total Revenues	\$ 14,586,279	\$ 14,295,934	\$ 15,763,507	\$ 1,467,573
<u>270 EXPENSES:</u>				
Personnel	1,912,179	2,228,522	2,285,189	56,667
Operations & Maintenance	2,450,785	2,876,979	2,913,073	36,094
Capital	2,741,547	3,297,561	4,628,645	1,331,084
Transfers Out	5,168,398	5,410,106	5,936,600	526,494
Total Expenses	\$ 12,272,909	\$ 13,813,168	\$ 15,763,507	\$ 1,950,339
Revenues Over/ (Under) Expenditures	2,313,370	482,766	-	(482,766)
Beginning Fund Balance	9,779,385	12,092,755	12,575,521	482,766
Ending Fund Balance *	\$ 12,092,755	\$ 12,575,521	\$ 12,575,521	\$ -

* Due to a restructuring of debt service payments, a surplus occurred in the Water Reclamation Enterprise Fund. Those dollars are earmarked for a specific future capital project.

Water Reclamation Debt Service Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>271 REVENUES:</u>				
Transfers In	4,014,333	3,810,636	3,821,764	11,128
Interest	4,260	6,521	10,885	4,364
Total Revenues	\$ 4,018,593	\$ 3,817,157	\$ 3,832,649	\$ 15,492
<u>271 EXPENDITURES:</u>				
Debt Service	3,996,444	3,817,157	3,832,649	15,492
Total Expenses	\$ 3,996,444	\$ 3,817,157	\$ 3,832,649	\$ 15,492
Revenues Over/ (Under) Expenditures	22,149	-	-	-
Beginning Fund Balance	246,337	268,486	268,486	-
Ending Fund Balance	\$ 268,486	\$ 268,486	\$ 268,486	\$ -

Water Reclamation Capital Projects Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
520 REVENUES:				
Water Reclamation Charges	1,763,495	1,727,496	1,727,496	-
Interest	153,221	56,935	89,291	32,356
Total Revenues	\$ 1,916,716	\$ 1,784,431	\$ 1,816,787	\$ 32,356
520 EXPENDITURES:				
Capital Projects	198,176	1,324,522	1,730,412	405,890
Franchise Fee	88,175	86,375	86,375	-
Transfers Out *	373,534	373,534	-	(373,534)
Total Expenses	\$ 659,885	\$ 1,784,431	\$ 1,816,787	\$ 32,356
Revenues Over/ (Under) Expenditures	1,256,831	-	-	-
Beginning Fund Balance	7,424,077	8,680,908	8,680,908	-
Ending Fund Balance	\$ 8,680,908	\$ 8,680,908	\$ 8,680,908	\$ -

* Debt service payment in FY20 will be fully funded by the Water Enterprise Fund in order to free additional funds for capital improvements.

Solid Waste Enterprise Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>230 REVENUES:</u>				
Landfill Fees	1,041,833	1,002,920	1,064,920	62,000
Leases	602,456	606,075	609,708	3,633
Interest	60,312	82,780	177,601	94,821
Other	3,461	268,650	279,350	10,700
Total Revenues	\$ 1,708,062	\$ 1,960,425	\$ 2,131,579	\$ 171,154
<u>230 EXPENDITURES:</u>				
Personnel	215,434	220,769	210,860	(9,909)
Operations & Maintenance	252,553	1,011,970	1,038,670	26,700
Capital	23,842	205,036	348,699	143,663
Transfers Out	255,000	522,650	533,350	10,700
Total Expenditures	\$ 746,829	\$ 1,960,425	\$ 2,131,579	\$ 171,154
Revenues Over/ (Under) Expenditures	961,233	-	-	-
Beginning Fund Balance	3,485,406	4,446,639	4,446,639	-
Ending Fund Balance *	\$ 4,446,639	\$ 4,446,639	\$ 4,446,639	\$ -

* There has previously been a planned contribution to fund balance in an effort to fully fund the future expenditures associated with operating the City's landfill. In recent fiscal year's, there has been no contribution to fund balance in order to begin funding engineering studies.

Stormwater Enterprise Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>240 REVENUES:</u>				
Stormwater Fee	2,744,728	2,786,000	2,786,000	-
Transfers In	95,000	95,000	95,000	-
Interest	64,143	52,399	74,056	21,657
Other	113,751	120,000	60,000	(60,000)
Total Revenues	\$ 3,017,622	\$ 3,053,399	\$ 3,015,056	\$ (38,343)
<u>240 EXPENSES:</u>				
Personnel	1,145,004	1,308,772	1,251,589	(57,183)
Operations & Maintenance	419,816	685,325	665,003	(20,322)
Capital	303,783	1,051,770	713,070	(338,700)
Transfers Out	482,609	344,523	385,394	40,871
Total Expenses	\$ 2,351,212	\$ 3,390,390	\$ 3,015,056	\$ (375,334)
Revenues Over/ (Under) Expenditures	666,410	(336,991)	-	336,991
Beginning Fund Balance	3,463,607	4,130,017	3,793,026	(336,991)
Ending Fund Balance	\$ 4,130,017	\$ 3,793,026	\$ 3,793,026	\$ -

* In FY19, there was a planned use of fund balance to replace capital equipment.

Airport Operating Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>220 REVENUES:</u>				
Leases/Rentals	1,069,524	1,027,913	991,173	(36,740)
Concessions	366,681	368,214	364,840	(3,374)
Landing Fees	55,689	61,523	65,433	3,910
Advertising	9,935	30,000	9,000	(21,000)
Transfers In	60,829	-	-	-
Interest	3,158	3,743	10,847	7,104
Other	26,645	62,911	61,916	(995)
Total Revenues	\$ 1,592,461	\$ 1,554,304	\$ 1,503,209	\$ (51,095)
<u>220 EXPENSES:</u>				
Personnel	723,115	787,791	774,246	(13,545)
Operations & Maintenance	581,061	683,835	638,075	(45,760)
Capital	-	-	-	-
Transfers Out	84,200	82,678	90,888	8,210
Total Expenses	\$ 1,388,376	\$ 1,554,304	\$ 1,503,209	\$ (51,095)
Revenues Over/ (Under) Expenditures	204,085	-	-	-
Beginning Fund Balance	142,741	346,826	346,826	-
Ending Fund Balance	\$ 346,826	\$ 346,826	\$ 346,826	\$ -

Airport Passenger Facility Charges (PFC) Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>529 REVENUES:</u>				
Passenger Facility Charges	232,017	256,500	236,250	(20,250)
Interest	23,913	29,354	30,183	829
Total Revenues	\$ 255,930	\$ 285,854	\$ 266,433	\$ (19,421)
<u>529 EXPENSES:</u>				
Transfer to Capital Fund	386,311	285,854	266,433	(19,421)
Miscellaneous	90,082	-	-	-
Total Expenses	\$ 476,393	\$ 285,854	\$ 266,433	\$ (19,421)
Revenues Over/ (Under) Expenditures	(220,463)	-	-	-
Beginning Fund Balance	1,239,842	1,019,379	1,019,379	-
Ending Fund Balance	\$ 1,019,379	\$ 1,019,379	\$ 1,019,379	\$ -

State Office Buildings Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>201 REVENUES:</u>				
Rental Income	1,240,282	1,250,300	1,260,302	10,002
Interest	4,436	4,501	15,786	11,285
Other	-	50,000	50,000	-
Total Revenues	\$ 1,244,718	\$ 1,304,801	\$ 1,326,088	\$ 21,287
<u>201 EXPENDITURES:</u>				
Personnel	142,278	125,362	122,043	(3,319)
Operations & Maintenance	671,074	956,826	982,114	25,288
Debt Service	171,573	152,723	153,058	335
Capital	-	50,088	50,000	(88)
Transfers Out	22,941	19,802	18,873	(929)
Total Expenditures	\$ 1,007,866	\$ 1,304,801	\$ 1,326,088	\$ 21,287
Revenues Over/ (Under) Expenditures	236,852	-	-	-
Beginning Fund Balance	152,805	389,657	389,657	-
Ending Fund Balance	\$ 389,657	\$ 389,657	\$ 389,657	\$ -

Texas Bank Sports Complex Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>203 REVENUES:</u>				
Program Fees	89,716	105,000	105,000	-
Transfers In	751,728	757,532	742,741	(14,791)
Interest	10,823	12,531	19,174	6,643
Other	51,656	74,700	79,700	5,000
Total Revenues	\$ 903,923	\$ 949,763	\$ 946,615	\$ (3,148)
<u>203 EXPENSES:</u>				
Personnel	347,750	399,677	396,378	(3,299)
Operations & Maintenance	294,555	550,086	550,237	151
Total Expenses	\$ 904,269	\$ 949,763	\$ 946,615	\$ (3,148)
Revenues Over/ (Under) Expenditures	(346)	-	-	-
Beginning Fund Balance	512,022	511,676	511,676	-
Ending Fund Balance	\$ 511,676	\$ 511,676	\$ 511,676	\$ -

Civic Events Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>410 REVENUES:</u>				
Hotel Occupancy Tax (Transfer In)	1,491,006	1,076,476	1,008,050	(68,426)
Coliseum Revenue	149,120	118,000	129,700	11,700
Auditorium Revenue	2,208	4,000	4,000	-
Convention Center Revenue	203,328	198,850	198,100	(750)
River Stage Revenue	13,714	13,500	18,500	5,000
Pavilion Revenue	9,823	11,200	11,200	-
Pecan Creek Revenue	5,525	5,000	5,000	-
Facility Use Fee	109,480	108,500	133,500	25,000
Interest	15,462	14,835	38,040	23,205
Other	73,336	76,000	100,000	24,000
Total Revenues	\$ 2,073,002	\$ 1,626,361	\$ 1,646,090	\$ 19,729
<u>410 EXPENDITURES:</u>				
Personnel	736,576	781,018	755,306	(25,712)
Operations & Maintenance	483,424	569,321	626,852	57,531
Transfers Out	99,232	130,432	130,432	-
Capital	361,044	145,590	-	(145,590)
Total Expenditures	\$ 1,680,276	\$ 1,626,361	\$ 1,512,590	\$ (113,771)
Revenues Over/ (Under) Expenditures	392,726	-	133,500	133,500
Beginning Fund Balance	724,483	1,117,209	1,117,209	-
Ending Fund Balance	\$ 1,117,209	\$ 1,117,209	\$ 1,250,709	\$ 133,500

Fort Concho Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>420 REVENUES:</u>				
Rent & Programs	624,175	644,750	661,750	17,000
General Fund Transfer In	356,388	432,230	413,685	(18,545)
HOT Transfers In	50,000	50,000	50,000	-
Interest	4,959	6,648	11,259	4,611
Other	16,814	24,450	25,450	1,000
Total Revenues	\$ 1,052,336	\$ 1,158,078	\$ 1,162,144	\$ 4,066
<u>420 EXPENDITURES:</u>				
Personnel	684,629	739,203	740,391	1,188
Operations & Maintenance	279,676	415,875	413,753	(2,122)
Capital	2,727	3,000	8,000	5,000
Total Expenditures	\$ 967,032	\$ 1,158,078	\$ 1,162,144	\$ 4,066
Revenues Over/ (Under) Expenditures	85,304	-	-	-
Beginning Fund Balance	308,502	393,806	393,806	-
Ending Fund Balance	\$ 393,806	\$ 393,806	\$ 393,806	\$ -

Fairmount Cemetery Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
440 REVENUES:				
Charges for Service	345,666	317,300	312,600	(4,700)
Trust Income	43,435	50,000	50,000	-
Transfers In	86,734	93,111	83,185	(9,926)
Other	325	5,000	5,000	-
Total Revenues	\$ 476,160	\$ 465,411	\$ 450,785	\$ (14,626)
440 EXPENDITURES:				
Personnel	283,369	265,419	268,712	3,293
Operations & Maintenance	107,203	153,173	153,173	-
Capital	5,326	-	28,900	28,900
Total Expenditures	\$ 395,898	\$ 418,592	\$ 450,785	\$ 32,193
Revenues Over/ (Under) Expenditures	80,262	46,819	-	(46,819)
Beginning Fund Balance	(120,817)	(40,555)	6,264	46,819
Ending Fund Balance *	\$ (40,555)	\$ 6,264	\$ 6,264	\$ -

* Due to the negative fund balance, the fund was budgeted revenue over expenditure in FY18 and FY19.

Intergovernmental Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
103 REVENUES:				
Health Department Revenue *	125,336	113,600	-	(113,600)
Health Department Grants	426,798	432,229	359,436	(72,793)
WIC Grant	642,681	851,686	875,888	24,202
Transportation Grant	212,495	208,695	208,695	-
Streets	739,098	-	-	-
Airport	-	-	-	-
Nutrition Program Revenue	134,629	158,945	158,945	-
Police Grants	134,258	-	-	-
Parks Grants	-	-	-	-
Fire Grants	-	-	444,402	444,402
Emergency Management Grant	125,946	225,308	184,199	(41,109)
Transfers In	387,600	394,772	331,635	(63,137)
Interest	5,839	0	-	-
Other	-	-	-	-
Total Revenue	\$ 2,934,680	\$ 2,385,235	\$ 2,563,200	\$ 177,965
103 EXPENDITURES:				
Health Department Grants *	503,702	637,564	359,436	(278,128)
WIC Grant	777,342	782,763	798,705	15,942
Social Services *	117,900	122,574	-	(122,574)
Transportation Planning Grant	222,120	190,475	199,575	9,100
Streets Grant	751,830	-	-	-
Nutrition	234,399	272,429	273,859	1,430
Police Grants	125,438	-	-	-
Parks Grants	1,218	-	-	-
Fire Grants	-	-	592,536	592,536
Emergency Management	178,484	282,257	240,549	(41,708)
Transfers Out	71,550	97,173	98,540	1,367
Total Expenditures	\$ 2,983,983	\$ 2,385,235	\$ 2,563,200	\$ 177,965
Revenues Over/ (Under) Expenditures	(49,303)	-	-	-
Beginning Fund Balance	831,889	782,586	782,586	-
Ending Fund Balance	\$ 782,586	\$ 782,586	\$ 782,586	\$ -

* Non-grant revenues and expenses were moved to the General Fund in FY20.

Community Development Block Grant Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>453 REVENUES:</u>				
Grant Income	609,331	699,822	674,764	(25,058)
Rehab Loans	(18,415)	32,000	30,000	(2,000)
Other	15,656	-	-	-
Total Revenues	\$ 606,572	\$ 731,822	\$ 704,764	\$ (27,058)
<u>453 EXPENDITURES:</u>				
Administration	236,615	271,364	263,628	(7,736)
Debt Service	146,047	144,154	141,960	(2,194)
Public Service Projects	167,519	100,304	110,982	10,678
Rehab Grants and Loans	84,980	178,000	150,194	(27,806)
Code Enforcement	38,000	38,000	38,000	-
Total Expenditures	\$ 673,161	\$ 731,822	\$ 704,764	\$ (27,058)
Revenues Over/ (Under) Expenditures	(66,589)	-	-	-
Beginning Fund Balance	66,589	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -

HOME Program Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>483 REVENUES:</u>				
Grant Income	179,286	338,495	294,961	(43,534)
Loan Payments	2,594	23,000	23,000	-
Sale of Property	38,407	38,412	38,412	-
Other	71,272	30,135	30,135	-
Total Revenues	\$ 291,559	\$ 430,042	\$ 386,508	\$ (43,534)
<u>483 EXPENDITURES:</u>				
Administration	29,976	104,696	96,162	(8,534)
Galilee CDC	99,450	110,000	120,000	10,000
MHMR Contribution	1,343	80,000	35,000	(45,000)
Homebuyers Assistance	63,903	135,346	135,346	-
Total Expenditures	\$ 194,672	\$ 430,042	\$ 386,508	\$ (43,534)
Revenues Over/ (Under) Expenditures	96,887	-	-	-
Beginning Fund Balance	(96,887)	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -

Designated Revenue Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
601 REVENUES:				
Donations	41,895	15,100	14,350	(750)
Riverfest	20,136	30,000	30,000	-
Auditorium	59,916	-	-	-
Interest	2,898	30	6,706	6,676
Total Revenue	\$ 124,845	\$ 45,130	\$ 51,056	\$ 5,926
601 EXPENDITURES				
Departmental Projects	53,383	15,130	21,056	5,926
Riverfest	34,867	30,000	30,000	-
Total Expenditures	\$ 88,250	\$ 45,130	\$ 51,056	\$ 5,926
Revenues Over/ (Under) Expenditures	36,595	-	-	-
Beginning Fund Balance	210,463	247,058	247,058	-
Ending Fund Balance	\$ 247,058	\$ 247,058	\$ 247,058	\$ -

Hotel Occupancy Tax Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
605 REVENUES:				
Hotel Occupancy Tax	2,493,761	2,242,657	2,242,657	-
Interest	30,245	29,050	56,112	27,062
Total Revenues	\$ 2,524,006	\$ 2,271,707	\$ 2,298,769	\$ 27,062
605 EXPENSES:				
San Angelo Performing Arts Center	50,000	50,000	50,000	-
Convention and Visitors Bureau	865,000	865,000	975,625	110,625
San Angelo Cultural Affairs Council	124,688	112,133	112,133	-
Downtown San Angelo	37,500	37,500	37,500	-
Transfer to Fort Concho	50,000	50,000	50,000	-
Transfer to Civic Events	1,491,006	1,076,476	1,008,050	(68,426)
Transfer to Sports Complex	50,000	50,000	50,000	-
Total Expenses	\$ 2,668,194	\$ 2,241,109	\$ 2,283,308	\$ 42,199
Revenues Over/ (Under) Expenditures	(144,188)	30,598	15,461	(15,137)
Beginning Fund Balance	1,466,925	1,322,737	1,353,335	30,598
Ending Fund Balance	\$ 1,322,737	\$ 1,353,335	\$ 1,368,796	\$ 15,461

Fleet Services Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual *	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>301 REVENUES:</u>				
Gas and Oil	1,865,172	3,761,301	3,772,861	11,560
Material	1,341,963	1,192,345	1,176,033	(16,312)
Labor	833,155	1,353,889	1,358,397	4,508
Rent	120,000	120,000	120,000	-
Interest	7,863	20,153	21,630	1,477
Other	15,742	30,781	29,784	(997)
Total Revenues	\$ 4,183,895	\$ 6,478,469	\$ 6,478,705	\$ 236
<u>301 EXPENSES:</u>				
Personnel	891,214	963,483	971,512	8,029
Operations & Maintenance	3,309,823	5,419,540	5,443,727	24,187
Capital	41,556	75,292	63,466	(11,826)
Total Expenses	\$ 4,242,593	\$ 6,458,315	\$ 6,478,705	\$ 20,390
Revenues Over/ (Under) Expenditures	(58,698)	20,154	-	(20,154)
Beginning Fund Balance	641,803	583,105	603,259	20,154
Ending Fund Balance	\$ 583,105	\$ 603,259	\$ 603,259	\$ -

* In years when gas and oil prices are low, the Fleet Services Fund realized savings in that area therefore the corresponding revenue is also down.

Communications Service Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>305 REVENUES:</u>				
Radio	171,752	157,498	157,260	(238)
Voice Over IP	370,947	349,408	352,287	2,879
Cell Phones	235,435	258,788	235,195	(23,593)
Interest	3,640	4,805	9,994	5,189
Total Revenues	\$ 781,774	\$ 770,499	\$ 754,736	\$ (15,763)
<u>305 EXPENSES:</u>				
Radio	109,982	136,418	139,468	3,050
Voice Over IP	263,148	261,517	269,495	7,978
Cell Phones	230,797	259,391	235,408	(23,983)
Capital	111,662	113,173	110,365	(2,808)
Total Expenses	\$ 715,589	\$ 770,499	\$ 754,736	\$ (15,763)
Revenues Over/ (Under) Expenditures	66,185	-	-	-
Beginning Fund Balance	187,200	253,385	253,385	-
Ending Fund Balance	\$ 253,385	\$ 253,385	\$ 253,385	\$ -

Health Insurance Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>310 REVENUES:</u>				
Clinic Revenue	105,325	101,200	105,500	4,300
Self Insurance Revenue	8,457,131	8,901,365	9,083,875	182,510
Interest	-	-	18,356	18,356
Total Revenues	\$ 8,562,456	\$ 9,002,565	\$ 9,207,731	\$ 205,166
<u>310 EXPENSES:</u>				
Personnel	147,515	162,406	168,571	6,165
Operations & Maintenance	876,211	2,009,344	2,076,844	67,500
Self Insurance Claims Liability	7,051,438	6,830,815	6,960,816	130,001
Capital	-	-	1,500	1,500
Total Expenses	\$ 8,075,164	\$ 9,002,565	\$ 9,207,731	\$ 205,166
Revenues Over/ (Under) Expenditures	487,292	-	-	-
Beginning Fund Balance	(31,109)	456,183	456,183	-
Ending Fund Balance *	\$ 456,183	\$ 456,183	\$ 456,183	\$ -

* Due to negative claims experience, the fund balance became negative. The fund is budgeted revenue over expenditures to gradually increase the fund balance.

Property/Casualty Insurance Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
320 REVENUES:				
Premium Contributions	450,827	778,025	778,026	1
Special Event Insurance	34,234	36,631	-	(36,631)
Insurance Proceeds	537,447	384,231	414,986	30,755
Interest	17,027	16,734	24,343	7,609
Total Revenues	\$ 1,039,535	\$ 1,215,621	\$ 1,217,355	\$ 1,734
320 EXPENSES:				
Personnel	154,253	136,636	158,547	21,911
Prior Year Indemnity	267,643	100,000	100,000	-
Claims	161,362	256,691	362,941	106,250
Insurance Premiums	83,117	508,907	468,017	(40,890)
Claims Management	43,220	204,533	116,506	(88,027)
Special Projects/Other	106,128	7,250	9,620	2,370
Capital	-	1,604	1,724	120
Total Expenses	\$ 815,723	\$ 1,215,621	\$ 1,217,355	\$ 1,734
Revenues Over/ (Under) Expenditures	223,812	-	-	-
Beginning Fund Balance	755,275	979,087	979,087	-
Ending Fund Balance	\$ 979,087	\$ 979,087	\$ 979,087	\$ -

Workers' Compensation Insurance Fund

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
<u>330 REVENUES:</u>				
Premium Contributions	1,369,861	1,201,602	1,327,155	125,553
Insurance Proceeds	355	10,714	8,571	(2,143)
Interest	1,098	9,755	8,755	(1,000)
Total Revenues	\$ 1,371,314	\$ 1,222,071	\$ 1,344,481	\$ 122,410
<u>330 EXPENSES:</u>				
Personnel	195,394	217,217	205,082	(12,135)
Operations & Maintenance	36,240	77,196	85,593	8,397
Claims	314,997	504,993	504,485	(508)
Insurance Premiums	45,348	129,898	129,898	-
Total Expenses	\$ 591,979	\$ 929,304	\$ 925,058	\$ (4,246)
Revenues Over/ (Under) Expenditures	779,335	292,767	419,423	126,656
Beginning Fund Balance	(1,148,937)	(369,602)	(76,835)	292,767
Ending Fund Balance *	\$ (369,602)	\$ (76,835)	\$ 342,588	\$ 419,423

* Due to negative claims experience, the fund balance became negative. The fund is budgeted revenue over expenditures to gradually increase the fund balance.

Keep San Angelo Beautiful

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Proposed Budget	Increase (Decrease) from FY19 Original
625 REVENUES:				
Grant	-	-	-	-
Interest	-	-	-	-
Donations/Transfers From	-	-	70,000	70,000
Total Revenues	\$ -	\$ -	\$ 70,000	\$ 70,000
625 EXPENSES:				
Personnel	-	-	63,942	63,942
Operations & Maintenance	-	-	1,702	1,702
Capital	-	-	4,356	4,356
Total Expenses	\$ -	\$ -	\$ 70,000	\$ 70,000
Revenues Over/ (Under) Expenditures	-	-	-	-
Beginning Fund Balance	-	-	-	-
Ending Fund Balance *	\$ -	\$ -	\$ -	\$ -

* This is a new fund created mid year in fiscal year 2019.

Development Corporation: Economic Development Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Adopted Budget	Increase (Decrease) from FY19 Original
<u>700 REVENUES:</u>				
Sales Tax	2,516,743	2,581,684	2,604,864	23,180
Rent	28,678	11,591	20,950	9,359
Interest	404,905	100,000	225,000	125,000
Transfers In	46,729	44,303	46,729	2,426
Total Revenues	\$ 2,997,055	\$ 2,737,578	\$ 2,897,543	\$ 159,965
<u>700 EXPENSES:</u>				
Personnel *	260,244	248,905	387,186	138,281
Operations & Maintenance	1,951,011	770,137	906,231	136,094
Capital	15,210	1,718,536	1,604,126	(114,410)
Total Expenditures	\$ 2,226,465	\$ 2,737,578	\$ 2,897,543	\$ 159,965
Revenues Over/ (Under) Expenditures	770,590	-	-	-
Unreserved Beginning Fund Balance	9,133,876	9,904,466	9,904,466	-
Unreserved Ending Fund Balance	\$ 9,904,466	\$ 9,904,466	\$ 9,904,466	\$ -

* The increase in personnel is due to a reallocation of staff services expenses which were previously distributed between the Ballot and Economic Development Funds.

Development Corporation: Ballot

Schedule of Revenues and Expenditures

Description	FY18 Actual	FY19 Original Budget	FY20 Adopted Budget	Increase (Decrease) from FY19 Original
<u>711 REVENUES:</u>				
Sales and Use Tax	6,786,342	6,638,617	6,698,221	59,604
Interest	66,974	30,000	75,000	45,000
Other	53,983	-	-	-
Total Revenues	\$ 6,907,299	\$ 6,668,617	\$ 6,773,221	\$ 104,604
<u>711 EXPENSES:</u>				
Personnel *	140,755	152,326	-	(152,326)
Operations & Maintenance	5,769,886	5,788,552	5,987,250	198,698
Capital	-	727,739	785,971	58,232
Total Expenditures	\$ 5,910,641	\$ 6,668,617	\$ 6,773,221	\$ 104,604
Revenues Over/ (Under) Expenditures	996,658	-	-	-
Unreserved Beginning Fund Balance	409,438	1,406,096	1,406,096	-
Unreserved Ending Fund Balance	\$ 1,406,096	\$ 1,406,096	\$ 1,406,096	\$ -

* The decrease in personnel is due to a reallocation of staff services expenses which were previously distributed between the Ballot and Economic Development Funds.



City Council

September 4, 2019



Budget Ordinance

- First public hearing and introduction of an ordinance adopting the 2019-20 budget
- Conduct a separate record vote to ratify the property tax revenue increase



Budget Ordinance

- Infill Development
- River Stabilization
- Development Services Software
- Salary Adjustments
- Health Insurance



Budget Ordinance

- The budget ordinance includes the following provisions:
- Authorizes employee compensation schedules;
- Provides for the general appropriation of funds;
- Reserves unto the City Council the authority to transfer appropriations budgeted, ratifying transfers of appropriations occurring in the 2019-2020 fiscal year and amending that budget ordinance accordingly;
- Provides for lapse of all unencumbered or unobligated funds for the prior fiscal year and for carryover of all appropriations of encumbered, obligated or restricted funds;



Budget Ordinance

- Reserves unto the City Council the power, only as permitted by law, to amend or make changes in the budget for municipal purposes;
- Provides authority for the city manager or his designee to make certain adjustments from time to time in or between budgeted allocations;
- Authorizes the city manager or his designee to apply for and accept certain grants and execute any related documents; and,
- Provides for filing of the budget.



Budget Ordinance

2. Conduct a separate record vote to:

“Ratify the property tax revenue increase reflected in the budget and place the adoption of this tax on the agenda for the September 17, 2019 regular meeting of the City Council as an action item.”





City Council

September 4, 2019



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, Budget, 325-657-4211

Meeting Date: September 4, 2019

Item type: Regular Item

Caption:

Second public hearing and introduction of an ordinance levying property taxes for the City of San Angelo for the 2019 tax year:

Public hearing and first reading of an ordinance fixing and levying ad valorem taxes for the current tax year for use and support of the municipal government of the City of San Angelo, Texas, for the 2019-2020 budget year; providing for the assessment and collection thereof; providing when the tax shall become due; providing when the tax shall become delinquent; providing for exemptions; providing for severability; providing for publication on the city operated web site; and, providing for an effective date (Presentation made by Finance Director Tina Dierschke)

Summary/History:

This item is the second public hearing and introduction of the ordinance to levy property taxes for the tax year 2019. The ordinance sets the total tax rate of 0.7760 per \$100 valuation and establishes taxes are delinquent on February 1, 2020. No changes are proposed to the existing exemptions, including the continuation of the 20% homestead exemption available to property owners on their primary residence.

The overall tax rate is proposed to remain the same as the prior year's tax rate of 0.776 per \$100 valuation. The proposed tax rate will be applied as follows:

- For the purposes of maintenance and operations in the General Fund: 0.6824
- To pay annual interest and maturities and create debt service funding to discharge outstanding bonded indebtedness of the City of San Angelo: 0.0936
- The total tax rate for the aforementioned purposes is: 0.7760

This year's proposed tax rate does exceed the lower of the effective tax rate or the rollback tax rate. The associated additional notices and actions are required for this ordinance.

Financial Impact:

The proposed tax rate will generate property tax revenue as follows for the General Fund, the Debt Service Fund, and TIRZ, providing a 98% collection rate.

General Fund: \$33,503,015

Debt Service Fund: \$4,595,373

TIRZ (North & South): \$784,996

Total Property Tax Revenue: \$38,883,384

Other Information/Recommendation:

None at this time.

Attachments:

1. 2019 09-04 Tax Levy Second Hearing
2. Tax Levy Ordinance FY19-20

2019 09-04 Tax Levy Second Hearing.pptx
Tax Levy Ordinance DRAFT.docx

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle
Tina Dierschke
Theresa James
Becky Dunn
Bryan Kendrick
Julia Antilley

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval



City Council

Sept. 4, 2019



Property tax levy

- Second public hearing and introduction of an ordinance levying property taxes for the 2019 tax year
- Proposed rate is 0.776 / \$100 valuation



Property tax levy

Proposed property tax rate

Maintenance & operations	0.6824
Debt service	0.0936
Total proposed property tax rate	0.7760





City Council

Sept. 4, 2019



AN ORDINANCE FIXING AND LEVYING AD VALOREM TAXES FOR THE CURRENT TAX YEAR FOR USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF SAN ANGELO, TEXAS, FOR THE 2019-2020 BUDGET YEAR; PROVIDING FOR THE ASSESSMENT AND COLLECTION THEREOF; PROVIDING WHEN THE TAX SHALL BECOME DUE; PROVIDING WHEN THE TAX SHALL BECOME DELINQUENT; PROVIDING FOR EXEMPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION ON THE CITY OPERATED WEB SITE; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Charter for the City of San Angelo provides that the City Council at its first meeting in September of each year, or as soon thereafter as practicable, shall levy the annual tax for such year; and,

WHEREAS, Section 26.05 of the Texas Tax Code requires that the City of San Angelo, Texas, adopt a tax rate for the next fiscal year by September 30, 2019; and,

WHEREAS, the City Council finds that all public notices have been given and published as required by law for fixing and levying the ad valorem taxes; and,

WHEREAS, the City Council further finds that the taxes for the fiscal year beginning October 1, 2019, and ending September 30, 2020, hereinafter levied therefore are necessary to pay interest and maturities and create a sinking fund to discharge outstanding bonded indebtedness of the City; and,

WHEREAS, the City Council further finds that the tax for the fiscal year beginning October 1, 2019, and ending September 30, 2020, hereinafter levied for purposes of maintenance and operations must be levied to provide for the revenue requirements of the budget for the ensuing fiscal year:

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

Section One: "THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE."

Section Two. The following taxes be and are hereby levied for the fiscal year 2019-2020, upon each One Hundred Dollar (\$100) valuation of property subject to taxation in the City of San Angelo for said year:

To pay annual interest and maturities and create a sinking fund to discharge outstanding bonded indebtedness of the City of San Angelo	\$0.0936
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For the purposes of maintenance and operations in the General Fund	<u>\$0.6824</u>
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The total tax rate for the aforementioned purposes is:	\$0.7760
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Section Three: The taxes levied herein shall be assessed and proper record made thereof, as required by law by the officers performing the duties of assessor and collector of taxes for the City of San Angelo and their successors in office and said officers shall collect such taxes and remit the same required by law and this ordinance.

Section Four: All taxes levied and due under this ordinance, plus penalties and interest thereon, shall become a lien upon the property against which the tax is assessed, as provided by City Charter and State law, and the officers performing the duties of assessor and collector of taxes for the City of San Angelo and their successors in office, or their designee, are hereby authorized and empowered to enforce the collection of such taxes, penalties and interest according to the Constitution and laws of the State of Texas and the Charter and Ordinances of the City of San Angelo. Penalties and interest collected shall be paid to and credited to the General Fund of the City of San Angelo.

Section Five: Taxes levied under this ordinance shall be due on October 1, 2019, and if not paid as provided by law, shall immediately become delinquent on February 1, 2020.

Section Six: The City hereby affirms the adoption of the following exemptions from taxation of real property:

An individual may claim an exemption from taxation equal to twenty percent (20%) of the appraised value of his/her residence homestead, but not less than five thousand dollars (\$5,000) or the value of the homestead if said value is less than \$5,000.

Section Seven: Should any part, portion, or section of this ordinance be declared invalid, inoperative, or void for any reason by a court of competent jurisdiction, such decision, opinion or judgment shall in no way affect the remaining parts, portions or sections of this ordinance, which provisions shall be, remain and continue in full force and effect.

Section Eight: The City Manager or his designee shall cause a copy of this Ordinance, in its entirety, as passed, to be published on the web site operated by the City of San Angelo

Section Nine: This ordinance shall become effective on the date Approved and Adopted.

INTRODUCED on the 4^h day of September, 2019, and APPROVED and ADOPTED on this the 17th day of September, 2019.

YES

NO

CITY OF SAN ANGELO, TEXAS

Brenda Gunter, Mayor

Tommy Hiebert, SMD #1

Tom Thompson, SMD #2

Harry Thomas, SMD #3

Lucy Gonzales, SMD #4

Lane Carter, SMD #5

Billie DeWitt, SMD #6

ATTEST:

Julia Antilley, City Clerk

Approved as to Content

Approved as to Form

Tina Dierschke, Finance Director

Theresa James, City Attorney