



City Council Agenda 12/15/2020

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held December 15, 2020 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 & Pledges

3. Proclamations/Recognitions

- a. Proclamation of December 5, 2020 as Concho Christmas Celebration Day
- b. Proclamation of January 6, 2021 as Kiwanis International Day and as the 100-year local chapter anniversary

4. 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 number, and limit their remarks to less than three minutes.

5. Consent Agenda

- a. Consider approving the November 17, 2020 City Council regular meeting minutes (Julia Antilley)
- b. Consider approving a contract with the San Angelo Convention & Visitors Bureau (CVB) allocating \$765,518 of Hotel Occupancy Tax (HOT) receipts for eligible activities and authorizing the City Manager to negotiate and execute all related documents (Tina Dierschke)
- c. Consider approving a purchase of a budgeting and capital improvement software in the amount of \$80,687.50 from ClearGov, Inc. via BuyBoard Contract #607-20 using CARES funding and authorizing the City Manager to execute all related documents (Kimberly Holle)
- d. Consider approving a purchase of bunker gear and boots in the amount of \$176,761.50 from Casco Industries through BuyBoard Contract #603-20, budgeted for purchase in fiscal year 2021, with an option to purchase an additional \$50,000 of equipment at staff discretion, and authorizing the City Manager to execute all related documents (Patrick Brody)
- e. Consider approving BuyBoard Contract #597-19 for the purchase of four mowers, with the option to purchase one additional mower, from Kubota Tractor Corporation, in the amount of \$68,986.10, budgeted in fiscal year 2021, and authorizing the City Manager to execute all related documents (Ryan Kramer)
- f. Consider a resolution authorizing City of San Angelo to serve as the political subdivision for the Region 9 Upper Colorado Regional Flood Planning Group pursuant to 31 Texas Administrative Code Chapters 361 and 362 and allow for the submission of a Request for Applications for Regional Flood Planning Grants to the Texas Water Development Board (Allison Strube)

- g. Consider a resolution authorizing the City Manager to negotiate and execute an agreement to contribute Right of Way Funds to the State of Texas related to highway improvements on SL 378 (Old Christoval Rd) from FM 1223 to US 87 for Right of Way Acquisition (Shane Kelton)
- h. Consider accepting an annexation petition for 1.658 acres out of Casper Berberich Survey 177, Abstract No. 52, Tom Green County, Texas; generally located south of W. Loop 306, west of Old Stone Dr. and east of N. Bentwood Dr.; and setting a Public Hearing on the annexation for the February 16, 2021 City Council meeting (Jon James)
- i. Second reading of an ordinance amending Chapter 6 "Fire and Rescue", Article 6.05 "Ambulances and Ambulance Companies" allowing for private ambulances (Brian Dunn)
- j. Second reading of an ordinance amending Chapter 10 "Traffic Control", Article 10.01 "General Provisions" amending Section 10.01.013 "Pedestrian's Rights and Duties" (Theresa James)
- k. Second reading of ordinances annexing into the City of San Angelo, by petition of the property owner, for the following properties, and authorizing the City Manager to negotiate and execute all related documents:
 - 1) 10.480 acres out of the C. Berberich Survey No. 177, Abstract No. 52, generally located south of Loop 306 along Old Stone Dr.
 - 2) 18.753 acres out of the C. Berberich Survey No. 177, Abstract No. 52 and H. Zerbach Survey No. 178, Abstract No. 4210, generally located east of the intersection of Club House Ln. and Enclave Ct.
 - 3) 18.325 acres out of Abstract: 8108, Survey: 0008, A. Willeke, out of the west ½ of Survey 8, generally located west of the intersection of Dominion Ridge and Coral Way
 - 4) 88.936 acres out of Tract 2 and Tract 3, Block 1, Section One, Tom Green County Business Park, generally located east of N. US Hwy 277 north of Tractor Trl.
(Jon James)
- l. Second reading of an ordinance approving case Z20-14, zoning property to the Single-Family Residential zoning district in connection with an annexation, being 10.480 acres located along south Old Stone Dr. (Jon James)
- m. Second reading of an ordinance approving case Z20-15, zoning property to the Single-Family Residential zoning district in connection with an annexation, being 18.753 acres located east of the intersection of Club House Ln. and Enclave Ct. (Jon James)
- n. Second reading of an ordinance approving case Z20-17, zoning property to the Single-Family Residential zoning district in connection with an annexation, being 18.325 acres located west of the intersection of Dominion Ridge and Coral Way (Jon James)
- o. Consider authorizing the City Manager to develop and implement a policy to waive late fees for water, sewer, stormwater, and trash utility accounts (Allison Strube)

6. 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 must limit their remarks to less than five minutes.

- a. Second public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2020, and ending September 30, 2021, for capital items, donations, grants, and projects (Presentation made by Finance Director Tina Dierschke)
- b. Consider awarding the following purchases for the Fire Department and authorizing the City Manager to negotiate and execute all related documents:
 - 1. FS-02-21 Ambulance Chassis to Jim Bass Ford (San Angelo, TX) in the amount of \$87,762 per fiscal year, for the purchase of two units
 - 2. Ambulance Boxes to Frazer using HGAC Contract #AM10-20 in the amount of \$294,870.84 for fiscal year 2021 for the purchase and installation of two units (Presentation made by Senior Fleet Manager Ryan Kramer)
- c. Consider awarding FS-01-21 Fuel Purchases, in an annual amount of \$2,500,000 to multiple vendors and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Senior Fleet Manager Ryan Kramer)
- d. Consider awarding ES-01-21 Southwest Boulevard Improvements to Reece Albert, Inc. in the amount of \$5,925,288.67 and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Project Engineer Mitchell Gatlin)
- e. Consider approving a Memorandum of Understanding (MOU) between the San Angelo Area Foundation and the City of San Angelo to facilitate the reconstruction of Barracks 3 and Mess Hall 3 at Fort Concho and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Fort Concho Museum Manager Bob Bluthardt)
- f. Consider allocating up to \$227,000 from the Civic Event's fund balance for facility improvements (Presentation made by Civic Events Manager Sidney Walker)
- g. Second reading of an ordinance amending Chapter 8 "Offenses and Nuisances", Article 8.11 "Outdoor Lighting", Section 8.11.002 "Outdoor Lighting Standard" to clarify lighting standard measurements (Presentation made by Neighborhood & Family Services Director Bob Salas)
- h. First reading and public hearing of an ordinance approving case PD20-03, rezoning property from the General Commercial and Single-Family Residential zoning districts to a Planned Development zoning district to allow for sports facility, related recreational activities and events, and other improvements as shown on the concept plan; being 21.536 acres located at 2838 S. College Hills Blvd. (Presentation made by Planning & Development Services Director Jon James)
- i. First reading and public hearing of an ordinance approving:
 - 1. CP20-07, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Open Space and Neighborhood Center Future Land Uses to the Neighborhood Land Use, located at 607 and 609 Locust St.
 - 2. Z20-18, a rezoning from the Single Family Residence zoning district to the Two Family Residence zoning district, being 0.321 acres located at 607 and 609 Locust St. (Presentation made by Planning & Development Services Director Jon James)

- j. First reading and public hearing of an ordinance approving case Z20-19, a rezoning from the Single-Family Residential zoning district to the Two-Family Residential zoning district, located at 1602 Kenwood Dr. (Presentation made by Planning & Development Services Director Jon James)
- k. First reading and public hearing of an ordinance providing for the abandonment of approximately 7,200-sq ft (0.165 acres) of alley right-of-way, located north of E. Washington Dr. between S. Chadbourne St. and Orient St. (Presentation made by Planning & Development Services Director Jon James)

7. 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. 551.071 Consultation with Attorney regarding Sheila Andrews
- b. 551.072 Deliberations about Real Property regarding Ford Ranch
- c. 551.074 Personnel Matters regarding the annual evaluation of the City Manager
- d. 551.087 Deliberation regarding Economic Development Negotiations regarding Mathis Field Project

8. Follow Up and Administrative Issues

- a. Consider items discussed in Closed Session, if needed
- b. Consideration of approving various Board nominations:
Civic Events Advisory Board: Billy Najara (SMD3) to a third term, Steve Mahaffey (SMD5) to a third term, and Del Velasquez (Mayor) to a third term, all ending December 2022
Concho River Watermaster Advisory Committee: Council Members Tom Thompson and Tommy Hiebert, Mayor Brenda Gunter, Daniel Valenzuela (City Manager), and Allison Strube (Water Utilities Director), all to terms ending August 2022
Parks & Recreation Advisory Board: Kenneth Dierschke (SMD1) to a third term, Laurie Dicello (SMD3) to a third term, and Debbie Wilson (SMD4) to a second term, all ending December 2022
- c. Announcements and consideration of Future Agenda Items

9. 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 10th day of December 2020, at 11:32 a.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

2020 marks the twenty-seventh anniversary of Concho Christmas Celebration's Annual Tour of Lights.

The Celebration, with over 3 million lights, is one of the largest Christmas lighting events in the State of Texas.

The event offers a two and one-half mile walking or driving tour beginning behind the Main Post Office on the corner of Abe Street and 1st Street and ending at El Paseo de Santa Angela.

Those involved consist of hundreds of community volunteers such as 1st Community Federal Credit Union, ASU Staff Senate, SAISD, Congregation Beth Israel, and the City of San Angelo, among others, who greet Tour guests, and REACT volunteers who act as the Administrative Hosts of the Tour. In addition, San Angelo Police Officers, and Tom Green County Sheriff's Officers and Reserve Officers help provide extra security during the event.

The Tour of Lights can be seen Sunday through Thursday from 6:00 p.m. to 10:00 p.m., and each Friday and Saturday from 6:00 p.m. to midnight, December 4th through December 31st, 2020.

THEREFORE, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby declare Saturday, December 5th of 2020, as

CONCHO CHRISTMAS CELEBRATION DAY

and encourage citizens to join the activities and view the magnificent Holiday lights that have become a Community Treasure.

In Witness Whereof, I have set my hand
and have caused the Official Seal of the
City of San Angelo to be affixed this 15th
day of December, 2020.

Brenda Gunter
Mayor of the City of San Angelo

Proclamation

Kiwanis International is one of the largest service organizations in the world with more than 551,000 members of all ages and abilities in more than 80 nations.

The members of the Kiwanis Club of San Angelo are devoted to improving the world, one child, and one community at a time by seeking primacy to the human and spiritual rather than the material values of life.

In addition to improving the lives of children here in San Angelo and in communities around the world, Kiwanis club members promote the development of community leaders, positive role models, intercultural understanding and cooperation, and opportunities for fellowship, personal growth, professional development, and community service.

The first Kiwanis club started its service in Detroit, Michigan in 1915; and the Kiwanis Club of San Angelo was formed on January 6, 1921.

The service provided by the Kiwanis Club of San Angelo will continue to have a positive impact on our community and citizens, providing meaningful service to our homes, schools, and community.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim January 6, 2021 as

KIWANIS INTERNATIONAL DAY

to mark the 100-year anniversary of the San Angelo Chapter and urge all citizens in San Angelo to support the members of this organization and to make themselves aware of Kiwanis International.

In Witness Whereof, I have set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 15th day of December, 2020.

Brenda Gunter
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, November 17, 2020

Present:

Mayor Brenda Gunter
Mayor Pro tem Harry Thomas, SMD 3
Council Member Tommy Hiebert, SMD 1 (virtually via Zoom)
Council Member Tom Thompson, SMD 2
Council Member Lucy Gonzalez, SMD 4
Council Member Lane Carter, SMD 5
Council Member Billie 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, November 17, 2020, in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

San Angelo Police Department Chaplain Gary Jenkins provided an invocation and Chaplain Marcella Jenkins led the pledges.

3. Proclamations/Recognitions

December 9, 2020 was recognized as San Angelo Reads Day.

4. Public Comment

Mayor Gunter spoke regarding the continued rise in Covid cases. The City of San Angelo had over 1,000 new positive cases last week. She also announced the two groups with the biggest increase in cases are those from 20-29 and 30-39 years of age.

5. Consent Agenda

- a. Approval of the November 3, 2020 City Council regular meeting minutes (Julia Antilley)
- b. Adoption of a resolution authorizing a tax resale deed (Quitclaim) to be executed by the Mayor on behalf of the city and all taxing units in the Tax Foreclosure Judgment or Tax Warrant for 3022 Rock Brook, being Lot 6, Block 36, Section 16, Southland Park Addition (\$16,500) (Cindy Preas) (Pg. 496, 2020-103)
- c. Adoption of a resolution approving non-monetary in-kind support for the Downtown San Angelo Inc. "Reverse Parade" for Christmas to be held December 12, 2020 (Carl White) (Pg. 497, 2020-104)
- d. Approval of a Buyboard contract #592-19 with Exerplay, Inc. for playground equipment and safety surfacing for Unidad Park in the amount of \$396,477.65 and authorizing the City Manager to negotiate and execute all related documents (Carl White)
- e. Award of a WU-01-21 to Darnell Construction, LLC for the construction of the North Bentwood Lift Station and Site Improvements in the amount of \$1,352,217.50, budgeted for purchase in fiscal year 2021 and authorizing the City Manager to negotiate and execute all related documents (Andy Vecellio)
- f. Approval of an agreement with Computer Solutions, Inc. for purchase and installation of core networking switches at the San Angelo Police Department and Public Safety Communications

Data Center via DIR TSO-4167 in the amount of \$76,704.29 using Coronavirus Relief Funds and authorizing the City Manager to execute all related documents (Bucky Hasty)

- g. Approval of a purchase of Microsoft Office Professional Plus Licenses in the amount of \$141,591.78 from SHI Government Solutions via DIR-TSO-4092 using Coronavirus Relief Funds and authorizing the City Manager to execute all related documents (Frank Carter)
- h. Authorization of the City Manager to execute an interlocal agreement with Tom Green County providing for Mental Health Unit (MHU) Services with associated costs not to exceed \$120,391 for fiscal year 2021 (Frank Carter)
- i. Authorization of the City Manager to execute an interlocal agreement with Tom Green County providing for Crisis Intervention Unit (CIU) Services with associated costs not to exceed \$36,045 for fiscal year 2021 (Frank Carter)
- j. Adoption of a resolution allowing the Fire Department to accept a donation of eight Webber Smokers from Lowes Home Improvement Store, estimated value of donation \$8,000 (Patrick Brody) (Pg. 498, 2020-105)
- k. Confirmation of appointments to MHMR Services for the Concho Valley Board of Trustees recommended by the Liaison Representative Committee (Julia Antilley)
- l. Second reading and adoption of an ordinance approving case Z20-13, a rezoning from the Light Manufacturing zoning district to the General Commercial zoning district, being 2.97 acres located at 1801 and 1819 Knickerbocker Rd. and adjacent vacant lots located on Industrial Ave. between Market St. and Commerce St. (Jon James) (Pg. 499, 2020-106)
- m. Second reading and adoption of an ordinance approving case Z20-16, a rezoning from Low Rise Multifamily Residence, Neighborhood Commercial, and Light Manufacturing to the Central Business District zoning district, being 6.487 acres located at 122 W. 2nd St., 209 & 215 Gillis St., 34 W. 3rd St., 214 & 218 Farr St. and other unaddressed properties in the 100 and 200 blocks of W. 2nd St. and W. 3rd St. (Jon James) (Pg. 502, 2020-107)
- n. Second reading and adoption of an ordinance amending Article 12.04 "Signs" in Chapter 12 of the City Code of Ordinances by amending Section 12.04.005 "On-site Regulations" and deleting Section 12.04.006 "Off-site Regulations" in its entirety (Jon James) (Pg. 506, 2020-108)
- o. Authorization of a Memorandum of Understanding with Peoplefund, a community development financial institution, for the administration of financial assistance in the form of grants to eligible businesses in our community (Tina Dierschke)

Motion: Council Member DeWitt made a motion, seconded by Council Member Gonzales, to approve the Consent Agenda, with the exception of items 5h, 5i, and 5o. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member DeWitt made a motion, seconded by Council Member Carter, to approve items 5h and 5i together, as presented by Assistant Police Chief David Howard. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member DeWitt made a motion, seconded by Council Member Gonzales, to approve item 5o, as presented by Finance Director Tina Dierschke. The motion carried unanimously (7) ayes to (0) nays.

6. Regular Agenda

- a. Approval of a Change Order to the Ave. P Stormwater Detention Basin Construction Agreement with Darnell Construction, increasing the total contract amount from \$1,550,145 to \$1,793,137, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by City Engineer Lance Overstreet)

Motion: Council Member DeWitt made a motion, seconded by Council Member Thomas, to approve the item, as presented, using \$106,700 of the surplus fiscal year 2020 sales tax revenue to fund the change order. The motion carried unanimously (7) ayes to (0) nays.

- b. Adoption of a resolution nominating W&W-AFCO Steel, LLC to the Office of the Governor, Economic Development and Tourism (EDT) through the Economic Development Bank for designation as an Enterprise Project pursuant to the Texas Enterprise Zone Act (Presentation made by Business, Retention & Expansion Coordinator Shannon Scott) (Pg. 511, 2020-109)

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.

- c. First reading and public hearing of an ordinance amending Chapter 6 "Fire and Rescue", Article 6.05 "Ambulances and Ambulance Companies" allowing for private ambulances (Presentation made by Fire Chief Brian Dunn)

Motion: Council Member Hiebert made a motion, seconded by Council Member DeWitt, to approve the item, as presented, with a provision regarding the amount of licenses the city may issue. The motion carried unanimously (7) ayes to (0) nays.

- d. First reading and public hearing of an ordinance amending Chapter 8 "Offenses and Nuisances", Article 8.11 "Outdoor Lighting", Section 8.11.002 "Outdoor Lighting Standard" to clarify lighting standard measurements (Presentation made by Neighborhood & Family Services Director Bob Salas)

Citizens Jennifer Pape and Shane Bearden (SMD5) spoke regarding light trespass emitted from LED lights at a sports complex near their home.

Motion: Council Member Thomas made a motion, seconded by Council Member DeWitt, to approve the item, as presented, with a clarification that the revised ordinance should allow for measuring LED light emissions. The motion carried unanimously (7) ayes to (0) nays.

- e. First reading and public hearing of an ordinance amending Chapter 10 "Traffic Control", Article 10.01 "General Provisions" amending Section 10.01.013 "Pedestrian's Rights and Duties" (Presentation made by City Attorney Theresa James)

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

- f. First reading and public hearing of an ordinance amending Chapter 5 "Business and Commerce", Article 5.04 "Itinerant Merchants" by amending Section 5.04.003 "Hours of Solicitation" (Presentation made by City Attorney Theresa James)

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

- g. Public hearings on proposed annexations and first reading of ordinances annexing into the City of San Angelo, by petition of the property owner, for the following properties, and authorizing the City Manager to negotiate and execute all related documents:
1) 10.480 acres out of the C. Berberich Survey No. 177, Abstract No. 52, generally located south of Loop 306 along Old Stone Dr.
2) 18.753 acres out of the C. Berberich Survey No. 177, Abstract No. 52 and H. Zerbach Survey No. 178, Abstract No. 4210, generally located east of the intersection of Club House Ln. and Enclave Ct.

3) 18.325 acres out of Abstract: 8108, Survey: 0008, A. Willeke, out of the west ½ of Survey 8, generally located west of the intersection of Dominion Ridge and Coral Way

4) 88.936 acres out of Tract 2 and Tract 3, Block 1, Section One, Tom Green County Business Park, generally located east of N. US Hwy 277 north of Tractor Trl. (Presentation made by Planning & Development Services Director Jon James)

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

- h. First reading and public hearing of an ordinance approving case Z20-14, zoning property to the Single-Family Residential zoning district in connection with an annexation, being 10.480 acres located along south Old Stone Dr. (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thompson, to approve the item, as presented, with a clarification that the city is not responsible for extending the sewer line to homes (either as the area develops or as septic system needs to be replaced). The motion carried unanimously (7) ayes to (0) nays.

- i. First reading and public hearing of an ordinance approving case Z20-15, zoning property to the Single-Family Residential zoning district in connection with an annexation, being 18.753 acres located east of the intersection of Club House Ln. and Enclave Ct. (Presentation made by Planning & Development Services Director Jon James)

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

- j. First reading and public hearing of an ordinance approving case Z20-17, zoning property to the Single-Family Residential zoning district in connection with an annexation, being 18.325 acres located west of the intersection of Dominion Ridge and Coral Way (Presentation made by Planning & Development Services Director Jon James)

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

- k. First public hearing and introduction of an ordinance amending the budget for the fiscal year beginning October 1, 2020, and ending September 30, 2021, for capital items, donations, grants, and projects (Presentation made by Finance Director Tina Dierschke)

[The fiscal year 2020 sales tax surplus for the Ave. P Stormwater Detention Basin Construction project (item 6a) will be added to this Budget Amendment prior to the second reading.]

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.

7. 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. 551.072 Deliberations about Real Property regarding:
 - 1. Water Rights
 - 2. Block 24, Millspaugh Addition
 - 3. Lands near or adjacent to Red Bluff and Middle Concho Roads
- b. 551.071 Consultation with Attorney regarding Sheila Andrews

Quorum for Remainder of Meeting:

Mayor Brenda Gunter

Mayor Pro tem Harry Thomas, SMD 3

Council Member Tommy Hiebert, SMD 1 (virtually via Zoom, but without audio)

Council Member Tom Thompson, SMD 2

Council Member Lucy Gonzalez, SMD 4

Council Member Lane Carter, SMD 5

Council Member Billie DeWitt, SMD 6

8. Follow Up and Administrative Issues

a. Consideration of items discussed in Closed Session, if needed

Motion: Council Member Thomas made a motion, seconded by Council Member Gonzales, to authorize the City Manager to execute all documents necessary to convey a small, narrow strip of land being the west 6 inches of Lot 1, Block 24, Millspaugh Addition to the adjacent property owners (Terry M. Sinclair and Deborah Smith) and enter into a license agreement with Sinclair and Smith for the west 7 foot, 6 inches of Lot 1, Block 24 Millspaugh Addition providing for the maintenance of support beams for the wall. The motion carried unanimously (6) ayes to (0) nays.

b. Approval of various Board nominations:

Fort Concho Museum Board: Yukio Kuniyuki (SMD3) to an unexpired term ending January 2021

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

c. Announcements and consideration of Future Agenda Items

No Action Taken on this Item.

9. Adjournment

Motion: Council Member Thompson made a motion, seconded by Council Member Gonzales, to adjourn the meeting. The motion carried unanimously (6) ayes to (0) nays.

There being no further business, the meeting was adjourned at 12:06 p.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 15, 2020

Item type: Consent Item

Caption:

Consider approving a contract with the San Angelo Convention & Visitors Bureau (CVB) allocating \$765,518 of Hotel Occupancy Tax (HOT) receipts for eligible activities and authorizing the City Manager to negotiate and execute all related documents (Tina Dierschke)

Summary/History:

City staff is requesting the City Council consider allowing the City Manager to negotiate terms of the Chamber of Commerce Convention and Visitors Bureau (CVB) contract for use of Hotel Occupancy Tax (HOT) dollars.

The current agreement with the CVB expires on December 31, 2020. The new agreement will be in effect from January 1, 2021 through December 31, 2021.

The City of San Angelo levied the HOT for the operation of convention facilities, the promotion of tourism, and the improvement of the arts. During FY 2021 budget discussions and adoption, the City Council allocated \$765,518 from HOT funds to assist with funding the operations of the CVB in performing part of that mission.

Financial Impact:

The City has budgeted \$765,518 in the FY 2021 HOT budget to fund this agreement. City Council also authorized a change to the current CVB agreement that will allow the CVB to carry over savings of \$200,000 for use in calendar year 2021.

Other Information/Recommendation:

Attachments:

Presentation:

Tina Dierschke

Approvals/Reviews:

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

Julia Antilley

Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, Budget, 325-657-4211

Meeting Date: December 15, 2020

Item type: Consent Item

Caption:

Consider approving a purchase of a budgeting and capital improvement software in the amount of \$80,687.50 from ClearGov, Inc. via BuyBoard Contract #607-20 using CARES funding and authorizing the City Manager to execute all related documents (Kimberly Holle)

Summary/History:

This software will allow staff to operate more efficiently and communicate more effectively. This is the next step towards modernization and transparency.

Functionality:

- A robust, yet simple-to-use budgeting and forecasting tool that is specifically tailored to the needs of local governments
- Enables finance teams to easily collaborate in real time
- Eliminates spreadsheet errors
- Automatically generates long-term forecasts
- Streamlines the entire budget-building process
- Allow management to make data-driven budgetary decisions
- The easiest and fastest way to build an award-winning budget book
- Automatically generates a professionally formatted template that's pre-populated with the financials, capital request data, charts, and more
- Includes a robust Capital Requests module to collect, organize, and present key projects in an intuitive dashboard
- Built to GFOA guidelines, optimized to ADA standards and designed to be mobile-friendly

Financial Impact:

The first three years of the contract will be funded via CARES funding and will not have an operating impact until fiscal year 2024.

Other Information/Recommendation:

Staff recommends approving the purchase of budgeting and capital improvement software in the amount of \$80,687.50 and authorization for the City Manager to execute all related documents.

Attachments:

1. CG Service Order CG Service Order.pdf

Presentation:

Kimberly Holle

Approvals/Reviews:

Kimberly Holle	Created/Initiated
Kimberly Holle	Approved
Theresa James	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval



2 Mill & Main; Suite 630; Maynard, MA 01754

Service Order

Created by	Branden Burdick
Contact Phone	913.244.8345
Contact Email	branden@cleargov.com

Order Date	Nov 18, 2020
Order valid if signed by	Dec 15, 2020

Customer Information					
Customer	San Angelo, TX	Contact	Kimberly Holle	Billing Contact	Kimberly Holle
Address	72 W. College Ave.	Title	Budget Manager	Title	Budget Manager
City, St, Zip	San Angelo, Texas 76903	Email	kimberly.holle@cosatx.us	Email	kimberly.holle@cosatx.us
Phone	(325) 657-4211			PO # (If any)	

This Service Order will be contracted through...	
Procurement Aggregator	ClearGov Contract
Buyboard	Buyboard Proposal No. #607-20

To be clear, you will initially be billed as follows...		
Billing Date(s)	Amount(s)	Notes
Dec 15, 2020	\$80,687.50	Setup Fee; 3 Year Pre-paid Subscription; Yr 1 Early Adopter
Additional subscription years and/or renewals will be billed annually in accordance with pricing and terms set forth herein.		

ClearGov will provide your Services according to this schedule...			
Period	Start Date	End Date	Description
Setup	Dec 15, 2020	Dec 15, 2020	ClearGov Setup Services
Initial	Dec 15, 2020	Dec 14, 2023	ClearGov Subscription Services

The Services you will receive and the Fees for those Services are...		
Set up Services		Tier/Rate
ClearGov Setup: Includes activation and onboarding for ClearGov Budgets and Digital Budget Book.		Tier 4
Onboarding Discount: 50% customer value add		50%
Total ClearGov Setup Service Fee - Billed ONE-TIME		\$3,000.00
Subscription Services		Tier
ClearGov Budgets Suite - Civic Edition: Includes Budgeting, Forecasting, Benchmarking Modules		Tier 4
ClearGov Digital Budget Book Suite - Civic Edition: Includes Budget Book, Capital Request Modules		Tier 4
Bundle Discount:		Tier 4
Total ClearGov Subscription Service Fee - Billed ANNUALLY IN ADVANCE		\$28,250.00
Special Terms		Applies to
Early Adopter Discount: 25% discount (Valid only for first customer in Tom Green county)		First 12 months
Billing Terms and Conditions		Amount
Valid Until	Dec 15, 2020	Pricing set forth herein is valid only if ClearGov Service Order is executed on or before this date.
Payment	Net 30	All invoices are due Net 30 days from the date of invoice.
Rate Increase	3% per annum	After the Initial Service Period, the Annual Subscription Service Fee shall automatically increase by this amount.

General Terms & Conditions	
Taxes	The Service Fees and Billing amounts set forth above in this ClearGov Service Order DO NOT include applicable taxes. In accordance with the laws of the applicable state, in the event that sales, use or other taxes apply to this transaction, ClearGov shall include such taxes on applicable invoices and Customer is solely responsible for such taxes, unless documentation is provided to ClearGov demonstrating Customer's exemption from such taxes.

Customer Deliverables	Customer shall provide all deliverables and respond to all approval requests within three (3) business days of such requests. Any delay by Customer in meeting these deliverable requirements may result in a delayed launch of the applicable Service(s), but such delay shall not affect or change the Service Period(s) as set forth in this Service Order.
Customer Satisfaction Guarantee	During the first thirty (30) days of the Service, Customer shall have the option to terminate the Service, by providing written notice. In the event that Customer exercises this customer satisfaction guarantee option, such termination shall become effective immediately and Customer shall be eligible for a full refund of the applicable Service Fees.
Term & Termination	Subject to the termination rights and obligations set forth in the ClearGov Service Agreement, this ClearGov Service Order commences upon the Order Date set forth herein and shall continue until the completion of the Service Period(s) for the Service(s) set forth herein. Each Service shall commence upon the Start Date set forth herein and shall continue until the completion of the applicable Service Period.
Auto-Renewal	After the Initial Period, the Service Period for any ClearGov Annual Subscription Services shall automatically renew for successive annual periods (each an "Annual Term"), unless either Party provides written notice of its desire not to renew at least sixty (60) days prior to the end of the then current Annual Term.
Appropriations	Customer shall have the option to terminate this ClearGov Service Order in advance of any annual renewal in the event that the applicable appropriating body does not appropriate funds for such upcoming renewal period.
Agreement	This ClearGov Service Order shall become binding upon execution by both Parties. The signature below affirms your commitment to pay for the Service(s) ordered in accordance with the terms set forth in this ClearGov Service Order and also acknowledges that you have read and agree to the terms and conditions set forth in the attached ClearGov Service Agreement. This Service Order incorporates by reference the terms of such ClearGov Service Agreement.

Customer	
Signature	
Name	
Title	

ClearGov, Inc.	
Signature	
Name	Bryan A. Burdick
Title	President

Please e-mail signed Service Order to Orders@ClearGov.com or Fax to (774) 759-3045

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Patrick Brody, Assistant Fire Chief, Fire Department, 325-657-4355 ext 300

Meeting Date: December 15, 2020

Item type: Consent Item

Caption:

Consider approving a purchase of bunker gear and boots in the amount of \$176,761.50 from Casco Industries through BuyBoard Contract #603-20, budgeted for purchase in fiscal year 2021, with an option to purchase an additional \$50,000 of equipment at staff discretion, and authorizing the City Manager to execute all related documents (Patrick Brody)

Summary/History:

Requesting approval for the purchase of Personal Protective Equipment (Fire Bunker Gear) at a total cost of approximately \$176,761.50 with an option to purchase an additional \$50,000.00. The gear is purchased off Buyboard (contract #603-20), a cooperative purchasing entity. The funds have been budgeted and are available for immediate purchase in account 101-9000-422-06-13.

Financial Impact:

Funds are in normal operating budget account 101-9000-422.06-13.

Other Information/Recommendation:

Staff recommends approving the purchase of Personal Protective Equipment from Casco Industries in the amount of \$176,761.50 with an option to purchase an additional \$50,000.00 and authorization for the City Manager to execute all related documents.

Attachments:

- | | | |
|----|---------------------------|-------------------------------------|
| 1. | 2020-11 Bunker Gear Quote | 2020-11 Bunker Gear Quote (002).pdf |
| 2. | 2020-11 Boot Quote | 2020-11 Boot Quote (003).pdf |

Presentation:

Patrick Brody

Approvals/Reviews:

Patrick Brody	Created/Initiated
Brian Dunn	Approved
Theresa James	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval



HEADQUARTERS: SHREVEPORT, LA 71148-8007

SERVING NORTH TEXAS

SOLD TO: San Angelo Fire Department 306 W. First Street San Angelo, TX 76903	SHIP TO: San Angelo Fire Department 3154 N. US Hwy 67 San Angelo, TX 76905
ATTN: Wade Millsap PHONE: 325-227-7001 EMAIL: Wadem@safiredept.com	ATTN: Wade Millsap PHONE: 325-227-7001 EMAIL: wadem@safiredept.com

CREDIT CARD:		CUST PO NUMBER	SALES REP	SALES REP REF #
NAME/EXP DATE			175	JB112520-01
NUMBER/CODE/ZIP		TERMS	DATE	FORM TYPE
TRANSACTION ID#		30	ALLOW	11/30/2020

ITEM	LOC	DESCRIPTION	QTY	SHIPPED	PRICE	AMOUNT
1		Globe GX3 Jacket	79		\$ 1,170.00	\$ 92,430.00
		Agility, Defender M SL2, and Crosstech black			\$ -	\$ -
					\$ -	\$ -
2		Globe GPS Pant	79		\$ 895.00	\$ 70,705.00
		Agility, Defender M SL2, and Crosstech black			\$ -	\$ -
					\$ -	\$ -
3		Cairns 1044 Helmet - Black or White	17		\$ 295.00	\$ 5,015.00
		C-TRD-711431221A00			\$ -	\$ -
					\$ -	\$ -
4		Cairns 6" Helmet Front - Per SAFD Spec	17		\$ 37.50	\$ 637.50
					\$ -	\$ -
5		PGI Cobra Hood	48		\$ 28.00	\$ 1,344.00
		PN: 30400-00-180085			\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -

ADDITIONAL COMMENTS BELOW			Subtotal	\$ 170,131.50
Buyboard 603-20		ALLOW	Tax	\$ -
			Freight	\$ -
			TOTAL	\$ 170,131.50

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ryan Kramer, Sr. Fleet Manager, Fleet Services, (325) 657-4329

Meeting Date: December 15, 2020

Item type: Consent Item

Caption:

Consider approving BuyBoard Contract #597-19 for the purchase of four mowers, with the option to purchase one additional mower, from Kubota Tractor Corporation, in the amount of \$68,986.10, budgeted in fiscal year 2021, and authorizing the City Manager to execute all related documents (Ryan Kramer)

Summary/History:

Council approval is requested for the purchase of four riding mowers using Buyboard Contract #597-19. Approval for one additional mower is requested over what is currently budgeted, for optional purchase in the event an additional unit is needed and can be funded. This equipment is to be utilized by the multiple divisions. These mowers will replace units that have exceeded their useful life or will be added to division's fleet assignments as required duties change.

The requested purchase will be made from Kubota Tractor Corporation and sourced through the local dealer (Angelo Pellets, San Angelo, TX).

Financial Impact:

Staff recommends approval of Buyboard Contract #597-19 for the purchase of four mowers, with the option to purchase one additional mower, from Kubota Tractor Corporation, in the amount of \$68,986.10, budgeted in fiscal year 2021.

Other Information/Recommendation:

Staff recommends approval of Buyboard Contract #597-19 for the purchase of four mowers, with the option to purchase one additional mower, from Kubota Tractor Corporation.

Attachments:

- | | |
|-----------------------------------|------------------------------------|
| 1. Buyboard Quote - Kubota Mowers | Buyboard Quote - Kubota Mowers.pdf |
|-----------------------------------|------------------------------------|

Presentation:

Ryan Kramer

Approvals/Reviews:

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

Julia Antilley

Final Approval



Contract Numbers:

CE - #597-19

GM - #611-20

ZD1211L-3-72 WEB QUOTE #1839248

Date: 11/23/2020 9:33:44 AM

-- Customer Information --

Kramer, Ryan
City of San Angelo
ryan.kramer@cosatx.us
325-657-4329

Quote Provided By
ANGELO PELLETS, INC
Jeremy Widener
902 N BELL ST
SAN ANGELO, TX 76903
email:
jeremywidener@suddenlinkmail.com
phone: 3256175977

-- Standard Features --

-- Custom Options --



ZD1200 Series

ZD1211L-3-72

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

3 Cylinder, Kubota Model #
D1105
24.8 Gross HP @ 3000 rpm
68.5 cu. in. Displacement
12v 430 Amp Hr. Battery
14 Amps Charging Output

TRANSMISSION

Hydrostatic Drive
(2) HST w/Gear Reduction
Brake - Wet Multi Disks
Forward Speeds 0 - 10.6 mph
Reverse Speeds 0 - 5.3 mph

STEERING / MOTION CONTROL

(2) Hand Levers, Adjustable
Hydraulically Damped,
Adjustable

POWER TAKE OFF

Hydraulic Independent PTO
Shaft Drive Mower Deck
Wet Disk Clutch

FLUID CAPACITY

Fuel Tank 13.1 gal
Engine Coolant w/ Recovery
tank 3.96 qts
Crankcase w/ Filter 4.1 qts
Transmission Case and Axle
Gear 12.8 qts

+ Manufacturer Estimate

TIRES AND WHEELS

Front 15 x 6.0 - 6 Flat-free
Rear 26 x 12.0 - 16 Turf, Low Profile

SAFETY EQUIPMENT

Electric Key Shut Off
Control Lever Safety Switch
Parking Brake Safety Switch
Foldable ROPS
Seat Safty Switch

DIMENSIONS

Height 78.7"
Length 93.7"
Width Overall 85.8"
Wheelbase 61.4"

OPERATING FEATURES

Zero Turn Radius
Adj. Front Axle: Rigid/Oscillating
Dual Element Air Filter
Deluxe Suspension Seat w/
Kubota Exclusive Seat Design
Hands-free Hydraulic Deck Lift
Hands-free Parking Brake
Cup Holder

SIDE DISCHARGE MOWER

60" and 72" Kubota PRO Deck
w/ACS
8 Gauge, 6" Deep Deck
1-5" Cut Height, Adjustable
1/4" Increments
Flexible Discharge Cover
3 Blades

ZD1211L-3-72 Base Price: \$17,099.00

Configured Price: \$17,099.00

BUY BOARD Discount: (\$3,761.78)

SUBTOTAL: \$13,337.22

Dealer Assembly: \$0.00

Freight Cost: \$210.00

PDI: \$250.00

Total Unit Price: \$13,797.22

Quantity Ordered: 4

Final Sales Price: \$55,188.88

**Purchase Order Must Reflect
the Final Sales Price**

**To order equipment – purchase orders must be made out and
returned to:**

**Kubota Tractor Corporation
Attn: National Accounts
1000 Kubota Drive
Grapevine, TX 76051
or email NA.Support@kubota.com
or call 817-756-1171 or fax 844-582-1581**

***All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price.** All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

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198.143.57.7

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 15, 2020

Item type: Consent Item

Caption:

Consider a resolution authorizing City of San Angelo to serve as the political subdivision for the Region 9 Upper Colorado Regional Flood Planning Group pursuant to 31 Texas Administrative Code Chapters 361 and 362 and allow for the submission of a Request for Applications for Regional Flood Planning Grants to the Texas Water Development Board (Allison Strube)

Summary/History:

Section 16.061 of the Texas Water Code (TWC) requires the Texas Water Development Board (TWDB) to develop and adopt a comprehensive state flood plan every five years that incorporates the 15 regional flood plans developed by the regional flood planning groups (RFPGs) under TWC 16.062. San Angelo is located in Region 9 - Upper Colorado.

The RFPGs are beginning their first cycle (2020-2023) of the regional flood planning process that was created in 2019 by Senate Bill 8 (SB8), 86th Texas Legislature. The 2023 Regional Flood Plans that are due to TWDB on January 10, 2023 will be the basis for the 2024 State Flood Plan.

On April 9, 2020, The TWDB designated the Flood Planning Region boundaries that created 15 Flood Planning Regions in Texas required to implement the flood planning requirements of SB8. On May 21, 2020, the TWDB adopted new 31 Texas Administrative Code (TAC) Chapters 361 and 362 relating to Regional and State Flood Planning to implement the flood planning requirements of SB8. Immediately following the May 21, 2020 TWDB meeting, solicitation for nominations for individuals to serve as initial Regional Flood Planning Group (RFPG) members to fill the 12 voting interest categories for each region. On October 1, 2020 the TWDB designated representative from each Flood Planning Region to serve as the RFPG. Region 9 - Upper Colorado appointed representatives are the following:

1. Kenneth Dierschke, *Agricultural Interests*
2. Rick Bacon, *Counties*
3. Henryk Olstowski, *Electric Generating Utilities*
4. Christy Youker, *Environmental Interests*
5. *Vacant, Flood Districts*
6. Morse Haynes, *Industries*
7. Lance Overstreet, *Municipalities*
8. David Loyd Jr., *Public*
9. Scott McWilliams, *River Authorities*
10. Chuck Brown, *Small Businesses*
11. Cole Walker, *Water Districts*
12. Allison Strube, *Water Utilities*

After appointments, TWDB held two statewide RFPG member orientation meetings and shortly after began convening the first regional meeting at the end of October. Region 9 - Upper Colorado group's first meeting was held virtually on October 29, 2020. One of the key decisions of each RFPG during the first meeting was to select a political subdivision to

serve as their sponsor and act on the RFPGs behalf to enter into a grant contract with the TWDB to receive funds for developing their regional flood plans. Region 9 voted to select the City of San Angelo as the political subdivision, as they were the only entity that submitted for nomination in the entire region. Also during the October 29th meeting, Region 9 also adopted by-laws (attached to this agenda item) and selected a chairperson, Allison Strube, for the group. Minutes of this first meeting are attached to this agenda item.

On November 19, 2020 the TWDB approved the funding allocation breakdown by region (Funding details found in the financial impact section). The approved allocation allows for the submission of Regional Flood Planning Grant applications leading to the possible award of contracts to develop regional flood plans as described in 31 TAC Chapter 361 and 362. Activities to be performed under the Request for Applications (RFAs) will be based on statute, rule, a scope of work, and guidance documents developed by the TWDB. The scope of work addresses all necessary elements required for preparation of a 2023 Regional Flood Plan in accordance with statute, rule, and guidance requirements. Each RFPG will submit an RFA to TWDB by January 21, 2021.

After receiving applications for grant funding, the TWDB will execute contracts with the RFPG sponsor political subdivisions which will enable the RFPGs to solicit and procure technical consultants to help them develop the first sets of regional flood plans.

Financial Impact:

The 86th Texas Legislature appropriated \$20,592,809 in planning grant funding. Of that amount \$300,000 has been committed to support technical contractors that have been assisting and accelerating the TWDB's upfront technical effort to develop key flood planning technical guidance, including to ensure that the regional and state flood plans follow and incorporate a strong project ranking framework that will be used to guide future state investments. The TWDB also recommended that an additional \$792,809 be retained to address unforeseen statewide flood planning technical and data needs that may arise during this first flood planning cycle. Based on this approach, there are \$19,500,000 in available funds to be committed and allocated by region.

The total available funds were allocated by region, under an approach intended to reflect the relative amount of work between regions that may be required to develop the first regional flood plans including factors considered most relevant to, or indicative of, the amount of flood risk faced by regions and that must be addressed in the planning process. Region 9 - Upper Colorado was allocated \$946,200.

The funding allocations included a base funding amount for each region to cover basic public participation and flood planning document development, with additional variable funding, allocated by region, based on relative: estimated 2020 population; total stream miles with the region; the number of counties that fall within each region; the number of counties in the General Land Office coastal management zone within the region; the length of gulf coastline of each region; and, historic National Flood Insurance Program claims.

The funding amounts are not guaranteed funds and must be requested by the RFPGs in grant applications submitted to TWDB by the deadline. All proposed work activities and associated expenditures will have to be fully justified and associated with the contract scope of work in order to be reimbursed. Only the RFPG planning group sponsor may submit a Regional Flood Planning Grant Application.

Other Information/Recommendation:

Allison Strube, as Chairperson for Region 9 - Upper Colorado and City of San Angelo Water Utilities Director, recommends authorizing the City of San Angelo to serve as the sponsor for the Regional Flood Planning Group (RFPG) and to submit a Request for Applications for Regional Flood Planning Grants on behalf of the RFPG. To formalize the

approval the City of San Angelo will execute the fillable nomination form attached to this agenda item.

The key responsibilities of the Planning Group Sponsor will be to apply for and receive financial assistance from the TWDB for the development of a regional flood plan, and to subsequently execute and administer the regional flood planning grant contract with the TWDB. Contract to be brought back at a subsequent City Council meeting for consideration.

Attachments:

- | | | |
|----|---|---|
| 1. | Resolution Region 9 Upper Colorado | RESOLUTION Region 9 upper colorado.docx |
| 2. | RFPG Sponsor Designation Form_Nov 2020_fillable | RFPG Sponsor Designation Form_Nov 2020_fillable.pdf |
| 3. | 9_Upper_Colorado_Regional_Map | 9_Upper_Colorado_Regional_Map.pdf |
| 4. | RFPG 09 Upper Colorado First Meeting Minutes FINAL | RFPG 09 Upper Colorado First Meeting Minutes FINAL.docx |
| 5. | Region 9 Upper Colorado Regional Flood Planning Group Bylaws_Adopted 10.29.2020 | Region 9 Upper Colorado Regional Flood Planning Group Bylaws_Adopted 10.29.2020.pdf |

Presentation:

Allison Strube

Approvals/Reviews:

Allison Strube	Created/Initiated
Theresa James	Approved
Allison Strube	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL AUTHORIZING THE CITY OF SAN ANGELO TO SERVE AS THE POLITICAL SUBDIVISION SPONSOR FOR THE REGION 9 - UPPER COLORADO REGIONAL FLOOD PLANNING GROUP AND ALLOW FOR THE SUBMISSION OF A REQUEST FOR APPLICATION FOR REGIONAL FLOOD PLANNING GRANTS TO THE TEXAS WATER DEVELOPMENT BOARD

WHEREAS, Section 16.061 of the Texas Water Code ("TWC") requires the Water Development Board ("TWDB") to develop and adopt a comprehensive state flood plan every five years that incorporates the 15 regional flood plans developed by the regional flood planning groups ("RFPs") under TWC 16.062; and

WHEREAS, The RFPs are beginning their first cycle (2020-2023) of the regional flood planning process that was created in 2019 by Senate Bill 8 (SB8), 86th Texas Legislature; and

WHEREAS, the 2023 Regional Flood Plans that are due to TWDB on January 10, 2023 will be the basis for the 2024 State Flood Plan.; and

WHEREAS, on April 9, 2020, The TWDB designated the Flood Planning Region boundaries that created 15 Flood Planning Regions in Texas required to implement the flood planning requirements of SB8 in which San Angelo is in Region 9 – Upper Colorado; and

WHEREAS, at the May 21, 2020 TWDB meeting, the TWDB solicited nominations for individuals to serve as initial Regional Flood Planning Group (RFP) members to fill the 12 voting interest categories for each region; and

WHEREAS, On October 1, 2020 the TWDB designated representative from each Flood Planning Region to serve as the RFP and Allison Strube, Director of the Water Utility was selected as a water utilities representative; and

WHEREAS, The Region 9 – Upper Colorado meeting was held virtually on October 29, 2020 and the City of San Angelo was selected as the sponsor to act on the RFPs behalf to enter into a grant contract with the TWDB to receive funds for developing their regional flood plans and Allison Strube was selected as the Region 9 chair; and

WHEREAS, on November 19, 2020 the TWDB approved the funding allocation breakdown by region, attached hereto as EXHIBIT A, which allows for the submission of Regional Flood Planning Grant applications leading to the possible award of contracts to develop regional flood plans as described in 31 TAC Chapter 361 and 362; and

WHEREAS, activities to be performed under the Request for Applications (RFAs) will be based on statute, rule, a scope of work, and guidance documents developed by the TWDB and will address all necessary elements required for preparation of a 2023 Regional Flood Plan in accordance with statute, rule, and guidance requirements; and

WHEREAS, each RFPG will submit an RFA to TWDB by January 21, 2021; and

WHEREAS, after receiving applications for grant funding, the TWDB will execute contracts with the RFPG sponsor political subdivisions which will enable the RFPGs to solicit and procure technical consultants to help them develop the first sets of regional flood plans; and

WHEREAS, as the Sponsor for Region 9 – Upper Colorado, the City of San Angelo would be the entity authorized to submit a Request for Applications for Regional Flood Planning Grants to the Texas Water Development Board.

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

Part 1: That the City of San Angelo is hereby authorized to serve as the political subdivision sponsor for the Region 9 Upper Colorado Regional Flood Planning Group pursuant to 31 TAC 361 and 362.

Part 2: That the Director of the Water Utility as the chairperson of the Region 9 – Upper Colorado group is hereby authorized to submit a Request for Applications for Regional Flood Planning Grants to the Texas Water Development Board.

Part 3: That the City Manager or designee is hereby authorized to negotiate and execute all documents related to the activities of the Region 9 – Upper Colorado group that does not require funding by the City of San Angelo.

PASSED and APPROVED THIS 15th Day of December, 2020.

CITY OF SAN ANGELO, TEXAS

ATTEST:

Julia Antilley, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO FORM:

Theresa James, City Attorney



Regional Flood Planning Group Sponsor Designation Form

Each five-year planning cycle, each Regional Flood Planning Group (RFPG) must designate a political subdivision to act as their Planning Group Sponsor to apply for and receive financial assistance from the TWDB to develop or revise a regional flood plan pursuant to 31 Texas Administrative Code (TAC) Chapters 361 and 362. RFPGs are required to provide written designation naming their authorized Planning Group Sponsor to the TWDB. This form may be used by an RFPG to satisfy this requirement.

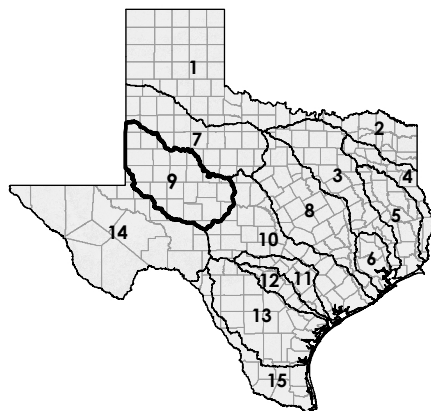
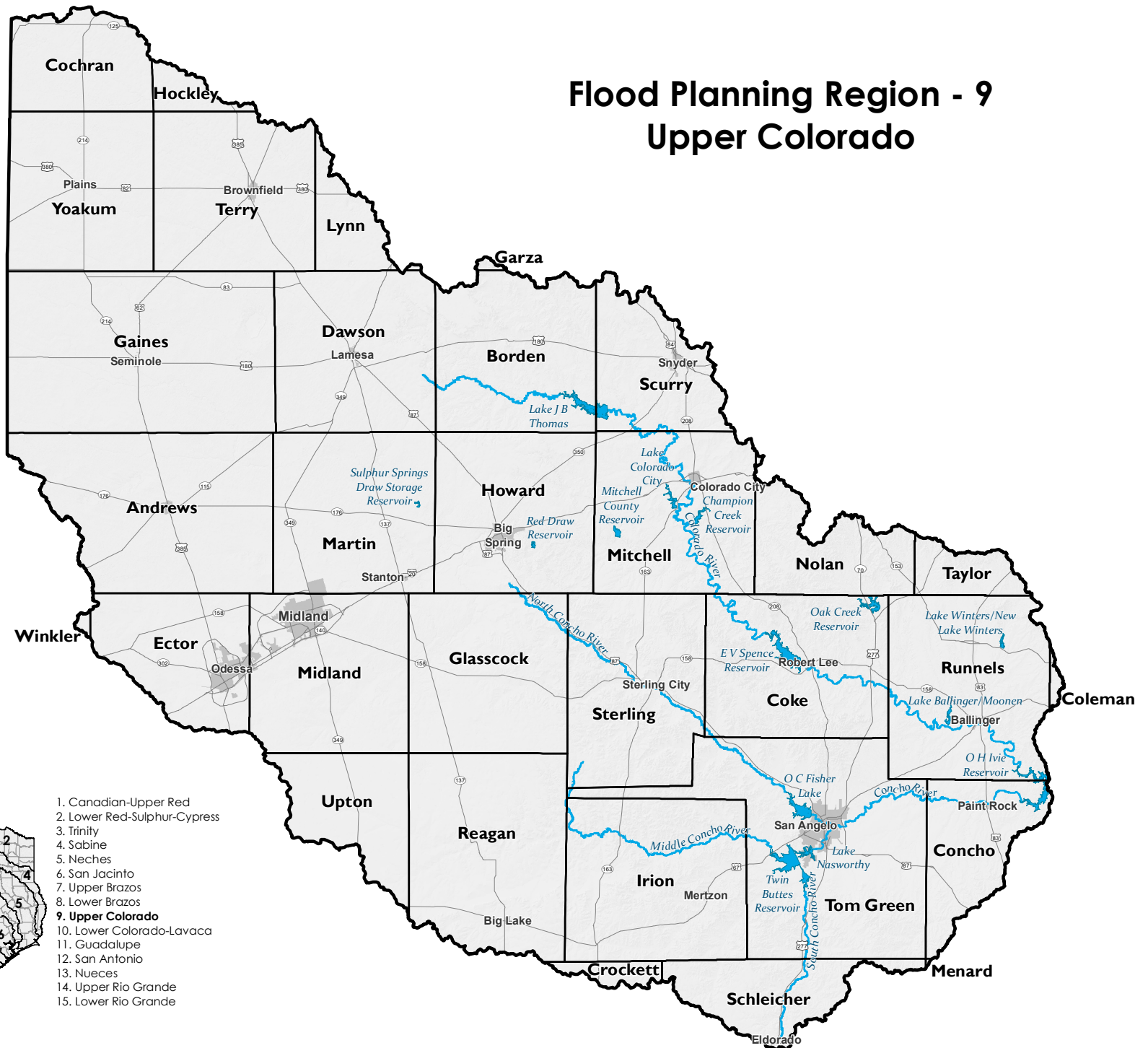
I _____ (*Chairperson Name*), the Chairperson of the
 _____ (*Region Name*) RFPG, hereby certify that the
 _____ (*Region Name*) RFPG has designated the political subdivision listed
 on this form as the group's Planning Group Sponsor pursuant to 31 TAC Chapters 361 and 362.

Signature: _____ **Date:** _____

I _____ (Authorized Representative of Sponsor Political Subdivision Name), an authorized representative of the _____ (Sponsor Political Subdivision Name), attest that the _____ (Sponsor Political Subdivision Name) has the legal authority to conduct the procurement of professional services and enter into the contracts necessary for regional flood planning. I hereby accept the RFPG's sponsorship designation on behalf of the _____ (Sponsor Political Subdivision Name) and agree to fulfill the sponsorship responsibilities as outlined in 31 TAC 361 and 362.

Signature: _____ **Date:** _____

Flood Planning Region - 9 Upper Colorado



1. Canadian-Upper Red
2. Lower Red-Sulphur-Cypress
3. Trinity
4. Sabine
5. Neches
6. San Jacinto
7. Upper Brazos
8. Lower Brazos
- 9. Upper Colorado**
10. Lower Colorado-Lavaca
11. Guadalupe
12. San Antonio
13. Nueces
14. Upper Rio Grande
15. Lower Rio Grande

DISCLAIMER: This map was generated by the Texas Water Development Board using GIS (Geographical Information System) software. No claims are made to the accuracy or completeness of the information shown herein nor to its suitability for a particular use. The scale and location of all mapped data are approximate. Map date: 05/01/2020

County boundaries
Major roadways
Major reservoirs

Major rivers
County seats

0 20
Miles

Texas Water Development Board
1700 North Congress Avenue, Austin, TX 78701
www.twdb.texas.gov - @twdb - facebook.com/twdbboard

Texas Water
Development Board

Meeting Minutes
Region 9 Upper Colorado Flood Planning Group Meeting
October 28, 2020
1:00PM CST
GoToWebinar Virtual Meeting

Roll Call:

<u>Voting Member</u>	<u>Interest Category</u>	<u>Present (x) /Absent () / Alternate Present (*)</u>
Kenneth Dierscke	<i>Agricultural interests</i>	X
Rick Bacon	<i>Counties</i>	X
Henryk Alexander Olstowski	<i>Electric generating utilities</i>	X
Christy Youker	<i>Environmental interests</i>	X
Vacant	<i>Flood districts</i>	n/a
Morse Haynes	<i>Industries</i>	X (arrived during agenda item 4)
Lance Overstreet	<i>Municipalities</i>	X
David H. Loyd Jr.	<i>Public</i>	X
Scott McWilliams	<i>River authorities</i>	X
Chuck Brown	<i>Small business</i>	X
Cole D. Walker	<i>Water districts</i>	X
Allison Strube	<i>Water utilities</i>	X

<u>Non-voting Member</u>	<u>Agency</u>	<u>Present(x)/Absent()/ Alternate Present (*)</u>
John McEachern	Texas Parks and Wildlife Department	X
Tim Frere	Texas Division of Emergency Management	X
Larissa Place	Texas Department of Agriculture	X
Ben Wilde	Texas State Soil and Water Conservation Board	X
Jet Hays	General Land Office	X
Hayley Gillespie, Ph.D.	Texas Water Development Board (TWDB)	X
Winona Henry	Texas Commission on Environmental Quality	X

Quorum:

Quorum: **Yes**

Number of voting members or alternates representing voting members present: 11

Number required for quorum per current voting positions of 12: 7

Other Meeting Attendees: **

Reem Zoun, TWDB

Kathleen Jackson, TWDB Board Member

Matt Nelson, TWDB

James Bronikowski, TWDB

Annette Mass, TWDB

Anna Gonzalez, TWDB

Patrick Lopez, TWDB

Jennifer White, TWDB

Curtis Beitel
Matt Bucchin
Stephanie Castillo
Rene Franks
John Grant
Lissa Gregg
Stephanie Griffin
Matt Hiland
Heather Keister
Paula Jo Lemonds

Shauna McMahon
Ryke Moore, TWDB
Steven Richter, TWDB
Scott Rushing
Philip Taucer
David Villarreal
Eric West
Scott Hubley
Amin Kiaghadi

**Meeting attendee names were gathered from those who entered information for joining the GoToWebinar meeting.

All meeting materials are available for the public at:
<http://www.twdb.texas.gov/flood/planning/regions/schedule.asp>.

1. AGENDA ITEM NO. 1: Call to Order

Reem Zoun called the meeting to order at 1:11PM CST. A roll call of the planning group members was taken to record attendance and a quorum was established prior to calling the meeting to order.

2. AGENDA ITEM NO. 2: Welcome, Meeting Facilitation Information and Instructions

Reem Zoun and Director Kathleen Jackson welcomed members to the meeting. Reem Zoun provided meeting facilitation information and instructions.

3. AGENDA ITEM NO. 3: Member Introductions

Each present voting and non-voting member of the Region 9 Upper Colorado RFPG introduced themselves.

4. AGENDA ITEM NO. 4: Regional Flood Planning Overview Presentation

Reem Zoun presented an overview of the regional flood planning process. Morse Haynes joined the meeting and introduced himself.

5. AGENDA ITEM NO. 5: Discussion of group bylaws and consider adopting group bylaws

Reem Zoun presented the model bylaws provided by the TWDB for the RFPG to consider adopting and opened discussion on adopting group bylaws.

After discussion, the bylaws were edited to replace “Model RFPG” with “Region 9 Upper Colorado RFPG” throughout.

After discussion, the Article VIII Section 2 language regarding the required timeframe for selecting initial officers was revised to require that initial officers be selected no later than 90 days following the adoption of bylaws.

After discussion, Article XV was edited to include language regarding amending the bylaws.

A motion was made by Rick Bacon to adopt the bylaws, with changes noted in discussion.

The motion was seconded by Allison Strube.

The vote to adopt the group bylaws passed by a vote of 11 Ayes and 0 Nays.

6. AGENDA ITEM NO. 6: Consider nominating and electing regional flood planning group Chair or Interim Chair

Reem Zoun described the Chair/Interim Chair election process and opened the floor to nominations for the Chair or Interim Chair position.

A nomination of Allison Strube as the Chair was made by Scott McWilliams.

Ms. Strube stated her willingness to serve as Chair and expressed her appreciation for the nomination.

David Loyd made a motion to elect Allison Strube as Chair by acclamation.

The motion was seconded by Scott McWilliams.

The vote to select Allison Strube as the Chair of Region 9 Upper Colorado RFPG passed by a vote of 11 Ayes and 0 Nays.

The group recessed for a short break.

The group reestablished quorum after short break. Chair Allison Strube assumed the facilitator role for the remainder of the meeting.

7. AGENDA ITEM NO. 7: Consider selecting a planning group sponsor to act on behalf of the regional flood planning group

Reem Zoun listed the entities that had expressed interest in serving as the Region 9 Upper Colorado RFPG's planning group sponsor. These interested entities included:

City of San Angelo

No public comments were given.

No additional interested entities came forward to express interest.

Chair Strube opened discussion on selecting a planning group sponsor to act on behalf of the RFPG.

Chair Strube noted that the San Angelo City Council must approve the designation of the City of San Angelo to serve as the planning group sponsor, and recommended any motion made to select the City of San Angelo as the RFPG's planning group sponsor be contingent upon city council approval.

A motion was made by David Loyd to select the City of San Angelo as the designated planning group sponsor for Region 9 Upper Colorado RFPG.

Chuck Brown seconded the motion.

The vote to select City of San Angelo as the planning group sponsor to act on behalf of the RFPG passed by unanimous consent.

8. AGENDA ITEM NO. 8: Consider additional, region-specific public notice requirements, if any, that might be necessary to ensure adequate public notice in the region per 31 Texas Administrative Code §361.12(3).

Chair Strube opened the floor to public comments. No public comments were given.

Matt Nelson described existing notice requirements and opened discussion on identifying additional, region-specific public notice requirements.

No points nor comments/concerns were brought forth during open discussion.

No action was taken. Chair Strube closed discussion on AGENDA ITEM NO. 8.

9. AGENDA ITEM NO. 9: Consider authorizing the RFPG sponsor to apply for grant funds and enter into a contract with the TWDB on behalf of the RFPG

Chair Strube opened discussion on authorizing the RFPG sponsor to apply for grant funds and to enter into a contract with the TWDB on behalf of the RFPG.

No points nor comments/concerns were brought forth during open discussion.

A motion was made by Rick Bacon to authorize the RFPG sponsor to apply for grant funds and enter into a contract with the TWDB on behalf of the RFPG, pending approval by the San Angelo City Council to serve as the RFPG sponsor.

The motion was seconded by Cole Walker.

The vote to authorize the RFPG sponsor to apply for grant funds and enter into a contract with the TWDB on behalf of the RFPG passed by unanimous consent.

10. AGENDA ITEM NO. 10: Discussion of necessary additional voting and non-voting positions that may be needed to ensure adequate representation from the interest in the region

Chair Strube opened the floor to public comments. No public comments were given.

No points nor comments/concerns were brought forth during open discussion.

No actions were taken. Chair Strube closed discussion on AGENDA ITEM NO. 10.

11. AGENDA ITEM NO. 11: Consider initiating RFPG solicitation process for individuals to fill vacant required voting member positions

Chair Strube opened the floor to public comments. No public comments were given.

Chair Strube opened the floor to discussion on initiating RFPG solicitation processes for individuals to fill the vacant required voting member position. The current vacant, required voting position for Region 9 Upper Colorado RFPG is:

Currently Vacant: *Flood Districts*

After discussion of the timeline and procedure to fill vacant positions, Scott McWilliams made a motion to postpone the solicitation process for individuals to fill the vacant required voting member position until after the next meeting of the RFPG.

The motion was seconded by Rick Bacon.

The vote to postpone the RFPG solicitation process until the next meeting passed by unanimous consent.

12. AGENDA ITEM NO. 12: Receive general public comments (Public comments limited to 3 minutes per speaker)

Chair Strube opened the floor to public comments. No public comments were given.

13. AGENDA ITEM NO. 13: Consider date and agenda items for next meeting

Chair Strube opened discussion to consider the date and agenda items for the next meeting.

After discussion, Chair Strube stated that the next meeting will be on January 28, 2021 at 9:00AM CST. Potential agenda items include discussion and election of officers and executive committee, discussion about the technical consultant selection process, discussion of the formation of committee/sub-committee to review technical consultant applications.

14. Adjourn

Rick Bacon made a motion to adjourn.

The motion was seconded by Lance Overstreet.

The vote to adjourn passed by unanimous consent.

The meeting was adjourned at 2:48PM CST by Allison Strube.

*Approved by the Region 9 Upper Colorado RFPG at a meeting held on **DATE**.*

FIRST AND LAST NAME, SECRETARY

FIRST AND LAST NAME, CHAIR



Region 9 Upper Colorado

Regional Flood Planning Group

Bylaws

Adopted October 29, 2020

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ARTICLE I. Names

Section 1 Organization

The official name of this organization shall be the “Region 9 Upper Colorado Regional Flood Planning Group” (hereinafter “Region 9 Upper Colorado RFPG”).

Section 2 Flood Planning Region

The official name and boundaries of the flood planning region designated by the Texas Water Development Board (hereinafter “TWDB”) in accordance with Senate Bill 8 of the 86th Regular Texas Legislature on April 9, 2020, shall be the “Region 9 Upper Colorado Flood Planning Region” (hereinafter “Region 9 Upper Colorado FPR”).

ARTICLE II. Establishment and Purpose

The Region 9 Upper Colorado RFPG was established by the TWDB on October 1, 2020, through the designation of initial flood planning group members. The purpose of the Region 9 Upper Colorado RFPG is to carry out the responsibilities placed on regional flood planning groups as required by Texas Water Code Chapter 16 and TWDB rules, including 31 Texas Administrative Code (TAC) Chapters 361 and 362.

ARTICLE III. Principal Administrative Office

The principal administrative office of the Region 9 Upper Colorado RFPG shall be the principal business offices of the planning group sponsor. The administrative officer of the Region 9 Upper Colorado RFPG for purposes of the Texas Open Records Act shall be an individual designated by the planning group sponsor. The Chair of the Region 9 Upper Colorado RFPG shall ensure that the mailing address and physical address of the principal office and administrative officer are provided to all members of the Region 9 Upper Colorado RFPG and the Executive Administrator of the TWDB.

ARTICLE IV. Responsibilities

The Region 9 Upper Colorado RFPG shall have the responsibility for performing the functions defined in Texas Water Code, Chapter 16 and in 31 TAC Chapters 361 and 362 related to regional flood planning for the Region 9 Upper Colorado FPR. Foremost among those responsibilities shall be the development of a regional flood plan for the Region 9 Upper Colorado FPR that identifies flood risks, establishes flood mitigation and floodplain management goals, and recommends evaluations, strategies, and projects to reduce flood risks.

ARTICLE V. Voting Membership

Section 1 Composition

The initial voting members of the Region 9 Upper Colorado RFPG shall be comprised of the initial flood planning group members as designated by the

TWDB on October 1, 2020. The Region 9 Upper Colorado RFPG may subsequently add additional voting members through a process in conformance with these bylaws, specifically Section 4 of this Article.

The Region 9 Upper Colorado RFPGs shall at all times, maintain each of the required voting positions listed in 31 TAC §361.11(e). However, if the Region 9 Upper Colorado FPR does not have an interest in one of the categories, then the Region 9 Upper Colorado RFPG shall so advise the Executive Administrator of the TWDB and an individual member designation may not be required.

The Region 9 Upper Colorado RFPG shall provide a current list of its voting and non-voting positions and the individual member name that fills each position to the TWDB.

The voting membership of the Region 9 Upper Colorado RFPG shall not exceed 18 members.

Section 2 Terms of Office

The terms of all initial voting members shall expire on July 10, 2023. Upon the expiration of the initial terms, all voting members shall draw lots for additional terms of five years or two years, such that half of the voting members' terms will expire in two additional years and the other half in five additional years. If there is an odd number of voting members at the time that lots are drawn, one more than half shall draw lots for the two-year terms.

Except for the initial terms of the initial voting members and the two-year terms described above, all subsequent terms of office for voting members shall be five years, the goal of staggering the terms of office having been accomplished. There are no limits to the number of terms a member may serve. Upon the expiration of a member's term, a majority vote of the total voting membership shall be required for the member to continue to serve for a subsequent term. If a member fails to be affirmed for a subsequent term, then the voting members shall initiate procedures to appoint a successor utilizing the process set forth under Section 4 of this Article.

Section 3 Conditions of Membership

In order to be eligible for voting membership on the Region 9 Upper Colorado RFPG, a person must be capable of adequately representing the interest for which a member is sought, be willing to participate in the regional flood planning process, attend meetings, and abide by these bylaws.

Section 4 Selections of Members

4.1 Filling Vacancies

No later than ninety calendar days prior to the expiration of a voting member's term, or within forty-five calendar days after the removal of or unanticipated resignation of a voting member, the Region 9 Upper Colorado RFPG shall post public notice on its website and any other relevant websites and notify via email the county clerk in each county located in whole or in part in the Region 9 Upper Colorado FPR soliciting nominations for a successor, identifying the particular interest for which the nomination is sought, stating the conditions of

membership, delineating the method for submitting nominations, and establishing a deadline for submission of nominations between thirty and forty-five calendar days from the date that public notice was posted. Members of the Region 9 Upper Colorado RFPG may also submit nominations in the manner prescribed in the public notice.

The Region 9 Upper Colorado RFPG Executive Committee shall receive and process the nominations and, no sooner than ten calendar days after the deadline for submitting nominations, shall recommend a nominee to the voting membership as a whole, giving strong consideration to a consensus nominee from those individuals and entities that collectively represent that interest. The Executive Committee shall not be bound by the nominations received and may consider any person who meets the conditions of membership as a nominee. The voting membership as a whole shall not be bound by the recommendation of the Executive Committee and may consider any person who meets the conditions of membership as a nominee.

The voting members shall attempt to select a successor by consensus. If efforts to reach consensus fail, the Chair shall call for a vote on a nominee. A majority vote of the voting members present shall be required to appoint a successor. If the voting members fail to select a successor, the voting members shall consider other nominations until a successor can be selected by consensus or majority vote of the voting members present.

4.2 Adding and Removing New Voting Positions

In addition to selecting successor voting members to fill vacancies caused by removal or the expiration of a term, the Region 9 Upper Colorado RFPG may, at any time, add additional voting positions including in any new interest categories or additional representatives of the required interest categories in Texas Water Code §16.062(c) and 31 TAC §361.11(e), that the RFPG considers appropriate for development of its RFP. The Region 9 Upper Colorado RFPG must use the selection process set forth in this section for filling vacancies.

Adding any new voting position that increases the total number of voting positions may only occur upon a two-thirds vote of all existing voting positions (31 TAC §361.11(i)).

If a new voting position is created, the existing voting members shall select a nominee to fill the new position by majority vote of the voting members present and shall determine by consensus, but not less than agreement of a majority of the voting members present, the exact applicability of the membership term provisions and restrictions to the new member at the time of the new members selection.

The Region 9 Upper Colorado RFPG may, at any time, remove a voting position as long as the Region 9 Upper Colorado RFPGs maintains each of the required voting positions listed in 31 TAC §361.11(e). Removal of a voting position requires a majority vote of all existing voting positions. If there is currently a member serving in the voting position to be removed, that member will be removed from their position and the Region 9 Upper Colorado RFPG is not

required to remove the voting member by the process set forth in Section 7 of this Article.

If upon the designation of initial flood planning group members by the TWDB on October 1, 2020, there is a vacant voting position for one or more of the required interest categories in 31 TAC §361.11(e), the Region 9 Upper Colorado RFPG shall solicit nominations by generally utilizing the selection process set forth in this section. A nominee may be selected to fill the vacant voting position upon a majority vote of the voting members present.

In both the consideration of nominees and the selection of new voting positions and members, the Executive Committee and other voting members shall strive to achieve geographic, ethnic, and gender diversity.

4.3 Outgoing Members

Outgoing voting members shall be given the opportunity to fully participate in the selection process for their successors and shall serve until their successors take office. However, no member shall participate in a vote in which he or she is a nominee.

Because initial members continue to serve for additional terms of either two or five years at the end of their initial terms as set forth under Section 2 of this Article, this Section 4 shall not apply to the regular expiration of the initial terms of the initial members; however, this section shall apply to the selection of a successor for a removed voting member during the initial terms.

Section 5 Attendance

All members shall make a good faith effort to attend all Region 9 Upper Colorado RFPG meetings. Records of attendance shall be kept by the Secretary at all Region 9 Upper Colorado RFPG meetings and hearings and presented as part of the minutes. Voting members of the Region 9 Upper Colorado RFPG that have recorded absences from three consecutive meetings and/or hearings, or at least one-half of the sum of all meetings and hearings in the preceding twelve months, shall be considered to have engaged in excessive absenteeism and shall be subject to removal from membership under Section 7 of this Article.

Section 6 Code of Conduct

Members and designated alternates of the Region 9 Upper Colorado RFPG shall conduct the business of the Region 9 Upper Colorado RFPG in an ethical manner and shall avoid any form or appearance of a conflict of interest, real or apparent, by observing the following:

(a) No member or designated alternate of the Region 9 Upper Colorado RFPG shall:

- (1) Solicit or accept gratuities, favors, or anything of monetary value from suppliers or potential suppliers of services, materials, or equipment, including subcontractors under recipient contracts; or
- (2) Participate in the selection, award, or administration of a procurement where the member or designated alternate has a financial or other substantive interest in the organization being considered for award. Such

conflict may be due to any of the following having a financial or familial relationship with the organization:

- (i) the member or designated alternate;
- (ii) the member's or designated alternate's family;
- (iii) the member's or designated alternate's business partner(s); or
- (iv) a person or organization that employs, or is about to employ, any of the persons listed in (i)-(iii), above.

(3) Participate in any deliberation, decision, or vote that would constitute a conflict of interest under federal, state, or local law.

(b) Potential conflicts of interest shall be clearly stated by the voting member or designated alternate prior to any deliberation or action on an agenda item with which the voting member or designated alternate may be in conflict. Where the potential conflict is restricted to a divisible portion of an agenda item, the Chair may divide the agenda item into parts, at the Chair's discretion, for deliberation and voting purposes. An abstention from participation in deliberations, decisions, or voting and the reasons therefor shall be noted in the minutes.

Section 7 Removal of Voting Members

(a) Grounds for Removal of Voting Members. The following shall constitute grounds for removal of a voting member:

- (1) engaging in excessive absenteeism as defined under Section 5 of this Article
- (2) any violation or attempted violation of the Public Information Act (Government Code Chapter 552) or the Open Meetings Act (Government Code Chapter 551);
- (3) failure to abide by the code of conduct provisions set forth under Section 6 of this Article;
- (4) change in status so that the member no longer represents the interest he or she was selected to represent;
- (5) falsifying documents;
- (6) any other serious violation of these bylaws as may be determined by the voting members; or
- (7) the voting member's designated alternate engages in any acts described in subdivisions (2), (3), (5) or (6) of this subsection.

(b) Process for Removing Voting Members. Voting members may be removed at any time for any of the grounds for removal of voting members set forth in subsection (a) of this section. Any member with knowledge or suspicion that a voting member or designated alternate has engaged in acts or that events have occurred constituting a ground for removal under subsection (a) of this section shall report such information or suspicion to the Chair. The Chair, upon discovering or receiving such information, shall make a written request to that member to verify or refute the alleged acts or events. The member shall provide a written response to the Chair within fifteen calendar days from the date of receipt of the Chair's request. Within five calendar days of receipt of the member's response, the Chair shall forward copies of the response to the voting members. If the Chair believes that a ground for removal may exist or if the member fails to provide a timely response to the Chair's request, the Chair shall confer with the Executive Committee regarding the matter. The Executive

Committee may vote to place an item on the next subsequent agenda addressing the possible removal of the member. If the Chair does not believe that a ground for removal exists and indicates that he or she will not place an item on the next agenda addressing the possible removal, then a written request from five voting members will be required to place an item on a subsequent meeting agenda addressing the possible removal of the member. At the meeting, all discussion and debate with regard to the possible removal shall take place in a closed, executive session, but the final vote on removal shall take place in an open meeting. During the executive session, the Chair shall lay out all of the correspondence and information that has been received related to the possible removal and the member subject to the possible removal may present evidence refuting or verifying the information presented. The voting members may remove the member by a majority vote of the voting members present. The member subject to the removal action shall not participate in any way in the removal vote, nor shall his or her membership count as part of the voting members present of calculating a majority vote.

ARTICLE VI. Non-Voting Membership

Section 1 Mandatory Members

The non-voting members of the Region 9 Upper Colorado RFPG shall include the non-voting members set forth in 31 TAC §361.11(f)(1)-(7). As necessary, the Region 9 Upper Colorado RFPG shall include members designated by upstream or downstream RFPGs or members from neighboring RFPGs touching the Gulf Coast, as set forth in 31 TAC §361.11(f)(8)-(9). Such designees shall have no terms of office and shall serve until replaced by the designating entity. However, if the voting members decide by a majority vote of the voting members present, that a particular designee is hindering the regional flood planning efforts of the Region 9 Upper Colorado RFPG, the Chair shall make a written request to the entity requesting the designation of another person to serve as the entity's designee.

In accordance with 31 TAC 361.11(f)(8), if there is an upstream or downstream FPR that is located within the same river basin as the Region 9 Upper Colorado FPR, the Region 9 Upper Colorado RFPG must designate a non-voting member liaison to coordinate with the upstream or downstream RFPG.

In accordance with 31 TAC 361.11(f)(9), if Region 9 Upper Colorado RFPG touches the Gulf Coast, the Region 9 Upper Colorado RFPG must designate a non-voting member liaison to coordinate with neighboring RFPGs that also touch the Gulf Coast.

Section 2 Discretionary Members

The voting members of the Region 9 Upper Colorado RFPG may choose to create a new non-voting position to represent a specific entity by a two-thirds vote of the voting members present. The Chair shall make a written request within ten calendar days to the entity requesting the designation of a person to serve as the entity's designee. Such designees shall have no terms of office and shall serve until replaced by the designating entity or until the entity is removed as a

non-voting member. However, if the voting members determine by a majority vote of the voting members present vote that a particular designee is hindering the regional flood planning efforts of the Region 9 Upper Colorado RFPG and that the entity should remain as a non-voting member, the Chair shall make a written request within ten calendar days to the entity requesting the designation of another person to serve as the entity's designee.

In addition to creating new non-voting positions for specific entities, the Region 9 Upper Colorado RFPG may, at any time, create non-voting positions for specific interest categories that the RFPG considers appropriate for development of its RFP by a two-thirds vote of voting members present. The Region 9 Upper Colorado RFPG must use the selection process set forth in Article V, Section 4.

Section 3 Code of Conduct

All non-voting members shall comply with the code of conduct provisions under Section 6 of Article V of these bylaws.

ARTICLE VII. Designated Alternates

Each member shall designate an alternate to represent him/her when he/she is unable to attend a meeting. Each member must notify the Chair in writing of the name and appropriate contact information of the member's designated alternate at least forty-eight hours prior to the first meeting at which the designated alternate will appear on behalf of the member. If the member fails to provide such notice, the Chair may forbid the participation of the designated alternate at the meeting or hearing. The Chair shall not recognize the designation of more than one alternate per member at any given time. The Chair shall not recognize more than two alternate designations of any kind per member per calendar year unless the Region 9 Upper Colorado RFPG expressly decides to waive this provision.

The designated alternate shall enjoy the same voting privileges, or lack thereof, and shall be bound by the same duties, terms, and conditions as the member they represent, except as otherwise provided in these bylaws. However, a designated alternate for a voting member who serves as an officer shall not be allowed to serve in the capacity as an officer in the member's absence.

The Chair shall provide each member with a current list of all members and their designated alternates.

ARTICLE VIII. Officers

Section 1 Officers, Restrictions, and Terms of Office

Voting members of the Region 9 Upper Colorado RFPG shall select from the voting membership a Chair, Vice Chair, and Secretary to serve as officers. Each officer shall serve a term of one calendar year. However, the terms of the initial officers selected under Section 2 of this Article shall expire when the regular officers take office as provided under this Article. Except as provided under Section 4 of this Article, an officer shall serve until his or her successor takes office. No two voting members representing the same interest shall serve as

officers at the same time. Elections shall be held annually, with no restrictions on the number of consecutive terms an individual may serve as an officer other than those that apply because of his or her status as a voting member under these bylaws.

Section 2 Selection

(a) Initial Officers. Within 90 days after the adoption of these bylaws, the voting members shall select initial officers. Nominations shall be made from the floor by voting members. The voting members shall select officers from among the nominees by consensus if possible, but not less than agreement of a majority of the voting members present.

(b) Regular Officers. Regular officers shall be selected at the first meeting of each calendar year after the calendar year in which these bylaws were adopted. Written notice of the meeting to select officers shall be sent to all members of the Region 9 Upper Colorado RFPG by the current Secretary thirty calendar days prior to the meeting. Nominations shall be made from the floor by voting members. The voting members shall select officers from among the nominees by consensus, but not less than agreement of a majority of the voting members present.

Section 3 Removal of Officers

Any officer may be removed from office for any of the grounds for removal of voting members set forth under Article V of these bylaws, or for repeated failure to carry out the duties of the office. Removal of an officer shall be decided by a majority vote of the voting members present. Removal of an officer shall be set as an agenda item at the next scheduled meeting upon written request signed by five voting members to the Chair or Secretary. The Chair or Secretary receiving the request shall notify the officer in writing that he or she shall be subject to a removal action at the next scheduled meeting. At the meeting, all discussion and debate with regard to the possible removal shall take place in a closed, executive session, but the final vote on removal shall take place in an open meeting. During the executive session, the presiding officer shall lay out the information that has been received related to the possible removal, and the officer subject to the possible removal action may present evidence refuting or verifying the information presented. If the Chair is the subject of the possible removal action, the Vice-Chair shall preside over the meeting during the agenda item concerning the Chair's removal. The officer subject to the removal action shall not participate in any way in the removal decision, nor shall his or her membership count as part of the total membership for purposes of calculating a majority vote. The notice of the meeting shall be posted in accordance with the Open Meetings Act and shall state that the issue of possibly removing the officer will be on the agenda. Any vacancy caused by the removal shall be filled as provided under Section 4 of this Article. Removing an officer from their office under this section does not remove the member from their voting position on the Region 9 Upper Colorado RFPG. To remove a voting member from their voting position, the Region 9 Upper Colorado RFPG must follow to the removal process under Article V, Section 7.

Section 4 Vacancies of Officers

Whenever an officer vacancy exists because of death, resignation, or removal, the vacancy shall be filled within thirty days of the event causing the vacancy. Nominations shall be made from the floor by voting members. The voting members shall select a replacement officer from among the nominees by a majority vote of the voting members present. The next highest-ranking officer shall serve in the vacant position until a successor takes office, unless the office of the Secretary becomes vacant, in which case the Chair shall appoint a willing voting member to serve as Secretary until the successor to the Secretary takes office. The person selected to fill a vacancy for an officer shall serve for the unexpired term of his or her predecessor in office.

Section 5 Duties of Each Officer

(a) Chair. The Chair shall be the executive officer of the Region 9 Upper Colorado RFPG. The Chair will preside at all meetings of the Region 9 Upper Colorado RFPG and perform all duties provided by these bylaws. If the Chair is unable to carry out his/her duties, the Vice Chair shall assume the duties of the Chair.

(b) Vice Chair. The Vice Chair shall assist the Chair in the discharge of his/her duties and, in the absence of the Chair, shall assume the Chair's full responsibilities and duties. In the event the Chair is unable to carry out his/her duties, the Vice Chair shall serve as Chair until the Region 9 Upper Colorado RFPG elects a new Chair under Section 4 of this Article. The Vice-Chair shall perform other duties as assigned by the Chair, or these bylaws.

(c) Secretary. The Secretary shall maintain the minutes and take attendance of the Region 9 Upper Colorado RFPG meetings. The minutes and attendance shall be kept as part of the Region 9 Upper Colorado RFPG official records. The Secretary shall ensure that all notices are properly posted as provided in the bylaws, as required by law, and as required by the Texas Open Meetings Act. The Secretary shall perform other duties as assigned by the Chair or these bylaws. If the both the Chair and Vice Chair are unable to carry out the duties of the Chair, the Secretary shall assume the duties of the Chair.

Section 6 Executive Committee

The Executive Committee shall be composed of five Region 9 Upper Colorado RFPG members, including the Chair, Vice Chair, Secretary, and two voting members-at-large. No two voting members representing the same interest shall serve as members of the Executive Committee at the same time. The two members-at-large shall be selected annually in the same manner and with the same terms as set forth for the selection of officers under this Article. Members-at-large shall be removed and their vacancies filled in the manner prescribed for officers under this Article.

The Executive Committee shall be responsible for carrying out the duties imposed on it in these bylaws. The voting members of the Region 9 Upper Colorado RFPG may delegate administrative decisions to the Executive Committee unless provided otherwise in these bylaws.

All meetings of the Executive Committee shall comply with the provisions related to meetings generally as set forth in Article IX of these bylaws.

Section 7 Designated Alternates

A designated alternate of a member serving as an officer shall not serve in the member's capacity as an officer in lieu of the member. When an officer is absent or otherwise unable to serve, the next highest-ranking officer shall serve for the officer. If no lower ranking officer exists or can serve, then a member designated by the Chair or acting Chair shall serve for the officer.

ARTICLE IX. Meetings

Section 1 Open Meetings and Notice

All meetings of the Region 9 Upper Colorado RFPG, its committees and/or sub-groups, shall be posted and open to the public in the manner of a governmental body under the Texas Open Meetings Act and as set forth in the TWDB rules. All actions of the Region 9 Upper Colorado RFPG shall be deliberated and undertaken in open meeting, unless otherwise authorized by the Texas Open Meetings Act. The time and place of meetings shall be set to facilitate, to the greatest extent possible, the participation of the public in the regional flood planning process. In accordance with TWDB rules, specifically, 31 TAC 361.21, copies of all materials presented or discussed shall be made available for public inspection prior to and following any meeting of the Region 9 Upper Colorado RFPG.

Section 2 Regular Meetings

At least one regular meeting of the Region 9 Upper Colorado RFPG shall be held in each quarter or more frequently. At the first meeting after the adoption of these bylaws and the first meeting of each calendar year thereafter, the Region 9 Upper Colorado RFPG shall establish and adopt a regular meeting schedule for the ensuing year. The Secretary shall ensure that an advance notice and an agenda for regular meetings will be provided to the full membership of the Region 9 Upper Colorado RFPG as set forth in TWDB rules. Supporting information and member-requested materials shall be distributed to the full membership with the notice and agenda or at the meeting, as deemed appropriate by the Chair.

Section 3 Called (Special) Meetings

The Chair or a majority of the voting members of the Region 9 Upper Colorado RFPG may call special meetings of the Region 9 Upper Colorado RFPG. The Secretary shall ensure that advance notice and an agenda for the called meeting is provided to the full membership of the Region 9 Upper Colorado RFPG as set forth in TWDB rules and the Texas Open Meetings Act. Supporting information and member-requested materials shall be distributed to the full membership with the notice and agenda or at the meeting, as deemed appropriate by the Chair.

Section 4 Agenda

The Secretary of the Region 9 Upper Colorado RFPG shall ensure that an agenda is prepared and distributed for all meetings, in accordance with Sections 2 and 3

of this Article. Items shall be placed on the agenda by the request of the Chair or by the request of at least two voting members of the Region 9 Upper Colorado RFPG. Consideration for approval of the previous meeting's minutes, as applicable, shall always be among the first items on the agenda. Copies of the agenda and all supporting information shall be made available for public inspection prior to and following any meeting of the Region 9 Upper Colorado RFPG, in accordance with TWDB rules.

Section 5 Quorum

A quorum of the Region 9 Upper Colorado RFPG shall be a simple majority of the voting members or their designated alternates excluding vacancies. At least a quorum shall be necessary to conduct any business of the Region 9 Upper Colorado RFPG.

Section 6 Applicability of Robert's Rules of Order

Except as otherwise provided in these bylaws, meetings of the Region 9 Upper Colorado RFPG shall be conducted under the provisions of the most current edition of *Robert's Rules of Order*. However, failure to follow *Robert's Rules of Order* shall not constitute grounds for appeal of an action or a decision of the Region 9 Upper Colorado RFPG.

Section 7 Public Meetings Required By Law

The Region 9 Upper Colorado RFPG shall post notice and conduct public meetings that are specifically required by statute and TWDB rule, including those set forth for draft regional flood plan presentation, adoption of amendments to the regional flood plan, and final regional flood plan adoption, in accordance with the requirements of Texas Water Code Chapter 16 and TWDB rules, including 31 Texas Administrative Code (TAC) Chapters 361 and 362. Notification requirements may be different than those specified in Section 1 of this Article and are specifically delineated in Texas Water Code §16.062 and 31 TAC §361.21.

Section 8 Minutes

(a) The Secretary shall ensure that minutes of all meetings of the Region 9 Upper Colorado RFPG are prepared. The minutes shall:

- (1) state the subject of each deliberation;
- (2) indicate each vote, order, decision, or other action taken;
- (3) indicate those members in attendance, noting the presence of a quorum, and noting the presence of those members of the public who participate in the course of the meeting;
- (4) represent an accurate summary of the meeting's record; and state any other information required by these bylaws to be included in the minutes.

(b) The Secretary shall ensure that true copies of the minutes are provided to the full membership as soon as possible following the meeting, but no later than ten calendar days prior to the next regular meeting of the Region 9 Upper Colorado RFPG.

ARTICLE X. Making Decisions

Section 1 Applicability; No Written Proxies

(a) Unless the method for making a particular decision is set forth in these bylaws, the Region 9 Upper Colorado RFPG, its committees, and subgroups shall make all decisions utilizing the process set forth in Section 2 of this Article.

(b) Written proxies shall not be allowed in any decision-making by the Region 9 Upper Colorado RFPG, its committees, or its subgroups. However, designated alternates shall be allowed to participate in decision making as set forth in these bylaws. Because it is important in achieving consensus for all members to participate actively, keep up-to-date on the progress of the group, and develop a common base of information, members shall in good faith attempt to minimize the number of times they are absent from meetings or are represented by their designated alternates.

Section 2 Decision-Making Process

(a) **Use of Consensus.** The Region 9 Upper Colorado RFPG shall attempt to make decisions using a consensus decision-making process. Consensus is an acknowledgement of agreement built by identifying and exploring all members' interests and by agreeing to a solution that satisfies these interests to the greatest extent possible. A consensus is reached when all voting members agree that their major interests have been taken into consideration and addressed in a satisfactory manner so that they can support the decision of the group, or at least not object. The process of building consensus involves the development of alternatives and the assessment of the impacts of those alternatives.

Consensus does not necessarily mean unanimity. Some members may strongly endorse a particular solution while others may accept it as a workable solution. A member can participate in the consensus without embracing each element of the solution with the same fervor as other members, or necessarily having each of his or her interests satisfied to the fullest extent. In a consensus, the members recognize that, given the combination of gains and trade-offs in the decision package and given the current circumstances and alternative options, the resulting solution is the best one the voting members can make at this time.

(b) **Failure to Reach Consensus.** If after good faith negotiations it appears likely to the Chair that the voting members will be unable to reach consensus, the Chair shall entertain a motion to put the issue to a vote to be conclusively decided by a majority vote of the voting members present.

Section 3 Approving Recommended Flood Management Evaluations (FME), Flood Management Strategies (FMS), and Flood Mitigation Projects (FMP)

The voting members of the Region 9 Upper Colorado RFPG shall finally approve each recommended FME, FMS, and FMP by a separate vote by consensus, but not less than a majority vote of the voting members present.

Section 4 Final Adoption of Regional Flood Plan; Amendments

The voting members of the Region 9 Upper Colorado RFPG shall finally adopt the regional flood plan for the Region 9 Upper Colorado FPR, and any amendments thereto by consensus, but not less than a majority vote of the voting members present.

ARTICLE XI. Books and Records

Section 1 Required Documents and Retainment

Records of the Region 9 Upper Colorado RFPG, including: a current membership list with addresses, affiliations, and phone numbers, if not unlisted; the current roster of officers; a copy of the written record of designation of the planning group sponsor political subdivision of the Region 9 Upper Colorado RFPG; minutes; agendas; notices; contracts, subcontracts, annual financial statements, and any and all financial records and supporting information; bylaws; records of public hearing; correspondence; memoranda; phone logs; committee or subgroup recommendations or findings; draft and final plans; studies; data of any sort; computer records or models; executive summaries; other work products; and any other pertinent information of a public nature shall be kept at the principal office of the Region 9 Upper Colorado RFPG for a period of at least five years or the period of time required of the political subdivision serving as the planning group sponsor, whichever is longer.

The storage and dissemination of all Region 9 Upper Colorado RFPG records must comply with TAC §361.21(d) and Texas Government Code, Chapter 552 (Public Information Act) regarding the handling of confidential materials.

Section 2 Inspection and Copying

Records of the Region 9 Upper Colorado RFPG shall be available for inspection and copying at the principal place of business of the planning group sponsor political subdivision during normal business hours. Procedures and fees for copying and inspection shall be the same as those used by the planning group sponsor political subdivision housing the principal office of the Region 9 Upper Colorado RFPG for inspection and copying of its own public records, or as prescribed in the Texas Public Information Act.

Section 3 Availability of Reports

All reports, planning documents, and work products resulting from the regional flood planning grant funding provided by the TWDB and all supporting documentation for the development the regional flood plan shall be made available to the TWDB, the Texas Division of Emergency Management, the Texas Parks and Wildlife Department, the Texas Department of Agriculture, the Texas State Soil and Water Conservation Board, General Land Office and the Texas Commission on Environmental Quality or their successor agencies. Electronic versions of the regional flood plan will be posted on the flood planning group website and the TWDB website.

ARTICLE XII. Committees

Section 1 Establishment

The Region 9 Upper Colorado RFPG may by a majority vote of the voting members present establish committees, subcommittees, and subgroups to assist and advise the Region 9 Upper Colorado RFPG in the development of the regional flood plan, as set forth in 31 TAC §361.12(c). The committee, subcommittee, or subgroup may be formed to address specific issues assigned by the Region 9 Upper Colorado RFPG and may have a specified term of membership.

Section 2 Membership

Membership in the committees, subcommittees, and subgroups shall follow the requirements and procedures of Article V of these bylaws and 31 TAC §361.12(c). Appointment to committees, subcommittees, or subgroups shall be made by consensus, but not less than agreement of a majority of the voting members present. The terms of office for all members of committees, subcommittees, and subgroups shall be either upon the expiration of the term, if any, specified by the Region 9 Upper Colorado RFPG in the establishing motion for the committee, subcommittee, or subgroup, or upon the expiration of the persons membership in the Region 9 Upper Colorado RFPG.

If a RFPG creates a sub-regional committee, subcommittee, or subgroup to address issues related to a specific geographic area smaller than the full FPR, it shall, to the extent practical, define such sub-regional geographic areas based on boundaries that are conterminous with full HUC 8 watersheds located within the FPR. Sub-regional committees, subcommittees, or subgroups formed to address issues related to a specific geographic area smaller than the full FPR must include one voting member representing each of the interest categories listed in 31 TAC §361.11(e).

Section 3 Officers

The Chair, Vice-chair, and Secretary of a committee, subcommittee, or subgroup established by the Region 9 Upper Colorado RFPG shall be selected from the duly-elected members of the respective committee, subcommittee, or subgroup. The Chair, Vice Chair, and Secretary of the committee, subcommittee, or subgroup established by the Region 9 Upper Colorado RFPG shall be elected to their respective offices by a majority vote of the members of the committee, subcommittee, or subgroup. Additional committee, subcommittee, or subgroup officers with associated responsibilities may be created as necessary by a majority vote of the members of the committee, subcommittee, or subgroup. The additional officers shall be elected by a majority affirmative vote of the members of the committee, subcommittee, or subgroup.

Section 4 Meetings

Requirements and procedures for committee, subcommittee, or subgroup meetings shall follow those established in Article IX of these bylaws, including requirements for notice. Committees, subcommittees, or subgroups may adopt

their own rules of procedure, if authorized by the Region 9 Upper Colorado RFPG and the rules are not in conflict with state law, TWDB rules, or these bylaws.

Section 5 Books and Records

Requirements and procedures for committee, subcommittee, or subgroup books and records shall follow those established for the Region 9 Upper Colorado RFPG in Article XI of these bylaws.

Section 6 Code of Conduct

Members of a committee, subcommittee, or subgroup are subject to the requirements of Article V, Section 6 of these bylaws.

ARTICLE XIII. Compensation/Reimbursement

Members of the Region 9 Upper Colorado RFPG are able to be reimbursed for eligible travel expenses, as authorized by the General Appropriations Act, and as limited by the TWDB regional flood planning grant contract for attendance at a posted meeting of the RFPG. All travel expenses must be documented by the members and submitted to the Chair and the planning group sponsor political subdivision designated by the Region 9 Upper Colorado RFPG to apply to TWDB for funding. The Chair of the RFPG must certify, in a public meeting, that the travel expenses are eligible for reimbursement and are correct and necessary before the planning group sponsor political subdivision contracting with the TWDB for the Region 9 Upper Colorado RFPG can compile the travel information from the members and submit reimbursement requests to the TWDB.

ARTICLE XIV. Contractual Services

The voting members of the Region 9 Upper Colorado RFPG shall approve, by a majority vote of the voting members present, persons or entities to provide contractual services for the Region 9 Upper Colorado RFPG, including all services related to preparation, development, or revisions of the regional flood plan for the Region 9 Upper Colorado FPR. However, the voting members may delegate to the Executive Committee the authority to make all administrative decisions concerning amendments to TWDB grant contracts for services related to regional flood planning, except those decisions concerning amendments related to scopes of work and budgets.

ARTICLE XV. Adopting and Amending the Bylaws

These bylaws shall have full force and effect upon approval and adoption by the voting members of the Region 9 Upper Colorado RFPG, acting on behalf of the interests comprising the Region 9 Upper Colorado FPR, and upon submission to the TWDB in compliance with 31 TAC §361.11(d). The voting members shall adopt and/or amend these bylaws by a two-thirds vote of the voting members present.

ARTICLE XVI. Resolution Adopting Bylaws

WHEREAS, no bylaws have been adopted governing the conduct of the internal affairs of the Region 9 Upper Colorado RFPG; and

WHEREAS, the set of bylaws presented to and as otherwise modified by agreement during this meeting are suitable for the purpose and their adoption is in the best interests of the Region 9 Upper Colorado RFPG; it is, therefore,

RESOLVED, that the members of the Region 9 Upper Colorado RFPG this _____ day of _____, approve and adopt the bylaws presented to this meeting of members as the bylaws of the Region 9 Upper Colorado RFPG; and it is

FURTHER RESOLVED, that the bylaws be authenticated as such by the Secretary of the Region 9 Upper Colorado RFPG and placed in its minute book, and that a full and true copy of the bylaws, certified by the Secretary, be kept at the principal office of the Region 9 Upper Colorado RFPG for inspection by members or the public at all reasonable times during business hours.

(date)

(Signature of Secretary)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Operations, 325-657-4201

Meeting Date: December 15, 2020

Item type: Consent Item

Caption:

Consider a resolution authorizing the City Manager to negotiate and execute an agreement to contribute Right of Way Funds to the State of Texas related to highway improvements on SL 378 (Old Christoval Rd) from FM 1223 to US 87 for Right of Way Acquisition (Shane Kelton)

Summary/History:

SL 378 from FM 1223 to US 67 (Old Christoval Rd from S. Chadbourne to Loop 306)

The agreement is to contribute funds outlined in the Resolution including the City of San Angelo's 10% (\$81,265) contribution towards the purchase of needed right of way which includes fee ownership from 3 landowners and 4 channel drainage easements and relocation of utilities. The TxDOT project includes reconstruction and widening of the road way including pedestrian improvements. The City has been discussing this project for the last 24 to 36 months and has budgeted for the contribution amount. Due to the project being within the City limits, State Statute dictates the 10% City contribution. The total contribution is \$81,265.00.

Financial Impact:

Amount of \$81,265 is budgeted in the current years budget

Other Information/Recommendation:

Attachments:

- | | |
|--|---|
| 1. Resolution ROW Contribution Agreement | Resolution ROW Contribution Agreement.docx |
| 2. TXDOT Agreement to Contribute ROW Funds | TXDOT Agreement to Contribute ROW Funds.doc |

Presentation:

Shane Kelton

Approvals/Reviews:

Charles Michalewicz	Created/Initiated
Shane Kelton	Approved
Theresa James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT TO CONTRIBUTE RIGHT OF WAY FUNDS (FIXED PRICE) WITH THE STATE OF TEXAS, BEING RELATED TO CERTAIN HIGHWAY IMPROVEMENTS ON HIGHWAY NO. SL 378 FROM FM 1223 TO US 87 THAT NECESSITATE THE ACQUISITION OF CERTAIN RIGHT OF WAY AND THE RELOCATING AND ADJUSTING OF UTILITIES

WHEREAS, Texas Transportation Code §§ 201.103 and 222.052 establish that the State shall design, construct, and operate a system of highways in cooperation with local governments; and

WHEREAS, Texas Transportation Code, §§ 201.209 authorizes the State and a Local Government (“City” hereafter) to enter into agreements in accordance with Texas Government Code, Chapter 791; and

WHEREAS, the State has deemed it necessary to make certain highway improvements on Highway No. SL 378 from FM 1223 to US 87, and this section of highway improvements will necessitate the acquisition of certain right of way and the relocating and adjusting of utilities (the “Project”); and

WHEREAS, the City requests that the State assume responsibility for acquisition of all necessary right of way and adjustment of utilities for the Project; and

WHEREAS, the City desires to enter into a fixed price joint participation agreement pursuant to 43 TAC §15.52 to contribute to the State funding participation as defined in 43 TAC §15.55 for the cost of acquiring the right of way and relocating or adjusting utilities for the proper improvement of the State Highway System;

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

Section 1: The City Manager is hereby authorized to negotiate and execute the *Agreement to Contribute Right of Way Funds (Fixed Price)* with the State of Texas, and all documents related thereto, and to issue the City’s contribution under the agreement in the amount of EIGHTY-ONE THOUSAND TWO HUNDRED SIXTY-FIVE DOLLARS AND NO/100 (\$81,265.00).

PASSED and APPROVED on this the 15th day of December, 2020.

CITY OF SAN ANGELO, TEXAS

Brenda Gunter, Mayor

ATTEST:

Julia Antilley, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

County _____ Tom Green _____
District _____ San Angelo _____
ROW CSJ # _____ 0159-07-008 _____
CCSJ # _____ 0159-07-007 _____
Federal Project #: _____ N/A _____
CFDA Title: Highway Planning & Construction
CFDA # 20.205
Federal Highway Administration
Not Research and Development

STATE OF TEXAS §

COUNTY OF TRAVIS §

AGREEMENT TO CONTRIBUTE RIGHT OF WAY FUNDS (FIXED PRICE)

THIS AGREEMENT is made by and between the State of Texas, acting through the Texas Department of Transportation, (the “**State**”), and City of San Angelo, Texas, acting through its duly authorized officials (the “**Local Government**”).

WITNESSETH

WHEREAS, Texas Transportation Code §§ 201.103 and 222.052 establish that the State shall design, construct, and operate a system of highways in cooperation with local governments; and

WHEREAS, Texas Transportation Code, §§ 201.209 authorizes the State and a Local Government to enter into agreements in accordance with Texas Government Code, Chapter 791; and

WHEREAS, the State has deemed it necessary to make certain highway improvements on Highway No. SL 378 from FM 1223 to US 87, and this section of highway improvements will necessitate the acquisition of certain right of way and the relocating and adjusting of utilities (the “**Project**”); and

WHEREAS, the Local Government requests that the State assume responsibility for acquisition of all necessary right of way and adjustment of utilities for this highway project; and

WHEREAS, the Local Government desires to enter into a fixed price joint participation agreement pursuant to 43 TAC §15.52 to contribute to the State funding participation as defined in 43 TAC §15.55 for the cost of acquiring the right of way and relocating or adjusting utilities for the proper improvement of the State Highway System;

WHEREAS, the Governing Body of the Local Government has approved entering into this agreement by resolution or ordinance dated _____, 20__, which is attached to and made a part of this agreement as Attachment A. A map showing the Project location appears in Attachment B, which is attached to and made a part of this agreement.

NOW THEREFORE, the State and the Local Government do agree as follows:

County _____ Tom Green _____
District _____ San Angelo _____
ROW CSJ # _____ 0159-07-008 _____
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AGREEMENT

1. Agreement Period

This agreement becomes effective when signed by the last party whose signing makes the agreement fully executed. This agreement shall remain in effect until the Project is completed or unless terminated as provided below.

2. Termination

This agreement shall remain in effect until the Project is completed and accepted by all parties, unless:

- A. The agreement is terminated in writing with the mutual consent of the parties;
- B. The agreement is terminated by one party because of a breach, in which case any cost incurred because of the breach shall be paid by the breaching party; or
- C. The Project is inactive for thirty-six (36) months or longer and no expenditures have been charged against federal funds, in which case the State may in its discretion terminate this agreement.

3. Local Project Sources and Uses of Funds

- A. The total estimated cost of the Project is shown in Attachment C, Project Budget Estimate and Payment Schedule, which is attached to and made a part of this agreement. The expected cash contributions from the Federal or State government, the Local Government, or other parties is shown in Attachment C. The Local Government shall pay to the State the amount shown in Attachment C as its required contribution of the total cost of the Project and shall transmit to the State with the return of this agreement, duly executed by the Local Government, a warrant or check for the amount and according to the payment schedule shown in Attachment C.
- B. The Local Government's fixed price contribution set forth in Attachment C is not subject to adjustment unless:
 - 1. site conditions change;
 - 2. work requested by the Local Government is ineligible for federal participation; or
 - 3. the adjustment is mutually agreed on by the State and the Local Government.
- C. If the Local Government will perform any work under this contract for which reimbursement will be provided by or through the State, the Local Government must complete training before federal spending authority is obligated. Training is complete when at least one individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled *Local Government Project Procedures Qualification for the Texas Department of Transportation*. The Local Government shall provide the certificate of qualification to the State. The individual who receives the training certificate may be an employee of

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the Local Government or an employee of a firm that has been contracted by the Local Government to perform oversight of the Project. The State in its discretion may deny reimbursement if the Local Government has not designated a qualified individual to oversee the Project.

- D. Whenever funds are paid by the Local Government to the State under this agreement, the Local Government shall remit a warrant or check made payable to the "Texas Department of Transportation Trust Fund." The warrant or check shall be deposited by the State in an escrow account to be managed by the State. Funds in the escrow account may only be applied to this highway project.
- E. Notwithstanding that this is a fixed price agreement, the Local Government agrees that in the event any existing, future, or proposed Local Government ordinance, commissioner's court order, rule, policy, or other directive, including, but not limited to, outdoor advertising or storm water drainage facility requirements, is more restrictive than State or federal regulations, or any other locally proposed change, including, but not limited to, plats or re-plats, results in any increased costs to the State, then the Local Government will pay one hundred percent (100%) of all those increased costs, even if the applicable county qualifies as an Economically Disadvantaged County (EDC). The amount of the increased costs associated with the existing, future, or proposed Local Government ordinance, commissioner's court order, rule, policy, or other directive will be determined by the State at its sole discretion.
- F. If the Local Government is an EDC and if the State has approved adjustments to the standard financing arrangement, this agreement reflects those adjustments.
- G. If the Project has been approved for an "incremental payment" non-standard funding or payment arrangement under 43 TAC §15.52, the budget in Attachment C will clearly state the incremental payment schedule.

4. Real Property in Lieu of Monetary Payment

- A. Contributions of real property may be credited to the Local Government's funding obligation for the cost of right of way to be acquired for this project. Credit for all real property, other than property which is already dedicated or in use as a public road, contributed by the Local Government to the State shall be based on the property's fair market value established as of the effective date of this agreement. The fair market value shall not include increases or decreases in value caused by the project and should include the value of the land and improvements being conveyed, excluding any damages to the remainder. The amount of any credit for real property contributed for this project is clearly shown in Attachment C.
- B. The Local Government will provide to the State all documentation to support the determined fair market value of the donated property. This documentation shall include an appraisal of the property by a licensed appraiser approved by the State. The cost of appraisal will be the responsibility of the State. The State will review the submitted documentation and make a final determination of value; provided however, the State

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may perform any additional investigation deemed necessary, including supplemental appraisal work by State employees or employment of fee appraisers.

- C. Credit shall be given only for property transferred at no cost to the State after the effective date of this agreement and the issuance of spending authority, and only for property which is necessary to complete this project, has title acceptable to the State, and is not contaminated with hazardous materials. Credit shall be in lieu of monetary contributions required to be paid to the State for the Local Government's funding share of the right of way to be acquired for this project. The total credit cannot exceed the Local Government's matching share of the right of way obligation under this agreement, and credits cannot be reimbursed in cash to the Local Government, applied to project phases other than right of way, nor used for other projects.
- D. In the event the Local Government's monetary contributions to the State for acquisition of right of way, when added to its real property credits, exceed the Local Government's matching share of the right of way obligation, there will be no refund to the Local Government of any portion of its contributed money.

5. Amendments

Amendments to this agreement due to changes in the character of the work, terms of the agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written supplemental agreement.

6. Notices

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified or U.S. mail, postage prepaid, to the following addresses:

Local Government:	State:
City of San Angelo _____ 72 W College _____ San Angelo, TX 76903 _____ _____	Director of Right of Way Division Texas Department of Transportation 125 E. 11 th Street Austin, Texas 78701

All notices shall be deemed given on the date delivered or deposited in the mail, unless otherwise provided by this agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing

County _____ Tom Green _____
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that notices shall be delivered personally or by certified U.S. mail and that request shall be honored and carried out by the other party.

7. Remedies

This agreement shall not be considered as specifying the exclusive remedy for any agreement default, but all remedies existing at law and in equity may be availed of by either party to this agreement and shall be cumulative.

8. Legal Construction

If one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect any other provisions and this agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

9. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

10. Compliance with Laws

The parties shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

11. Sole Agreement

This agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the subject matter of this agreement.

12. Ownership of Documents

Upon completion or termination of this agreement, all documents prepared by the State shall remain the property of the State. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use. All documents produced or approved or otherwise created by the Local Government shall be transmitted to the State in the form of photocopy reproduction on a monthly basis as required by the State. The originals shall remain the property of the Local Government. At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

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13. Inspection of Books and Records

The Local Government shall maintain all books, papers, accounting records and other documentation relating to costs incurred under this agreement and shall make such materials available to the State and, if federally funded, the Federal Highway Administration (FHWA) or their duly authorized representatives for review and inspection at its office during the contract period and for four (4) years from the date of completion of work defined under this agreement or until any impending litigation, or claims are resolved. Additionally, the State and FHWA and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

14. State Auditor

The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under this agreement or indirectly through a subcontract under this agreement. Acceptance of funds directly under this agreement or indirectly through a subcontract under this agreement acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

15. Procurement and Property Management Standards

The parties shall adhere to the procurement standards established in Title 49 CFR §18.36 and with the property management standard established in Title 49 CFR §18.32.

16. Civil Rights Compliance

The parties to this agreement shall comply with the regulations of the U.S. Department of Transportation as they relate to nondiscrimination (49 CFR Part 21 and 23 CFR Part 200), and Executive Order 11246 titled "Equal Employment Opportunity," as amended by Executive Order 11375 and supplemented in the Department of Labor Regulations (41 CFR Part 60).

17. Applicability of Federal Provisions

Articles 18 through 23 only apply if Federal funding is used in the acquisition of right of way or the adjustment of utilities.

18. Office of Management and Budget (OMB) Cost Principles

In order to be reimbursed with federal funds, the parties shall comply with the Cost Principles established in OMB Circular A-87 that specify that all reimbursed costs are allowable, reasonable, and allocable to the Project.

County _____ Tom Green _____
District _____ San Angelo _____
ROW CSJ # _____ 0159-07-008 _____
CCSJ # _____ 0159-07-007 _____
Federal Project #: _____ N/A _____
CFDA Title: Highway Planning & Construction
CFDA # 20.205
Federal Highway Administration
Not Research and Development

19. Disadvantaged Business Enterprise (DBE) Program Requirements

- A.** The parties shall comply with the DBE Program requirements established in 49 CFR Part 26.
- B.** The Local Government shall adopt, in its totality, the State's federally approved DBE program.
- C.** The Local Government shall set an appropriate DBE goal consistent with the State's DBE guidelines and in consideration of the local market, project size, and nature of the goods or services to be acquired. The Local Government shall have final decision-making authority regarding the DBE goal and shall be responsible for documenting its actions.
- D.** The Local Government shall follow all other parts of the State's DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the Adoption of the Texas Department of Transportation's Federally -Approved Disadvantaged Business Enterprise by Entity and attachments found at web address http://txdot.gov/business/business_outreach/mou.htm.
- E.** The Local Government shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any U.S. Department of Transportation (DOT)-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Local Government shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of DOT-assisted contracts. The State's DBE program, as required by 49 CFR Part 26 and as approved by DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Local Government of its failure to carry out its approved program, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 USC 1001 and the Program Fraud Civil Remedies Act of 1986 (31 USC 3801 et seq.).
- F.** Each contract the Local Government signs with a contractor (and each subcontract the prime contractor signs with a sub-contractor) must include the following assurance: *The contractor, sub-recipient, or sub-contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this agreement, which may result in the termination of this agreement or such other remedy as the recipient deems appropriate.*

20. Debarment Certification

The parties are prohibited from making any award at any tier to any party that is debarred or suspended or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549, "Debarment and Suspension." By

County _____ Tom Green _____
District _____ San Angelo _____
ROW CSJ # _____ 0159-07-008 _____
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executing this agreement, the Local Government certifies that it is not currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549 and further certifies that it will not do business with any party that is currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549. The parties to this contract shall require any party to a subcontract or purchase order awarded under this contract to certify its eligibility to receive federal funds and, when requested by the State, to furnish a copy of the certification.

21. Lobbying Certification

In executing this agreement, each signatory certifies to the best of that signatory's knowledge and belief, that:

- A.** No federal appropriated funds have been paid or will be paid by or on behalf of the parties to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- B.** If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with federal contracts, grants, loans, or cooperative agreements, the signatory for the Local Government shall complete and submit the Federal Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- C.** The parties shall require that the language of this certification shall be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and all sub-recipients shall certify and disclose accordingly. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Title 31 USC §1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each failure.

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District _____ San Angelo _____
ROW CSJ # _____ 0159-07-008 _____
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Federal Project #: _____ N/A _____
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22. Federal Funding Accountability and Transparency Act Requirements

- A.** Any recipient of funds under this agreement agrees to comply with the Federal Funding Accountability and Transparency Act (FFATA) and implementing regulations at 2 CFR Part 170, including Appendix A. This agreement is subject to the following award terms: <http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22705.pdf> and <http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22706.pdf>.
- B.** The Local Government agrees that it shall:
1. Obtain and provide to the State a System for Award Management (SAM) number (Federal Acquisition Regulation, Part 4, Sub-part 4.11) if this award provides more than \$25,000 in Federal funding. The SAM number may be obtained by visiting the SAM website whose address is: <https://www.sam.gov/portal/public/SAM/>
 2. Obtain and provide to the State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows Federal government to track the distribution of federal money. The DUNS may be requested free of charge for all businesses and entities required to do so by visiting the Dun & Bradstreet (D&B) on-line registration website <http://fedgov.dnb.com/webform>; and
 3. Report the total compensation and names of its top five (5) executives to the State if:
 - i. More than 80% of annual gross revenues are from the Federal government, and those revenues are greater than \$25,000,000; and
 - ii. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

23. Single Audit Report

- A.** The parties shall comply with the requirements of the Single Audit Act of 1984, P.L. 98-502, ensuring that the single audit report includes the coverage stipulated in OMB Circular A-133.
- B.** If threshold expenditures of \$750,000 or more are met during the Local Government's fiscal year, the Local Government must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Audit Office, 125 E. 11th Street, Austin, TX 78701 or contact TxDOT's Audit Office at <http://txdot.gov/inside-txdot/office/audit/contact.html>
- C.** If expenditures are less than \$750,000 during the Local Government's fiscal year, the Local Government must submit a statement to TxDOT's Audit Office as follows: "We did not meet the \$750,000 expenditure threshold and therefore, are not required to have a single audit performed for FY _____."
- D.** For each year the project remains open for federal funding expenditures, the Local Government will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the agreement, unless otherwise amended or the project has been formally closed out and no charges have been incurred within the current fiscal year.

County _____ Tom Green _____
District _____ San Angelo _____
ROW CSJ # _____ 0159-07-008 _____
CCSJ # _____ 0159-07-007 _____
Federal Project #: _____ N/A _____
CFDA Title: Highway Planning & Construction
CFDA # 20.205
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24. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

THIS AGREEMENT IS EXECUTED by the State and the Local Government in duplicate.

THE LOCAL GOVERNMENT

Daniel Valenzuela, City Manager
City of San Angelo

Date

ATTEST:

Julia Antilley, City Clerk

THE STATE OF TEXAS

Rose Wheeler
Contracts & Finance Director
Right of Way Division
Texas Department of Transportation

Date

Signatures for City Continued on following page.

County _____ Tom Green _____
District _____ San Angelo _____
ROW CSJ # _____ 0159-07-008 _____
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Federal Project #: _____ N/A _____
CFDA Title: Highway Planning & Construction
CFDA # 20.205
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Not Research and Development

Approved as to Content:

Shane Kelton, Operations Director

Charles Michalewicz
Public Works Projects Administrator

Approved as to Form:

Brandon Dyson, Assistant City Attorney

County _____ Tom Green _____
District _____ San Angelo _____
ROW CSJ # _____ 0159-07-008 _____
CCSJ # _____ 0159-07-007 _____
Federal Project #: _____ N/A _____
CFDA Title: Highway Planning & Construction
CFDA # 20.205
Federal Highway Administration
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ATTACHMENT A
RESOLUTION OR ORDINANCE

County _____ Tom Green _____
District _____ San Angelo _____
ROW CSJ # _____ 0159-07-008 _____
CCSJ # _____ 0159-07-007 _____
Federal Project #: _____ N/A _____
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CFDA # 20.205
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ATTACHMENT B LOCATION MAP SHOWING PROJECT



County _____ Tom Green _____
 District _____ San Angelo _____
 ROW CSJ # _____ 0159-07-008 _____
 CCSJ # _____ 0159-07-007 _____
 Federal Project #: _____ N/A _____
 CFDA Title: Highway Planning & Construction
 CFDA # 20.205
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ATTACHMENT C PROJECT BUDGET ESTIMATE AND PAYMENT SCHEDULE



Count y	Tom Green
Distri ct	San Angelo District
ROW CSJ #	0159-07-078
CCSJ #	0159-07-007

Federal Project #	
CFDA Title: <u>Highway Planning and Construction</u>	
FHWA CFDA # 20.205	
Federal Highway Administration	
Not Research and Development	

Standard Agreement to Contribute
State Performs Work
Attachment C

Description	Total Estimated Cost	Participation				Total % (should be 100%)
		State		Local		
		%	Cost	%	Cost	
Right of Way Acquisition	\$212,650.00	90.0%	\$191,385.00	10.0%	\$21,265.00	100.0%
Reimbursable Utility Adjustments	\$600,000.00	90.0%	\$540,000.00	10.0%	\$60,000.00	100.0%
Joint Bid - Reimbursable Utility Adjustments						0.0%
TOTAL	\$812,650.00		\$731,385.00		\$81,265.00	

Fixed Amount

Except as otherwise provided in the Agreement, the fixed amount of Local Government

County _____ Tom Green _____
District _____ San Angelo _____
ROW CSJ # _____ 0159-07-008 _____
CCSJ # _____ 0159-07-007 _____
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participation will be that amount provided above.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 15, 2020

Item type: Consent Item

Caption:

Consider accepting an annexation petition for 1.658 acres out of Casper Berberich Survey 177, Abstract No. 52, Tom Green County, Texas; generally located south of W. Loop 306, west of Old Stone Dr. and east of N. Bentwood Dr.; and setting a Public Hearing on the annexation for the February 16, 2021 City Council meeting (Jon James)

Summary/History:

The applicant, Debra Farr, owns the 7.25 acres in the city just west of Old Stone Ranch south of West Loop 306. She also owns the property immediately adjacent outside the city limits. She is seeking to annex 1.658 acres in order to square off the property in the city along the Loop 306 Service Road to plat the land, rezone it to commercial and build a commercial project. Along with the annexation application she is bringing forth a replat and a rezoning in the next couple of months.

Financial Impact:

Fiscal impacts of the annexation will be considered at the time of annexation. This action is merely to accept the petition for consideration.

Other Information/Recommendation:

This item was presented to the Planning Commission for their information on December 14, 2020.

Staff is recommending accepting the petition and continuing with the annexation process.

Attachments:

- | | |
|----------------------------------|-----------------------------------|
| 1. Annexation petition Lucky Lou | Annexation petition Lucky Lou.pdf |
| 2. Annexation legal | Annexation legal.pdf |
| 3. Annexation exhibit | Annexation exhibit.pdf |
| 4. Annexation exhibit map | Annexation exhibit map.jpg |

Presentation:

Jon James

Approvals/Reviews:

Sherry Bailey	Created/Initiated
Hillary Bueker	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved

Theresa James
Julia Antilley

Approved
Final Approval

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR AND CITY COUNCIL OF SAN ANGELO, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby waive the requirement to be offered a development agreement pursuant to Texas Local Government Code Section 43.035, and petition your honorable Body to extend the present city limits so as to include as part of the City of San Angelo, Texas, the following described territory, to wit:

(Here describe the territory covered by the petition, by metes-and-bounds.)

We certify that the above-described tract of land is contiguous and adjacent to the City of San Angelo, Texas, is not more than one-half mile in width, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

signed: Debbie Farr

signed: _____

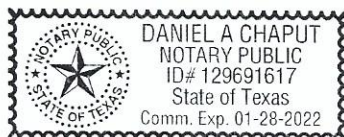
signed: _____

THE STATE OF TEXAS

COUNTY OF TOM GREEN

BEFORE ME, the undersigned authority, on this day personally appeared Debbie Farr, _____, and _____, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 24TH day of NOVEMBER, 2020.



Daniel A. Chaput
Notary Public in and for
TOM GREEN, Texas

"Exhibit A" – Field Notes – 1.658 acres

Description of 1.658 acres

Being 1.658 acres out of Casper Berberich Survey 177, Abstract No. 52, Tom Green County, Texas and being out of a 31.987 acre tract as described in Deed from Charles A. Duncan, Michael S. Duncan, and Duncan Interests LP to Debra L. Farr dated September 28, 2020 and recorded as Instrument # 202015444 of the Official Public Records of Tom Green County, Texas.

Said 1.658 acres being described as follows:

Beginning at a point for the northwest corner of this tract and in the west line of said 31.987 acres and in the east line of Lot D, Block 72, Section 41, Bentwood Country Club Estates, City of San Angelo, Tom Green County, Texas, according to the Plat recorded in Cabinet H, Slide 13 of the Plat Records of Tom Green County, Texas from which a found 1/2 inch iron rod with cap for the northwest corner of said 31.987 acres bears North 00° 06' 45" East 539.29 feet;

Thence with the north line of this tract and within said 31.987 acres South 67° 52' 49" East 632.36 feet to a point for the northeast corner of this tract and in the east line of said 31.987 acres and in the west line of Lot 1, Block B, Section 1, Old Stone Ranch, City of San Angelo, Tom Green County, Texas, according to the Plat recorded in Cabinet H, Slide 11 of the Plat Records of Tom Green County, Texas from which a found 1/2 inch iron rod with cap for the northeast corner of said 31.987 acres bears North 00° 06' 45" East 539.29 feet;

Thence with the east line of this tract and the east line of said 31.987 acres and the west line of said Lot 1 South 00° 06' 45" West 4.75 feet to a found 1/2 inch iron rod with cap for the southeast corner of this tract and the southwest corner of said Lot 1 and the northwest corner of Lot 2 of said Section 1, Old Stone Ranch and in the east line of said 31.987 acres from which a found 1/2 inch iron rod with cap for the southeast corner of said 31.987 acres bears South 00° 06' 45" West 1691.82 feet;

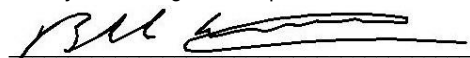
Thence with the south line of this tract and within said 31.987 acres North 89° 53' 15" West 589.28 feet to a point for the southwest corner of this tract and in the west line of said 31.987 acres and in the east line of said Lot D from which a found 1/2 inch iron rod with cap for the southwest corner of said 31.987 acres bears South 00° 06' 45" West 1736.37 feet;

Thence with the west line of this tract and the west line of said 31.987 acres and the east line of said Lot D North 00° 06' 45" East 241.70 feet to the point of beginning and containing 1.658 acres.

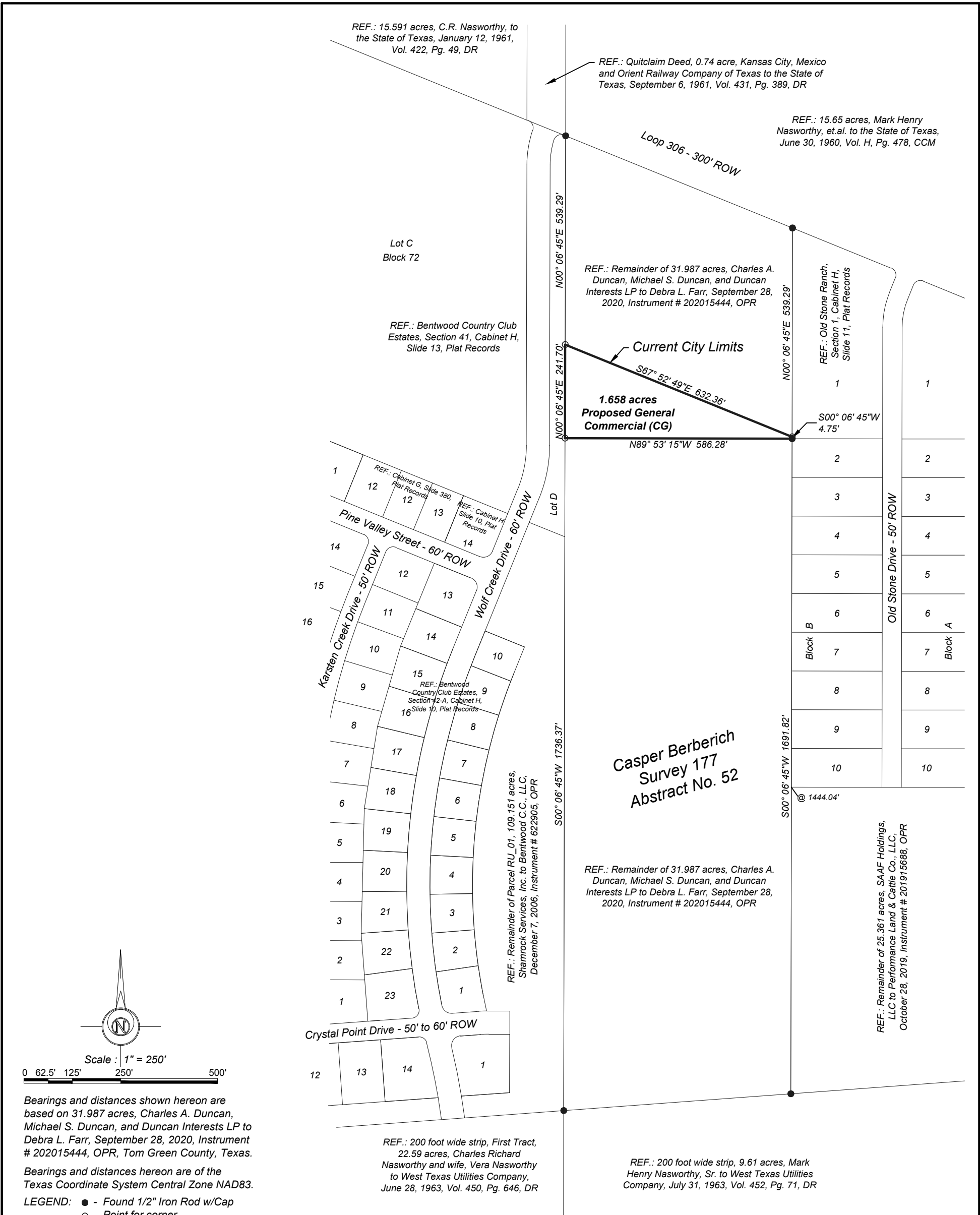
See attached Plat of Survey.

These field notes are **VOID** without an original signature and **EMBOSSSED SEAL**.

Surveyed on the ground September 4, 2020.



Blake Wilde
Registered Professional Land Surveyor No. 6759
TBPLS Firm # 10,193,857



Plat of 1.658 acres out of CASPER BERBERICH SURVEY 177, Abstract No. 52, Tom Green County, Texas and being out of a 31.987 acre tract as described in Deed from Charles A. Duncan, Michael S. Duncan, and Duncan Interests LP to Debra L. Farr dated September 28, 2020 and recorded as Instrument # 202015444 of the Official Public Records of Tom Green County, Texas

Surveyed on the ground September 4, 2020 under my supervision according to the minimum standards of the Professional Land Surveying Practices Act and the General Rules of Procedures and Practices set forth by the Texas Board of Professional Engineers and Land Surveyors.

A complete title search was not performed for the purpose of this survey. There may be other easements or dedications not shown hereon.

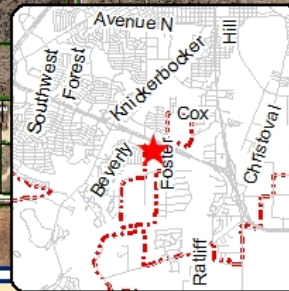
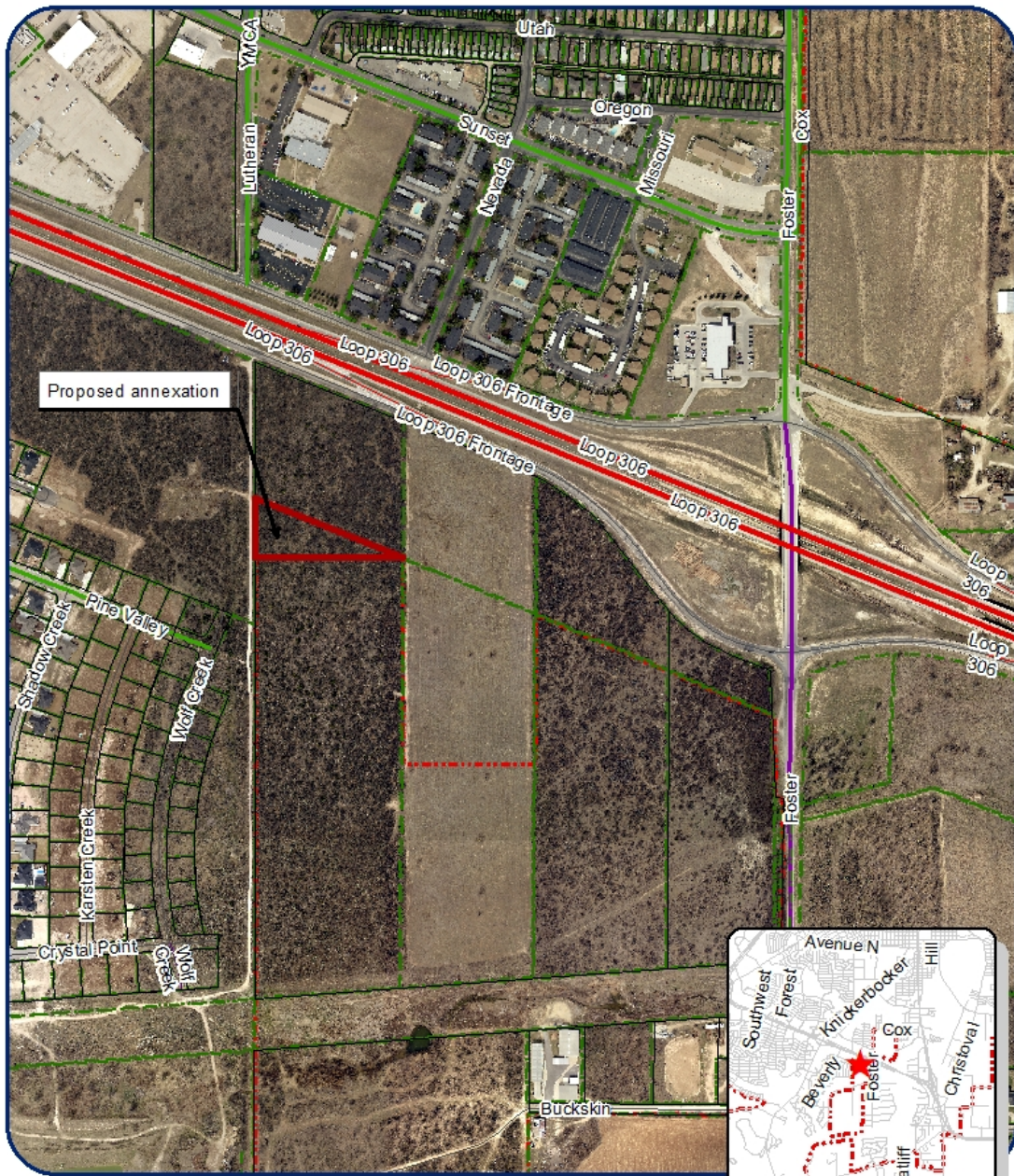
This survey is prepared for the exclusive use and benefit of Debra Farr. Use of this survey by a third party may not be transferred or assigned.

This survey is **VOID** without an original signature and **EMBOSSSED SEAL**. See attached "Exhibit A" field notes of metes and bounds description.


BLAKE WILDE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759
WE Wilde Engineering, LLC 5770 FM 765 San Angelo, Texas 76905

TBPLS Firm # 10,193,857
www.wilde-eng.com

325.277.8682



Location Map Annexation

Legend

Lucky Lou Annexation request

Council District - none until annexed
 Neighborhood: Country Club
 Scale: 1" approx. = 500 ft

Subject Properties: **None**
 Current Zoning: **General Commercial (CG)**
 Requested Zoning Change: **Commercial**
 Vision:

AERIAL MAP

N



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Brian Dunn, Fire Chief, Fire Department, 325-657-4355

Meeting Date: December 15, 2020

Item type: Consent Item

Caption:

Second reading of an ordinance amending Chapter 6 "Fire and Rescue", Article 6.05 "Ambulances and Ambulance Companies" allowing for private ambulances (Brian Dunn)

Summary/History:

The San Angelo Fire Department is recommending the City of San Angelo change the ordinance to allow private ambulance services to transport non-emergency transfers inside the city limits of San Angelo. This ordinance has been in place for many years. The volume in the past has been handled with little issue to emergency responses. Last year we did approximately 600 of these transfers, that were worth about \$150,000. Even if the San Angelo Fire Department doesn't do any more non-emergency transports our response volume is still going up about 400-600 responses per year. The emergency responses are reimbursed at a significantly higher rate and require a higher level of care in the responses. This will offset any loss of future revenue.

The reason we are coming to council at this time is with Shannon's acquisition of Community Medical Center, the transfers between facilities has risen dramatically. The San Angelo Fire Department's ability to perform all of these transports in a timely manner and not jeopardize emergency responses by having too many ambulances tied up doing non-emergency transports. We are performing these transports currently, but they are having to wait when there are several transports stacked up and we have multiple ambulances out on emergency runs.

We would recommend permitting four ambulance transport companies at the current time and updating the ordinance to list the new provisions. This amount of companies should be able to handle the volume of transports and allow them not to cannibalize each other. Eventually this will allow the San Angelo Fire Department to exit non-emergency transport calls and strictly handle 911 emergency calls.

Financial Impact:

If we stop doing non emergency transports it is a loss of about \$150,000 in revenue. Our run volume is going up by 400-600 runs per year so this revenue will be offset by this new run volume.

Other Information/Recommendation:

Approve and adopt updated ordinance.

Attachments:

- | | |
|---|---|
| 1. Enacting Ordinance Ambulance private transport | Enacting Ordinance Ambulance private transport.docx |
| 2. Exhibit A Ambulance Ordinance | Exhibit A Ambulance Ordinance.doc |

Presentation:

Chief Brian Dunn

Approvals/Reviews:

Brian Dunn

Theresa James

Tina Dierschke

Theresa James

Julia Antilley

Created/Initiated

Approved

Approved

Approved

Final Approval

**AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING
CHAPTER 6 “FIRE AND RESCUE”, ARTICLE 6.05 “AMBULANCES AND
AMBULANCE COMPANIES”, PROVIDING FOR SEVERABILITY; AND
CREATING AN EFFECTIVE DATE**

WHEREAS, the City of San Angelo has an ordinance the regulates the operation of
ambulances and ambulance companies in the City of San Angelo, and

WHEREAS, there is a desire by the San Angelo Fire Department to allow private
ambulance companies to perform non-emergency transports, and

WHEREAS, it is necessary to amend the ordinance in order to allow private ambulance
companies to operate in this manner.

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

SECTION 1. THAT Chapter 6, Article 6.05 is hereby amended as depicted in Exhibit A.

SECTION 2. THAT the terms and provisions of this Ordinance shall be deemed to be
severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall
not affect the validity of the other provisions of this Ordinance.

SECTION 3. THAT this Ordinance shall take effect and be in full force and effect from
and after the date of its passage unless otherwise replaced by the San Angelo City Council.

INTRODUCED with public hearing on the 17th day of November, 2020 and finally
PASSED, APPROVED AND ADOPTED on this the 15th day of December, 2020.

THE CITY OF SAN ANGELO

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

EXHIBIT A

Chapter 6, Article 6.05 of the San Angelo Code of Ordinances shall be amended as follows:

ARTICLE 6.05 - AMBULANCES AND AMBULANCE COMPANIES

DIVISION 1. - GENERALLY

Sec. 6.05.001 - Definitions

The following definitions shall apply in the interpretation and enforcement of this article:

Ambulance. Any publicly or privately owned motor vehicle equipped or used for transporting or transferring any injured, sick, disabled, or deceased persons.

Ambulance service. The business of transporting injured, sick, disabled or deceased persons.

~~Person. An individual person, firm, corporation, or association.~~

~~Street. Any street, alley, public place, square or highway within the corporate limits of the city.~~

Sec. 6.05.002 - Penalties

Any person, either by himself or agent, who shall do anything prohibited by the terms of this article, or in any way violate the provisions thereof, shall be fined in accordance with the general penalty provision found in section 1.01.009 of this code, and if the person or service is a licensee hereunder, such license shall be terminated. It shall not be necessary for the complaint to allege or for proof to be made that the act was knowingly done; nor shall it be necessary for the complaint to negative any exception contained in this article concerning any prohibited act, but any such exception made herein may be urged as a defense by any person charged by such complaint.

Sec. 6.05.003 - ~~Duties of city health officer~~Inspection of vehicles and premises

The ~~city health officer~~Fire Chief or designee shall inspect the vehicles and premises designated in an application hereunder and shall certify his approval ~~in writing to the city manager~~ when he/she finds that such vehicles and premises are suitable from the standpoint of health and sanitation for the conduct of an ambulance business and that all state laws and local ordinances relating to health, safety and sanitation have been complied with.

Sec. 6.05.004 - Insurance

(a) All transport ambulance services licensed hereunder shall procure and keep in full force and effect a policy or policies of public liability and property damage insurance issued by a casualty insurance company authorized to do business in the state and in the standard form approved by the state department of insurance, the coverage provision insuring the public from any loss or damage that may

arise to any person or property by reason of the operation of an ambulance of such service and providing that the amount of recovery on each ambulance shall be in limits as approved by the City of San Angelo Risk Manager ~~and not less than the following sums:~~

~~(1) For damages arising out of bodily injury to or death of one person in any one accident, \$100,000.00.~~

~~(2) For damages arising out of bodily injury to or death of two or more persons in any one accident, \$300,000.00.~~

~~(3) For injury to or destruction of property in any one accident, \$50,000.00.~~

(b) If any such policy is terminated and is not replaced with like insurance prior to such termination, then any license issued hereunder shall automatically terminate.

Sec. 6.05.005 - Personnel

(a) All transport ambulance services will have at least one attendant and one driver for all ambulance calls. ~~(including transfers and emergency calls).~~

(b) All attendants, drivers and other individuals employed to work on an ambulance within the city shall meet at least the following minimum qualifications:

(1) Is at least 18 years of age, and morally fit for such employment.

(2) Is of sound physique and good eyesight, and not suffering from any disease of body or mind which might render him unfit for the safe operation of an ambulance.

(3) Is able to speak, read and write the English language.

(4) Is clean of dress and person and not suffering from alcoholism or narcotism, nor under the influence of alcohol or narcotics.

(5) Is an emergency medical technician as certified by the Texas Department of State Health Services.

~~(5) — Holds, prior to March 15, 1980, at least an American Red Cross certificate. On and after March 15, 1980, all personnel employed on an ambulance must hold a currently registered emergency medical technician certificate from the department of state health services.~~

~~(56)~~ Has complied with the requirements of this article and all other governing laws and ordinances.

Sec. 6.05.006 - Ambulance equipment

All ambulances operated by a licensed service shall have and maintain the following equipment:

~~(1) Traction splints, oxygen, a first aid kit and other equipment prescribed by the state board of health. All equipment required by the Texas Department of State Health Services.~~

~~(2) — In the case of ambulances used for emergency runs, two-way radios capable of being tuned to the operating police frequency.~~

~~(3) — All other equipment as may be required by city ordinance or state statute.~~

Sec. 6.05.007 - Following emergency vehicle prohibited

No person shall follow, in a motor vehicle, any ambulance, police car or other emergency vehicle which is traveling on a public street in response to a report of an accident collision or occurrence of any nature.

Sec. 6.05.008 - Uncalled ambulance prohibited; exception

No person shall drive an ambulance to or near the scene or situs of any accident or collision in the city unless such person has been called to the scene by ~~the police~~ a peace officer or the fire department, ~~or by a person involved in such a collision or accident, or by a person responsible for someone who is involved in a collision or accident.~~

Sec. 6.05.009 - Solicitation prohibited

No person shall solicit in any manner, directly or indirectly, on the streets of the city, the business of transporting sick, injured, disabled or deceased persons. Proof of the presence of any person engaged in the ambulance service or the presence of any ambulance or motor vehicle operated by any person either as owner, operator, agent or employee of any ambulance service shall be prima facie evidence of a solicitation in violation of this section.

Sec. 6.05.010 — ~~Refusal of calls prohibited; exception~~ Emergency Response and Non-Emergency Transports

Only the San Angelo Fire Department EMS shall respond to emergency calls. Non-Emergency transports will be allowed by private companies permitted by the City of San Angelo. The City of San Angelo may issue four licenses to ambulance transfer companies. If these companies fail to provide service or are derelict in their ability to provide enough ambulances to support their transport services, the license may be revoked by the Fire Chief. Non-Emergency Transports are not permitted to run Code 3 (lights and sirens) within the City of San Angelo.

~~No ambulance service licensed under this article shall refuse any call to the scene or situs of any accident, collision or occurrence of any nature within the city unless all ambulances within the service called are engaged elsewhere at the time such call is received. Any refusal not herein authorized shall work an immediate revocation of the license of such service.~~

Sec. 6.05.011 - Nonpayment of ambulance fees unlawful

It shall be unlawful for any person requesting ambulance services of any licensed ambulance service to refuse to pay, with the intent to defraud, a reasonable and customary fee for services rendered for such person by any licensed ambulance service. Failure to pay such fee within ten days after receiving a statement of such fee, or within 30 days after the date such services are rendered, whichever period is greater, shall constitute prima facie evidence of intent to defraud.

~~Sec. 6.05.012 – Reports to police department~~

~~When on a police-directed call, the ambulance service shall, within 24 hours after the call is completed, report to the police department the name and address of the person transported, the nature and circumstances of the call, and the disposition of the person so transported.~~

Secs. 6.05.01~~2~~²³—6.05.030 - Reserved

DIVISION 2. - LICENSE

Sec. 6.05.031 - Required

All transport ambulance services operating in the city shall be licensed as herein provided, and no person shall drive an ambulance upon the streets of the city unless such ambulance is operated by a duly licensed ambulance service; provided, however, a license shall not be required for any public owned ambulance.

Sec. 6.05.032 - Application

Applications for licenses hereunder shall be made to the city and shall contain:

- (1) The name and address of the owner of the ambulance service.
- (2) A description of each of the ambulances to be used, including the make, model and year of manufacture; current state license number; and motor and chassis numbers.
- (3) The schedule of rates proposed to be charged.
- (4) The location and description of the place or places from which such ambulance service is intended to operate.
- (5) Such other information as the city may deem reasonably necessary to determine if all the provisions of this article have been fully complied with.
- (6) Supplemental information shall be provided at such time as any ambulance is added to or deleted from such ambulance service.

Sec. 6.05.033 - Fee

An application hereunder shall be accompanied by a license fee as provided for in the fee schedule found in appendix A of this code.

Sec. 6.05.034 - License period; renewal

Any license granted hereunder shall be for a period of one year, and the same may be renewed from year to year upon payment of the fee set out above, unless the initial application set out above is found to be materially incorrect at such time of renewal.

Sec. 6.05.035 - Granting

(a) Within ten days after receipt of an application under this article, the ~~city manager~~Fire Chief or designee shall cause an investigation to be made of the applicant and its proposed operation. The ~~city Fire Chief~~manager shall then certify his findings to the ~~Ceity~~ Manager~~council~~ based upon the following:

- (1) The ambulances, drivers and attendants, and premises have been certified by the ~~city health officer~~Fire Chief as provided herein.
- (2) Insurance policies required by this article have been obtained and provided to the City Risk Manager.
- (3) The applicant and all drivers and attendants are fit and proper persons to conduct or work in the proposed ambulance service.
- (4) The applicant owes no delinquent taxes or other fees or charges to the ~~Ceity~~.
- (5) All requirements of this article and all other applicable laws and ordinances have been fully complied with.
- (6) Necessary~~s~~State licenses have been obtained for each ambulance to be operated.

(b) After such certification by the ~~city manager~~Fire Chief, the ~~city council~~City manager may grant a license upon a finding that public convenience and necessity require the proposed transport ambulance service. In determining whether the public convenience and necessity require the proposed transport ambulance service, the city council shall consider whether the public, at the time application is made, is adequately served; the financial responsibility of the applicant; the number, kind and type of equipment; the schedule of rates proposed to be charged; whether the safe use of the streets by the public will be preserved; and such other facts as the city ~~council~~manager shall consider reasonable and relevant.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Theresa James, City Attorney, Legal, X1413

Meeting Date: December 15, 2020

Item type: Consent Item

Caption:

Second reading of an ordinance amending Chapter 10 "Traffic Control", Article 10.01 "General Provisions" amending Section 10.01.013 "Pedestrian's Rights and Duties" (Theresa James)

Summary/History:

Recently there has been an increasing number of pedestrians loitering at the intersections and under bridges and intersections of US Highway 277, US Highway 67 and Loop 306 within the City of San Angelo. Intersections, bridges, and underpasses along these highways are particularly dangerous because of the high traffic counts and complex turning patterns that are part of these intersections. This behavior has resulted in numerous complaints and concerns about traffic safety.

This ordinance will prohibit laying sitting, loitering, standing or soliciting in these areas for the protection of the health, safety and welfare of the pedestrians as well as the traffic in the area.

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|---|---|
| 1. Enacting Ordinance standing stopping | Enacting Ordinance standing stopping.docx |
| 2. Exhibit A Standing stopping | Exhibit A Standing stopping.doc |

Presentation:

Theresa James

Approvals/Reviews:

Theresa James
Julia Antilley

Created/Initiated
Final Approval

**AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING
CHAPTER 10 “TRAFFIC CONTROL”, ARTICLE 10.01 “GENERAL
PROVISIONS”, SECTION 10.01.013 “PEDESTRIAN’S RIGHTS AND DUTIES”
PROVIDING FOR SEVERABILITY; AND CREATING AN EFFECTIVE DATE**

WHEREAS, the City of San Angelo has an ordinance that specifies the rights and duties of pedestrians; and

WHEREAS, as part of the ordinance, pedestrians are restricted from portions of the public right of way when access to those areas poses a safety concern for pedestrians, infrastructure or vehicles; and

WHEREAS, the areas under and around intersections and overpasses of US Highway 277, US Highway 67, and Loop 306 within the City of San Angelo are particularly dangerous due to high traffic counts and complex turning patterns requiring restriction of pedestrian activities in those locations.

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

SECTION 1. THAT Chapter 10, Article 10.01, Section 10.01.013 is hereby amended as depicted in Exhibit A

SECTION 2. THAT the terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 3. THAT this Ordinance shall take effect and be in full force and effect from and after the date of its passage unless otherwise replaced by the San Angelo City Council.

INTRODUCED with public hearing on the 17th day of November, 2020 and finally
PASSED, APPROVED AND ADOPTED on this the 15th day of December, 2020.

THE CITY OF SAN ANGELO

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

EXHIBIT A

Chapter 10, Article 10.01, Section 10.01.013 is hereby amended as set out below:

Sec. 10.01.013 - Pedestrian's rights and duties

- (a) *Pedestrians subject to traffic-control signals.* Pedestrians shall be subject to traffic-control signals, but at all other places pedestrians shall be granted those rights and be subject to the restrictions stated herein.
- (b) *Pedestrian's right-of-way in crosswalks.*
 - (1) *Drivers to yield right-of-way.* When traffic-control signs are not in place or not in operation, the driver of a vehicle shall yield the right-of-way, slowing down or stopping if need be so to yield, to a pedestrian crossing the roadway within a crosswalk when the pedestrian is upon the half of the roadway upon which the vehicle is traveling, or when the pedestrian is approaching so closely from the opposite half of the roadway as to be in danger. It shall be unlawful for any pedestrian suddenly to leave a curb or other place of safety and walk or run into the path of a vehicle which is so close that it is impossible for the driver to yield. A pedestrian's right-of-way in a crosswalk is modified under the conditions and as stated herein.
 - (2) *Passing stopped vehicle.* Whenever any vehicle is stopped at a marked crosswalk or at any unmarked crosswalk at an intersection to permit a pedestrian to cross the roadway, the driver of any other vehicle approaching from the rear shall not overtake and pass such stopped vehicle.
 - (3) *Pedestrians to use right half of crosswalks.* Pedestrians shall move, whenever practicable, upon the right half of crosswalks.
- (c) *Crossing at right angles.* It shall be unlawful for any pedestrian to cross a roadway at any place other than by a route at right angles to the curb or by the shortest route to the opposite curb, except in a crosswalk.
- (d) *When pedestrian shall yield.*
 - (1) Every pedestrian crossing a roadway at any point other than within a marked crosswalk or within an unmarked crosswalk at an intersection shall yield the right-of-way to all vehicles upon the roadway.
 - (2) Any pedestrian crossing a roadway at a point where a pedestrian tunnel or overhead pedestrian crossing has been provided shall yield the right-of-way to all vehicles upon the roadway.
 - (3) The foregoing rules have no application under the conditions stated herein when pedestrians are prohibited from crossing at certain designated places.
- (e) *Prohibited crossing.* Between adjacent intersections at which traffic-control signals are in operation, pedestrians shall not cross at any place except in a crosswalk.
- (f) *Obedience of pedestrians to railroad signals.* It shall be unlawful for a pedestrian to pass through, around, over or under any crossing gate or barrier at a railroad grade crossing while such gate or barrier is closed or is being opened or closed.
- (g) *Pedestrians walking along roadway.*
 - (1) Where sidewalks are provided, it shall be unlawful for any pedestrian to walk along and upon an adjacent roadway.
 - (2) Where sidewalks are not provided, any pedestrian walking along or upon a highway shall when practicable walk only on the left side of the roadway or its shoulder, facing traffic which may approach from the opposite direction.
- (h) *Pedestrians standing or soliciting ~~rides or~~ business.*

- (1) It shall be unlawful for any person to enter into any public street for the purpose of soliciting a ride, employment, business, donations or contributions from the occupant of any vehicle being driven or operated on such public street.
 - (2) It shall be unlawful for any person to stand on or in proximity to a street or highway for the purpose of soliciting the watching or guarding of any vehicle while parked or about to be parked on a street or highway.
 - (3) It shall be unlawful for any person to lie, sit, loiter, stand, or solicit for any purpose in any median in the City or in any intersection, underpass, or under any bridge located along US Highway 277, US Highway 67, or Loop 306 within the City of San Angelo.
- (i) *Drivers to exercise due care.* Notwithstanding the foregoing provisions, every driver of a vehicle shall exercise due care to avoid colliding with any pedestrian upon any roadway and shall give warning by sounding the horn when necessary and shall exercise proper precaution upon observing any child or any confused or incapacitated person upon a roadway.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 15, 2020

Item type: Consent Item

Caption:

Second reading of ordinances annexing into the City of San Angelo, by petition of the property owner, for the following properties, and authorizing the City Manager to negotiate and execute all related documents:

- 1) 10.480 acres out of the C. Berberich Survey No. 177, Abstract No. 52, generally located south of Loop 306 along Old Stone Dr.
- 2) 18.753 acres out of the C. Berberich Survey No. 177, Abstract No. 52 and H. Zerbach Survey No. 178, Abstract No. 4210, generally located east of the intersection of Club House Ln. and Enclave Ct.
- 3) 18.325 acres out of Abstract: 8108, Survey: 0008, A. Willeke, out of the west ½ of Survey 8, generally located west of the intersection of Dominion Ridge and Coral Way
- 4) 88.936 acres out of Tract 2 and Tract 3, Block 1, Section One, Tom Green County Business Park, generally located east of N. US Hwy 277 north of Tractor Trl.

(Jon James)

Summary/History:

Below is a summary of each annexation request:

1) The applicant, Performance Land & Cattle Co. LLC, has submitted a petition to annex 10.480 acres of property for single-family residential development south of Loop 306, west of Foster Road and along Old Stone Drive. The property is phase two of Old Stone Ranch, phase one of which was annexed earlier this year. The applicant has submitted concurrently with the annexation request an application to zone the unzoned property Single Family Residence (RS-1). That request is before the Council later in the agenda (Z20-14).

2) The applicant, Bentwood C.C. LLC, has submitted a petition to annex 18.753 acres of property for single-family residential development immediately east of the City Limits and Enclave Court in the City's Extra-Territorial Jurisdiction (ETJ). The property is adjacent to previously approved phases of Bentwood Country Club Estates, Sections 32, 33, and 38. The applicant has submitted concurrently with the annexation request, an application to zone (Z20-15) the unzoned property to Single-Family Residential (RS-1) to allow new single-family home lots. They also received approval of an associated preliminary plat which encompasses the annexation area by the Planning Commission on October 19, 2020.

3) The applicant, Sierra Vista Construction, Inc., Danny Aguero, President, has submitted a petition to annex 18.325 acres of property for single-family residential development immediately south/southwest of the City Limits in the City's Extra-Territorial Jurisdiction (ETJ). This property is located west of the intersection of Dominion Ridge and Coral Way. The property is adjacent and directly west to the previously approved Twin Oaks Addition, Section Thirty-One. The applicant has submitted concurrently with the annexation request, an application to zone (Z20-17) the unzoned property to Single-Family Residential (RS-1) to allow new single-family home lots. They also received approval of an associated preliminary plat which encompasses the annexation area by the Planning Commission on October 19, 2020.

4) Tom Green County submitted a request for dis-annexation from the City of San Angelo's jurisdictional boundaries on

January 26, 2017. At that time, they indicated that such action was for the purpose of pursuing a State grant. As part of an Interlocal Development Agreement, water and sewer service are provided to the site at negotiated rates consistent with those imposed for lands within the city limits. To further facilitate this, there was also an amendment to a Memorandum of Understanding. On September 15, 2020 Tom Green County Commissioners Court requested re-annexation of 88.936 acres of the original 184.627 acres that was dis-annexed in 2017.

Financial Impact:

Annexations may have long-term impacts on city finances, which may be discussed at the meeting. However, there are no immediate anticipated fiscal impacts.

Other Information/Recommendation:

City staff recommends adopting ordinances annexing the subject parcels into the city limit of the City of San Angelo.

On November 17, 2020, City Council unanimously approved the first reading with a 7-0 vote.

Attachments:

- | | | |
|----|---|--|
| 1. | Ordinance - 10.480 ac - Old Stone Ranch Section Two | Ordinance - 10.480 ac - Old Stone Ranch Section Two.docx |
| 2. | Ordinance - 18.753 ac - Bentwood | Annexation Ordinance&Service Plan_Bentwood CC.docx |
| 3. | Ordinance - 18.325 ac - Meridian | Meridian Ordinance 2020.docx |
| 4. | Ordinance - 88.936 ac - TGC | Ordinance.docx |

Presentation:

Jon James

Approvals/Reviews:

Hillary Bueker	Created/Initiated
Hillary Bueker	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Julia Antilley	Final Approval

AN ORDINANCE ANNEXING INTO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ON PETITION OF PROPERTY OWNERS, TERRITORY GENERALLY DESCRIBED AS 10.480 ACRES OF LAND OUT OF CASPER BERBERICH SURVEY 177, ABSTRACT NO. 52 CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS; GENERALLY LOCATED SOUTH OF LOOP 306, WEST OF FOSTER ROAD ALONG OLD STONE DRIVE; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING FOR AMENDMENT OF THE BOUNDARIES AND OFFICIAL MAP OF THE CITY; APPROVING A SERVICE AGREEMENT THEREFORE; SUBJECTING THE PROPERTY SITUATED THEREIN TO BEAR ITS PRO RATA PART OF TAXES LEVIED; PROVIDING RIGHTS AND PRIVILEGES AS WELL AS DUTIES AND RESPONSIBILITIES OF INHABITANTS AND OWNERS OF SAID TERRITORY; DIRECTING NOTICES AS REQUIRED BY LAW; PROVIDING A SEVERABILITY CLAUSE; DECLARING COMPLIANCE WITH OPEN MEETINGS ACT; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of San Angelo, Texas (the "City") is a home-rule municipality authorized by State law and the City Charter to annex territory lying adjacent and contiguous to the corporate limits of said City; and

WHEREAS, pursuant to Texas Local Government Code, Section 43.0671, all of the owners of a tract of land containing 10.480 acres situated immediately south/southeast of the City, generally located south of Loop 306, west of Foster Road along Old Stone Drive, more fully described in Exhibit "A," attached hereto and made a part hereof for all purposes (hereinafter the "Territory"), have petitioned the City Council in writing to annex the Territory into the corporate limits of the City; and,

WHEREAS, the Territory is not appraised for ad valorem tax purposes as land for agricultural or wildlife management use, or as timber land, and Section 43.016 of the Texas Local Government Code does not apply to the proposed annexation; and,

WHEREAS, the City Council accepted the Petition Requesting Annexation by Territory owners, and directed Planning staff to proceed with the proposed annexation schedule, at a regularly held meeting of the City Council on October 6, 2020; and,

WHEREAS, a public hearing on the annexation was held, the 17th of November, 2020, as required by law, where all interested persons were provided an opportunity to be heard on the proposed annexation of the Territory; and

WHEREAS, all notices have been issued as required by law and all public hearings have been held within the time required by law pursuant to notices duly posted and published; and

WHEREAS, a service plan has been prepared that provides for the extension of appropriate municipal services into the Territory, which plan is attached hereto, and the City is able to provide such services; and

WHEREAS, the Territory is not within the boundaries of any other municipality, lies within the extraterritorial jurisdiction of the City, and lies adjacent to and adjoins the present boundaries of the City;

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

Section 1. Findings of Fact. All of the above premises are hereby found to be true and correct and are incorporated into the body of this ordinance as if fully set forth; and all required legal conditions for annexation have been met.

Section 2. Annexation. The Territory described in Exhibit "A," attached hereto and incorporated herein for all purposes, said Territory lying adjacent to and contiguous with the present boundaries of the City, be and is hereby added and annexed into the City, and said Territory shall hereafter be included within the corporate limits of the City, and the present boundary lines of said City, at various points contiguous with the Territory annexed, are hereby altered, extended and amended so as to include said Territory within the corporate limits of the City.

Section 3. Amendment of Boundaries and Official Map of City. The official map and boundaries of the City, heretofore adopted and amended, shall be and are hereby amended so as to include the aforementioned annexed Territory as part of the City.

Section 4. Service Plan. The service plan attached hereto as Exhibit "B" is hereby approved and is incorporated herein for all purposes. The City makes an affirmative determination that this service plan provides for the extension of services to the annexed Territory which are comparable to other areas within the City with similar land utilization, population density and topography. It is further found that those characteristics of land use, population density and topography which distinguish this Territory from other areas of the City are considered a sufficient basis for providing a different level of services in the annexed Territory.

Section 5. Pro Rata Share of Taxes. The annexed Territory, being a part of the City for all purposes, shall bear its pro rata part of taxes levied by the City.

Section 6. Rights, Privileges and Duties of Inhabitants. The inhabitants of the annexed Territory shall be entitled to all the rights and privileges of the other citizens of the City and shall be bound by the Charter, Ordinances, Resolutions and other regulations of the City.

Section 7. Filing and Notice of Ordinance. The City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk of Tom Green County, Texas, the Voting Registrar of Tom Green County, the Tom Green County Appraisal District, and the Texas Comptroller of Public Accounts in the manner required by law. The City Clerk is further

directed to notify any service providers of services in the annexed Area, and all other parties as required by law.

Section 8. Severability. If any part, 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, the validity of the remaining parts of this ordinance (or their application to other persons or sets of circumstances) shall not be affected thereby, it being the intent of City Council in adopting this ordinance, that no part thereof or provision contained herein shall become inoperative or fail by reason of any unconstitutionality of any other part hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 9. Open Meeting Act Compliance. The City Council for the City of San Angelo hereby finds and declares that the meetings at which this ordinance was introduced and finally passed were open to the public as required by law and that public notice of the time, place and purpose of said meetings was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 10. Effective Date. This ordinance will become effective on, from and after its date of adoption.

INTRODUCED on the 17th day of November, 2020, and finally PASSED, APPROVED AND ADOPTED on this the 15th day of December, 2020.

THE CITY OF SAN ANGELO

By: _____
Brenda Gunter, Mayor

ATTEST:

By: _____
Julia Antilley, City Clerk

APPROVED AS TO FORM

Theresa James, City Attorney

Exhibit "A" (Legal Description and Survey)

FIELD NOTES

10.480 Acres

November 2, 2019
19-E-1160_10.480ac

Being an area of 10.480 acres of land out of C. Berberich Survey No. 177, Abstract No. 52, City of San Angelo, Tom Green County, Texas and said 10.480 acre tract also being out of that certain 25.361 acre tract described and recorded in Instrument No. 201915688, Official Public Records of Tom Green County, Texas and said 10.480 acre tract being more particularly described by metes and bounds as follows:

Beginning at a point at railroad tie fence corner found for the southeast corner of this tract and said 25.361 acre tract and the southwest corner of a certain 22.341 acre tract described and recorded in Volume 727, Page 412, Deed Records of Tom Green County, Texas and said beginning corner also being in the north line of a certain West Texas Utility Company 9.563 acre tract described and recorded in Volume 452, Page 71, Deed Records of Tom Green County, Texas;

Thence with the south line of this tract, said 25.361 acre tract and north line of said West Texas Utility Company 9.563 acre tract, S. 85° 46' 00" W. 525.08 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" found for the southwest corner of this tract, said 25.361 acre tract and southeast corner of a certain 31.987 acre tract described and recorded in Volume 1183, Page 20, Official Public Records of Real Property of Tom Green County, Texas;

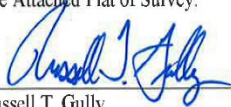
Thence with the west line of this tract, said 25.361 acre tract and the east line of said 31.987 acre tract, N. 00° 06' 45" E. 891.82 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" found for the northwest corner of this tract and the southwest corner of certain Old Stone Ranch, Section One according to the map or plat recorded in Cabinet H, Slide 11, Plat Records of Tom Green County, Texas;

Thence with the north line of this tract and south line of said Section One, S. 89° 53' 15" E. 523.57 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" found for the northeast corner of this tract and southeast corner of said Section One and being in the east line of said 25.361 acre tract;

Thence with the east line of this tract and said 25.361 acre tract, S. 00° 06' 45" W. 852.03 feet to the place of beginning and containing an area of 10.480 acres of land.

Bearings recited hereon are based on Texas Coordinate System NAD83 – Texas Central Zone by GPS observation.

See Attached Plat of Survey.


Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400



SKG

ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

708 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
FIRM No. 10102400
www.skg.com

PH: 325 957 1288
FAX: 325 957 8180

FD. 1/2" I.R. w/ Cap
Mkt. SKG ENGINEERS

STATE HWY. LOOP 306
300' ROW (min.)

FD. 1/2" I.R. w/ Cap
Mkt. SKG ENGINEERS

FD. 1/2" I.R. w/ Cap
Mkt. SKG ENGINEERS

1
2.718 ACRES

1
2.048 ACRES

2

2

3

3

4

4

5

5

Block 6 B

Block 6 A

7

7

8

8

9

9

589°53'15"E 523.57'

REF: 31,967 Ac.Tr.
Vol. 1163, Pg. 26 OP&PP

REF: 22,341 Ac.Tr.
Vol. 737, Pg. 412 DR

C. BERBERICH
SURVEY NO. 177
Abstract No. 52

REF: Remainder of 25.361 Ac. Tr.
Instrument No. 201915688 ORP

10.480 Ac.

Proposed
City Limits

Sp. Enderich Corp. Easmt.
Vol. 674, Pg. 542 DR

85°46'00"W 525.08'

REF: 9,563 Ac. W.T.U. Tr.
Vol. 452, Pg. 71 DR

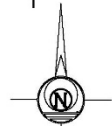
PLAT SHOWING A SURVEY OF 10.480 ACRES OUT
OF C. BERBERICH SURVEY NO. 177, ABSTRACT
NO. 52, TOM GREEN COUNTY, TEXAS.

Certification is hereby made that a survey was made on the ground under my
supervision according to the minimum standards of the Professional Land Surveying
Practices Act and the General Rules of Procedures and Practices set forth by the
Texas Board of Professional Land Surveying.

Surveyed on the ground August 20, 2020.

Russell T. Gully
RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636

19-E-1160



SCALE: 1" = 200'

0 100 200 400
GRAPHIC SCALE - FEET

NOTE: Bearings shown hereon are based on
the Texas Coordinate System -
Central Zone.
Distances shown are surface horizontal.

● Found 1/2" Iron Pipe or Rod
(unless otherwise noted)



EXHIBIT B

SERVICE PLAN AGREEMENT. This Agreement, including the following Service Plan, constitutes the service plan agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

COMMENCEMENT OF SERVICES. Except as otherwise provided herein, the City will provide the municipal services set forth below commencing on the effective date of annexation. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City’s infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

SERVICES NOT PROVIDED. Pursuant to Texas Local Government Code Section 43.0672(c), it is understood and agreed that the City is not required to provide a municipal service that is not included in this Agreement.

AGREEMENT RUNS WITH THE LAND. This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The terms of this Agreement constitute covenants running with the land comprising the Territory and is binding on the Owner(s).

Executed on the ____ day of December, 2020, to be effective on the effective date of annexation of the Territory.

CITY OF SAN ANGELO

**PERFORMANCE LAND &
CATTLE CO. LLC**

By: _____
Daniel Valenzuela
City Manager

By: _____
Bryan Dorman
Managing Member

Attest:

Approved as to Form and Legality:

Julia Antilley, City Clerk

Theresa James, City Attorney

Approved as to Content:

Jon James, Planning &
Development Services Director

**SERVICE PLAN FOR MUNICIPAL SERVICES WITHIN AN AREA/TERRITORY
DESCRIBED AS FOLLOWS:**

Generally located south of Loop 306 and west of Foster Road along Old Stone Drive and specifically described as approximately 10.480 acres of land out of Casper Berberich Survey 177, Abstract No. 52, City of San Angelo, Tom Green County, Texas and said 10.480 acre tract also being out of that certain 25.361 acre tract described and recorded in Instrument No. 201915688, Official Public Records of Tom Green County, Texas more particularly described by metes and bounds in Exhibit "A" to the duly adopted Ordinance annexing the Territory.

SERVICE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION:

1. POLICE PROTECTION

Existing Services: None

Services to be provided:

The City of San Angelo, Texas and its Police Department will provide police protection to the newly annexed territory at the same or similar service now being provided to other areas of the City of San Angelo, Texas.

Patrolling, radio and dispatch responses to calls, traffic enforcement, and other routine police services will be provided. The typical response time within City limits is less than 3.5 minutes for emergency calls.

2. FIRE PROTECTION AND EMERGENCY SERVICES

Existing Services: Emergency medical services provided by the City of San Angelo currently extend to medical emergencies county wide. No other services currently provided.

Services to be provided:

The City of San Angelo, Texas and its Fire Department will provide fire protection and emergency medical service to the newly annexed territory at the same or similar level of service now being provided to other areas of the City of San Angelo, Texas which exhibit land use and population densities similar to that of the newly annexed area.

The City of San Angelo Fire Department will respond to all dispatched calls (including those for emergency medical services) and other requests for service or assistance within the newly annexed area, the same as it would within other areas inside the City limits of San Angelo. The typical Fire Department response time is under 4 minutes.

Topography, land use, and population density will not affect fire or emergency services. The newly annexed area has provided plans and a proposed installation schedule for new water hydrants to service the area.

3. SOLID WASTE COLLECTION

Existing Services: None

Services to be provided:

The same regular solid waste collection services now provided within the City will be extended (as appropriate) to the newly annexed area on the effective date of annexation.

4. **MAINTAINING WATER AND WASTEWATER FACILITIES**

Existing Services: None.

Services to be provided:

Water and wastewater services will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water and wastewater services shall be provided in accordance with extension ordinances. Extension of service shall comply with City of San Angelo codes and ordinances.

5. **MAINTAINING ROADS, STREETS, AND ALLEYWAYS**

Existing Services: None

Services to be provided:

Developers of land within the newly annexed territory will be required to provide streets in accordance with applicable ordinances of the City of San Angelo, and such street improvements shall comply with specifications required by the City of San Angelo, for properly dedicated streets. Any and all roads, streets or alleyways which have been properly dedicated to the public shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar land use, population density and topography.

6. **MAINTAINING PARKS, PLAYGROUNDS, AND SWIMMING POOLS**

Existing Services: None

Services to be provided:

The City Council of the City of San Angelo, Texas is not aware of the existence of any parks, playgrounds or public swimming pools now located in the newly annexed territory.

Upon annexation, the owners and residents of property located within the annexed area shall be entitled to the use of all municipal parks and recreational facilities, subject to the same restrictions, fees, and availability that pertains to the use of those facilities by other citizens of the City.

Private parks, playgrounds, and/or swimming pools will remain under private ownership and will be maintained under private ownership and responsibility.

The subject annexation area has been identified as a key underserved area in the City of San Angelo Parks Master Plan. The City has recently completed the process

of updating its Master Plan which reviewed these underserved areas.

7. **BUILDING INSPECTION**

Existing Services: None

Services to be provided:

The Permits & Inspections Division will provide building permitting and inspection services upon annexation. This includes issuing building, electrical, plumbing, mechanical, and related permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of San Angelo. These services can be provided within the division's current budget.

8. **PLANNING AND ZONING**

Existing Services: None

Services to be provided:

The Planning Division's responsibility for regulating development and land use through the administration of the City of San Angelo Zoning Ordinance and Comprehensive Plan will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of San Angelo Land Development and Subdivision Ordinance. These services can be provided within the division's current budget.

9. **CODE COMPLIANCE**

Existing Services: None

Services to be provided:

The Code Compliance Division generally enforces compliance with the City's Codes and Ordinances, largely on a complaint basis. This includes inspection of properties to ensure such compliance.

10. **MAINTAINING OTHER PUBLIC OWNED FACILITIES OR BUILDINGS**

Existing Services: None

Services to be provided:

In the event any such publicly-owned facility or building does exist and would become the responsibility of the City of San Angelo, or is constructed in the future, the City shall maintain such facilities or buildings to the same extent and degree that it maintains similar municipal facilities and buildings now incorporated in the City of San Angelo, Texas, subject to funding by the City Council.

The City Council of the City of San Angelo, Texas is not aware of the existence of any publicly-owned facility or building now located in the area proposed for annexation.

Upon annexation, the owners and residents of property located within the newly annexed areas shall be entitled to the use of all municipal facilities, buildings, and services, subject to the same restrictions, fees, and availability that pertains to the use of those

11. STORM WATER MANAGEMENT

Existing Services: None

Services to be provided:

Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completion. Upon approval and acceptance by the City, the City will be responsible for ongoing maintenance of drainage facilities.

12. STREET LIGHTING

Existing Services: None

Services to be provided:

The City of San Angelo will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy for all areas within the city limits of the City of San Angelo.

AN ORDINANCE ANNEXING INTO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ON PETITION OF PROPERTY OWNERS, TERRITORY GENERALLY DESCRIBED AS 18.753 ACRES OF LAND OUT OF THE C. BERBERICH SURVEY NO. 177, ABSTRACT NO. 52 AND H. ZERBACH SURVEY NO. 178, ABSTRACT NO. 4210, TOM GREEN COUNTY, TEXAS, SITUATED IMMEDIATELY EAST OF THE CITY LIMITS, GENERALLY LOCATED EAST OF ENCLAVE COURT BETWEEN CLUB HOUSE LANE AND LINVILLE LANE; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING FOR AMENDMENT OF THE BOUNDARIES AND OFFICIAL MAP OF THE CITY; APPROVING A SERVICE PLAN THEREFORE; SUBJECTING THE PROPERTY SITUATED THEREIN TO BEAR ITS PRO RATA PART OF TAXES LEVIED; PROVIDING RIGHTS AND PRIVILEGES AS WELL AS DUTIES AND RESPONSIBILITIES OF INHABITANTS AND OWNERS OF SAID TERRITORY; DIRECTING NOTICES AS REQUIRED BY LAW; PROVIDING A SEVERABILITY CLAUSE; DECLARING COMPLIANCE WITH OPEN MEETINGS ACT; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of San Angelo, Texas (the "City") is a home-rule municipality authorized by State law and the City Charter to annex territory lying adjacent and contiguous to the corporate limits of said City; and

WHEREAS, pursuant to Texas Local Government Code, Section 43.0671, all of the owners of a tract of land containing 18.753 acres situated immediately east of the City Limits, generally located east of Enclave Court between Club House Lane and Linville Lane, more fully described in Exhibit "A," attached hereto and made a part hereof for all purposes (hereinafter the "Territory"), have petitioned the City Council in writing to annex the Territory into the corporate limits of the City; and,

WHEREAS, the Territory is not appraised for ad valorem tax purposes as land for agricultural or wildlife management use, or as timber land, and Section 43.016 of the Texas Local Government Code does not apply to the proposed annexation; and,

WHEREAS, the City Council accepted the Petition Requesting Annexation by Territory owners, and directed Planning staff to proceed with the proposed annexation schedule, at a regularly held meeting of the City Council on October 6, 2020; and,

WHEREAS, a public hearing on the annexation was held, the 17th day of November, 2020, as required by law, where all interested persons were provided an opportunity to be heard on the proposed annexation of the Territory; and

WHEREAS, all notices have been issued as required by law and all public hearings have been held within the time required by law pursuant to notices duly posted and published; and

WHEREAS, a service plan has been prepared that provides for the extension of appropriate municipal services into the Territory, which plan is attached hereto, and the City is able to provide such services; and

WHEREAS, the Territory is not within the boundaries of any other municipality, lies within the extraterritorial jurisdiction of the City, and lies adjacent to and adjoins the present boundaries of the City;

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

Section 1 Findings of Fact. All of the above premises are hereby found to be true and correct and are incorporated into the body of this ordinance as if fully set forth; and all required legal conditions for annexation have been met.

Section 2 Annexation. The Territory described in Exhibit "A," attached hereto and incorporated herein for all purposes, said Territory lying adjacent to and contiguous with the present boundaries of the City, be and is hereby added and annexed into the City, and said Territory shall hereafter be included within the corporate limits of the City, and the present boundary lines of said City, at various points contiguous with the Territory annexed, are hereby altered, extended and amended so as to include said Territory within the corporate limits of the City.

Section 3 Amendment of Boundaries and Official Map of City. The official map and boundaries of the City, heretofore adopted and amended, shall be and are hereby amended so as to include the aforementioned annexed Territory as part of the City.

Section 4 Service Plan. The service plan attached hereto as Exhibit "B" is hereby approved and is incorporated herein for all purposes. The City makes an affirmative determination that this service plan provides for the extension of services to the annexed Territory which are comparable to other areas within the City with similar land utilization, population density and topography. It is further found that those characteristics of land use, population density and topography which distinguish this Territory from other areas of the City are considered a sufficient basis for providing a different level of services in the annexed Territory.

Section 5 Pro Rata Share of Taxes. The annexed Territory, being a part of the City for all purposes, shall bear its pro rata part of taxes levied by the City.

Section 6 Rights, Privileges and Duties of Inhabitants. The inhabitants of the annexed Territory shall be entitled to all the rights and privileges of the other citizens of the City and shall be bound by the Charter, Ordinances, Resolutions and other regulations of the City.

Section 7 Filing and Notice of Ordinance. The City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk of Tom Green County, Texas, the Voting Registrar of Tom Green County, the Tom Green County Appraisal District,

and the Texas Comptroller of Public Accounts in the manner required by law. The City Clerk is further directed to notify any service providers of services in the annexed Area, and all other parties as required by law.

Section 8. Severability. If any part, 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, the validity of the remaining parts of this ordinance (or their application to other persons or sets of circumstances) shall not be affected thereby, it being the intent of City Council in adopting this ordinance, that no part thereof or provision contained herein shall become inoperative or fail by reason of any unconstitutionality of any other part hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 9. Open Meeting Act Compliance. The City Council for the City of San Angelo hereby finds and declares that the meetings at which this ordinance was introduced and finally passed were open to the public as required by law and that public notice of the time, place and purpose of said meetings was given as require by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 10. Effective Date. This ordinance will become effective on, from and after its date of adoption.

INTRODUCED on the 17th day of November, 2020, and finally PASSED, APPROVED AND ADOPTED on this the 15th day of December, 2020.

THE CITY OF SAN ANGELO

By: _____
Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

By: _____
Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A" (Legal Description and Survey)

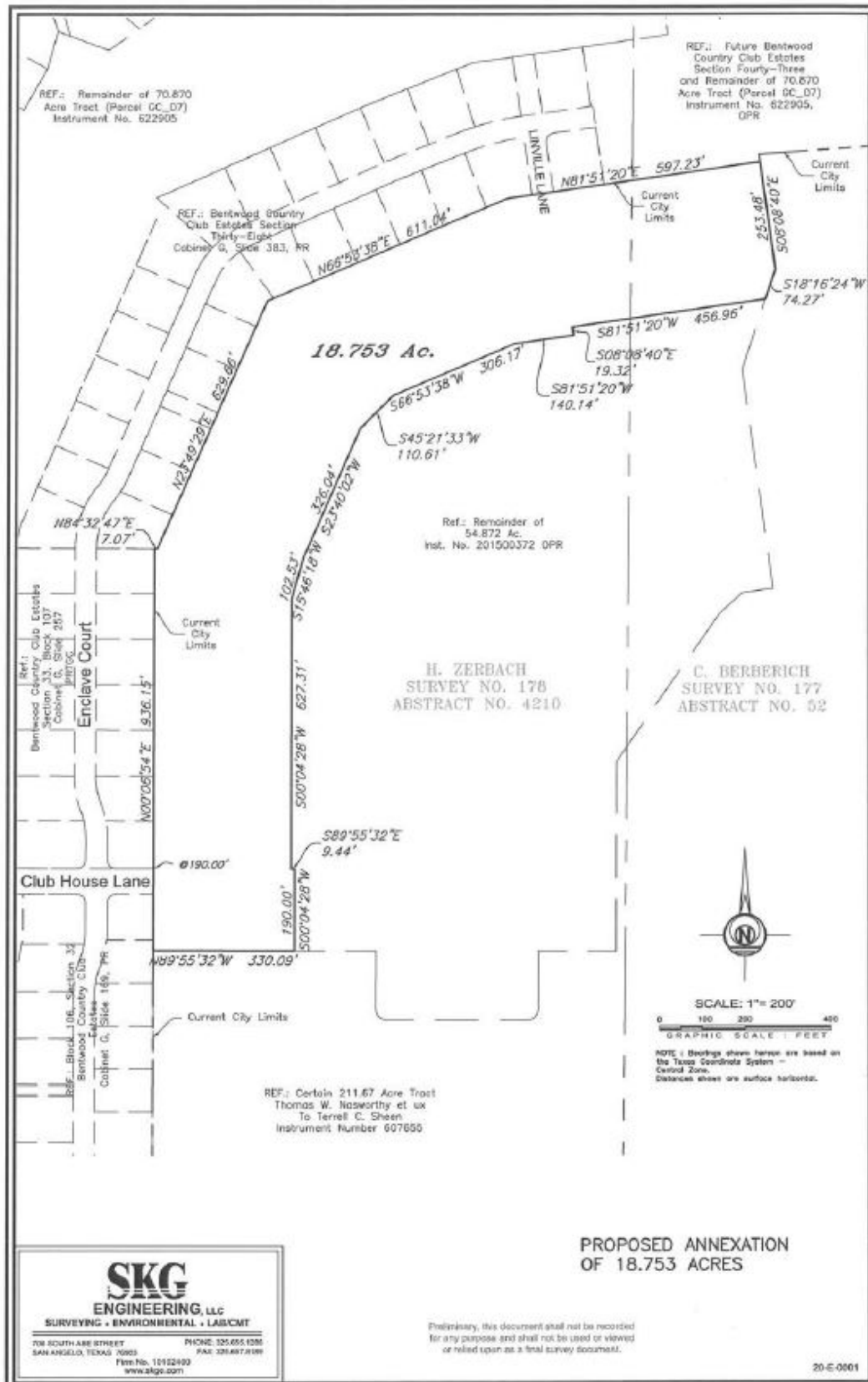


Exhibit "A" (Legal Description and Survey)

FIELD NOTES PROPOSED ANNEXATION

18.753 Acres

August 18, 2020
20-E-0001_18.753

Being an area of 18.753 acres of land out of C. Berberich Survey No. 177, Abstract No. 52 and H. Zerbach Survey No. 178, Abstract No. 4210, Tom Green County, Texas and said 18.753 acre tract also being out of that certain 54.872 acre tract described and recorded in Instrument No. 201500372, Official Public Records of Tom Green County, Texas and said 18.753 acre tract being more particularly described by metes and bounds as follows:

Beginning at the southwest corner of this tract and west southwest corner of said 54.872 acre tract and being in the east line of Block 106, Bentwood Country Club Estates, Section 32, City of San Angelo, Tom Green County, Texas as per plat recorded in Cabinet G, Slide 169, Plat Records of Tom Green County, Texas;

Thence with the west line of this tract and said 54.872 acre tract and the east line of said Block 106, N. 00° 06' 54" E. at 190.00 feet pass the northeast corner of said Section 32 and the southeast corner of Bentwood Country Club Estates, Section 33, City of San Angelo, Tom Green County, Texas as per plat recorded in Cabinet G, Slide 257, Plat Records of Tom Green County, Texas, in all a total distance of 936.15 feet to the northeast corner of said Section 33 and ell corner of this tract and being in the south line of Bentwood Country Club Estates, Section Thirty-Eight, City of San Angelo, Tom Green County, Texas as per plat recorded in Cabinet G, Slide 383, Plat Records of Tom Green County, Texas;

Thence with the south line of said Section Thirty-Eight, N. 84° 32' 47" E. 7.07 feet to an ell corner of this tract and the southeast corner of said Section Thirty-Eight;

Thence with the northwest line of this tract and the southeast line of said Section Thirty-Eight, N. 23° 49' 29" E. 629.66 feet to an angle corner, N. 66° 53' 38" E. 611.04 feet to an angle corner, N. 81° 51' 20" E. 597.23 feet to the northeast corner of this tract in the easterly line of said 54.872 acre tract;

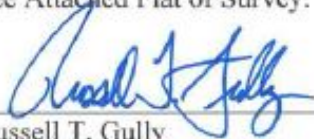
Thence with the east line of this tract and said 54.872 acre tract, S. 08° 08' 40" E. 253.48 feet to an angle corner, S. 18° 16' 24" W. 74.27 feet to the east southeast corner of this tract;

Thence with the southeast and east line of this tract as follows, S. 81° 51' 20" W. 456.96 feet to an ell corner, S. 08° 08' 40" E. 19.32 feet to an ell corner, S. 81° 51' 20" W. 140.14 feet to an angle corner, S. 66° 53' 38" W. 306.17 feet to an angle corner, S. 45° 21' 33" W. 110.61 feet to an angle corner, S. 23° 40' 02" W. 326.04 feet to an angle corner, S. 15° 46' 18" W. 102.53 feet to an angle corner, S. 00° 04' 28" W. 627.31 feet to an ell corner, S. 89° 55' 32" E. 9.44 feet to an ell corner, S. 00° 04' 28" W. 190.00 feet to the south southeast corner of this tract in a southerly line of said 54.872 acre tract;

Exhibit "A" (Legal Description and Survey)

Thence with the south line of this tract and said 54.872 acre tract, N. 89° 55' 32" W, 330.09 feet to the place of beginning and containing an area of 18.753 acres of land.

See Attached Plat of Survey.



Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400



EXHIBIT B

SERVICE PLAN AGREEMENT. This Agreement, including the following Service Plan, constitutes the service plan agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

COMMENCEMENT OF SERVICES. Except as otherwise provided herein, the City will provide the municipal services set forth below commencing on the effective date of annexation. As used in this Agreement, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

SERVICES NOT PROVIDED. Pursuant to Texas Local Government Code Section 43.0672(c), it is understood and agreed that the City is not required to provide a municipal service that is not included in this Agreement.

AGREEMENT RUNS WITH THE LAND. This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The terms of this Agreement constitute covenants running with the land comprising the Territory and is binding on the Owner(s).

Executed on the ____ day of December, 2020, to be effective on the effective date of annexation of the Territory.

CITY OF SAN ANGELO

By: _____
Daniel Valenzuela
City Manager

Attest:

Julia Antilley, City Clerk

Approved as to Content:

Jon James, Planning &
Development Services Director

BENTWOOD CC LLC (OWNER)

By: _____
Kevin Collins
Managing Partner

Approved as to Form and Legality:

Theresa James, City Attorney

SERVICE PLAN FOR MUNICIPAL SERVICES WITHIN AN AREA/TERRITORY DESCRIBED AS FOLLOWS:

Generally located east of Enclave Court between Club House Lane and Linville Lane and specifically described as 18.753 acres of land out of the C. Berberich Survey No. 177, Abstract No. 52 and H. Zerbach Survey No. 178, Abstract No. 4210, Tom Green County, Texas.

SERVICE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION:

1. POLICE PROTECTION

Existing Services: None

Services to be provided:

The City of San Angelo, Texas and its Police Department will provide police protection to the newly annexed territory at the same or similar service now being provided to other areas of the City of San Angelo, Texas.

Patrolling, radio and dispatch responses to calls, traffic enforcement, and other routine police services will be provided. The typical response time within City limits is less than 3.5 minutes for emergency calls.

2. FIRE PROTECTION AND EMERGENCY SERVICES

Existing Services: Emergency medical services provided by the City of San Angelo currently extend to medical emergencies county wide. No other services currently provided.

Services to be provided:

The City of San Angelo, Texas and its Fire Department will provide fire protection and emergency medical service to the newly annexed territory at the same or similar level of service now being provided to other areas of the City of San Angelo, Texas which exhibit land use and population densities similar to that of the newly annexed area.

The City of San Angelo Fire Department will respond to all dispatched calls (including those for emergency medical services) and other requests for service or assistance within the newly annexed area, the same as it would within other areas inside the City limits of San Angelo. The typical Fire Department response time is under 4 minutes.

Topography, land use, and population density will not affect fire or emergency services. The newly annexed area has provided plans and a proposed installation schedule for new water hydrants to service the area.

3. SOLID WASTE COLLECTION

Existing Services: None

Services to be provided:

The same regular solid waste collection services now provided within the City will be extended

(as appropriate) to the newly annexed area on the effective date of annexation.

4. **MAINTAINING WATER AND WASTEWATER FACILITIES**

Existing Services: None

Services to be provided:

Water and sanitary sewer service to the area will be provided in accordance with the City Code of Ordinances and departmental policy. When other property develops in the adjacent area, water and sanitary sewer service shall be extended in accordance with the City of San Angelo Code of Ordinances and departmental policy. Prior to future development, a subdivision plat(s) shall be approved by the City and recorded with Tom Green County that includes any required provisions for water and sanitary sewer service.

5. **MAINTAINING ROADS, STREETS, AND ALLEYWAYS**

Existing Services: None

Services to be provided:

Developers of land within the newly annexed territory will be required to provide internal streets (and to improve peripheral or boundary streets) in accordance with applicable ordinances of the City of San Angelo, including the Land Development and Subdivision Ordinance and the City's Master Thoroughfare Plan (MTP), and such street improvements shall comply with specifications required by the City of San Angelo, for properly dedicated streets. Any and all roads, streets or alleyways which have been properly dedicated to the public shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar land use, population density and topography.

6. **MAINTAINING PARKS, PLAYGROUNDS, AND SWIMMING POOLS**

Existing Services: None

Services to be provided:

The City Council of the City of San Angelo, Texas **is not** aware of the existence of any parks, playgrounds or public swimming pools now located in the newly annexed territory.

Upon annexation, the owners and residents of property located within the annexed area shall be entitled to the use of all municipal parks and recreational facilities, subject to the same restrictions, fees, and availability that pertains to the use of those facilities by other citizens of the City.

Private parks, playgrounds, and/or swimming pools will remain under private ownership and will be maintained under private ownership and responsibility.

The subject annexation area has been identified as a key underserved area in the City of San Angelo's Parks Master Plan, but there are no planned parks within the area to be annexed.

7. **BUILDING INSPECTION**

Existing Services: None

Services to be provided:

The Permits & Inspections Division will provide building, permitting and inspection services upon annexation. This includes issuing building, electrical, plumbing, mechanical, and related permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of San Angelo. These services can be provided within the division's current budget.

8. **PLANNING AND ZONING**

Existing Services: None

Services to be provided:

The Planning Division's responsibility for regulating development and land use through the administration of the City of San Angelo Zoning Ordinance and Comprehensive Plan will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of San Angelo Land Development and Subdivision Ordinance. These services can be provided within the division's current budget.

9. **CODE COMPLIANCE**

Existing Services: None

Services to be provided:

The Code Compliance Division generally enforces compliance with the City's Codes and Ordinances, largely on a complaint basis. This includes inspection of properties to ensure such compliance.

10. **MAINTAINING OTHER PUBLIC OWNED FACILITIES OR BUILDINGS**

Existing Services: None

Services to be provided:

In the event any such publicly-owned facility or building does exist and would become the responsibility of the City of San Angelo, or is constructed in the future, the City shall maintain such facilities or buildings to the same extent and degree that it maintains similar municipal facilities and buildings now incorporated in the City of San Angelo, Texas, subject to funding by the City Council.

The City Council of the City of San Angelo, Texas is not aware of the existence of any publicly-owned facility or building now located in the area proposed for annexation.

Upon annexation, the owners and residents of property located within the newly annexed areas shall be entitled to the use of all municipal facilities, buildings, and services, subject to the same restrictions, fees, and availability that pertains to the use of those.

11. **STORM WATER MANAGEMENT**

Existing Services: None

Services to be provided:

Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completion. Upon approval and acceptance by the City, the City will then be responsible for ongoing maintenance of drainage facilities.

12. **STREET LIGHTING**

Existing Services: None

Services to be provided:

The City of San Angelo will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy for all areas within the city limits of the City of San Angelo.

AN ORDINANCE ANNEXING INTO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ON PETITION OF PROPERTY OWNERS, TERRITORY GENERALLY DESCRIBED AS 18.325 ACRES OF LAND SITUATED IMMEDIATELY SOUTH/SOUTHWEST OF THE CITY, GENERALLY LOCATED WEST OF THE INTERSECTION OF DOMINION RIDGE AND CORAL WAY; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING FOR AMENDMENT OF THE BOUNDARIES AND OFFICIAL MAP OF THE CITY; APPROVING A SERVICE PLAN THEREFORE; SUBJECTING THE PROPERTY SITUATED THEREIN TO BEAR ITS PRO RATA PART OF TAXES LEVIED; PROVIDING RIGHTS AND PRIVILEGES AS WELL AS DUTIES AND RESPONSIBILITIES OF INHABITANTS AND OWNERS OF SAID TERRITORY; DIRECTING NOTICES AS REQUIRED BY LAW; PROVIDING A SEVERABILITY CLAUSE; DECLARING COMPLIANCE WITH OPEN MEETINGS ACT; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of San Angelo, Texas (the "City") is a home-rule municipality authorized by State law and the City Charter to annex territory lying adjacent and contiguous to the corporate limits of said City; and

WHEREAS, pursuant to Texas Local Government Code, Section 43.0671, all of the owners of a tract of land containing 18.325 acres situated immediately south/southwest of the City, generally located west of the intersection of Dominion Ridge and Coral Way, more fully described in Exhibit "A," attached hereto and made a part hereof for all purposes (hereinafter the "Territory"), have petitioned the City Council in writing to annex the Territory into the corporate limits of the City; and,

WHEREAS, the Territory is not appraised for ad valorem tax purposes as land for agricultural or wildlife management use, or as timber land, and Section 43.016 of the Texas Local Government Code does not apply to the proposed annexation; and,

WHEREAS, the City Council accepted the Petition Requesting Annexation by Territory owners, and directed Planning staff to proceed with the proposed annexation schedule, at a regularly held meeting of the City Council on October 6, 2020; and,

WHEREAS, a public hearing on the annexation was held, the 17th day of November, 2020, as required by law, where all interested persons were provided an opportunity to be heard on the proposed annexation of the Territory; and

WHEREAS, all notices have been issued as required by law and all public hearings have been held within the time required by law pursuant to notices duly posted and published; and

WHEREAS, a service plan has been prepared that provides for the extension of appropriate municipal services into the Territory, which plan is attached hereto, and the City is able to provide such services; and

WHEREAS, the Territory is not within the boundaries of any other municipality, lies within the extraterritorial jurisdiction of the City, and lies adjacent to and adjoins the present boundaries of the City;

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

Section 1 Findings of Fact. All of the above premises are hereby found to be true and correct and are incorporated into the body of this ordinance as if fully set forth; and all required legal conditions for annexation have been met.

Section 2 Annexation. The Territory described in Exhibit "A," attached hereto and incorporated herein for all purposes, said Territory lying adjacent to and contiguous with the present boundaries of the City, be and is hereby added and annexed into the City, and said Territory shall hereafter be included within the corporate limits of the City, and the present boundary lines of said City, at various points contiguous with the Territory annexed, are hereby altered, extended and amended so as to include said Territory within the corporate limits of the City.

Section 3 Amendment of Boundaries and Official Map of City. The official map and boundaries of the City, heretofore adopted and amended, shall be and are hereby amended so as to include the aforementioned annexed Territory as part of the City.

Section 4 Service Plan. The service plan attached hereto as Exhibit "B" is hereby approved and is incorporated herein for all purposes. The City makes an affirmative determination that this service plan provides for the extension of services to the annexed Territory which are comparable to other areas within the City with similar land utilization, population density and topography. It is further found that those characteristics of land use, population density and topography which distinguish this Territory from other areas of the City are considered a sufficient basis for providing a different level of services in the annexed Territory.

Section 5 Pro Rata Share of Taxes. The annexed Territory, being a part of the City for all purposes, shall bear its pro rata part of taxes levied by the City.

Section 6 Rights, Privileges and Duties of Inhabitants. The inhabitants of the annexed Territory shall be entitled to all the rights and privileges of the other citizens of the City and shall be bound by the Charter, Ordinances, Resolutions and other regulations of the City.

Section 7 Filing and Notice of Ordinance. The City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk of Tom Green County, Texas, the Voting Registrar of Tom Green County, the Tom Green County Appraisal District, and the Texas Comptroller of Public Accounts in the manner required by law. The City Clerk is further directed to notify any service providers of services in the annexed Area, and all other parties as required by law.

Section 8. Severability. If any part, 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, the validity of the remaining parts of this ordinance (or their application to other persons or sets of circumstances) shall not be affected thereby, it being the intent of City Council in adopting this ordinance, that no part thereof or provision contained herein shall become inoperative or fail by reason of any unconstitutionality of any other part hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 9. Open Meeting Act Compliance. The City Council for the City of San Angelo hereby finds and declares that the meetings at which this ordinance was introduced and finally passed were open to the public as required by law and that public notice of the time, place and purpose of said meetings was given as require by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 10. Effective Date. This ordinance will become effective on, from and after its date of adoption.

INTRODUCED on the 17th day of November, 2020, and finally PASSED, APPROVED AND ADOPTED on this the 15th day of December, 2020.

THE CITY OF SAN ANGELO

By: _____
Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

By: _____
Julia Antilley, City Clerk

Theresa James, City Attorney

[illegible]

Page 4 of 10

FIELD NOTES

18.325 Acres (Proposed Annexation)

November 10, 2020
20-E-0028_18.325ac

Being an area of 18.325 acres of land out of and a part of the West One-Half (W/2) of Section No. 8, Abstract No. 8108, A. Willeke Survey, Tom Green County, Texas and said 18.325 acre tract also being out of that certain 33.045 acre tract described and recorded in Instrument No. 201414335, Official Public Records of Tom Green County, Texas and said 18.325 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found for the southeast corner of this tract and said 33.045 acre tract in the west line of Twin Oaks Addition, Section Thirty-One as per plat recorded in Cabinet G, Slide 134, Plat Records of Tom Green County, Texas and said beginning corner also being the northeast corner of that certain 49.36 acre tract described in Contract and Grant of Right of Way Easement from the United States of America to Theodore Doc Willeke and wife, Erma O. Willeke which is recorded in Volume 415, Page 529, Deed Records of Tom Green County, Texas (hereinafter referred to as Railroad Tract) and said beginning corner being 28.72 feet N. 00° 59' 18" E. from the southwest corner of said Twin Oaks Addition, Section Thirty-One;

Thence with the south line of this tract and said 33.045 acre tract and the north line of said Railroad Tract, N. 59° 30' 34" W. 858.99 feet to the west or southwest corner of this tract;

Thence with the westerly line of this tract and across said 33.045 acre tract as follows, N. 30° 29' 26" E. 150.00 feet to an ell corner, N. 59° 30' 34" W. 44.63 feet to an ell corner, N. 30° 29' 26" E. 180.00 feet to an ell corner, N. 59° 30' 34" W. 68.32 feet to an ell corner, N. 30° 29' 26" E. 98.30 feet to an angle corner, N. 00° 59' 18" E. 240.00 feet to an ell corner, S. 89° 00' 42" E. 35.00 feet to an ell corner, N. 00° 59' 18" E. 320.00 feet to the northwest corner of this tract in the north line of said 33.045 acre tract;

Thence with the north line of this tract and said 33.045 acre tract, S. 89° 00' 42" E. 415.00 feet to a 1/2" iron rod with cap found for an ell corner of this tract and said 33.045 acre tract;

Thence N. 00° 59' 18" E. 25.00 feet to a 1/2" iron rod with cap found for a north northwest corner of this tract and said 33.045 acre tract;

Thence with the most northerly line of this tract and said 33.045 acre tract, S. 89° 00' 42" E. 185.00 feet to a 1/2" iron rod with cap found for the northeast corner of this tract and said 33.045 acre tract and in the west line of a certain 94.368 acre tract described and recorded in Instrument No. 619408, Official Public Records of Real Property, Tom Green County, Texas;

Thence with the east line of this tract and said 33.045 acre tract and west line of said 94.368 acre tract and said Section Thirty-One, S. 00° 59' 18" W. at 729.25 feet pass the northwest corner of said Section Thirty-One, in all a total distance of 1436.40 feet to the place of beginning and containing an area of 18.325 acres of land.

See Attached Plat of Survey.


Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC, Firm No. 10102400



EXHIBIT B

SERVICE PLAN AGREEMENT. This Agreement, including the following Service Plan, constitutes the service plan agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

COMMENCEMENT OF SERVICES. Except as otherwise provided herein, the City will provide the municipal services set forth below commencing on the effective date of annexation. As used in this Agreement, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

SERVICES NOT PROVIDED. Pursuant to Texas Local Government Code Section 43.0672(c), it is understood and agreed that the City is not required to provide a municipal service that is not included in this Agreement.

AGREEMENT RUNS WITH THE LAND. This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The terms of this Agreement constitute covenants running with the land comprising the Territory and is binding on the Owner(s).

Executed on the ____ day of December, 2020, to be effective on the effective date of annexation of the Territory.

CITY OF SAN ANGELO

SIERRA VISTA CONSTRUCTION, INC.

By: _____
Daniel Valenzuela
City Manager

By: _____
Danny Aguero
President

Attest:

Approved as to Form and Legality:

Julia Antilley, City Clerk

Theresa James, City Attorney

Approved as to Content:

Jon James, Planning &
Development Services Director

**SERVICE PLAN FOR MUNICIPAL SERVICES WITHIN AN AREA/TERRITORY
DESCRIBED AS FOLLOWS:**

Generally located west of the intersection of Dominion Ridge and Coral Way and specifically described as 18.325 acres of land out of and a part of the West One-Half (W/2) of Survey No. 8, Abstract No. 8108, A. Willeke, Tom Green County, Texas, and said 18.325 acres tract also being out of that certain 33.045 acre tract described and recorded in Instrument No. 201414335, Official Public Records of Tom Green Country, Texas.

SERVICE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION:

1. POLICE PROTECTION

Existing Services: None

Services to be provided:

The City of San Angelo, Texas and its Police Department will provide police protection to the newly annexed territory at the same or similar service now being provided to other areas of the City of San Angelo, Texas.

Patrolling, radio and dispatch responses to calls, traffic enforcement, and other routine police services will be provided. The typical response time within City limits is less than 3.5 minutes for emergency calls.

2. FIRE PROTECTION AND EMERGENCY SERVICES

Existing Services: Emergency medical services provided by the City of San Angelo currently extend to medical emergencies county wide.

Services to be provided:

The City of San Angelo, Texas and its Fire Department will provide fire protection and emergency medical service to the newly annexed territory at the same or similar level of service now being provided to other areas of the City of San Angelo, Texas which exhibit land use and population densities similar to that of the newly annexed area.

The City of San Angelo Fire Department will respond to all dispatched calls (including those for emergency medical services) and other requests for service or assistance within the newly annexed area, the same as it would within other areas inside the City limits of San Angelo. The typical Fire Department response time is under 4 minutes.

Topography, land use, and population density will not affect fire or emergency services. The newly annexed area has provided plans and a proposed installation schedule for new water hydrants to service the area.

3. SOLID WASTE COLLECTION

Existing Services: None

Services to be provided:

The same regular solid waste collection services now provided within the city will be extended (as appropriate) to the newly annexed area on the effective date of annexation.

4. MAINTAINING WATER AND WASTEWATER FACILITIES

Existing Services: None.

Services to be provided:

Water and wastewater services will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water and wastewater services shall be provided in accordance with extension ordinances. Extension of service shall comply with City of San Angelo codes and ordinances. Prior to future development, a subdivision plat(s) shall be approved by the City and recorded with Tom Green County that includes any required provisions for water and sanitary sewer service.

5. MAINTAINING ROADS, STREETS, AND ALLEYWAYS

Existing Services: None

Services to be provided:

Developers of land within the newly annexed territory will be required to provide streets in accordance with applicable ordinances of the City of San Angelo, including the Land Development and Subdivision Ordinance and the City's Master Thoroughfare Plan (MTP), and such street improvements shall comply with specifications required by the City of San Angelo, for properly dedicated streets. Once accepted by the City of San Angelo, any and all roads, streets or alleyways which have been properly dedicated to the public shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar land use, population density and topography.

6. MAINTAINING PARKS, PLAYGROUNDS, AND SWIMMING POOLS

Existing Services: None

Services to be provided:

The City Council of the City of San Angelo, Texas is not aware of the existence of any parks, playgrounds or public swimming pools now located in the newly annexed territory.

Upon annexation, the owners and residents of property located within the annexed area shall be entitled to the use of all municipal parks and recreational facilities, subject to the same restrictions, fees, and availability that pertains to the use of those facilities by other citizens of the City.

Private parks, playgrounds, and/or swimming pools will remain under private ownership and will be maintained under private ownership and responsibility.

The subject annexation area has been identified as a key underserved area in the City of San Angelo Parks Master Plan. The City has recently completed the process of updating its Master Plan which reviewed these underserved areas.

7. BUILDING INSPECTION

Existing Services: None

Services to be provided:

The Permits & Inspections Division will provide building permitting and inspection services upon annexation. This includes issuing building, electrical, plumbing, mechanical, and related permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of San Angelo. These services can be provided within the division's current budget.

8. PLANNING AND ZONING

Existing Services: None

Services to be provided:

The Planning Division's responsibility for regulating development and land use through the administration of the City of San Angelo Zoning Ordinance and Comprehensive Plan will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of San Angelo Land Development and Subdivision Ordinance. These services can be provided within the division's current budget.

9. CODE COMPLIANCE

Existing Services: None

Services to be provided:

The Code Compliance Division generally enforces compliance with the City's Codes and Ordinances, largely on a complaint basis. This includes inspection of properties to ensure such compliance.

10. MAINTAINING OTHER PUBLIC OWNED FACILITIES OR BUILDINGS

Existing Services: None

Services to be provided:

In the event any such publicly-owned facility or building does exist and would become the responsibility of the City of San Angelo, or is constructed in the future, the City shall maintain such facilities or buildings to the same extent and degree that it maintains similar municipal facilities and buildings now incorporated in the City of San Angelo, Texas, subject to funding by the City Council.

The City Council of the City of San Angelo, Texas is not aware of the existence of any publicly-owned facility or building now located in the area proposed for annexation.

Upon annexation, the owners and residents of property located within the newly annexed areas shall be entitled to the use of all municipal facilities, buildings, and services, subject to the same restrictions, fees, and availability that pertains to the use of those.

11. STORM WATER MANAGEMENT

Existing Services: None

Services to be provided:

Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completion. Upon approval and acceptance by the City, the City will be responsible for ongoing maintenance of drainage facilities.

12. STREET LIGHTING

Existing Services: None

Services to be provided:

The City of San Angelo will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy for all areas within the city limits of the City of San Angelo.

AN ORDINANCE ANNEXING INTO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ON PETITION OF PROPERTY OWNERS, TERRITORY GENERALLY DESCRIBED AS 88.936 ACRES OF LAND SITUATED EAST OF NORTH US HIGHWAY 67 & 277 NORTH OF TRACTOR TRAIL; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING FOR AMENDMENT OF THE BOUNDARIES AND OFFICIAL MAP OF THE CITY; APPROVING A SERVICE PLAN THEREFORE; SUBJECTING THE PROPERTY SITUATED THEREIN TO BEAR ITS PRO RATA PART OF TAXES LEVIED; PROVIDING RIGHTS AND PRIVILEGES AS WELL AS DUTIES AND RESPONSIBILITIES OF INHABITANTS AND OWNERS OF SAID TERRITORY; DIRECTING NOTICES AS REQUIRED BY LAW; PROVIDING A SEVERABILITY CLAUSE; DECLARING COMPLIANCE WITH OPEN MEETINGS ACT; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of San Angelo, Texas (the "City") is a home-rule municipality authorized by State law and the City Charter to annex territory lying adjacent and contiguous to the corporate limits of said City; and

WHEREAS, pursuant to Texas Local Government Code, Section 43.0671, all of the owners of a tract of land containing 88.936 acres of land situated east of north Us Highway 67 & 277 north of Tractor Trail., more fully described in Exhibit "A," attached hereto and made a part hereof for all purposes (hereinafter the "Territory"), have petitioned the City Council in writing to annex the Territory into the corporate limits of the City; and,

WHEREAS, the Territory is not appraised for ad valorem tax purposes as land for agricultural or wildlife management use, or as timber land, and Section 43.016 of the Texas Local Government Code does not apply to the proposed annexation; and,

WHEREAS, the City Council accepted the Petition Requesting Annexation by Territory owners, and directed Planning staff to proceed with the proposed annexation schedule, at a regularly held meeting of the City Council on October 6, 2020; and,

WHEREAS, a public hearing on the annexation was held, the 17th day of November, 2020, as required by law, where all interested persons were provided an opportunity to be heard on the proposed annexation of the Territory; and

WHEREAS, all notices have been issued as required by law and all public hearings have been held within the time required by law pursuant to notices duly posted and published; and

WHEREAS, a service plan has been prepared that provides for the extension of appropriate municipal services into the Territory, which plan is attached hereto, and the City is able to provide such services; and

WHEREAS, the Territory is not within the boundaries of any other municipality, lies within the extraterritorial jurisdiction of the City, and lies adjacent to and adjoins the present boundaries of the City;

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

Section 1 Findings of Fact. All of the above premises are hereby found to be true and correct and are incorporated into the body of this ordinance as if fully set forth; and all required legal conditions for annexation have been met.

Section 2 Annexation. The Territory described in Exhibit "A," attached hereto and incorporated herein for all purposes, said Territory lying adjacent to and contiguous with the present boundaries of the City, be and is hereby added and annexed into the City, and said Territory shall hereafter be included within the corporate limits of the City, and the present boundary lines of said City, at various points contiguous with the Territory annexed, are hereby altered, extended and amended so as to include said Territory within the corporate limits of the City.

Section 3 Amendment of Boundaries and Official Map of City. The official map and boundaries of the City, heretofore adopted and amended, shall be and are hereby amended so as to include the aforementioned annexed Territory as part of the City.

Section 4 Service Plan. The service plan attached hereto as Exhibit "B" is hereby approved and is incorporated herein for all purposes. The City makes an affirmative determination that this service plan provides for the extension of services to the annexed Territory which are comparable to other areas within the City with similar land utilization, population density and topography. It is further found that those characteristics of land use, population density and topography which distinguish this Territory from other areas of the City are considered a sufficient basis for providing a different level of services in the annexed Territory.

Section 5 Pro Rata Share of Taxes. The annexed Territory, being a part of the City for all purposes, shall bear its pro rata part of taxes levied by the City.

Section 6 Rights, Privileges and Duties of Inhabitants. The inhabitants of the annexed Territory shall be entitled to all the rights and privileges of the other citizens of the City and shall be bound by the Charter, Ordinances, Resolutions and other regulations of the City.

Section 7 Filing and Notice of Ordinance. The City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk of Tom Green County, Texas, the Voting Registrar of Tom Green County, the Tom Green County Appraisal District, and the Texas Comptroller of Public Accounts in the

manner required by law. The City Clerk is further directed to notify any service providers of services in the annexed Area, and all other parties as required by law.

Section 8. Severability. If any part, 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, the validity of the remaining parts of this ordinance (or their application to other persons or sets of circumstances) shall not be affected thereby, it being the intent of City Council in adopting this ordinance, that no part thereof or provision contained herein shall become inoperative or fail by reason of any unconstitutionality of any other part hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 9. Open Meeting Act Compliance. The City Council for the City of San Angelo hereby finds and declares that the meetings at which this ordinance was introduced and finally passed were open to the public as required by law and that public notice of the time, place and purpose of said meetings was given as require by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 10. Effective Date. This ordinance will become effective on, from and after its date of adoption.

INTRODUCED on the 17th day of November, 2020, and finally PASSED, APPROVED AND ADOPTED on this the 15th day of December, 2020.

THE CITY OF SAN ANGELO

By: _____
Brenda Gunter, Mayor

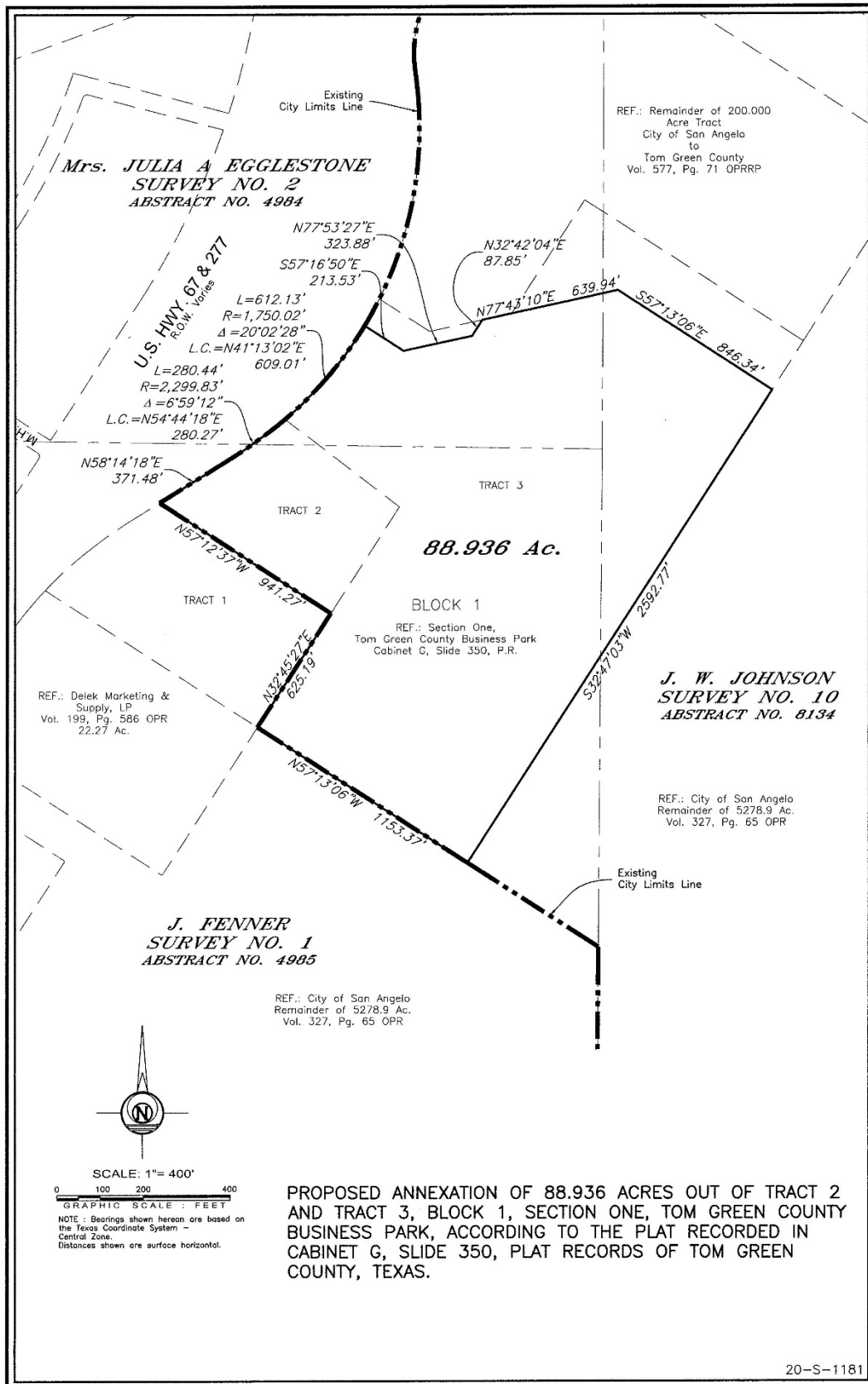
ATTEST:

APPROVED AS TO FORM:

By: _____
Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A" (Legal Description and Survey)



**FIELD NOTES
PROPOSED ANNEXATION**

88.936 Acres

August 28, 2020
20-S-1181

Being an area of 88.936 acres of land out of Tract 2 and Tract 3, Block 1, Section One, Tom Green County Business Park, according to the plat recorded in Cabinet G, Slide 350, Plat Records of Tom Green County, Texas and said 88.936 acre tract being more particularly described by metes and bounds as follows:

Beginning at the south corner of this tract and said Tract 3;

Thence with the southwest line of said Tract 3, N. $57^{\circ} 13' 06''$ W. 1153.37 feet to the most southerly west corner of said Tract 3 and being the south corner of certain Tract 1 of said Block 1;

Thence with the southeast line of said Tract 1, N. $32^{\circ} 45' 27''$ E. 625.19 feet to an ell corner of this tract and the east corner of said Tract 1 and the south corner of said Tract 2;

Thence with the southwest line of said Tract 2 and northeast line of said Tract 1, N. $57^{\circ} 12' 37''$ W. 941.27 feet to a west corner of this tract and said Tract 2 and north corner of said Tract 1 and being in the southeast right-of-way line of U. S. Hwy. 67 & 277;

Thence with the northwest line of said Tract 2 and the southeast line of said U. S. Hwy. 67 & 277, N. $58^{\circ} 14' 18''$ E. 371.48 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a radius of 2,299.83 feet, central angle of $06^{\circ} 59' 12''$, arc length of 280.44 feet and whose long chord bears N. $54^{\circ} 44' 18''$ E. 280.27 feet to the end of this curve and the beginning of a curve to the left;

Thence with said curve to the left, having a radius of 1,750.02 feet, central angle for this part traversed of $20^{\circ} 02' 28''$, arc length of 612.13 feet and whose long chord bears N. $41^{\circ} 13' 02''$ E. 609.01 feet to an ell corner of this tract;

Thence with the north line of this tract and across said Tract 3 as follows, S. $57^{\circ} 16' 50''$ E. 213.53 feet to an angle corner, N. $77^{\circ} 53' 27''$ E. 323.88 feet to an angle corner, N. $32^{\circ} 42' 04''$ E. 87.85 feet to an angle corner and in a north line of said Tract 3;

Thence with the north line of said Tract 3, N. $77^{\circ} 43' 10''$ E. 639.94 feet to an angle corner of this tract;

Thence with the northeast line of this tract and across said Tract 3, S. $57^{\circ} 13' 06''$ E. 846.34 feet to the east corner of this tract in the southeast line of said Tract 3;

Thence with the southeast line of this tract and said Tract 3, S. 32° 47' 03" W. 2592.77 feet to the place of beginning and containing an area of 88.936 acres of land.

Bearings recited hereon are based on Texas Coordinate System NAD83 – Texas Central Zone by GPS observation.

See Attached Plat of Survey.



Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400



EXHIBIT B

SERVICE PLAN AGREEMENT. This Agreement, including the following Service Plan, constitutes the service plan agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

COMMENCEMENT OF SERVICES. Except as otherwise provided herein, the City will provide the municipal services set forth below commencing on the effective date of annexation. As used in this Agreement, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

SERVICES NOT PROVIDED. Pursuant to Texas Local Government Code Section 43.0672(c), it is understood and agreed that the City is not required to provide a municipal service that is not included in this Agreement.

AGREEMENT RUNS WITH THE LAND. This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The terms of this Agreement constitute covenants running with the land comprising the Territory and is binding on the Owner(s).

Executed on the ____ day of December, 2020, to be effective on the effective date of annexation of the Territory.

CITY OF SAN ANGELO

By: _____
Daniel Valenzuela
City Manager

Attest:

Julia Antilley, City Clerk

Approved as to Content:

Jon James, Planning &
Development Services Director

TOM GREEN COUNTY:

By: _____
Stephen C. Floyd
County Judge

Approved as to Form and Legality:

Theresa James, City Attorney

**SERVICE PLAN FOR MUNICIPAL SERVICES WITHIN AN AREA/TERRITORY
DESCRIBED AS FOLLOWS:**

Generally located east of North US Highway 277 and north of Tractor Trail and specifically described as 88.936 acres of land out of Tract 2 and Tract 3, Block 1, Section One, Tom Green County Business Park, Tom Green County, Texas, according to the plat recorded in Cabinet G, Slide 350, Plat Records of Tom Green County, Texas.

SERVICE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION:

1. POLICE PROTECTION

Existing Services: None

Services to be provided:

The City of San Angelo, Texas and its Police Department will provide police protection to the newly annexed territory at the same or similar service now being provided to other areas of the City of San Angelo, Texas.

Patrolling, radio and dispatch responses to calls, traffic enforcement, and other routine police services will be provided. The typical response time within City limits is less than 3.5 minutes for emergency calls.

2. FIRE PROTECTION AND EMERGENCY SERVICES

Existing Services: Fire protection response is currently provided to this area through an inter-local agreement between the City of San Angelo and Tom Green County. Emergency medical services provided by the City of San Angelo currently extend to medical emergencies county wide.

Services to be provided:

The City of San Angelo, Texas and its Fire Department will provide fire protection and emergency medical service to the newly annexed territory at the same or similar level of service now being provided to other areas of the City of San Angelo, Texas which exhibit land use and population densities similar to that of the newly annexed area.

The City of San Angelo Fire Department will respond to all dispatched calls (including those for emergency medical services) and other requests for service or assistance within the newly annexed area, the same as it would within other areas inside the City limits of San Angelo. The typical Fire Department response time is under 4 minutes.

Topography, land use, and population density will not affect fire or emergency services.

3. SOLID WASTE COLLECTION

Existing Services: None

Services to be provided:

The same regular solid waste collection services now provided within the City will be extended (as appropriate) to the newly annexed area on the effective date of annexation.

4. **MAINTAINING WATER AND WASTEWATER FACILITIES**

Existing Services: Property currently serviced with City water and wastewater facilities.

Services to be provided:

Water and wastewater services will be maintained at the same or similar level of service now being provided to other areas of the City of San Angelo.

5. **MAINTAINING ROADS, STREETS, AND ALLEYWAYS**

Existing Services: None

Services to be provided:

Tom Green County will be required to maintain current private access streets until the time that streets come in to compliance with applicable ordinances of the City of San Angelo, and specifications required by the City of San Angelo, for properly dedicated streets. Once accepted by the City of San Angelo, any and all roads, streets or alleyways which have been properly dedicated to the public shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar land use, population density and topography.

6. **MAINTAINING PARKS, PLAYGROUNDS, AND SWIMMING POOLS**

Existing Services: None

Services to be provided:

The City Council of the City of San Angelo, Texas **is not** aware of the existence of any parks, playgrounds or public swimming pools now located in the newly annexed territory.

Upon annexation, the owners and residents of property located within the annexed area shall be entitled to the use of all municipal parks and recreational facilities, subject to the same restrictions, fees, and availability that pertains to the use of those facilities by other citizens of the City.

Private parks, playgrounds, and/or swimming pools will remain under private ownership and will be maintained under private ownership and responsibility.

The subject annexation area has been identified as a key underserved area in the City of San Angelo Parks Master Plan. The City has recently completed the process of updating its Master Plan which reviewed these underserved areas.

7. **BUILDING INSPECTION**

Existing Services: None

Services to be provided:

The Permits & Inspections Division will provide building permitting and inspection services upon annexation. This includes issuing building, electrical, plumbing, mechanical, and related permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of San Angelo. These services can be provided within the division's current budget.

8. PLANNING AND ZONING

Existing Services: None

Services to be provided:

The Planning Division's responsibility for regulating development and land use through the administration of the City of San Angelo Zoning Ordinance and Comprehensive Plan will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of San Angelo Land Development and Subdivision Ordinance. These services can be provided within the division's current budget.

9. CODE COMPLIANCE

Existing Services: None

Services to be provided:

The Code Compliance Division generally enforces compliance with the City's Codes and Ordinances, largely on a complaint basis. This includes inspection of properties to ensure such compliance.

10. MAINTAINING OTHER PUBLIC OWNED FACILITIES OR BUILDINGS

Existing Services: None

Services to be provided:

In the event any such publicly-owned facility or building does exist and would become the responsibility of the City of San Angelo, or is constructed in the future, the City shall maintain such facilities or buildings to the same extent and degree that it maintains similar municipal facilities and buildings now incorporated in the City of San Angelo, Texas, subject to funding by the City Council.

The City Council of the City of San Angelo, Texas is not aware of the existence of any publicly-owned facility or building now located in the area proposed for annexation.

Upon annexation, the owners and residents of property located within the newly annexed areas shall be entitled to the use of all municipal facilities, buildings, and services, subject to the same restrictions, fees, and availability that pertains to the use of those

11. STORM WATER MANAGEMENT

Existing Services: None

Services to be provided:

Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completion. Upon approval and acceptance by the City, the City will be responsible for ongoing maintenance of drainage facilities.

12. STREET LIGHTING

Existing Services: None

Services to be provided:

The City of San Angelo will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy for all areas within the city limits of the City of San Angelo.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 15, 2020

Item type: Consent Item

Caption:

Second reading of an ordinance approving case Z20-14, zoning property to the Single-Family Residential zoning district in connection with an annexation, being 10.480 acres located along south Old Stone Dr. (Jon James)

Summary/History:

A request for approval to zone a property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, being 10.480 acres located along south Old Stone Drive. The proposed zoning and annexation would facilitate the construction of 17 new single-family home sites as shown within the adopted preliminary plat. The rezoning and annexation are running concurrently on the same timeline so that the properties will be immediately zoned RS-1 upon annexation, facilitating extension of utilities and new home construction.

Financial Impact:

N/A

Other Information/Recommendation:

At their October 19, 2020 Planning Commission meeting the Commission voted unanimously to recommend approval of the rezoning 7-0.

At the November 17, 2020 City Council meeting the Council voted unanimously to approve the ordinance on first reading.

Attachments:

- | | |
|-----------------|------------------|
| 1. Staff Report | Staff Report.pdf |
| 2. Ordinance | Ordinance.docx |

Presentation:

Jon James

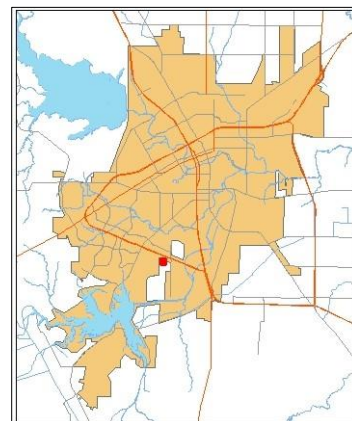
Approvals/Reviews:

Sherry Bailey	Created/Initiated
Hillary Bueker	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Julia Antilley	Final Approval

CITY COUNCIL – November 17, 2020
STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning		Z20-14: Old Stone Ranch, Section Two	
SYNOPSIS:			
A request for approval to zone a property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, being 10.480 acres located along south Old Stone Drive. The proposed zoning and annexation would facilitate the construction of 17 new single-family home sites as shown within the adopted preliminary plat. The rezoning and annexation are running concurrently on the same timeline so that the properties will be immediately zoned RS-1 upon annexation, facilitating extension of utilities and new home construction			
LOCATION:		LEGAL DESCRIPTION:	
Generally located south of Loop 306 along Old Stone Drive		10.480 acres out of land out of C. Berberich Survey No. 177, Abstract No. 52, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: N/A (future: SMD 1-Hiebert) Neighborhood: N/A (future: Country Club)		N/A	Neighborhood
			SIZE:
			10.480 acres
THOROUGHFARE PLAN:			
West Loop 306 –Freeway, (TXDOT) Old Stone Drive – Urban Local Street, Required 50’ min. ROW; 40 ft. pavement width (Extension of existing)			
NOTIFICATIONS:			
4 notifications were mailed within a 200-foot radius on October 5, 2020. Zero responses received in favor and Zero responses received in opposition			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL to zone a property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, being 10.480 acres located along south Old Stone Drive.			
PROPERTY OWNER/PETITIONER:			
Performance Land and Cattle Co. LLC.			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			



Additional Information: The applicant has an approved plat on Section One and will be following up with a plat submittal on Section Two. The annexation process should be being finalized by City Council before they act on the zoning request. The zoning is the last step that was required for the applicant to meet his stated goals. The applicant is requesting a zoning of Single Family Residence (RS-1) similar to what was requested for his first annexation and rezoning for Section One. The first section had platted lots that are half acre in size since for the foreseeable future, the lots will be on septic systems. It is anticipated that Section Two will be similar since their development is moving faster than the sewer capacity expansion project that is expected to be completed within seven years. These lots will be on individual septic systems until they fail and then they will be required to connect to the city sewer. The RS-1 zoning that is being requested is the nearest zoning that could accommodate the half acre lot size. The next zoning R&E requires at least one acre and is larger than the applicant had intended.

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 residential. The zone change proposed is compatible with that designation. This area is part of the growing residential development in the southwest area of town. It is close to the proposed neighborhood commercial along the Loop 306 Service Road and is part of the area surrounded by the City of San Angelo that forms a donut hole. Good Planning practice dictates that surrounded county land within a city's boundaries needs to be annexed to forestall future problems.
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 zoning in the same development to the north. The Single Family Residence (RS-1) zoning is the most comprehensive way to accommodate the present sewer situation and yet provide for transitioning into a typical single family neighborhood for a growing residential area. This area of the City is identified as a residential neighborhood growth area and single family residential is still an identified need. Adjacent residential neighborhoods in Bentwood and by Foster Road are quickly being built out with single family homes and a large multiple family complex. This rezoning project will complete the property already identified by the Planning Commission for single family home development
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 adjacent to un-annexed land to the left and right. However, it is reasonable to assume that the surrounding land will develop in similar fashion once the area is opened up for sewer service by the San Angelo Sewer Capacity project.

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. The intended use is compatible with single family uses. Once the sewer capacity project is completed staff assumes that the property on both sides will annex into the City and that will place this entire area part of a broad residential neighborhood area south of Loop 306.
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 a minimal effect on the natural environment because this is an area completely surrounded by the City of San Angelo. It is reasonable to assume much of the environmental impact to the area has already occurred with previous development.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Housing continues to be a demonstrated need within the City of San Angelo. Within the next forty years cities within Texas are expected to grow by half of their existing population at this time. San Angelo appears to be managing the city's growth without the impacts of cities further to the east.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The existing development pattern in the immediate area reflects a development pattern that is consistent with the past seventy-five years.

Planning Commission Recommendation:

A. Z20-14: Old Stone Drive

A request to zone a property to the Single Family Residential (RS-1) Zoning District in connection with an annexation, being 10.480 acres located along south Old Stone Drive.

Sherry Bailey, Principal Planner, presented the zoning case. She explained that this request is for the second phase of Old Stone Ranch which was annexed and rezoned last year. Ms. Bailey indicated that the new phase will allow for 17 single-family home lots once the zoning and associated annexation are approved. She indicated that of the 4 notices mailed, she received no responses. Ms. Bailey then outlined Staff's recommendation to approve the rezoning on the grounds that the RS-1 zone is compatible with the Neighborhood Future Land Use; that the half acre lots will meet the minimum RS-1 standards; that single-family homes are compatible with the surrounding area which is residential away from Loop 306; that the homes are able to connect to private septic systems until the City's sewer capacity expansion project is complete; and that single-family housing remains a major need within San Angelo.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, asked that the Planning Commission approve the new zoning and that he was available for questions.

Chair Stribling closed public comment.

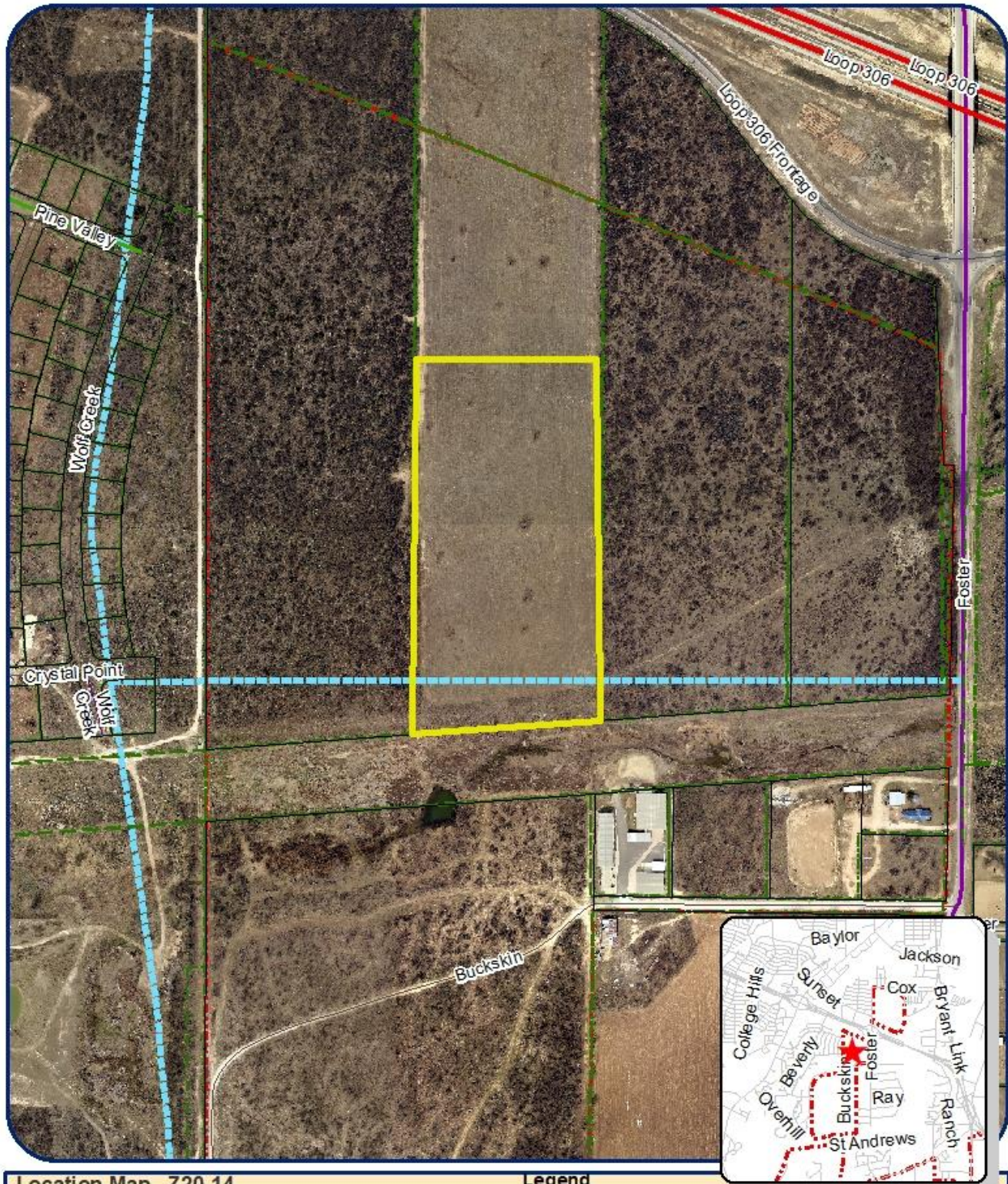
Vice Chair Jackson made a motion to RECOMMEND APPROVAL to zone a property to the Single Family Residential (RS-1) Zoning District in connection with an annexation, being 10.480 acres located along south Old Stone Drive. Commissioner Self seconded the motion. The motion carried unanimously 7-0.

Recommendation:

Staff's recommendation is for the City Council to **APPROVE** the zoning request to rezone the property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, being 10.480 acres located along south Old Stone Drive.

Attachments:

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



Location Map Z20-14

Old Stone Ranch

Council District 1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 350 ft

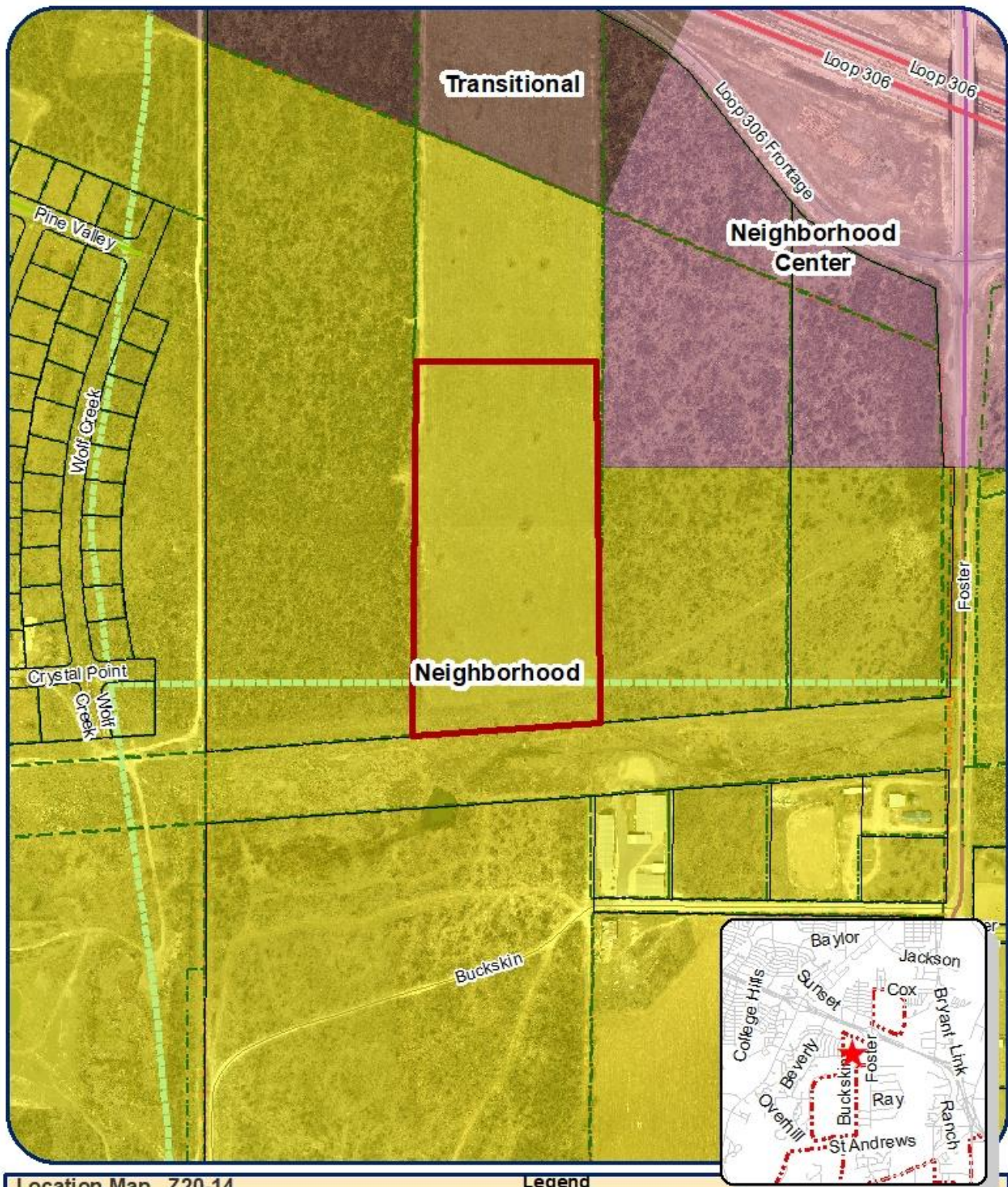
10, 480 acres in C. Berberich Survey No. 177, Abstract No. 52

Legend

Subject Properties:
Current Zoning: **Un-zoned**
Requested Zoning Change: **Single Family Residence (RS-1)**
Vision: **Neighborhood**

Aerial Map





Location Map Z20-14

Old Stone Ranch

Council District 1 - Tommy Hiebert
 Neighborhood: Country Club
 Scale: 1" approx. = 350 ft

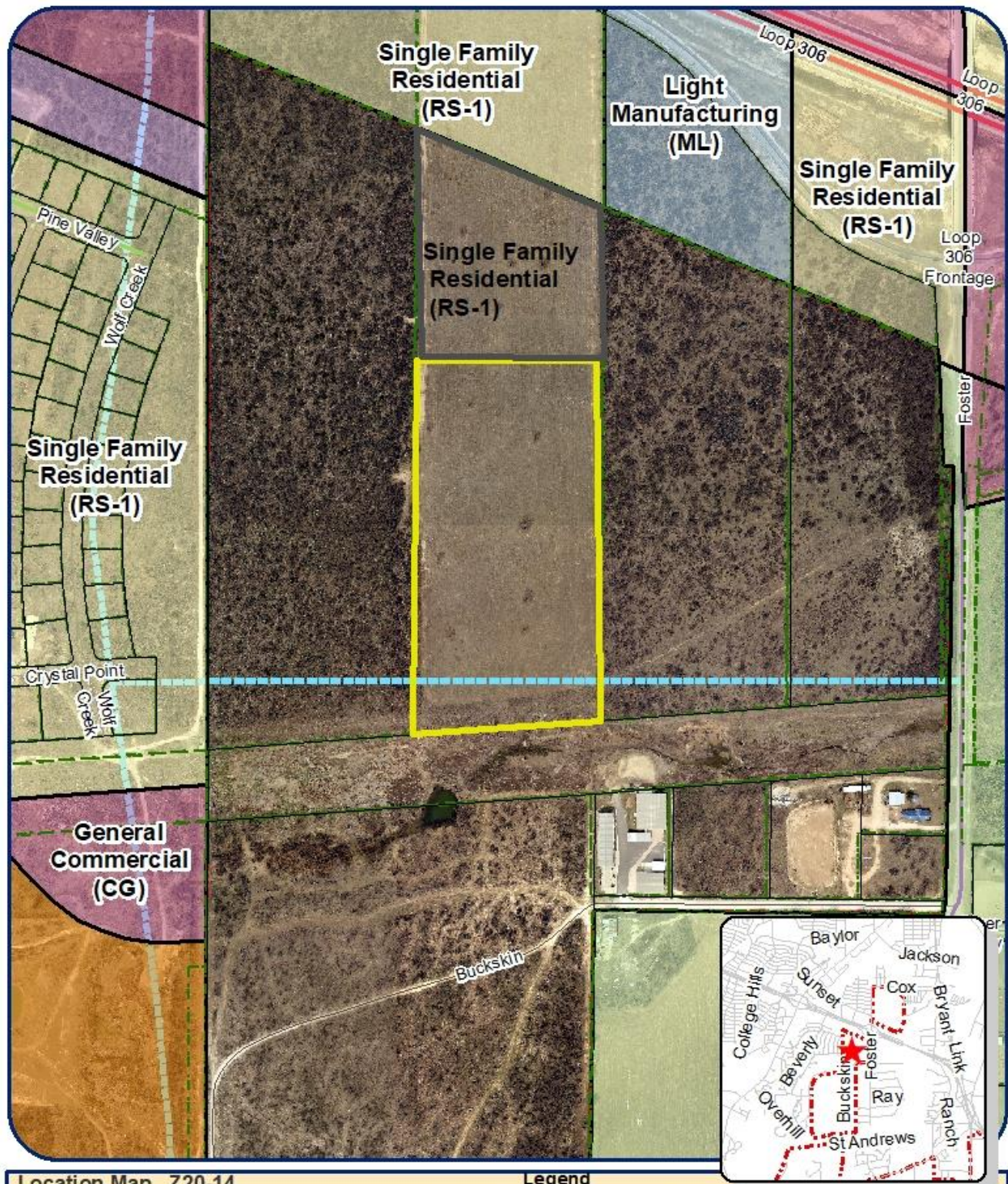
10, 480 acres in C. Berberich Survey No. 177, Abstract No. 52

Legend

Subject Properties: —
 Current Zoning: **Un-zoned**
 Requested Zoning Change: **Single Family Residence (RS-1)**
 Vision: **Neighborhood**



Future Land Use Map



Location Map Z20-14

Old Stone Ranch

Council District 1 - Tommy Hiebert
 Neighborhood: Country Club
 Scale: 1" approx. = 350 ft

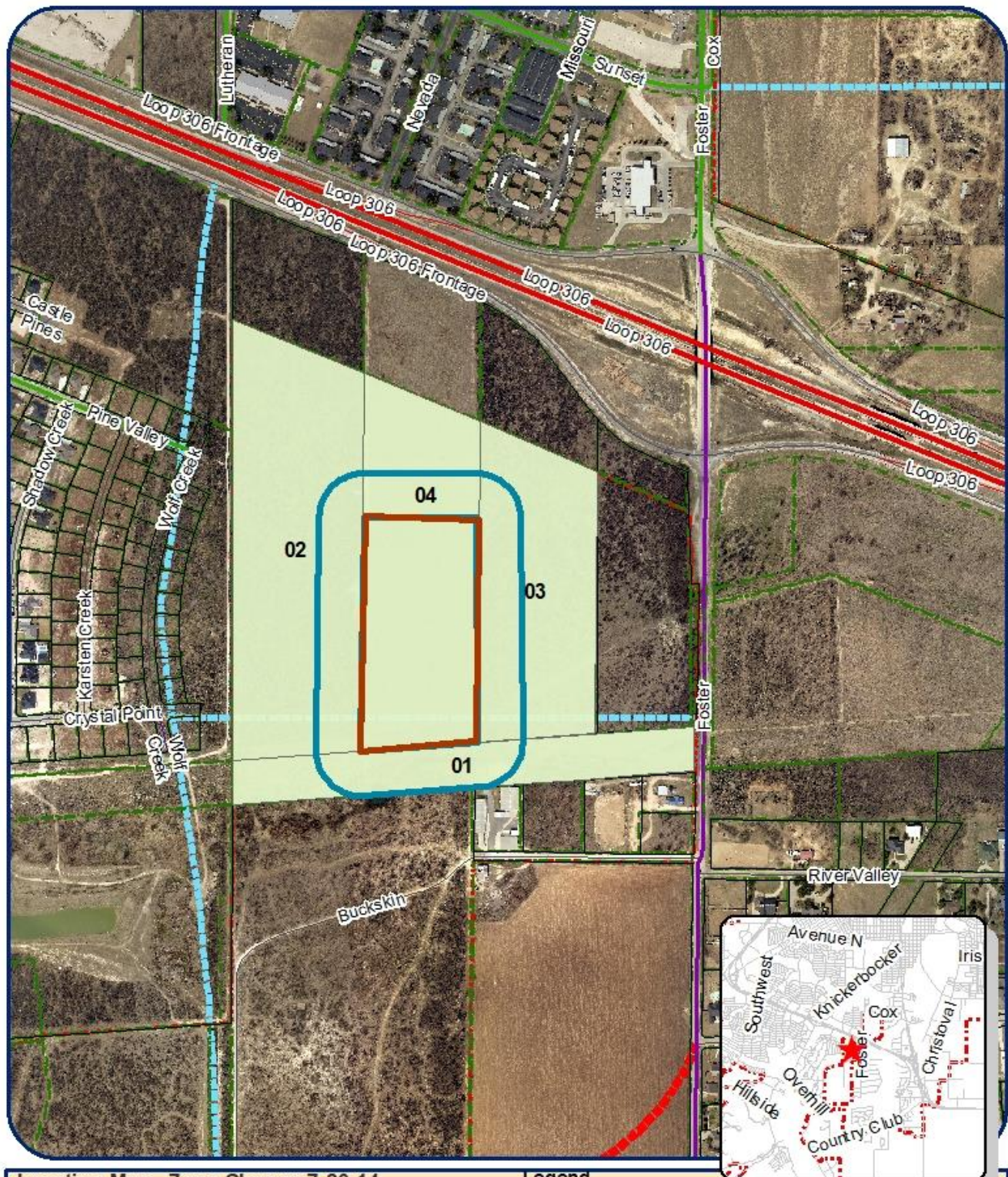
10, 480 acres in C. Berberich Survey No. 177, Abstract No. 52

Legend

Subject Properties:
 Current Zoning: **Un-zoned**
 Requested Zoning Change: **Single Family Residence (RS-1)**
 Vision: **Neighborhood**



Zoning Map



Location Map Zone Change Z-20-14

Old Stone Ranch

Council District 1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 560 ft

10.480 acres located along south Old Stone Drive

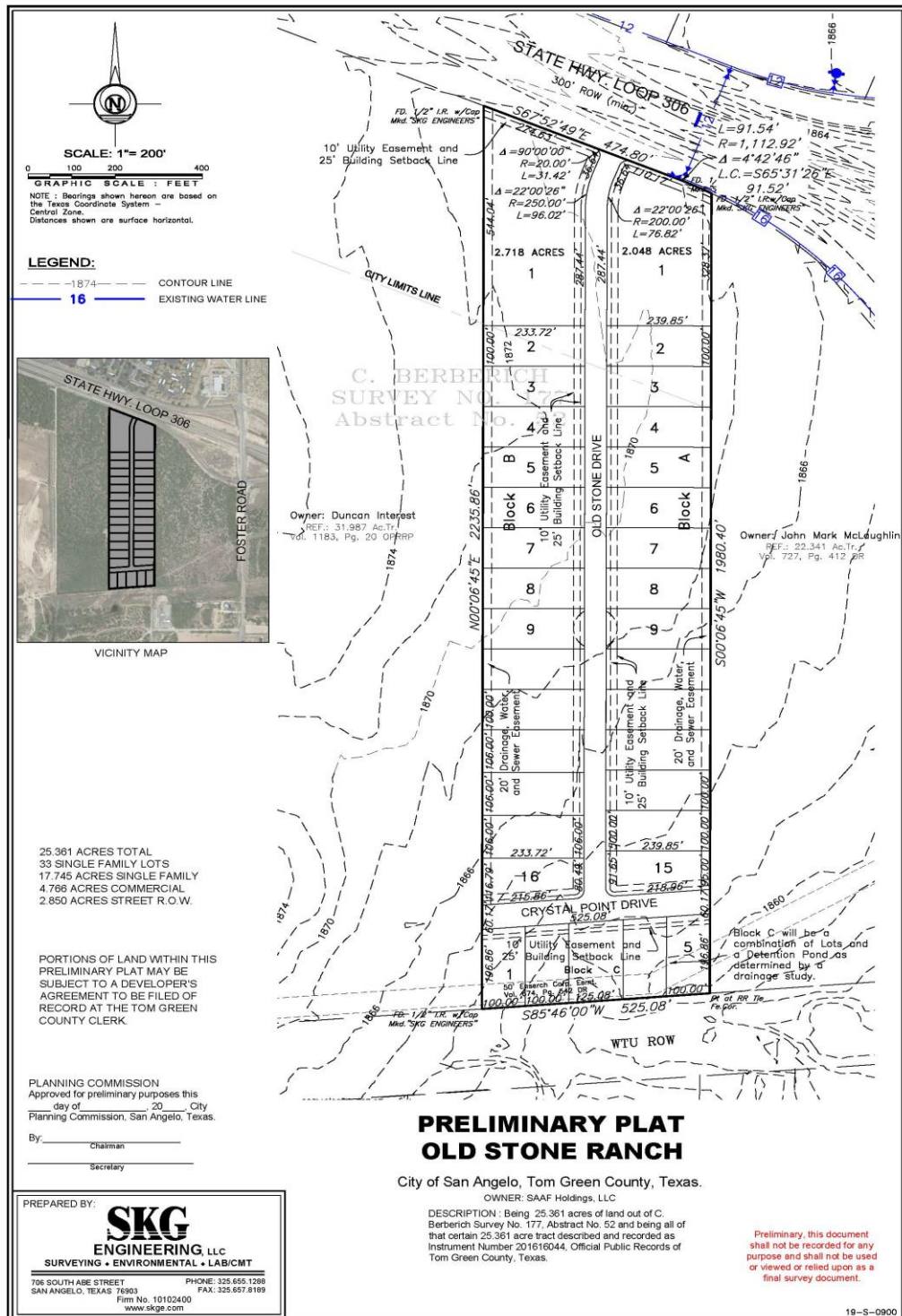
Legend

Subject Properties: 
Current Zoning: **Unzoned**
Requested Zoning Change: **RS-1**
Vision: **Neighborhood**

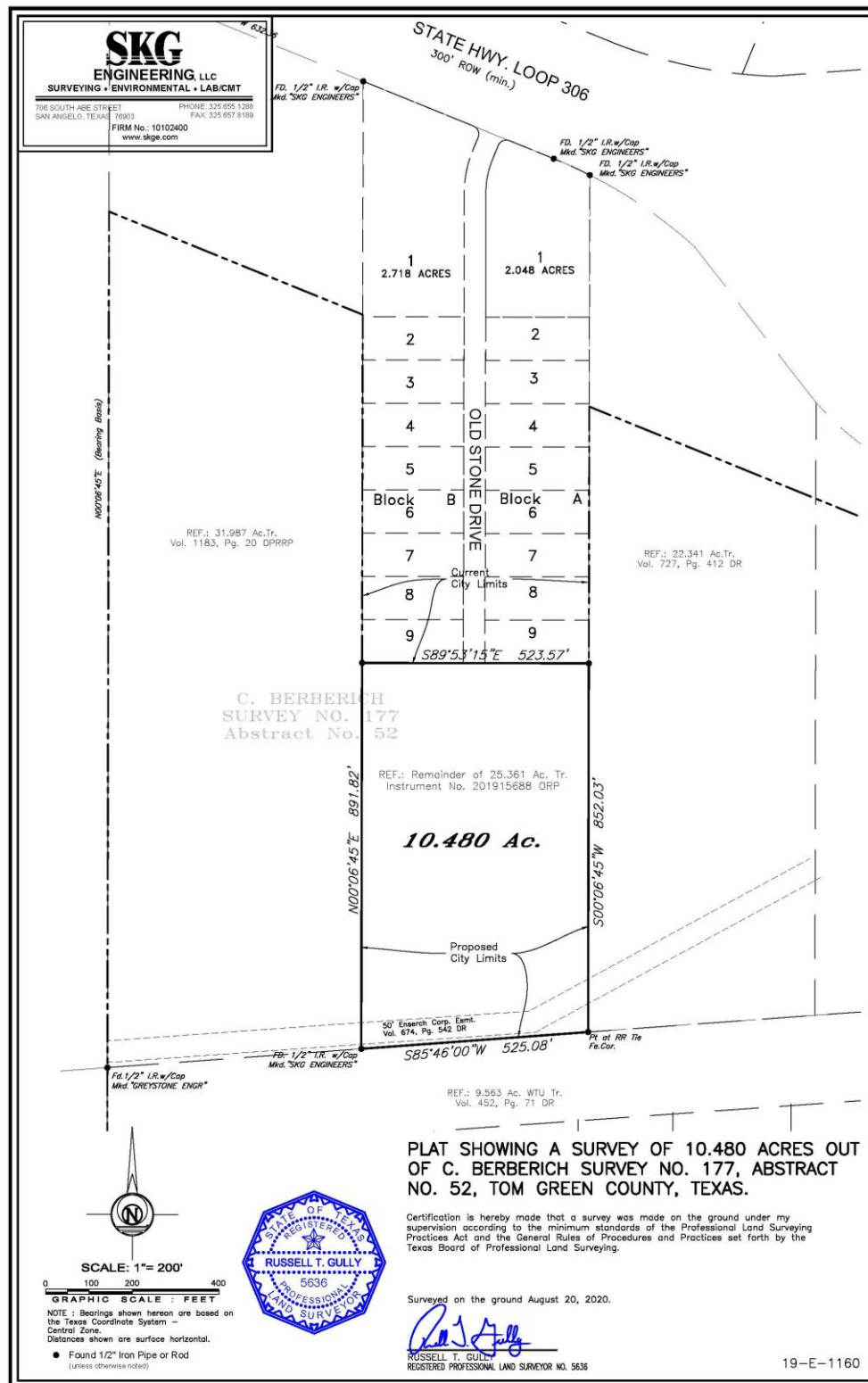
Notification Map



APPROVED PRELIMINARY PLAT 2019



OLD STONE RANCH ANNEXATION SECTION TWO



Photo



Area to the south of existing development road area to AEP easement

Effective January 3, 2017



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

Application for Approval of a Zone Change



645.00

Section 1: Basic Information

Name of Applicant(s): Performance Land & Cattle Co., LLC

☒ Owner ☐ Representative (Notarized Affidavit Required)

P.O. Box 1059 Eldorado Texas 76936

Mailing Address City State Zip Code

325-650-8921 bwdorman@yahoo.com

Contact Phone Number Contact E-mail Address

Old Stone Drive San Angelo Texas 76904

Subject Property Address City State Zip Code

10.480 Acres out of C. Berberich Survey No. 177, Abst. No. 52

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

Existing Zoning: R&E Proposed Zoning: RS-1 Lot size: 10.480 acres

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

Section 2: Site Specific Details

Existing Use of Property: Vacant

*Proposed Use of Property: Residential

*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.

Bryan Dorman

Owner Name (Print)

Signature

Performance Land & Cattle Co.

Company/Organization (If Applicable)

9-2-2020

Date

Russell Gully

Representative Name (Print)

Signature

SKG ENGINEERING

Company/Organization

9.2.2020

Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: Z ____ - ____

Fully-dimensioned site plan: ☐

Nonrefundable fee: \$ ____

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

Sign Deposit \$37.50

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

Affidavit attached?

☐ Yes ☐ No☐ N/A

Applicant's signature on information sheet?

☐ Yes ☐ No

Previous Zone Change Inquiry?

☐ Yes ☐ No

If yes, ZCI case no.: ____ - ____

River Corridor Commission?

☐ Yes ☐ No

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

Planning Commission hearing date: ____/____/____

Date notifications due: ____/____/____

City Council hearing date: ____/____/____

Packets due date: ____/____/____

Publication date: ____/____/____

Reviewed/Accepted by: _____

Date: ____/____/____

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 ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **10.480 ACRES OF LAND OUT OF THE C. BERBERICH SURVEY NO. 177, ABSTRACT NO. 52 TOM GREEN COUNTY, TEXAS, GENERALLY LOCATED WEST OF FOSTER ROAD AND SOUTH ALONG OLD STONE DRIVE**, FROM UNZONED LAND TO THE SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT IN CONNECTION WITH AN ANNEXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z20-14: Old Stone Ranch, Section Two

WHEREAS, on the 19th day of October, 2020, 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 Single-Family Residential (RS-1) Zoning District; and,

WHEREAS, on the 17th day of November, 2020, City Council held a public hearing on Z20-14, 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 SINGLE-FAMILY RESIDENTIAL (RS-1) Zoning District:

The real property generally located west of Foster Road and south along Old Stone Drive, being 10.480 acres of land out of the C. Berberich Survey No. 177, Abstract No. 52 and H. Zerbach Survey No. 178, 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 **17th day of November, 2020**, and finally PASSED, on this the **15th day of December, 2020**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

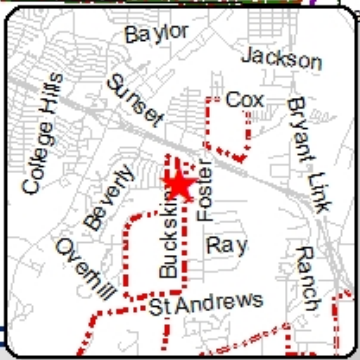
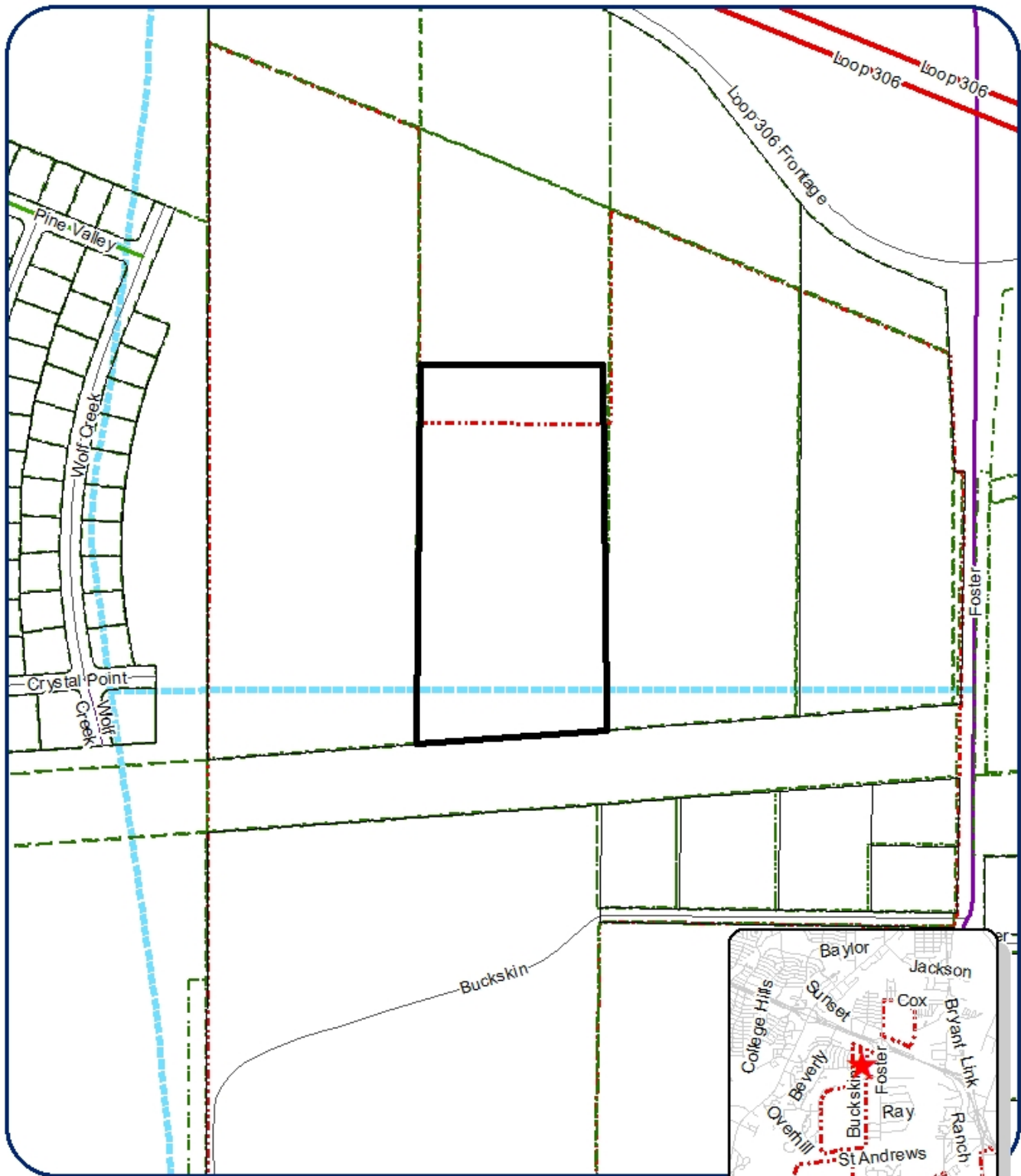
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



Location Map Z20-14

Old Stone Ranch

Council District 1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 350 ft

Legend

Subject Properties: 
Current Zoning: **Un-zoned**
Requested Zoning Change: **Single Family Residence (RS-1)**
Vision: **Neighborhood**



10, 480 acres in C. Berberich Survey No. 177, Abstract No. 52

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 15, 2020

Item type: Consent Item

Caption:

Second reading of an ordinance approving case Z20-15, zoning property to the Single-Family Residential zoning district in connection with an annexation, being 18.753 acres located east of the intersection of Club House Ln. and Enclave Ct. (Jon James)

Summary/History:

The applicant has applied to zone portions of unplatted tracts to Single-Family Residential (RS-1) in connection with an annexation request and preliminary subdivision plat. The proposed zoning and annexation would facilitate the construction of 62 new single-family homes as shown within the proposed preliminary plat. The rezoning and annexation are running concurrently on the same timeline so that the properties will be immediately zoned RS-1 upon annexation, facilitating extension of utilities and new home construction.

Financial Impact:

N/A

Other Information/Recommendation:

On October 19, 2020, the Planning Commission recommended APPROVAL of the request by a unanimous vote of 7-0.

On November 17, 2020, City Council APPROVED the request to zone the property to the Single-Family Residential (RS-1) Zoning District by a unanimous vote of 7-0.

Attachments:

- | | |
|--------------------------|---------------------------|
| 1. Ordinance (Z20-15) | Ordinance (Z20-15).docx |
| 2. Staff Report (Z20-15) | Staff Report (Z20-15).pdf |

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher	Created/Initiated
Hillary Bueker	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Julia Antilley	Final Approval

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **18.753 ACRES OF LAND OUT OF THE C. BERBERICH SURVEY NO. 177, ABSTRACT NO. 52 AND H. ZERBACH SURVEY NO. 178, ABSTRACT NO. 4210, TOM GREEN COUNTY, TEXAS, GENERALLY LOCATED EAST OF ENCLAVE COURT BETWEEN CLUB HOUSE LANE AND LINVILLE LANE**, FROM UNZONED LAND TO THE SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT IN CONNECTION WITH AN ANNEXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z20-15: Club House Lane (Bentwood C.C., LLC)

WHEREAS, on the 19th day of October, 2020, 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 Single-Family Residential (RS-1) Zoning District; and,

WHEREAS, on the 17th day of November, 2020, City Council held a public hearing on Z20-15, 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 SINGLE-FAMILY RESIDENTIAL (RS-1) Zoning District:

The real property generally located east of Enclave Court between Club House Lane and Linville Lane, being 18.753 acres of land out of the C. Berberich Survey No. 177, Abstract No. 52 and H. Zerbach Survey No. 178, Abstract No. 4210, 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 **17th day of November, 2020**, and finally PASSED, on this the **15th day of December, 2020**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

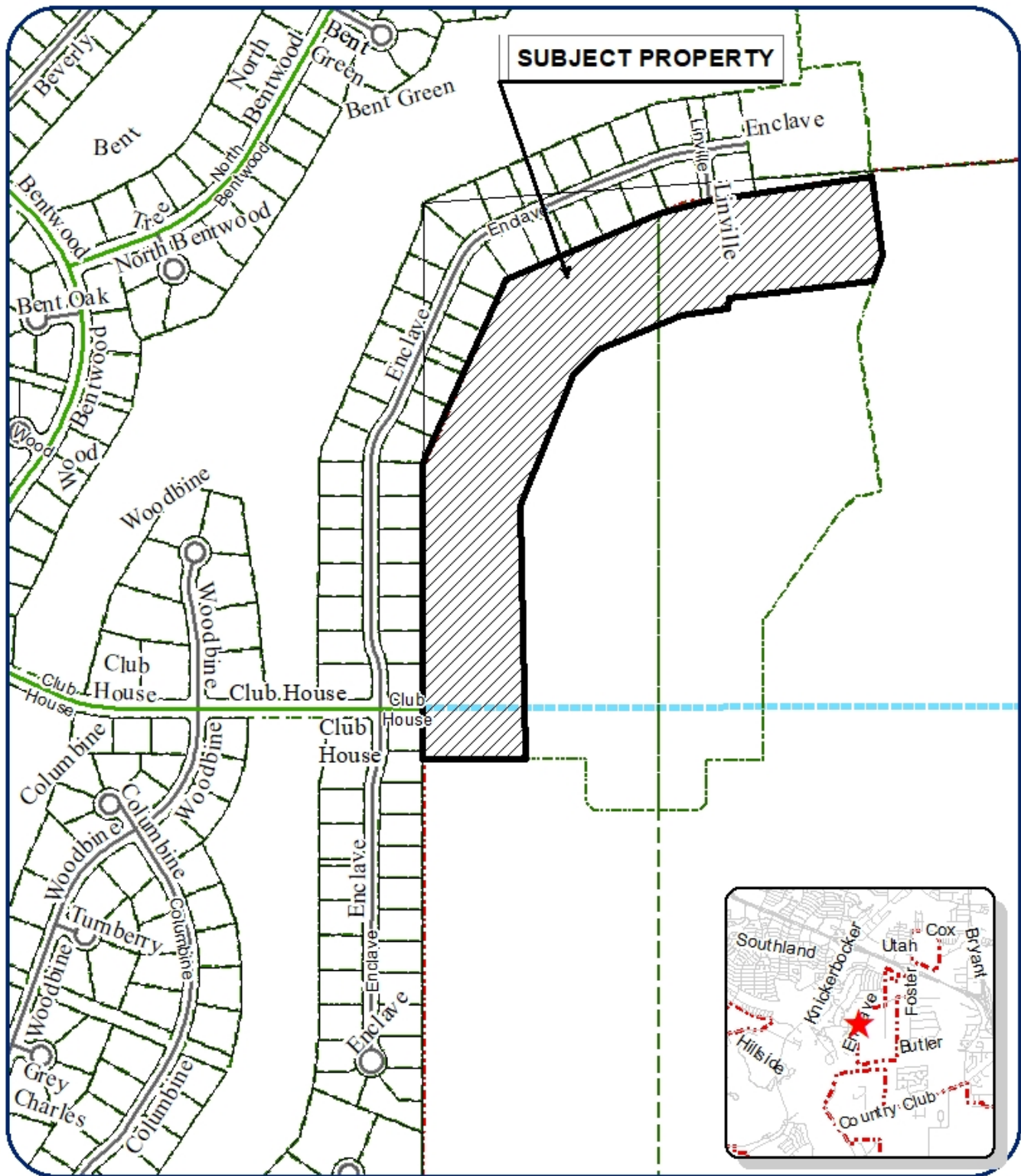
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



Zone Change Z20-15

Club House Lane (Bentwood C.C.)

Council District: N/A

Neighborhood: N/A

Scale: 1" approx. = 400 ft

18.753 acres east of Club House Lane and Enclave Court

Legend

Subject Properties:

N/A

Current Zoning:

RS-1

Requested Zoning Change:

Neighborhood

Vision:

Neighborhood

N



CITY COUNCIL – November 17, 2020
STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning		Z20-15: Club House Lane (Bentwood C.C., LLC)	
SYNOPSIS:			
The applicant has applied to zone portions of unplatted tracts to Single-Family Residential (RS-1) in connection with an annexation request and preliminary subdivision plat. The proposed zoning and annexation would facilitate the construction of 62 new single-family homes as shown within the proposed preliminary plat. The rezoning and annexation are running concurrently on the same timeline so that the properties will be immediately zoned RS-1 upon annexation, facilitating extension of utilities and new home construction.			
LOCATION:		LEGAL DESCRIPTION:	
East of Club House Lane and Enclave Court		18.753 acres of the C. Berberich Survey No. 177, Abstract No. 52 and H. Zerbach Survey No. 178, Abstract No. 4210	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SM District: N/A (future: SMD 1-Hiebert) Neighborhood: N/A (future: Country Club)		N/A	Neighborhood
			SIZE:
			18.753 acres
THOROUGHFARE PLAN:			
Future Extension of Club House Lane: Urban Collector Street, Required: 60' right-of-way, 50' pavement; Proposed: 60' right-of-way, 50' pavement Future Extension of Linville Lane & Future Street "A": Urban Local Streets, Required: 50' right-of-way, 40' pavement or 36' with 4' sidewalk; Proposed: 50' right-of-way, 40' pavement			
NOTIFICATIONS:			
29 notifications were mailed within a 200-foot radius of the property on October 7, 2020. Three responses in support from the owner and applicant who owns multiple properties, and one received in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a request to zone a property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, being 18.753 acres located east of the intersection of Club House Lane and Enclave Court.			
PROPERTY OWNER/PETITIONER:			
Owner: Bentwood C.C. LLC (Kevin Collins) Petitioner: Mr. Russell Gully, P.E., SKG Engineering, LLC			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@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 proposed RS-1 zoning will be consistent with the Neighborhood Future Land Use in the City's Comprehensive Plan, 2009 Strategic Plan update. The Neighborhood policies call to "promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices within San Angelo neighborhoods." The proposed zoning as indicated will facilitate the construction of 62 new single-family homes consistent with the above policy and serves as an easterly extension of the Bentwood Country Club Estates community. The lots west of Linville Lane will average 60 feet wide by 120 feet long (7,200 square feet in area), approximately 55% smaller in lot area than adjacent Bentwood subdivisions which averaged 100' by 130' (13,000 square feet in area). This will hopefully provide some differentiation in housing prices also consistent with the above policy. The extension of Club House Lane, identified as a future collector street in the City's Master Thoroughfare Plan, will connect to the existing Club House Lane, "continuing using the major street (thoroughfare) plan to promote arterial and collector street connections among new residential subdivisions" consistent with the Neighborhood policies. Finally, while the Parks and Recreation Department has not identified the subject area for a future park, the newly annexed area to be zoned is within a few blocks from the Bentwood Country Club which includes outdoor recreation areas and a golf course, "improving access to open space for all residents" consistent with this Neighborhood policy.
2. **Consistent with Zoning Ordinance. *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** All new lots will comply with the RS-1 zoning standards upon annexation. As indicated, the average lot size west of Linville Lane is 60' x 120' with a minimum lot area of 7,200 square feet, 44% larger than the minimum RS-1 lot area of 5,000 square feet. The lots east of Linville Lane will average 110' x 130', with a minimum lot area of 14,300 square feet, 186% larger than the RS-1 minimum. All lots will be serviced by extension of the existing streets, Club House Lane from the south running east-west, and Linville Lane from the north running north-south. A new local street identified as "Street A" on the associated preliminary plat will connect Club House Lane to Linville Lane, ensuring efficient traffic flow.
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 single-family homes will be consistent with previous phases of single-family homes in Bentwood Country Club Estates directly to the west. The new lots will be just several blocks from the Bentwood Country Club and greenspace.

4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The properties continue to remain vacant and outside the City Limits. The developer has requested annexing the properties into the City Limits and this zone change to facilitate future single-family residential construction upon annexation approval. Since the lots are each under half an acre, they will require extension of existing city water and sewer service. This is achievable as water and sewer were extended immediately to the west of the subject properties in previous phases of Bentwood Country Club Estates.
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 properties are not located within a FEMA floodplain or floodway and staff does not anticipate significant adverse effects on the natural environment. There appears to be a slight grade differential of up to four feet as the properties continue to the east although this does not appear significant. A thorough review of grading, drainage, and stormwater will be conducted as part of the preliminary plat and subsequent final plat for this development to address any concerns.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Planning Staff believe there is a demonstrated community need for additional single-family homes in this area. As indicated, the area to be zoned is an easterly extension of the existing Bentwood Country Club Estates community. The new RS-1 zoning will be consistent with the Neighborhood Future Land Use in the City's Comprehensive Plan and facilitate future single-family home construction.
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 proposed zoning will result in a logical development pattern. Club House Lane, a collector street, will be extended eastward, allowing for future subdivision phases within the associated preliminary plat, and an eventually connection to the Foster Road street extension in the Master Thoroughfare Plan (MTP). This will eventually provide additional transportation routes for residents of Bentwood Country Club Estates through the City. Until then, Staff believes that the new single-family homes will be adequately serviced with the new streets within the zoned area, which have access to Club House Lane and several routes back to Knickerbocker Road.

Planning Commission Recommendation:

On October 19, 2020, the Planning Commission recommended unanimous **APPROVAL** by a vote of 7-0 of a request to zone a property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, being 18.753 acres located east of the intersection of Club House Lane and Enclave

Court as identified on the attached maps. **The following is the complete excerpt of the draft minutes from the October 19, 2020 meeting for this case:**

Jeff Fisher, Principal Planner, presented the zoning case. He explained that this request is only for the portion of the associated preliminary plat approved earlier this morning subject to annexation, being 18.753 acres. Mr. Fisher explained the new zoning would allow 62 single-family homes within the zoning boundary. He explained that most of the lots will be under half an acre but should be able to connect to city water and sewer mains. He indicated that of the 29 notices mailed, he did not receive any responses. Mr. Fisher then outlined Staff's recommendation to approve the proposed zoning on the grounds that the RS-1 zone will be compatible with the Neighborhood Future Land Use which supports the different lot sizes ranging from 7,200 square feet to 20,000 square feet; that the RS-1 zone is a logical extension of the adjacent Bentwood subdivisions of single-family homes; and that the zoning is consistent with current development patterns, providing a logical extension of surrounding streets. He noted that future phases of Bentwood Country Club Estates to the east will eventually connect Club House Lane to the Buckskin Road/Foster Road future extension allowing a second access to the development.

Chair Stribling opened public comment.

Russell Gully, SKG Engineering, representing the applicant, asked that the Planning Commission approve the new zoning and that he was available for questions.

Chair Stribling closed public comment.

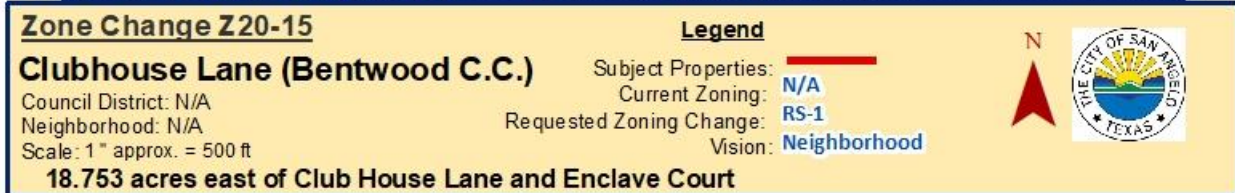
Commissioner Davis made a motion to RECOMMEND APPROVAL to zone a property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, being 18.753 acres located east of the intersection of Club House Lane and Enclave Court. Vice Chair Jackson seconded the motion. The motion carried unanimously 7-0.

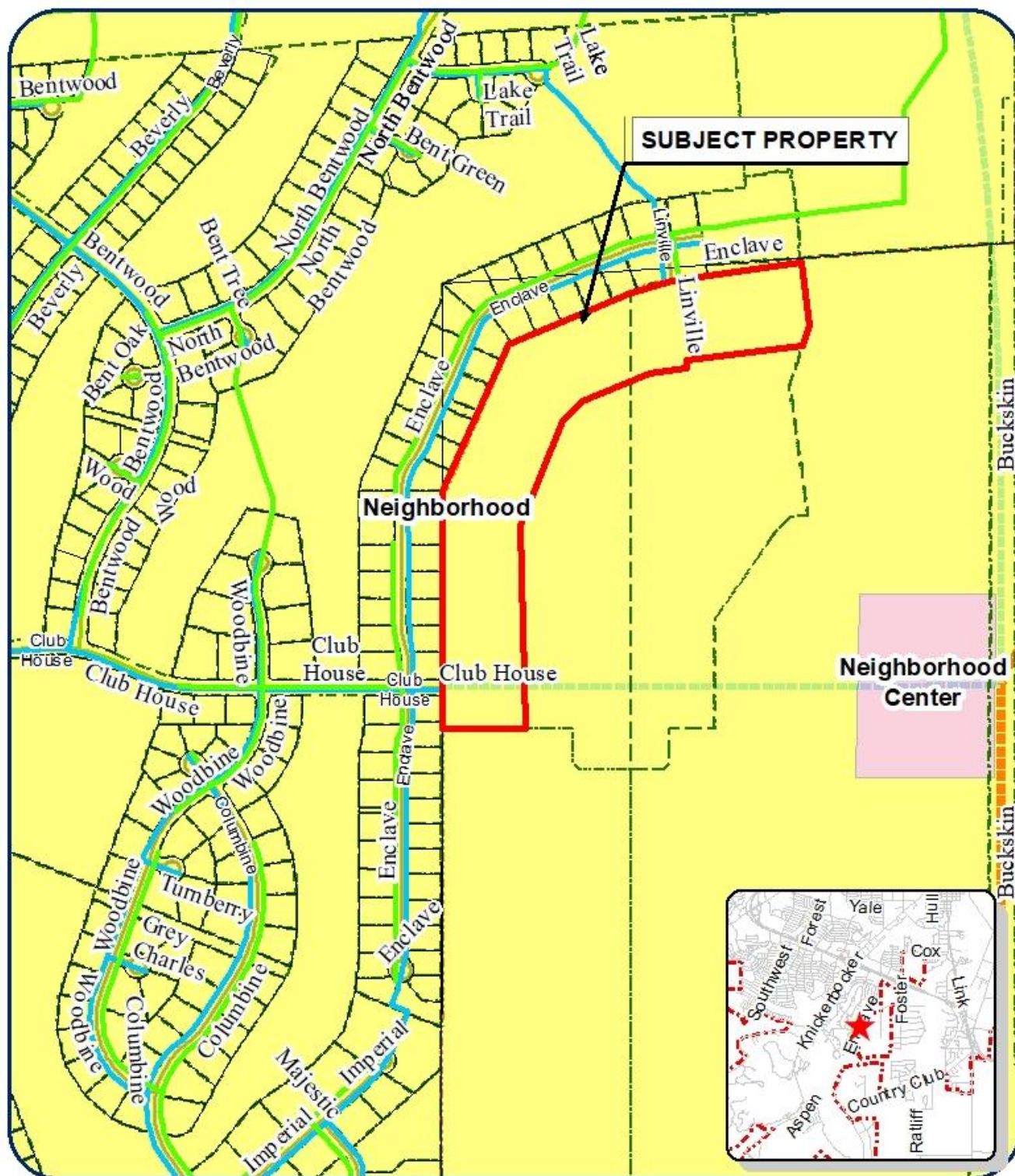
Recommendation:

Staff's recommendation is for City Council to **APPROVE** a request to zone a property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, being 18.753 acres located east of the intersection of Club House Lane and Enclave Court.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Resident Letters
Zone Change Exhibit
Preliminary Plat Exhibit
Application





Zone Change Z20-15

Clubhouse Lane (Bentwood C.C.)

Council District: N/A

Neighborhood: N/A

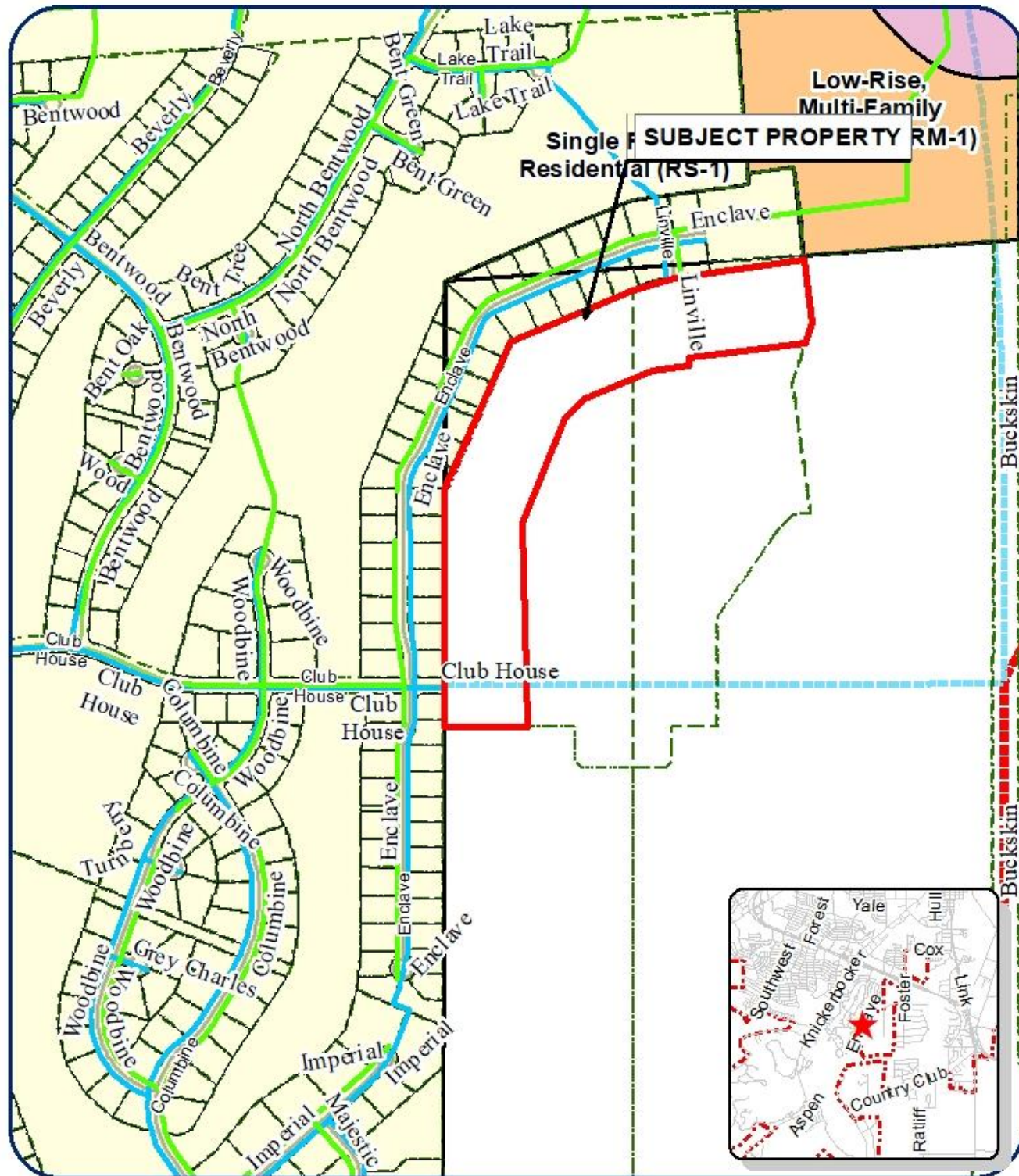
Scale: 1" approx. = 500 ft

18.753 acres east of Club House Lane and Enclave Court

Legend

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





Zone Change Z20-15

Clubhouse Lane (Bentwood C.C.)

Council District: N/A

Neighborhood: N/A

Scale: 1" approx. = 500 ft

18.753 acres east of Club House Lane and Enclave Court

Legend

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



Photos of Site and Surrounding Area

FUTURE EXTENSION OF CLUB HOUSE LANE



FUTURE EXTENSION OF LINVILLE LANE



NORTH ON ENCLAVE COURT AT CLUB HOUSE LN.



NORTH ON ENCLAVE COURT



SOUTH ON ENCLAVE COURT



NORTH ON ENCLAVE COURT AT LINVILLE LN



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.

(X)

IN FAVOR

()

IN OPPOSITION

REASON(S) _____

NAME: Kevin Collins

ADDRESS: 2111 Clubhouse Lane

San Angelo, Texas 76901

SIGNATURE: 

Z20-15: Club House Lane

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.

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

☒) IN FAVOR () IN OPPOSITION
REASON(S) _____

NAME: Kevin Collins

ADDRESS: 2111 Clubhouse Lane
San Angelo, Texas 76904

SIGNATURE: [Signature]

Z20-15: Club House Lane

property owner number: 3

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

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

(☒)

IN FAVOR

()

IN OPPOSITION

REASON(S)

NAME:

ADDRESS:

SIGNATURE:

Z20-15: Club House Lane

property owner number:

4

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

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

() IN FAVOR

(X) IN OPPOSITION

REASON(S) INCREASE IN construction traffic on a
neighborhood street! INCREASE IN NOISE!
MORE TRASH AND DUST DUE TO THE construction.
Possible disruption of water and electric service
to connect new subdivision.

NAME: TERRY PRICER

ADDRESS: 5449 ENCLAVE CT
SAN ANGELO, TX

SIGNATURE: T Pricer

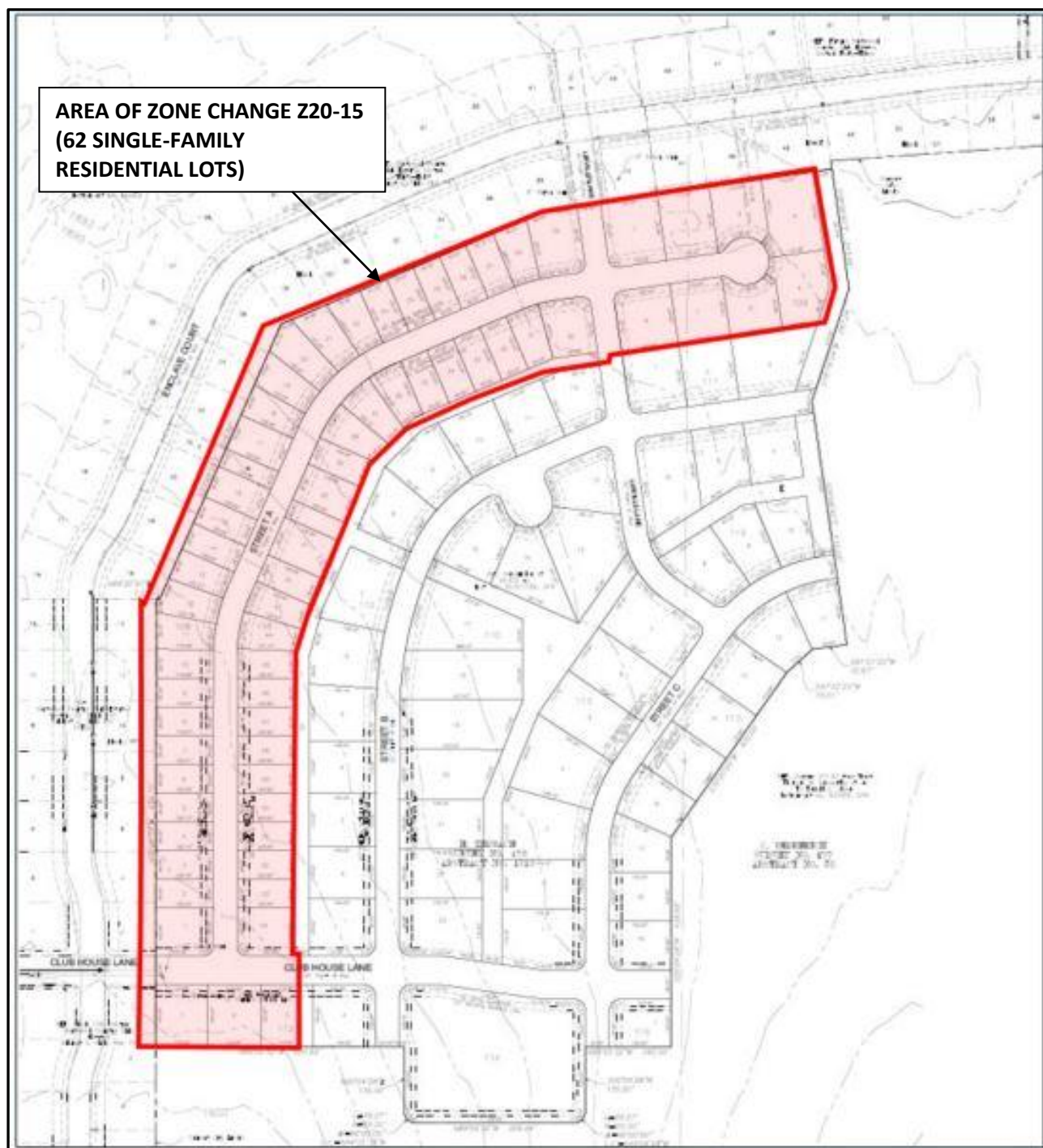
Z20-15: Club House Lane

property owner number: 19

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.



**AREA OF ZONE CHANGE Z20-15
(62 SINGLE-FAMILY
RESIDENTIAL LOTS)**



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): <u>Bentwood C.C. L.L.C.</u>	
☒ Owner ☐ Representative (Notarized Affidavit Required)	
2111 Club House Lane	San Angelo Texas 76904
Mailing Address	City State Zip Code
325-374-7023	bentwoodtennis@cs.com
Contact Phone Number	Contact E-mail Address
Clubhouse Lane	San Angelo Texas 76904
Subject Property Address	City State Zip Code
18.753 acres out of Abst: A-4210 S-0178, Survey: H ZERBACH and Abst: A-0052 S-0177, Survey: C BERBERICK	
Legal Description (can be found on property tax statement or at www.lorngreencad.com)	
Existing Zoning: <u>R&E</u> Proposed Zoning: <u>RS-1</u> Lot size: <u>18.753 acres</u>	
(Zoning Map available on City Maps)	
Section 2: Site Specific Details	
Existing Use of Property: <u>Vacant</u>	
*Proposed Use of Property: <u>Residential</u>	
*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.

Kevin Collins

Owner Name (Print)

Signature

Bentwood C.C. L.L.C.

Company/Organization (If Applicable)

9-2-2020

Date

Russell Galey

Representative Name (Print)

Signature

SKG

Company/Organization

9.4.2020

Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: Z ____ -- ____

Fully-dimensional site plan: ☐

Nonrefundable fee: \$ ____

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

Sign Deposit \$37.50

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

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

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

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

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

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

Publication date: ____/____/____

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Shelly Paschal, Planner, Planning and Development Services, 325-657-4210

Meeting Date: December 15, 2020

Item type: Consent Item

Caption:

Second reading of an ordinance approving case Z20-17, zoning property to the Single-Family Residential zoning district in connection with an annexation, being 18.325 acres located west of the intersection of Dominion Ridge and Coral Way (Jon James)

Summary/History:

The applicant has applied to zone portions of unplatted tracts to Single-Family Residential (RS-1) in connection with an annexation request and preliminary subdivision plat. The proposed zoning and annexation would facilitate the construction of 51 new single-family homes as shown within the proposed preliminary plat. The rezoning and annexation are running concurrently on the same timeline so that the properties will be immediately zoned RS-1 upon annexation, facilitating extension of utilities and new home construction.

Financial Impact:

N/A

Other Information/Recommendation:

On October 19, 2020, the Planning Commission recommended APPROVAL of the request a unanimous vote of 7-0.

On November 17, 2020, City Council APPROVED the request to zone the property to the Single-Family Residential (RS-1) Zoning District on first reading by a unanimous vote of 7-0.

Attachments:

- | | | |
|----|------------------------|----------------------------|
| 1. | Z20-17_CC_Staff Report | Z20-17_CC_Staff Report.pdf |
| 2. | Z20-17_Ordinance | Z20-17_Ordinance.pdf |

Presentation:

Jon James

Approvals/Reviews:

Shelly Paschal	Created/Initiated
Hillary Bueker	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Julia Antilley	Final Approval

CITY COUNCIL – November 17th & December 1st 2020
STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning		Z20-17: Dominion Ridge (The Meridian Annexation)	
SYNOPSIS:			
The applicant has applied to zone portions of unplatted tracts to Single-Family Residential (RS-1) in connection with an annexation request and preliminary subdivision plat. The proposed zoning and annexation would facilitate the construction of 51 new single-family homes as shown within the proposed preliminary plat. The rezoning and annexation are running concurrently on the same timeline so that the properties will be immediately zoned RS-1 upon annexation, facilitating extension of utilities and new home construction.			
LOCATION:		LEGAL DESCRIPTION:	
East of Dominion Ridge and Coral Way		Being 18.325 acres of the a Willeke Survey-0008, Abstract-8108	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District: N/A (future: Billie Dewitt #6) Neighborhood: N/A (future: Bonham)		N/A	Neighborhood
			SIZE:
			18.325 acres
THOROUGHFARE PLAN:			
Future Extension of Royal Oak: Urban Collector Street, Required: 60' right-of-way, 50' pavement; Proposed: 60' right-of-way, 50' pavement Future Extension of Dominion Ridge: Urban Local Street, Required: 50' right-of-way, 40' pavement or 36' with 4' sidewalk; Proposed: 50' right-of-way, 40' pavement Future Street "A" & Meridian Drive – Urban Local Street, Required: 50' right-of-way, 40' pavement or 36' with 4' sidewalk; Proposed: 50' right-of-way, 40' pavement			
NOTIFICATIONS:			
20 notifications were mailed within a 200-foot radius of the property on October 8, 2020. No response was received in favor, none against to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a request to zone a property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, being 18.325 acres located west of the intersection of Dominion Ridge and Coral Way.			
PROPERTY OWNER/PETITIONER:			
Owner: Danny Aguerro; Sierra Vista Construction, Inc.			
Petitioner: Mr. Russell Gully; SKG Engineering, LLC			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Extension 1533 shelly.paschal@cosatx.us			

Additional Information:

There is currently an annexation petition for 18.325 acres of land, generally located west of the intersection of Dominion Ridge and Coral Way. Currently, this is a request for approval of a rezoning (Z20-17) from previous unzoned property due to being outside of the City Limits to the Single-Family Residential (RS-1) Zoning in connection with an annexation. This annexation and zoning will allow for a plat currently proposed to create 51 new single-family lots. However, there is also a request for approval of a Preliminary plat for The Meridian, being 33.045 acre tract out of the Willeke Hudson Limit Partnership. Therefore, even though currently the annexation will be 18.325 acres, in the future years there is a possibility of an additional abutting 14.72 acres to consider (total 33.045 acres) and an additional 44 single-family home lots bringing the total to 95 lots, at least per the currently proposed Preliminary Plat).

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 proposed RS-1 zoning will be consistent with the Neighborhood Future Land Use in the City's Comprehensive Plan, 2009 Strategic Plan update. The Neighborhood policies call to "promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices within San Angelo neighborhoods." The proposed rezoning as indicated will facilitate the construction of 51 new single-family homes consistent with the above policy. The lots will average 80 feet wide by 130-150 feet long, which is a little larger than most properties in this area of town. This will hopefully provide some differentiation in housing prices also consistent with the above policy. The extension of Royal Oak, identified as a future collector street in the City's Master Thoroughfare Plan, will connect to the existing Royal Oak, "continuing using the major street (thoroughfare) plan to promote arterial and collector street connections among new residential subdivisions" consistent with the Neighborhood policies.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** All of the proposed new lots will comply with the RS-1 zoning standards upon annexation. As indicated, the average lot size is 60' x 130-150' with a minimum lot area, which meets the minimum RS-1 lot area of 5,000 square feet. The lots will be serviced by extension of the existing streets, Dominion Ridge, Royal Oak from the east running west, and Meridian Drive and Street "A" running north-south. A new local street identified as Meridian Drive and "Street A" on the associated preliminary plat will connect Royal Oak to Dominion Ridge, ensuring efficient traffic flow.

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 area of San Angelo is exclusively residential. The proposed single-family development will be consistent with previous phases with single-family homes in this area directly to the east.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The properties continue to remain vacant and outside the City Limits. The developer has requested annexing the properties into the City Limits and has concurrently requested this zoning to facility future single-family residential construction upon annexation approval. Since the lots are under 0.5 acre, they will require extension of existing city water and sewer service. This is achievable as water and sewer were already extended to the edge of the subject properties to the east.
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.* A thorough review of grading, drainage, and stormwater will be conducted as part of the preliminary plat and subsequent final plat for this development to address any concerns. The properties are not located within a FEMA floodplain or floodway and staff does not anticipate significant adverse effects on the natural environment.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Planning Staff believe there is a demonstrated community need for additional single-family homes in this area. As indicated, the area to be zoned is an extension of the existing neighborhood. The new RS-1 zoning will be consistent with the Neighborhood Future Land Use in the City's Comprehensive Plan and facilitate future single-family home construction.
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 proposed zoning will result in a logical and orderly development pattern. Royal Oak, a collector street, will be extended westward, allowing for future subdivision phases within the associated preliminary plat, and an eventually connection to Pinon Ridge (future minor collector road), which will extend to Highway 67 in the Master Thoroughfare Plan (MTP). This will eventually provide additional transportation routes for residents of Southland area. Until then, Staff believes that the new single-family homes will be adequately serviced with the new streets within the zoned area.

Planning Commission Recommendation:

On October 19, 2020, the Planning Commission recommended **APPROVAL by a vote of 7-0** to zone a property to the single-Family Residential (RS-1) Zoning District in connection with an annexation on 18.325 acres located west of the intersection of Dominion Ridge and Coral Way. The following is the complete excerpt of the draft minutes from the October 19, 2020, meeting for this case:

2. Rezoning

City Council has final authority for approval of Rezoning.

E. Z20-17: Dominion Ridge Drive

A request to zone a property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, on 18.325 acres located west of the intersection of Dominion Ridge and Coral Way.

Shelly Paschal, Planner, presented the zoning case. She explained that the property being zoned to RS-1 is associated with an annexation for this area and the Meridian preliminary plat for 51 single-family home lots which the Planning Commission approved earlier this morning. Mrs. Paschal indicated that of the 20 notices that were mailed, Staff did not receive any responses. She then outlined Staff's recommendation to approve the zoning on the grounds that the zoning to RS-1 is consistent with the Neighborhood Future Land Use; that the new lots will comply with the RS-1 zoning standards; that the lots will be serviced by the extension of streets; that the new zoning is compatible with surrounding area which is already single-family homes; and that the lots are currently vacant and are now being annexed into the City. Mrs. Paschal noted that the lots are each under half an acre and will require water and sewer extensions but that these services are available directly east of the properties.

Chair Stribling opened public comment.

Mr. Russell Gully, the representative, indicated that he would ask that the Commission approve this request.

Chair Stribling closed public comment.

Commissioner Davis made a motion to RECOMMEND APPROVAL to zone a property to the Single-Family (RS-1) Zoning District in connection with an annexation, on 18.325 acres located west of the intersection of Dominion Ridge and Coral Way. Commissioner Jackson seconded the motion. The motion to RECOMMEND APPROVAL of the zoning carried unanimously 7-0.

Recommendation:

Staff's recommendation is for City Council to: **APPROVE** a request to zone a property to the Single-Family Residential (RS-1) Zoning District in connection with an annexation, being 18.325 acres

located west of the intersection of Dominion Ridge and Coral Way.

Attachments:

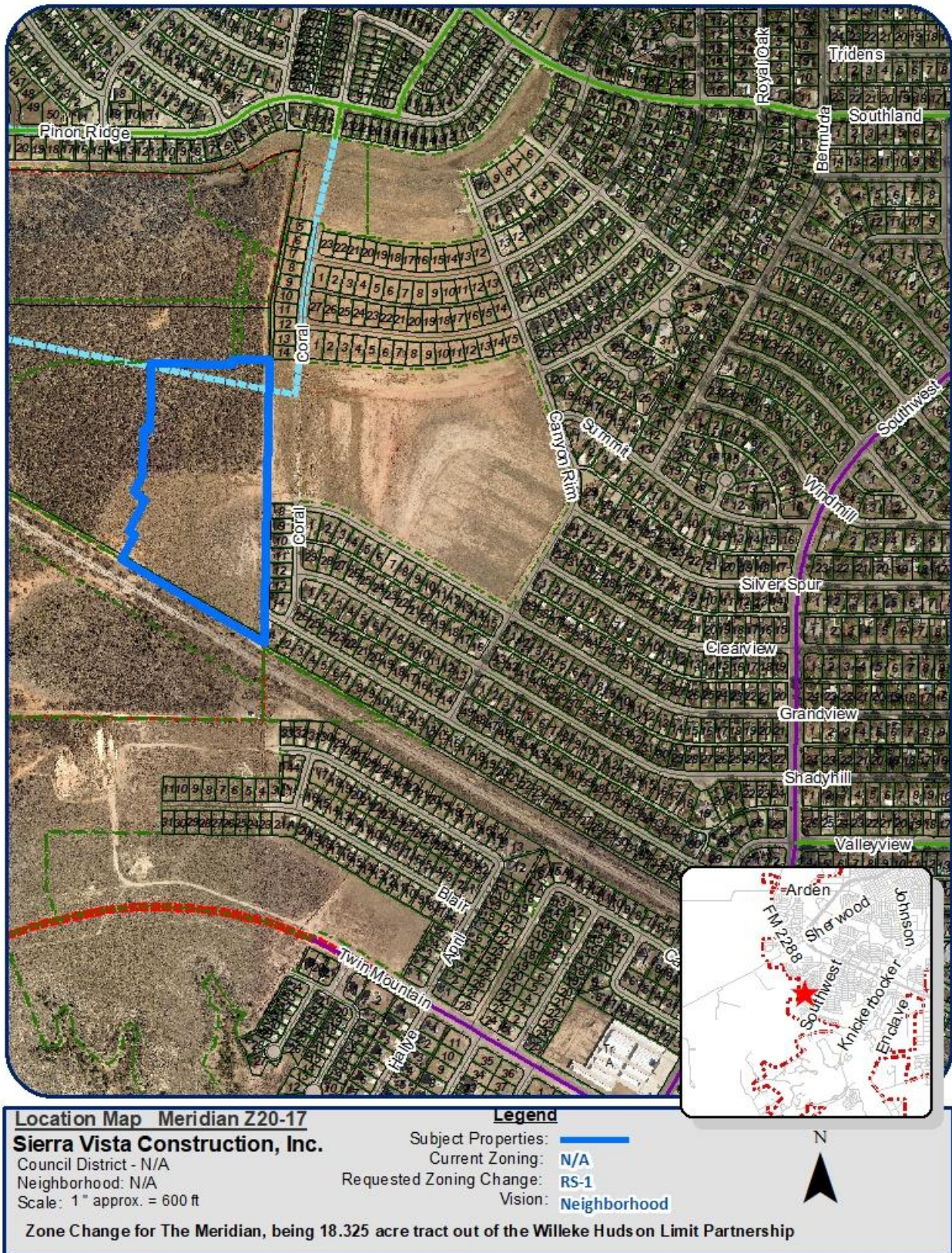
Aerial Map

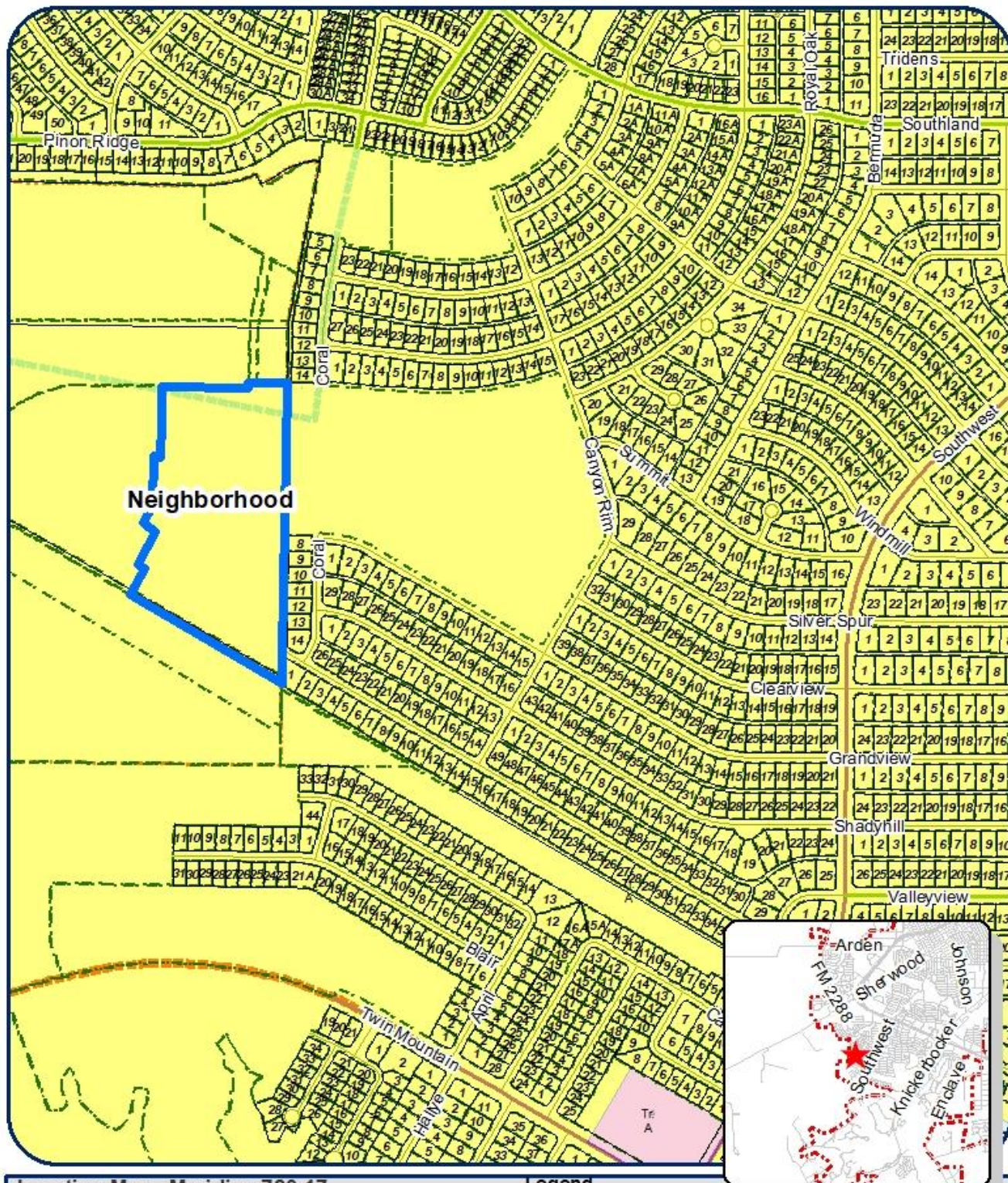
Future Land Use Map

Zoning Map

Photos

Current Proposed Annexation and Prelim Plat
Application





Location Map Meridian Z20-17

Sierra Vista Construction, Inc.

Council District - N/A

Neighborhood: N/A

Scale: 1" approx. = 600 ft

Legend

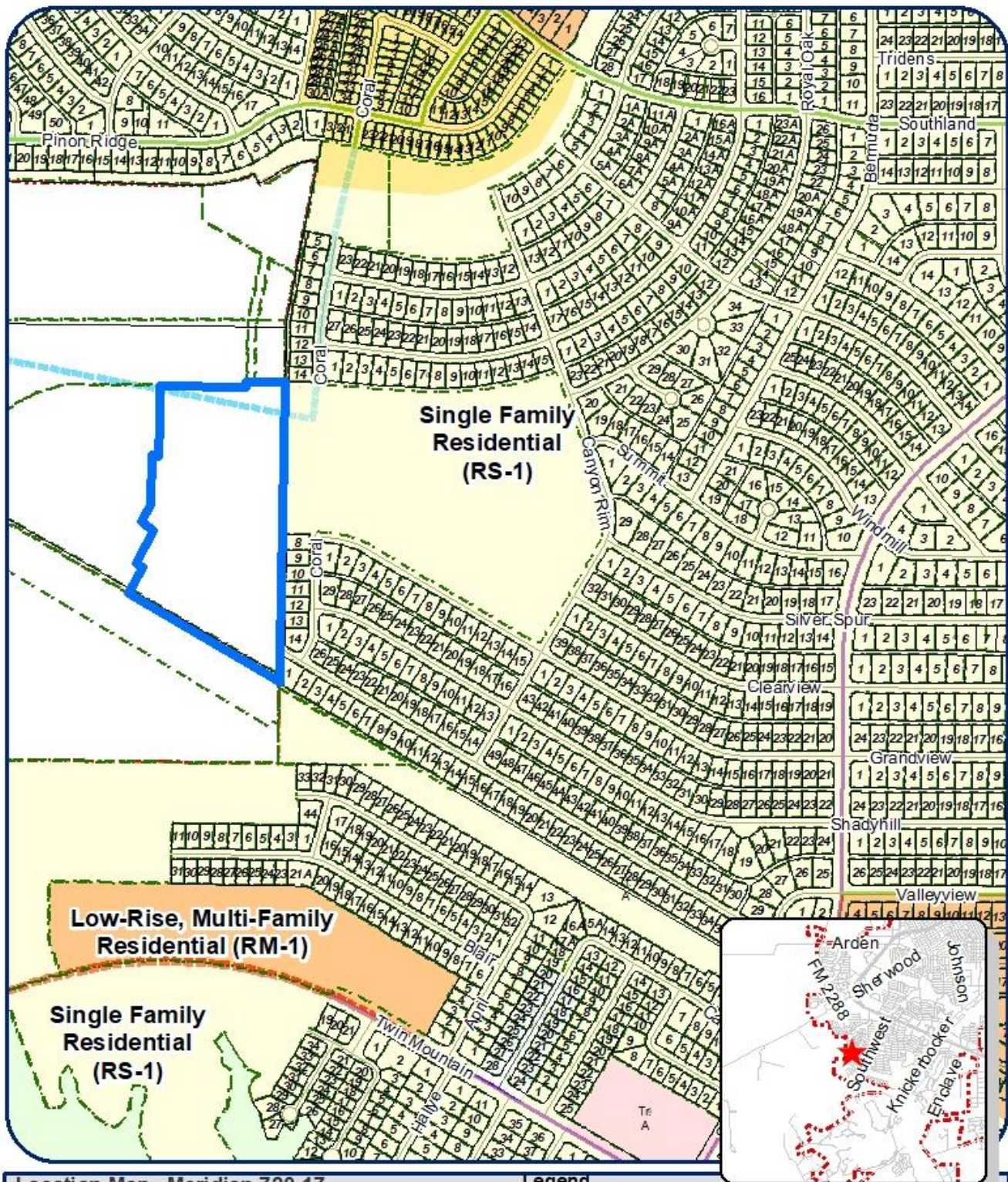
Subject Properties:

Current Zoning: N/A

Requested Zoning Change: RS-1

Vision: Neighborhood

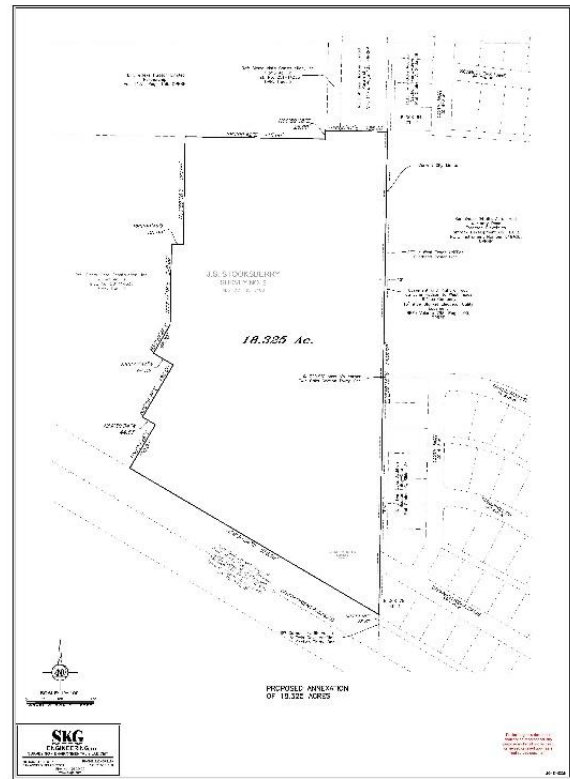
Zone Change for The Meridian, being 18.325 acre tract out of the Willeke Hudson Limit Partnership



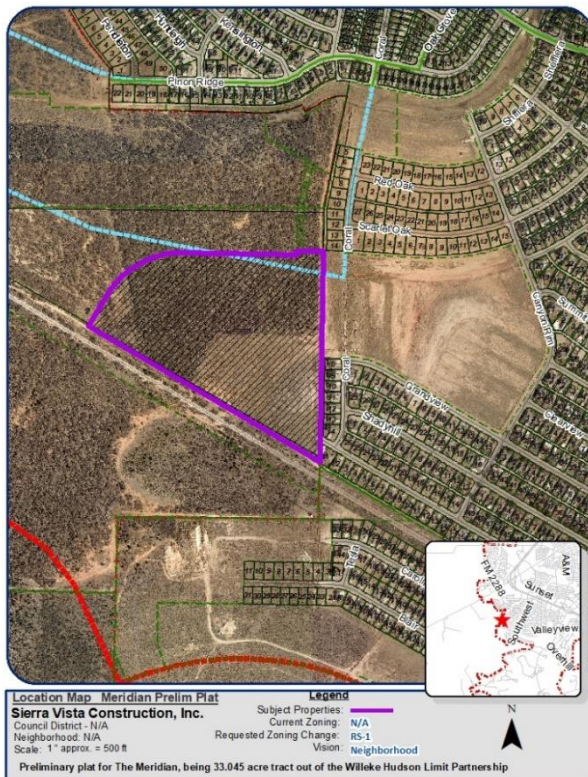
Subject property



CURRENT PROPOSED ANNEXATION AREA



CURRENT PROPOSED PRELIMINARY PLAT AREA



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): <u>Sierra Vista Construction, Inc.</u>		
☒ Owner ☐ Representative (Notarized Affidavit Required)		
5946 Tarin Street San Angelo Texas 76904		
Mailing Address City State Zip Code		
325-212-9257 sierravistaconstruction@lives.com		
Contact Phone Number Contact E-mail Address		
Dominion Ridge Drive San Angelo Texas 76904		
Subject Property Address City State Zip Code		
33.045 acres out of Abst: A-8108 S-0008, Survey: A WILLEKE, out of the west 1/2 of Survey 8		
Legal Description (can be found on property tax statement or at www.fomgreencad.com)		
Existing Zoning: <u>R&E</u> Proposed Zoning: <u>RS-1</u> Lot size: <u>18.325 acres</u>		
(Zoning Map available on City Maps)		
Section 2: Site Specific Details		
Existing Use of Property: <u>Vacant</u>		
*Proposed Use of Property: <u>Residential</u>		
*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.

Danny Aguerro



Sierra Vista Construction

9-22-2020

Owner Name (Print)

Signature

Company/Organization (If Applicable)

Date

Representative Name (Print)

Signature

Company/Organization

Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: Z ____ -- ____

Fully-dimensioned site plan: ☐

Nonrefundable fee: \$ ____

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

Sign Deposit \$37.50

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

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

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

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

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

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

Publication date: ____/____/____

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

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 19.325 ACRES LOCATED WEST OF THE INTERSECTION OF DOMINION RIDGE AND CORAL WAY**, TO ZONE THIS PROPERTY TO THE SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT IN CONNECTION WITH AN ANNEXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z20-17: Dominion Ridge

WHEREAS, on the 19th day of October, 2020, 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 Single-Family (RS-1) Zoning District; and,

WHEREAS, on the 17th day of November, 2020, City Council held a public hearing on Z20-17, 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:

Being 18.325 acres, generally located west of the intersection of Dominion Ridge and Coral Way, more particularly described as approximately 18.325 acres being Abstract 8108, Survey 0008, A Willeke, 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 **17th day of November, 2020**, and finally ADOPTED on this the **15th day of December, 2020**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

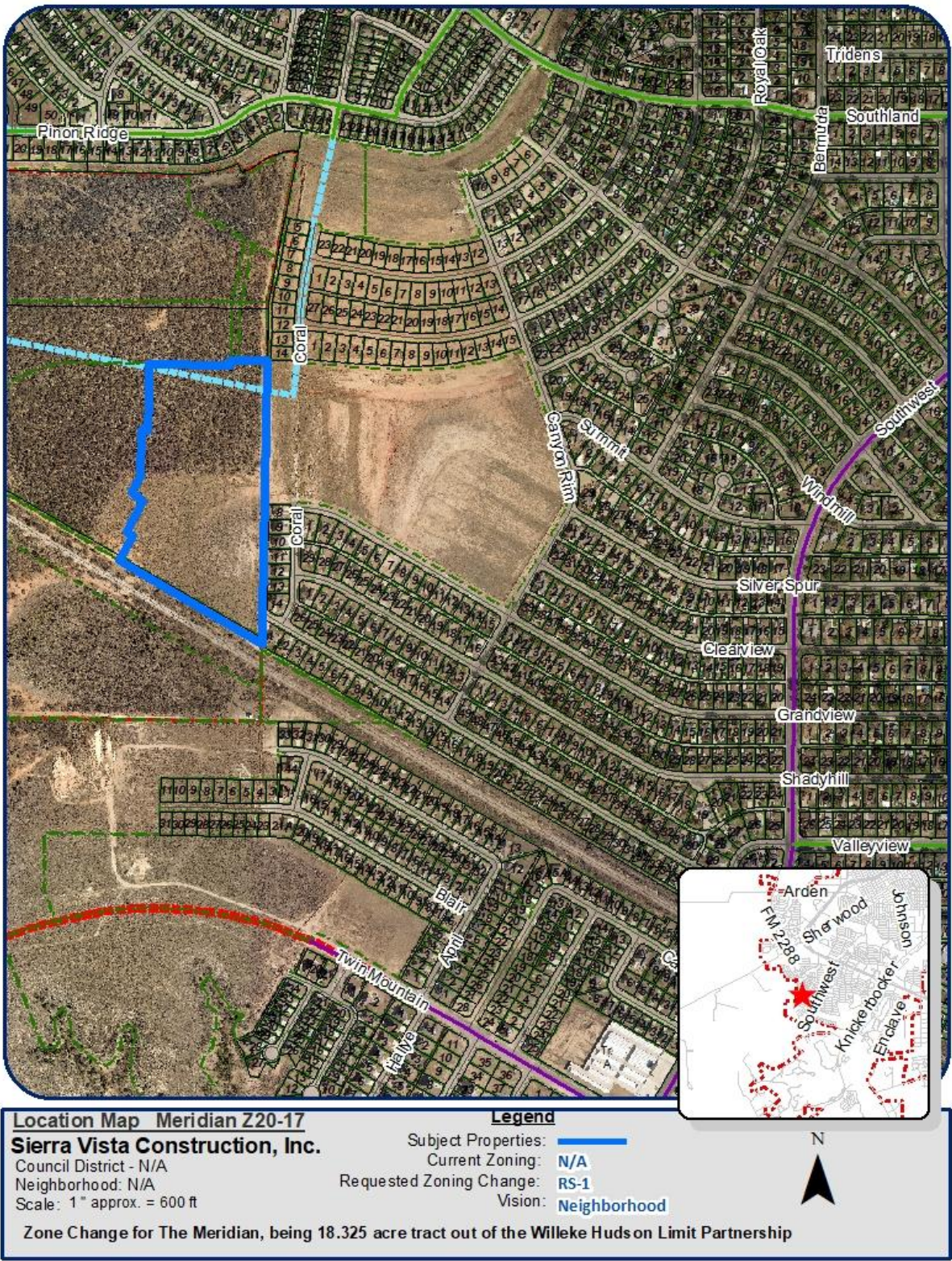
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 15, 2020

Item type: Consent Item

Caption:

Consider authorizing the City Manager to develop and implement a policy to waive late fees for water, sewer, stormwater, and trash utility accounts (Allison Strube)

Summary/History:

Currently, a City Council approved policy has not been adopted for late fee waiving of water, sewer, stormwater, and/or trash fees. The parameters provided in the Code of Ordinances only address charitable entities, government agencies, and elderly persons. Formalizing a policy will provide the authority necessary to waive late fees in certain circumstances outside those already approved by Ordinance.

The Code of Ordinances allows for waiving late fees in Chapter 11 as stated below:

Charitable entities or government agencies

(i) The late charge may be waived for charitable entities or government agencies paying water bills on behalf of residential customers. To claim the waiver, the entity or agency must notify the water billing department prior to the expiration of the 25th day after the billing date that it will make payment on behalf of the customer.

(ii) If payment is not made prior to the expiration of the 25-day disconnect period, the director of water billing may discontinue water service to the customer. If service is discontinued, the accrued water bill, the late charge, and the reconnection charge must be paid prior to reconnection of service.

(iii) "Charitable entity" as used in this section shall mean a corporation, trust, community chest, fund, foundation, or other entity organized and operated for charitable, benevolent, religious, social, fraternal, scientific, educational, philanthropic or environmental purposes, social welfare, the arts and humanities, or other civic or public purposes described by section 11.18 of the Texas Tax Code.

Elderly persons

Any person who shall provide proof that he or she is over the age of 60 and is a residential customer who occupies the entire premises in question may request a delay in payment of a residential water utility bill until the 39th day following issuance of the bill. If such a request is made, the late charge will be waived on the bill and service will not be discontinued until the 40th date following issuance of the bill.

There are scenarios like the examples below where the authority to waive late fees is requested to be approved by City Council. These are examples that would be subject to, but not limited to, the formalization of a policy that the City Manager develops and implements.

- Commercial customers that have invoice payment providers handling the payments on their accounts and bills were not received on time by those payment providers

- Sickness (i.e. COVID, heart attack, etc.) related inability to pay for some customers
- Bills not paid on time due to deaths in a family
- Auto Pay customer with credit card (CC) charges that were missed
- Payment related returns due to CC expirations and CC declines

Financial Impact:

Any water utility bills not paid within twenty-five (25) days after the billing date shall be deemed delinquent, and a late fee of 15% on the total new charges for the month of delinquency shall be added to the account for the expense of handling the delinquent account.

The late fee considered as a part of the policy will depend on the customer's total municipal statement (water, sewer, stormwater, and/or trash).

Other Information/Recommendation:

Staff recommends that the City Manager be authorized to develop and implement a policy to waive late fees for water, sewer, stormwater, and trash utility accounts.

Attachments:

Presentation:

Allison Strube

Approvals/Reviews:

Allison Strube
Theresa James
Tina Dierschke
Julia Antilley

Created/Initiated
Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, Budget, 325-657-4211

Meeting Date: December 15, 2020

Item type: Regular Item

Caption:

Second public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2020, and ending September 30, 2021, for capital items, donations, grants, and projects (Presentation made by Finance Director Tina Dierschke)

Summary/History:

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

- General Police donations
- Ambulance CARES Grant
- Texas Municipal League reimbursed expenses
- Stormwater Equipment Replacement
- Carryovers from fiscal year 2019-20
- Avenue P Drainage Project
- Gateway Signage Project

Financial Impact:

See Exhibit A of the ordinance.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|--------------------|-------------------------|
| 1. | BA Memo - All | BA Memo - All.pdf |
| 2. | BA Memo PPT - All | BA Memo PPT - All.pdf |
| 3. | Ordinance 12.15.20 | Ordinance 12.15.20.docx |

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle	Created/Initiated
Kimberly Holle	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval

Memo

To: Tina Dierschke, Finance Director

From: Frank Carter, Chief of Police

Date: 11/17/20

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for communications equipment for the San Angelo Police Crisis Negotiation Team

Source of Funding:

Back the Badge (\$20,000), West Texas 4Wheel & Offroad (\$4,190), and various small donations received throughout the year.

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

Yes, October 6 and November 3, 2021 City Council meetings

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Donation Revenue	0	25,000	25,000
Expense	0	25,000	25,000
			0
			0
			0
			0

Additional Comments:

Memo

To: Tina Dierschke, Finance Director

From: Brian Dunn, Fire Chief

Date: 11/17/20

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for grant revenue associated with transferring COVID-19 patients, funds will be utilized to assist with the purchase of a new ambulance.

Source of Funding:

Health and Human Services Commission

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

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Grant Revenue	0	96,754	96,754
Capital Expense	0	96,754	96,754
			0
			0
			0
			0

Additional Comments:

Memo

To: Tina Dierschke, Finance Director

From: Charles Hagen, Risk Manager

Date: 06/29/20

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for reimbursed expenses for storm damage repairs to multiple facilities

Source of Funding:

Texas Municipal League Intergovernmental Risk Pool, the City's excess insurance carrier will be covering the majority of costs through claims filings

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

Yes, June 29, 2020 by City Council. Current invoices have already exhausted the original funding and additional funds are needed.

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Revenue:			0
Insurance proceeds - Buildings	1,215,000	1,460,196	2,675,196
			0
Expenses:			0
Building Damage	1,215,000	1,460,196	2,675,196
			0

Additional Comments:

The City has a \$10,000 deductible per event on buildings. Current risk funds are able to cover the deductibles.

Memo

To: Tina Dierschke, Finance Director
From: Patrick Frerich, Assistant Director of Operations
Date: 10/12/20
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Utilize fund balance for the replacement of Stormwater equipment

Source of Funding:

Fund 240 Fund Balance

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

No

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Machinery	150,000	345,000	495,000
			0
			0
			0
			0
			0

Additional Comments:

Utilizing fund balance previously banked for future equipment replacement

Memo

To: Tina Dierschke, Finance Director

From: Kimberly Holle, Budget Manager

Date: 11/17/20

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Carryover remaining fiscal year 2019-20 funds for incomplete projects

Source of Funding:

Multiple funds - Fund Balance

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

City Council approved the 2020-21 budget ordinance on September 29, 2020

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
			0
			0
			0
			0
			0
			0

Additional Comments:

See Attached chart for details

City of San Angelo

FUND	DIVISION	PURPOSE	CARRYOVER
101	City Clerk	Purchase of a records retention scanning software and unexpected expenses for the 2020 Census Redistricting fees.	\$91,000
101	Billing & Receipts	Phase two of new payment processor which was delayed due to COVID-19 and is now scheduled in year 2021.	\$7,172
101	Traffic	Signal support material	\$15,480
101	Human Resources	Service Awards were delayed due to COVID-19. Final invoices are still being received.	\$12,000
101	Code Compliance	Safety Vest for Code Compliance Officers	\$1,299
101	Social Services	Infill Development	\$90,000
101	Social Services	Indigent Care - Homeless emergency transitional housing	\$6,194
101	Fire	Fire technology improvements	\$104,521
203	Texas Bank Sports Complex	Equipment and materials storage building	\$24,000
240	Stormwater	Vehicle upfit equipment	\$425
240	Stormwater	Sunset Lake Dredging and various other projects	\$400,000
310	Health Insurance	Wellness dollars for a First Responder Employee Assistance Program	\$11,200
501	Police/Fire	Vehicle upfit equipment	\$80,472
605	Hotel Occupancy Tax	Final quarterly payment for Convention and Visitors Bureau under old contract	\$61,746
GRAND TOTAL			\$905,509

Memo

To: Tina Dierschke, Finance Director
From: Shane Kelton, Director of Operations
Date: 12/15/20
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for excess sales tax from fiscal year 2019-20 to fund the change order for the Avenue P Drainage project

Source of Funding:

General Fund - Fund Balance

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

City Council direction provided on November 17, 2020

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Avenue P Project Expenses		106,070	106,070
			0
			0
			0
			0
			0

Additional Comments:

In correlation to ES-08-19 Avenue P Change Order.

Memo

To: Tina Dierschke, Finance Director

From: Alfonso Torres, Construction Manager

Date: 11/18/20

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for the Gateway Signage Project - RFB: ED-01-21

Source of Funding:

City of San Angelo Development Corporation

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

MOU approved by COSADC board on 9/23/2020. Council ratified the MOU on 10/6/2020. Council awarded RFB: ED-01-21 for \$113,572.20 on 11/3/2020.

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Transfer In from COSADC	0	113,573	113,573
Project Expense	0	113,573	113,573
			0
			0
			0
			0

Additional Comments:



City Council

December 15, 2020



Budget Amendment

Citizen Contribution Fund	Revenue	Expense
Police Donations	\$25,000	
Project Expense		\$25,000



Budget Amendment

Intergovernmental Fund	Revenue	Expense
Fire Grant Revenue	\$96,754	
Ambulance Expense		\$96,754



Budget Amendment

Property/Casualty Fund	Revenue	Expense
Insurance Proceeds	\$1,460,196	
Building Damage		\$1,460,196



Budget Amendment

Stormwater Fund	Revenue	Expense
Equipment Replacement		\$345,000



Budget Amendment

General Fund	Revenue	Expense
City Clerk – 2020 Census Redistricting Fees & records retention software		\$91,000
Billing & Receipts – Payment Processor Phase II		\$7,172
Traffic – Signal Support Material		\$15,480



Budget Amendment

General Fund	Revenue	Expense
Human Resources – Service Awards		\$12,000
Code Compliance – Safety Vest		\$1,299
Social Services – Infill Development		\$90,000



Budget Amendment

General Fund	Revenue	Expense
Social Services – Indigent Care		\$6,194
Fire – Technology Upgrades		\$104,521



Budget Amendment

Other Funds	Revenue	Expense
TBSC – Storage Building		\$24,000
Stormwater – Vehicle Upfit		\$425
Stormwater – Sunset Lake Dredging; various projects		\$400,000
Health Insurance – Wellness Program		\$11,200



Budget Amendment

Other Funds	Revenue	Expense
Equipment Replacement – Police Upfit		\$73,512
Equipment Replacement – Fire Vehicle Accessories		\$6,960
HOT – Conventions & Visitors Bureau		\$61,746



Budget Amendment

Capital Projects Fund	Revenue	Expense
Avenue P Drainage Project		\$106,070



Budget Amendment

Capital Projects Fund	Revenue	Expense
COSADC	\$113,573	
Gateway Sign Expense		\$113,573





City Council

December 15, 2020



**AN ORDINANCE OF THE CITY OF SAN ANGELO AMENDING
THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER
1, 2020, AND ENDING SEPTEMBER 30, 2021, FOR CAPITAL
ITEMS, DONATIONS, GRANTS, AND PROJECTS.**

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

WHEREAS the resources necessary for these changes are available;

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

The City's budget for fiscal year 2020-2021 be amended by the amounts contained in Exhibit A.

INTRODUCED on the 17th day of November 2020, and APPROVED and ADOPTED on this 15th day of December.

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	-	433,736	(433,736)
Intergovernmental	96,754	96,754	-
Texas Banks Sports Complex	-	24,000	(24,000)
Stormwater	-	745,425	(745,425)
Health Insurance	-	11,200	(11,200)
Property/Casualty	1,460,196	1,460,196	-
Equipment Replacement	-	80,472	(80,472)
General Capital Projects	219,643	219,643	-
Citizen Contribution	25,000	25,000	-
Hotel Occupancy Tax	-	61,746	(61,746)
	\$1,801,593	\$3,158,172	\$(1,356,579)

City of San Angelo
Proposed Budget Amendment
Additional Information

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
PD General Donations	Back the Badge & West Texas4Wheel & Offroad	25,000	25,000	-
Storm Damage Repairs	Texas Municipal League	1,460,196	1,460,196	-
Ambulance CARES Grant	Health and Human Services Commission	96,754	96,754	-
Stormwater Equipment Replacement	Fund Balance	-	345,000	(345,000)
Fiscal Year 2020 incomplete projects	Fund Balances	-	905,509	(905,509)
Avenue P Drainage Project	General Fund – Fund Balance	106,070	212,140	(106,070)
Gateway Signage Project	City of San Angelo Development Corporation	113,573	113,573	-
		\$1,801,593	\$3,158,172	\$(1,356,579)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ryan Kramer, Sr. Fleet Manager, Fleet Services, (325) 657-4329

Meeting Date: December 15, 2020

Item type: Regular Item

Caption:

Consider awarding the following purchases for the Fire Department and authorizing the City Manager to negotiate and execute all related documents:

1. FS-02-21 Ambulance Chassis to Jim Bass Ford (San Angelo, TX) in the amount of \$87,762 per fiscal year, for the purchase of two units
2. Ambulance Boxes to Frazer using HGAC Contract #AM10-20 in the amount of \$294,870.84 for fiscal year 2021 for the purchase and installation of two units (Presentation made by Senior Fleet Manager Ryan Kramer)

Summary/History:

Bids were requested for the purchase of two Ambulance Chassis for the purpose of replacing units that are past their useful operational life. Two vehicles have been budgeted for FY21. Once delivered, these chassis will be upfit with ambulance boxes (not included in RFB FS-02-21, but quoted separately).

The contract term is for one year, plus one, one year extension, including a possible 4% price escalation for the second term.

Only one bid was received from Jim Bass Ford (San Angelo, TX).

An HGAC quote was requested for the purchase and installation of two new ambulance modules onto new pickup chassis. The chassis will be delivered to the City and taken to Frazer in Houston and scheduled for installation. This quote includes the new ambulance module configured as requested by the Fire Department along with complete installation onto the delivered chassis.

Financial Impact:

Total cost of this purchase will be an amount of \$191,316.42 per ambulance. As budgeted, one ambulance will be purchased from fund 501, and one funded through Uncompensated Care Cost Reimbursement (approved on October 16).

Other Information/Recommendation:

Staff recommends award of RFB FS-02-21 Ambulance Chassis to Jim Bass Ford (San Angelo, TX) and award of purchase for ambulance compartments to Frazer (Houston, TX).

Attachments:

1. San-Angelo-FD-HGAC-Quote-2024-1---Motor-Vehicles San-Angelo-FD-HGAC-Quote-2024-1---Motor-Vehicles.pdf
2. FS-02-21 Tabulation FS-02-21 Tabulation.pdf

Presentation:

Ryan Kramer

Approvals/Reviews:

Ryan Kramer

Patrick Frerich

Shane Kelton

Brian Dunn

Theresa James

Nolan Sosa

Tina Dierschke

Theresa James

Julia Antilley

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Approved

Approved

Final Approval



CONTRACT PRICING WORKSHEET
For MOTOR VEHICLES Only

Contract No.:

AM10-20

Date Prepared:

11/24/20

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both the PO and the Worksheet MUST therefore please type or print legibly. Therefore please type or print legibly.

Buying Agency:	San Angelo Fire Department	Contractor:	Frazer, Ltd.	Q2024-1	HGAC
Contact Person:	Patrick Brody	Prepared By:	Laura Richardson		
Phone:		Phone:	888-372-9371		
Fax:		Fax:	(713) 995-0541		
Email:	patrick.brody@safiredept.com	Email:	sales@frazerbilt.com		
Product Code:	AM20HD26	Description:	Type I 14' on Customer Provided Chassis		

A. Product Item Base Unit Price Per Contractor's H-GAC Contract: **\$132,000.00**

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
1086 Chassis // Suspension // LiquidSpring on Rear Axle	\$12,000.00	1088 Chassis // Tint // Chassis Window Tint	250.00
1172 Module // Module // Door Forward	\$5,000.00	1130 Module // Conspicuity // Conspicuity Strips - So	250.00
1066 Chassis // Heat Shielding // Heat Shielding	\$1,750.00		
1193 Module // PowerSource // MEPS	\$15,000.00		
1184 Module // Paint // Non White 14'	\$2,750.00		
1128 Module // Conspicuity // Conspicuity on the Rear of the	\$1,750.00		
1162 Module // Ground Lights // Ground Light at Entry Door	\$1,250.00		
1180 Module // Opticom // GTT Opticom on Front Wall	\$2,000.00		
1139 Module // Electric Locks // Entry doors & I/O	\$1,500.00		
1112 Module // Cabinets // Stacked Cabinet with Medvault O	\$1,500.00		
1040 Chassis // Camera // Voyage Quad View Mirror w/ Bac	\$1,750.00	Subtotal From Additional Sheet(s):	\$0.00
1091 Chassis // Valve Extenders // Valve Extenders	\$250.00	Subtotal B:	\$47,000.00

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.
(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
Customer Provided Chassis Handling Fee	\$175.42		
		Subtotal From Additional Sheet(s):	\$0.00
		Subtotal C:	\$175.42

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).

For this transaction the percentage is:

0%

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	2	X Subtotal of A + B + C:	\$179,175.42	=	Subtotal D:	\$358,350.84
--------------------------	----------	---------------------------------	---------------------	----------	--------------------	---------------------

E. H-GAC Order Processing Charge (Amount Per Current Policy)

Subtotal E: **\$1,000.00**

F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Description	Cost	Description	Cost
Trade-In Module	-\$17,500.00	Trade-In of 3 Stretchers	-\$7,500.00
Trade-In Module	-\$17,500.00		
Limited Edition Discount	-\$21,980.00	Subtotal F:	-\$64,480.00

Delivery Date:

G. Total Purchase Price (D+E+F):

\$294,870.84



	Item #	Question	Jim Bass Ford, Inc
1.1 General	1.1.1	New and Unused Current Year Model 1 ½ Ton DRW Chassis Cab - Regular Cab – Ambulance Chassis. Ford F-450, Chevrolet Silverado 4500, or approved equivalent.	✓ FORD F-450 4X2 CHAS/CAB REG CAB
1.2 Body, Interior, and Exterior	1.2.1	Exterior Color: Red	✓
	1.2.2	Interior Color: Grey Preferred	✓
	1.2.3	Seating: Bench Type Heavy Duty Vinyl; 40/20/40 or 40/blank/40	✓
	1.2.4	Floor Covering: Heavy Duty Rubber	✓
	1.2.5	Heating and Air Conditioning	✓
	1.2.6	Mirrors: Manually Telescoping Trailer Tow Mirrors w/ Fold-Away	✓
	1.2.7	Bumper: Front	✓
	1.2.8	Running Boards – Factory Installed	✓
	1.2.9	3 Year/36,000 Mile Warranty; No Deductible	✓
1.3 Powertrain	1.3.1	Engine: Diesel V-8, 6.6 Liter Minimum	✓
	1.3.2	Operator Commanded Regeneration	✓
	1.3.3	Transmission: Automatic	✓
	1.3.4	Cooling System: Heavy Duty	✓
	1.3.5	Rear Differential; 4:10 Gear Ratio (preferred), with Limited Slip	✓
1.4 Chassis	1.4.1	Cab to Axle: 108"	✓
	1.4.2	GVWR: 16,500 lbs minimum	✓
1.5 Brakes, Wheels, Suspension, and Steering	1.5.1	Brakes: Four (4) Wheel Disk, Anti-Lock	✓
	1.5.2	Wheels: Six Each	✓
	1.5.3	Tires: Six Each	✓
	1.5.4	Suspension: 4x2 Dual Rear Wheel	✓
1.6 Electrical	1.6.1	Alternator: 370 Amp Minimum – Dual, Extra Heavy Duty	✓
	1.6.2	Radio: AM/FM - Factory Installed	✓
	1.6.3	Power Door Locks	✓
	1.6.4	Power Windows	✓
	1.6.5	Power Mirrors	✓
	1.6.6	Steering Wheel Tilt	✓
	1.6.7	Cruise Control	✓
1.7 Options	1.7.1	Parts, Service, and Repair Manuals	✓
	1.7.2	Delivery to 1727 Saint Ann, San Angelo, TX 76905	✓
	1.7.3	5 Year/60,000 Mile Bumper-to-Bumper Extended Warranty; No Deductible (provide terms)	✗
	1.7.4	Sliding Rear Window	✓
Grand Total Price per unit (with all options):			\$43,881.00

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ryan Kramer, Sr. Fleet Manager, Fleet Services, (325) 657-4329

Meeting Date: December 15, 2020

Item type: Regular Item

Caption:

Consider awarding FS-01-21 Fuel Purchases, in an annual amount of \$2,500,000 to multiple vendors and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Senior Fleet Manager Ryan Kramer)

Summary/History:

The Fleet Services Division is requesting City Council approval to award bid pricing for the procurement of gasoline and diesel fuels for the City. Request for Bids (RFB) were mailed to multiple local and area distributors. Bids were received from Regal Oil – San Angelo, TX, Schneider Distributing – San Angelo, TX, Ways Company– Bronte, TX, Fikes Wholesale, Inc. - Temple, TX, and Mansfield Oil - Gainesville, GA.

In an effort to ensure the most economic and financial benefit for the City of San Angelo and to compensate for the dramatic fuel price fluctuations, fuel pricing is requested on a daily or as-needed basis. Requests are made for a primary vendor's daily rack price for a particular fuel product. This rack price is then added to the awarded mark-up to establish the delivered fuel price. The lowest net price is awarded delivery of the product for the requested period. Multiple awards are needed by the City to provide competition between daily fuel pricing and to ensure product availability.

Financial Impact:

The Fleet Services Division budgets for fuel based on expected usage and anticipated market price. Approximately 840,000 gallons of fuel is expected to be purchased and used annually in an amount of \$2,500,000.

Other Information/Recommendation:

Contracted term for this award will be for an initial 30 months (2.5 years), with the option to renew for three additional one year terms.

Tankwagon:

Primary Vendor = Regal Oil

Alternative Vendor = Schneider Distributing

Transport:

Primary Vendors = Regal Oil, Schneider Distributing, Ways Company

Alternative Vendors = Mansfield Oil, Fikes Wholesale

Attachments:

1. FS-01-21 Bid Tabulation PDF

FS-01-21 Bid Tabulation PDF.pdf

Presentation:

Ryan Kramer

Approvals/Reviews:

Ryan Kramer

Patrick Frerich

Shane Kelton

Theresa James

Nolan Sosa

Tina Dierschke

Theresa James

Julia Antilley

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Approved

Final Approval

	City of San Angelo Purchasing Division			
	RFB Bid Tabulation			
	FS-01-21 • Fuel Purchases			
	Tuesday, November 24, 2020			
#	Items	Refinery/Terminal	Approximate Quantity	Additional Information
1				
#1-1	San Angelo	San Angelo	15,000	Diesel, Red Dye
#1-2	Abilene	Abilene	15,000	Diesel, Red Dye
#1-3	Big Spring	Big Spring	15,000	Diesel, Red Dye
2				
#2-1	San Angelo	San Angelo	24,000	Unleaded Gasoline, 87 Octane minimum
#2-2	Abilene	Abilene	24,000	Unleaded Gasoline, 87 Octane minimum
3				
#3-1	San Angelo	San Angelo	300,000	Diesel, Red Dye
#3-2	Odessa	Odessa	300,000	Diesel, Red Dye
#3-3	Big Spring	Big Spring	300,000	Diesel, Red Dye
#3-4	Abilene	Abilene	300,000	Diesel, Red Dye
#3-5	Tye	Tye	300,000	Diesel, Red Dye
4				
#4-1	San Angelo	San Angelo	500,000	Unleaded Gasoline, 87 Octane minimum
#4-2	Odessa	Odessa	500,000	Unleaded Gasoline, 87 Octane minimum
#4-3	Big Spring	Big Spring	500,000	Unleaded Gasoline, 87 Octane minimum
#4-4	Abilene	Abilene	500,000	Unleaded Gasoline, 87 Octane minimum
#4-5	Tye	Tye	500,000	Unleaded Gasoline, 87 Octane minimum



						
		Fikes Wholesale Inc.				
#		Additional Cost	DISCOUNTS (%)	NET TERMS (e.g., Net 30)	Total Cost	\$ Total Cost with Discount
1						
#1-1		No Bid	No Bid	No Bid	No Bid	No Bid
#1-2		No Bid	No Bid	No Bid	No Bid	No Bid
#1-3		No Bid	No Bid	No Bid	No Bid	No Bid
2						
#2-1		No Bid	No Bid	No Bid	No Bid	No Bid
#2-2		No Bid	No Bid	No Bid	No Bid	No Bid
3						
#3-1		No Bid	No Bid	No Bid	No Bid	No Bid
#3-2		No Bid	No Bid	No Bid	No Bid	No Bid
#3-3		\$ 0.06	\$ -	Net 30	\$ 18,240.00	\$ 18,240.00
#3-4		No Bid	No Bid	No Bid	No Bid	No Bid
#3-5		No Bid	No Bid	No Bid	No Bid	No Bid
4						
#4-1		No Bid	No Bid	No Bid	No Bid	No Bid
#4-2		No Bid	No Bid	No Bid	No Bid	No Bid
#4-3		\$ 0.01	\$ -	Net 30	\$ 2,800.00	\$ 2,800.00
#4-4		No Bid	No Bid	No Bid	No Bid	No Bid
#4-5		No Bid	No Bid	No Bid	No Bid	No Bid



						
	Mansfield Oil Company of Gainesville, Inc.					
#		Additional Cost	DISCOUNTS (%)	NET TERMS (e.g., Net 30)	Total Cost	\$ Total Cost with Discount
1						
#1-1		No Bid	No Bid	No Bid	No Bid	No Bid
#1-2		No Bid	No Bid	No Bid	No Bid	No Bid
#1-3		No Bid	No Bid	No Bid	No Bid	No Bid
2						
#2-1		No Bid	No Bid	No Bid	No Bid	No Bid
#2-2		No Bid	No Bid	No Bid	No Bid	No Bid
3						
#3-1		\$ 0.26	0 Net 30	\$78,000.00	\$ 78,000.00	
#3-2		\$ 0.34	0 Net 30	\$102,000.00	\$ 102,000.00	
#3-3		\$ 0.37	0 Net 30	\$111,000.00	\$ 111,000.00	
#3-4		\$ 0.32	0 Net 30	\$96,000.00	\$ 96,000.00	
#3-5		No Bid	No Bid	No Bid	No Bid	No Bid
4						
#4-1		\$ 0.27	0 Net 30	\$135,000.00	\$ 135,000.00	
#4-2		\$ 0.56	0 Net 30	\$280,000.00	\$ 280,000.00	
#4-3		\$ 0.33	0 Net 30	\$165,000.00	\$ 165,000.00	
#4-4		\$ 0.34	0 Net 30	\$170,000.00	\$ 170,000.00	
#4-5		No Bid	No Bid	No Bid	No Bid	No Bid



						
		Regal Oil, Inc.				
#		Additional Cost	DISCOUNTS (%)	NET TERMS (e.g., Net 30)	Total Cost	\$ Total Cost with Discount
1						
#1-1		\$ 0.08	\$ -	30 Day NET Terms	\$ 1,200.00	\$ 1,200.00
#1-2		No Bid	No Bid	No Bid	No Bid	No Bid
#1-3		No Bid	No Bid	No Bid	No Bid	No Bid
2						
#2-1		\$ 0.08	\$ -	30 Day NET Terms	\$ 1,920.00	\$ 1,920.00
#2-2		No Bid	No Bid	No Bid	No Bid	No Bid
3						
#3-1		\$ 0.03	\$ -	30 Day NET Terms	\$ 9,750.00	\$ 9,750.00
#3-2		No Bid	No Bid	No Bid	No Bid	No Bid
#3-3		No Bid	No Bid	No Bid	No Bid	No Bid
#3-4		No Bid	No Bid	No Bid	No Bid	No Bid
#3-5		No Bid	No Bid	No Bid	No Bid	No Bid
4						
#4-1		\$ 0.03	\$ -	30 Day NET Terms	\$ 16,250.00	\$ 16,250.00
#4-2		No Bid	No Bid	No Bid	No Bid	No Bid
#4-3		No Bid	No Bid	No Bid	No Bid	No Bid
#4-4		No Bid	No Bid	No Bid	No Bid	No Bid
#4-5		No Bid	No Bid	No Bid	No Bid	No Bid



	Schneider Distributing Co., Inc.					
#	Additional Cost	DISCOUNTS (%)	NET TERMS (e.g., Net 30)	Total Cost	\$ Total Cost with Discount	
1						
#1-1	\$ 0.14	\$ -	Net 30	\$ 2,100.00	\$ 2,100.00	
#1-2	No Bid	No Bid	No Bid	No Bid	No Bid	
#1-3	No Bid	No Bid	No Bid	No Bid	No Bid	
2						
#2-1	\$ 0.14	\$ -	Net 30	\$ 3,360.00	\$ 3,360.00	
#2-2	No Bid	No Bid	No Bid	No Bid	No Bid	
3						
#3-1	\$ 0.04	\$ -	Net 30	\$ 12,000.00	\$ 12,000.00	
#3-2	No Bid	No Bid	No Bid	No Bid	No Bid	
#3-3	No Bid	No Bid	No Bid	No Bid	No Bid	
#3-4	No Bid	No Bid	No Bid	No Bid	No Bid	
#3-5	No Bid	No Bid	No Bid	No Bid	No Bid	
4						
#4-1	\$ 0.04	\$ -	Net 30	\$ 20,000.00	\$ 20,000.00	
#4-2	No Bid	No Bid	No Bid	No Bid	No Bid	
#4-3	No Bid	No Bid	No Bid	No Bid	No Bid	
#4-4	No Bid	No Bid	No Bid	No Bid	No Bid	
#4-5	No Bid	No Bid	No Bid	No Bid	No Bid	



	Ways Company Inc.					
#		Additional Cost	DISCOUNTS (%)	NET TERMS (e.g., Net 30)	Total Cost	\$ Total Cost with Discount
1						
#1-1		No Bid	No Bid	No Bid	No Bid	No Bid
#1-2		No Bid	No Bid	No Bid	No Bid	No Bid
#1-3		No Bid	No Bid	No Bid	No Bid	No Bid
2						
#2-1		No Bid	No Bid	No Bid	No Bid	No Bid
#2-2		No Bid	No Bid	No Bid	No Bid	No Bid
3						
#3-1		\$ 0.04	\$ -	10 days	\$ 12,000.00	\$ 12,000.00
#3-2		\$ 0.10	\$ -	10 days	\$ 30,000.00	\$ 30,000.00
#3-3		\$ 0.08	\$ -	10 days	\$ 24,000.00	\$ 24,000.00
#3-4		\$ 0.10	\$ -	10 days	\$ 30,000.00	\$ 30,000.00
#3-5		\$ 0.09	\$ -	10 days	\$ 27,000.00	\$ 27,000.00
4						
#4-1		\$ 0.04	\$ -	10 days	\$ 20,000.00	\$ 20,000.00
#4-2		\$ 0.10	\$ -	10 days	\$ 50,000.00	\$ 50,000.00
#4-3		\$ 0.08	\$ -	10 days	\$ 40,000.00	\$ 40,000.00
#4-4		\$ 0.10	\$ -	10 days	\$ 50,000.00	\$ 50,000.00
#4-5		\$ 0.09	\$ -	10 days	\$ 45,000.00	\$ 45,000.00

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Mitchell Gatlin, Project Engineer, Engineering Services, 325 657-

Meeting Date: December 15, 2020

Item type: Regular Item

Caption:

Consider awarding ES-01-21 Southwest Boulevard Improvements to Reece Albert, Inc. in the amount of \$5,925,288.67 and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Project Engineer Mitchell Gatlin)

Summary/History:

Improvements of Southwest Boulevard are as follows:

Phase A

Mill and Overlay from Twin Mountain Dr. to Rockbrook Dr.

Full Reconstruction of Southwest/Southland Intersection with Concrete Pavement.

Full Reconstruction of Railroad Crossing.

Alternate 1

Sidewalk additions and improvements from Twin Mountain Dr. to Walnut Hill Dr./Dominion Ridge.

Phase B

Mill and Overlay from Rockbrook Dr. to Sherwood Way.

Full Reconstruction from Sherwood Way to Houston Harte.

Widening of right turn lane at Southwest and W. Loop 306 signal.

Drainage and Channel Improvements at low water crossing adjacent to McDonald's

Financial Impact:

Budgeted in current year bond program

Other Information/Recommendation:

It is recommended by Staff to award the contract to Reece Albert, Inc.

Attachments:

1. December 15 2020 Council Meeting Southwest Blvd December 15 2020 Council Meeting Southwest Blvd.pptx
2. ES-01-21 Bid Tabulation ES-01-21 Bid Tabulation.pdf

Presentation:

Mitchell Gatlin, Kevin Pate

Approvals/Reviews:

Mitchell Gatlin	Created/Initiated
Theresa James	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval



City Council

December 15, 2020



Overview

- Project scope
- Bid received
- Recommendations



Project Scope – Phase A

- Phase A
 - Mill and Overlay from Twin Mountain Dr. to Rockbrook Dr.
 - Full Reconstruction of Railroad Crossing.
 - Full Reconstruction of Southwest/Southland Intersection with Concrete Pavement.



Project Scope – Phase A

- Phase A – Pavement Distress at Southland Intersection



Project Scope – Alternate 1

- Sidewalk additions and improvements from Twin Mountain Dr. to Walnut Hill Dr./Dominion Ridge.



Project Scope – Phase B

- Mill and Overlay from Rockbrook Dr. to Sherwood Way.
- Full Reconstruction from Sherwood Way to Houston Harte.
- Widening of right turn lane at Southwest and W. Loop 306 signal.



Project Scope – Phase B

- Pavement distress adjacent to Sunset Crossing



Project Scope – Phase B

- Pavement distress & curb settlement from Sherwood Way to Houston Harte



Project Scope – Phase B

- Drainage and channel improvements at low water crossing



Project Scope – Phase B

- Additional failures and settlements at low water crossing



Bid Received

- Reece Albert (San Angelo) –
- Base Bid: \$5,404,811.37
- Alternate 1: \$ 129,377.30
- Contingencies: \$ 391,100.00
- Total Contract Amount: \$5,925,288.67



Recommendation

- Staff recommends awarding the bid received plus contingency from Reece Albert, Inc. in the amount of \$5,925,288.67.





City Council

February 20, 2018





City of San Angelo • Purchasing Division
RFB Bid Tabulation
ES-01-21 • Southwest Boulevard Improvements
Monday, December 7, 2020

Total Cost
Selected #
Selected (\$)

Reece Albert, Inc.

\$5,534,188.67

126

\$5,534,188.67

#	Items	Code	UOM	Estimated Quantity	Unit Price	Total Cost
1						
#1-1	PREPARING ROW	100 - 6002	STA	68.00	\$520.61	\$35,401.48
#1-2	REMOVING CONC (CURB AND GUTTER)	104 - 6022	LF	714.00	\$11.18	\$7,982.52
#1-3	REMOVING STAB BASE AND ASPH PAV (0-4")	105 - 6021	SY	3030.00	\$6.17	\$18,695.10
#1-4	SEEDING	107 - 1	SY	465.00	\$1.28	\$595.20
#1-5	FURNISHING AND PLACING TOPSOIL (4")	160 - 6003	SY	465.00	\$11.13	\$5,175.45
#1-6	CEMENT	275 - 6001	TON	89.00	\$202.71	\$18,041.19
#1-7	CEMENT TREAT (EXIST MATL)(8")(TY M)(ORD COMP)	275 - 2	SY	3356.00	\$7.07	\$23,726.92
#1-8	PRIME COAT (MC-30)	310 - 6009	GAL	8703.00	\$4.74	\$41,252.22
#1-9	D-GR HMA (TY-C) (PG 70-22)	341 - 6028	TON	5005.00	\$102.08	\$510,910.40
#1-10	PLAN & TEXT ASPH CONC PAV (0" TO 2")	354 - 6002	SY	43514.00	\$3.24	\$140,985.36
#1-11	CONC PVMT (CONT REINF - CRCP) (6")	360 - 6047	SY	3252.00	\$127.82	\$415,670.64
#1-12	BARRICADES, SIGNS, AND TRAFFIC HANDLING	502 - 6001	MO	8.00	\$5,820.52	\$46,564.16
#1-13	TEMP SEDMT CONT FENCE (INSTALL)	506 - 6038	LF	44.00	\$10.43	\$458.92
#1-14	TEMP SEDMT CONT FENCE (REMOVE)	506 - 6039	LF	44.00	\$5.39	\$237.16
#1-15	CONC CURB (MONO)	529 - 1	LF	714.00	\$27.31	\$19,499.34
#1-16	DRIVEWAYS (CONC)	530 - 6004	SY	135.00	\$108.80	\$14,688.00
#1-17	IN SM RD SN SUP&AM TY10BWG(A)SA(P)	644 - 6001	EA	4.00	\$968.72	\$3,874.88
#1-18	WK ZN PAV MRK NON-REMOV (W)4"(SLD)	662 - 6004	LF	6910.00	\$2.05	\$14,165.50
#1-19	WK ZN PAV MRK NON-REMOV (W)12"(SLD)	662 - 6014	LF	286.00	\$10.25	\$2,931.50
#1-20	WK ZN PAV MRK NON-REMOV (Y)4"(SLD)	662 - 6034	LF	14531.00	\$2.05	\$29,788.55
#1-21	REFL PAV MRK TY I (W) 4" (BRK)(100MIL)	666 - 6003	LF	3237.00	\$0.74	\$2,395.38
#1-22	REFL PAV MRK TY I (W) 8" (SLD)(100MIL)	666 - 6036	LF	992.00	\$1.41	\$1,398.72
#1-23	REFL PAV MRK TY I (W) 24" (SLD)(100MIL)	666 - 6048	LF	379.00	\$10.25	\$3,884.75
#1-24	REFL PAV MRK TY I (W) (ARROW)(100MIL)	666 - 6054	EA	7.00	\$172.99	\$1,210.93
#1-25	REFL AV MRK TY I (W) (WORD)(100MIL)	666 - 6078	EA	7.00	\$205.02	\$1,435.14
#1-26	REFL PAV MRK TY I (Y) 4" (BRK)(100MIL)	666 - 6120	LF	2270.00	\$0.67	\$1,520.90
#1-27	REFL PAV MRK TY I (Y) 4" (SLD)(100MIL)	666 - 6126	LF	10835.00	\$0.67	\$7,259.45
#1-28	REFL PAV MRKR TY I-C	672 - 6007	EA	393.00	\$4.48	\$1,760.64
#1-29	REFL PAV MRKR TY II-A-A	672 - 6009	EA	315.00	\$4.48	\$1,411.20
#1-30	REFL PAV MRK TY I (W) (RR XING)(100MIL)	666 - 6093	EA	4.00	\$608.65	\$2,434.60
#1-31	REFL PAV MRK TY I (W) 18" (YLD TRI)(100MIL)	666 - 6099	EA	47.00	\$28.19	\$1,324.93
#1-32	ELIM EXT PAV MRK & MRKS (4")	677 - 6001	LF	27769.00	\$1.22	\$33,878.18
#1-33	ELIM EXT PAV MRK & MRKS (12")	677 - 6005	LF	344.00	\$5.45	\$1,874.80
2						
#2-1	PREPARING ROW	100 - 6002	STA	90.00	\$985.37	\$88,683.30
#2-2	REMOVING CONC (DRIVEWAYS)	104 - 6017	SY	241.00	\$39.94	\$9,625.54
#2-3	REMOVING CONC (CURB AND GUTTER)	104 - 6022	LF	5891.00	\$7.73	\$45,537.43
#2-4	REMOVING STAB BASE AND ASPH PAV (0-4")	105 - 6021	SY	17930.00	\$5.25	\$94,132.50
#2-5	REMOVING STAB BASE AND ASPH PAV (12-14")	105 - 6095	SY	3028.00	\$3.84	\$11,627.52
#2-6	EXCAVATION (ROADWAY)	110 - 6001	CY	810.00	\$28.08	\$22,744.80
#2-7	EMBANKMENT (FINAL)(ORD COMP)(TY A)	132 - COSA-03	CY	261.00	\$43.02	\$11,228.22
#2-8	FURNISHING AND PLACING TOPSOIL (4")	160 - 6003	SY	1480.00	\$4.45	\$6,586.00
#2-9	CELL FBR MLCH SEED(PERM)(URBAN)(SANDY)	164 - 6025	SY	1480.00	\$1.28	\$1,894.40
#2-10	FL BS (CMP IN PLC)(TYA GR1&2)(FNAL POS)	247 - 6041	CY	432.00	\$86.06	\$37,177.92
#2-11	LIME (HYDRATED LIME (SLURRY))	260 - 6002	TON	70.00	\$214.63	\$15,024.10
#2-12	LIME TRT (EXST MATL)(8")	260 - 6027	SY	3466.00	\$7.73	\$26,792.18
#2-13	CEMENT	275 - 6001	TON	477.00	\$202.71	\$96,692.67
#2-14	CEMENT TREAT (EXIST MATL) (10")	275 - 6006	SY	19683.00	\$8.12	\$159,825.96
#2-15	PRIME COAT (MC-30)	310 - 6009	GAL	11772.00	\$4.32	\$50,855.04
#2-16	D-GR HMA (TY-C) (PG 70-22)	341 - 6028	TON	6776.00	\$100.44	\$680,581.44
#2-17	PLAN & TEXT ASPH CONC PAV (0" TO 2")	354 - 6002	SY	37827.00	\$3.72	\$140,716.44
#2-18	TEMPORARY SPL SHORING	403 - 6001	SF	6917.00	\$0.14	\$968.38
#2-19	RIPRAP (CONC)(5 IN)	432 - 6002	CY	691.00	\$953.24	\$658,688.84
#2-20	RAIL (HANDRAIL)(TY F)	450 - 6048	LF	98.00	\$142.41	\$13,956.18
#2-21	CONC BOX CULV (8 FT X 5 FT)	462 - 6020	LF	425.00	\$701.14	\$297,984.50
#2-22	RC PIPE (CL III)(18 IN)	464 - 6003	LF	134.00	\$55.47	\$7,432.98
#2-23	RC PIPE (CL III)(30 IN)	464 - 6007	LF	56.00	\$118.68	\$6,646.08
#2-24	WINGWALL (SW - 0) (HW=7 FT)	466 - 6210	EA	1.00	\$44,223.26	\$44,223.26
#2-25	WINGWALL (SW - 0) (HW=8 FT)	466 - 6211	EA	1.00	\$46,113.60	\$46,113.60
#2-26	CURB INLET (10 FT)	COSA - S-AA-10	EA	1.00	\$7,836.24	\$7,836.24
#2-27	CURB INLET (15 FT)	COSA - S-AA-15	EA	1.00	\$10,742.72	\$10,742.72
#2-28	CURB INLET (20 FT)	COSA - S-AA-20	EA	2.00	\$12,318.83	\$24,637.66
#2-29	REMOV STR (PIPE)	496 - 6007	LF	255.00	\$1.56	\$397.80
#2-30	BARRICADES, SIGNS, AND TRAFFIC HANDLING	502 - 6001	MO	7.00	\$5,926.23	\$41,483.61
#2-31	ROCK FILTER DAMS (INSTALL) (TY 3)	506 - 6003	LF	116.00	\$79.10	\$9,175.60
#2-32	ROCK FILTER DAMS (REMOVE)	506 - 6011	LF	116.00	\$15.36	\$1,781.76
#2-33	TEMP SEDMT CONT FENCE (REMOVE)	506 - 6039	LF	110.00	\$5.39	\$592.90
#2-34	TEMP SEDMT CONT FENCE (INLET PROTECTION)	506 - 6047	LF	110.00	\$5.70	\$627.00
#2-35	PORT CTB (FUR & INST)(LOW PROF)(TY 1)	512 - 6009	LF	80.00	\$40.61	\$3,248.80
#2-36	PORT CTB (FUR & INST)(LOW PROF)(TY 2)	512 - 6010	LF	40.00	\$45.75	\$1,830.00
#2-37	PORT CTB (MOVE)(LOW PROF)(TY 1)	512 - 6033	LF	80.00	\$23.07	\$1,845.60
#2-38	PORT CTB (MOVE)(LOW PROF)(TY 2)	512 - 6034	LF	40.00	\$23.08	\$923.20
#2-39	PORT CTB (REMOVE)(LOW PROF)(TY 1)	512 - 6057	LF	80.00	\$39.33	\$3,146.40
#2-40	PORT CTB (REMOVE)(LOW PROF)(TY 2)	512 - 6058	LF	40.00	\$39.34	\$1,573.60
#2-41	CONC CURB & GUTTER (TY I)	529 - 6007	LF	6123.00	\$24.39	\$149,339.97
#2-42	DRIVEWAYS (CONC)	530 - 6004	SY	258.00	\$158.02	\$40,769.16
#2-43	CONC SIDEWALKS (5")	531 - COSA-10	SY	495.00	\$86.11	\$42,624.45
#2-44	CURB RAMPS (TY 1)	531 - COSA-11	EA	1.00	\$2,078.12	\$2,078.12
#2-45	CURB RAMPS (TY 7)	531 - COSA-12	EA	10.00	\$2,133.40	\$21,334.00



City of San Angelo • Purchasing Division
RFB Bid Tabulation
 ES-01-21 • Southwest Boulevard Improvements
 Monday, December 7, 2020

Reece Albert, Inc.

\$5,534,188.67

126

\$5,534,188.67

**Total Cost
 Selected #
 Selected (\$)**

#	Items	Code	UOM	Estimated Quantity	Unit Price	Total Cost
#2-46	CURB RAMPS (TY 21)	531 - COSA-13	EA	1.00	\$2,325.21	\$2,325.21
#2-47	WK ZN PAV MRK NON-REMOV (W)4"(SLD)	662 - 6004	LF	460.00	\$2.05	\$943.00
#2-48	WK ZN PAV MRK NON-REMOV (Y)4"(BRK)	662 - 6032	LF	220.00	\$2.05	\$451.00
#2-49	WK ZN PAV MRK NON-REMOV (Y)4"(SLD)	662 - 6034	LF	1561.00	\$2.05	\$3,200.05
#2-50	WK ZN PAV MRK REMOV (W)4"(BRK)	662 - 6060	LF	180.00	\$3.84	\$691.20
#2-51	WK ZN PAV MRK REMOV (Y)4"(SLD)	662 - 6095	LF	5961.00	\$2.31	\$13,769.91
#2-52	REFL PAV MRK TY I (W)4"(BRK)(100MIL)	666 - 6003	LF	3845.00	\$0.74	\$2,845.30
#2-53	REFL PAV MRK TY I (W)8"(SLD)(100MIL)	666 - 6036	LF	822.00	\$1.41	\$1,159.02
#2-54	REFL PAV MRK TY I (W)12"(SLD)(100MIL)	666 - 6042	LF	1122.00	\$4.68	\$5,250.96
#2-55	REFL PAV MRK TY I (W)24"(SLD)(100MIL)	666 - 6048	LF	280.00	\$10.25	\$2,870.00
#2-56	REFL PAV MRK TY I (W) (ARROW)(100MIL)	666 - 6054	EA	11.00	\$172.99	\$1,902.89
#2-57	REFL AV MRK TY I (W) (WORD)(100MIL)	666 - 6078	EA	9.00	\$205.02	\$1,845.18
#2-58	REFL PAV MRK TY I (Y) 4" (BRK)(100MIL)	666 - 6120	LF	2649.00	\$0.70	\$1,854.30
#2-59	REFL PAV MRK TY I (Y) 4" (SLD)(100MIL)	666 - 6126	LF	17407.00	\$0.70	\$12,184.90
#2-60	REFL PAV MRK TY I (Y)24"(SLD)(100MIL)	666 - 6147	LF	185.00	\$8.97	\$1,659.45
#2-61	REFL PAV MRKR TY I-C	672 - 6007	EA	421.00	\$4.48	\$1,886.08
#2-62	REFL PAV MRKR TY II-A-A	672 - 6009	EA	506.00	\$4.48	\$2,266.88
#2-63	ELIM EXT PAV MRK & MRKS (4")	677 - 6001	LF	3014.00	\$1.22	\$3,677.08
3						
#3-1	TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS (ALL DEPTHS)	509S - 1	LF	1051.00	\$8.65	\$9,091.15
#3-2	16" C900 RJ PVC WATERLINE (ALL DEPTHS) INCLUDING EXCAV.	510 - AWRJ-16	LF	324.00	\$292.15	\$94,656.60
#3-3	16" C900 RJ PVC WL IN ENCASEMENT W/ CASING SPACERS	510 - AWRJ-16ENC	LF	69.00	\$238.34	\$16,445.46
#3-4	30" ENCASEMENT PIPE, 3/8" STEEL	505S - B:30-STL	LF	93.00	\$397.23	\$36,942.39
#3-5	16" RS GATE VALVE	511S - A-RSGV-16	EA	1.00	\$13,845.27	\$13,845.27
#3-6	16" INSERTION GATE VALVE	511S - A-IGV-16	EA	2.00	\$30,667.18	\$61,334.36
#3-7	16" TAPPING SLEEVE AND VALVE	511 - 16WC	EA	2.00	\$26,678.26	\$53,356.52
#3-8	AC PIPE REMOVAL, TRANSPORTATION, AND DISPOSAL	03000 - 03000-1	LF	302.00	\$30.75	\$9,286.50
#3-9	18" F679 SDR 26 PVC WWL (ALL DEPTHS) INCL. EXCAV.	510 AWW-18	LF	180.00	\$448.48	\$80,726.40
#3-10	STD FIBERGLASS MH, 60" DIA	506S - MWW:60	EA	1.00	\$23,428.69	\$23,428.69
#3-11	STD FIBERGLASS MH W/ CIP BS, 60" DIA	506S - M1WW:60	EA	2.00	\$18,656.84	\$37,313.68
#3-12	STD FIBERGLASS MH W/ EXTERNAL DROP ON PRE-CAST BS, 60" DIA	506S - DWW:60	EA	1.00	\$27,400.96	\$27,400.96
#3-13	EXTRA DEPTH OF FIBERGLASS MH, 60" DIA	506S - EDM:60	VF	3.50	\$593.28	\$2,076.48
#3-14	BYPASS PUMPING	506S - 1	LS	1.00	\$91,618.41	\$91,618.41
#3-15	CONCRETE ENCASEMENT - 18" PIPE	505S - A:18	LF	59.00	\$416.45	\$24,570.55
#3-16	ABANDONMENT OF EXISTING MANHOLES	506S - ABWW	EA	2.00	\$576.62	\$1,153.24
#3-17	ABANDON EXISTING WW LINES BY CUTTING AND PLUGGING	510 - ABWW	EA	3.00	\$320.35	\$961.05
#3-18	WASTEWATER LINE REMOVAL (ALL SIZES/DEPTHS)	510 - RWW	LF	176.00	\$32.03	\$5,637.28
#3-19	TRANSITION COUPLING	510 - TWW	EA	2.00	\$2,118.12	\$4,236.24
4						
#4-1	MOBILIZATION	500 - 6001	LS	1.00	\$395,785.75	\$395,785.75
5						
#5-1	REMOVING CONC (SIDEWALKS)	104 - 6015	SY	56.00	\$39.82	\$2,229.92
#5-2	RIPRAP (CONC)(5 IN)	432 - 6002	CY	19.00	\$996.51	\$18,933.69
#5-3	RAIL (HANDRAIL)(TY A)	450 - 6047	LF	25.00	\$143.48	\$3,587.00
#5-4	DRIVEWAYS (CONC)	530 - 6004	SY	46.00	\$259.25	\$11,925.50
#5-5	CONC SIDEWALKS (6")	531 - 6003	SY	624.00	\$115.06	\$71,797.44
#5-6	CURB RAMPS (TY 2)	531 - 6005	EA	5.00	\$2,211.32	\$11,056.60
#5-7	CURB RAMPS (TY 3)	531 - 6006	EA	2.00	\$2,211.52	\$4,423.04
#5-8	CURB RAMPS (TY 10)	531 - 6013	EA	1.00	\$2,210.54	\$2,210.54
#5-9	RELOCATE SM RD SN SUP&AM TY 10BVG	644 - 6068	EA	3.00	\$640.69	\$1,922.07
#5-10	REFL PAV MRK TY I (W) 24" (SLD)(100MIL)	900 - 3	LF	126.00	\$10.25	\$1,291.50

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Bluthardt, Fort Concho Manager, Fort Concho, 325-487-2730

Meeting Date: December 15, 2020

Item type: Regular Item

Caption:

Consider approving a Memorandum of Understanding (MOU) between the San Angelo Area Foundation and the City of San Angelo to facilitate the reconstruction of Barracks 3 and Mess Hall 3 at Fort Concho and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Fort Concho Museum Manager Bob Bluthardt)

Summary/History:

An anonymous donor has given funds to the San Angelo Area Foundation to reconstruct Barracks 3 and Mess Hall 3 at Fort Concho to house a special collection of books and research materials. The Foundation has already commissioned design and construction plans for this project and believes sufficient funds remain for the reconstruction of the two buildings. The Fort Concho Museum Board and Foundation Board have approved this project at their regular meeting of November 17, 2020. The San Angelo Area Foundation proposes to bid the project, select a contractor, pay the bills, and transfer the building to the City. City staff would oversee the invoices and construction process. This MOU would guide this project.

Financial Impact:

There is no financial impact on the City regarding approving this MOU other than staff coordination time. Once the buildings are constructed, there will be new costs for their operation and maintenance. For the annual maintenance and operation of the first building phase of Barracks/Mess Hall 3 estimated annual costs for all utilities, security, cleaning and maintenance would be \$5750. This additional cost would be covered in the fort's FY 2022 operating budget.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | Ltr to COSA re Fort Concho barracks 3-4 reconstruction | Ltr to COSA re Fort Concho barracks 3-4 reconstruction.docx |
| 2. | Ft Concho Drawings Binder | Ft Concho Drawings Binder.pdf |
| 3. | propose resolution for support of Barracks - Mess Hall 3-4 | propose resolution for support of Barracks - Mess Hall 3-4.pdf |
| 4. | COSA SAAF Ft Concho Buildings.doc | COSA SAAF Ft Concho Buildings.doc.doc |

Presentation:

Robert Bluthardt

Approvals/Reviews:

Robert Bluthardt
Carl White
Theresa James
Tina Dierschke
Theresa James
Nolan Sosa
Tina Dierschke
Theresa James
Julia Antilley

[illegible]

November 23, 2020

City of San Angelo
72 College
San Angelo, TX 76903

RE: Fort Concho Barracks 3 & 4

The San Angelo Area Foundation (SAAF) has funding provided by an anonymous donor, to help reconstruct missing Barracks 3 & 4 and accompanying mess halls (project). This funding has already paid for the architectural plans and construction documents, completed by Killis Almond AIA. These plans are ready for solicitation of bids for construction.

SAAF requests the ability to work with and on behalf of the City of San Angelo (COSA) and Fort Concho, to solicit bids for the project by SAAF, with a base bid being Barracks 3 and mess hall 3, with a first add alternate for Barracks 4 and second add alternate for Barracks 4 mess hall. SAAF, in consultation with COSA, would determine if the base bid is acceptable as well as alternates, before proceeding with awarding a contract for construction, subject to COSA approval.

If a construction firm is chosen and approved, SAAF agrees to pay from its funds construction bills approved by COSA and SAAF. COSA would agree to provide construction supervision to the project, review of construction billing and assistance in reviewing bids for the project. Upon completion of the project, SAAF would transfer the completed project to COSA for operation of the newly reconstructed buildings for the purposes of a historic collection of library books consistent with an agreement between Fort Concho and an anonymous donor.

SAAF retains the right to reject all bids submitted for this project, should such bids exceed the amount available for the project. SAAF may award the base bid and any alternates negotiated and proceed with construction related to such. SAAF may also award such alternates after construction begins, pursuant to SAAF and COSA affirming such additional funding is secured for any such alternates. The project currently assumes furniture, fixtures and equipment (FFE) will come from existing FFE at Fort Concho. Any additional FFE would only be approved if approved by SAAF and COSA, subject to funding.

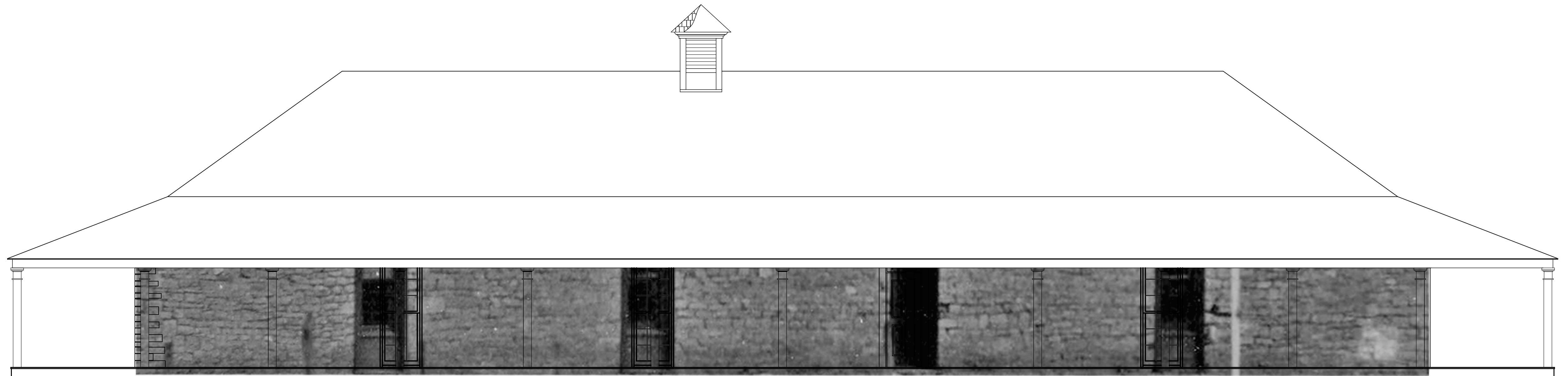
SAAF requests approval of this offer by COSA. Your consideration is greatly appreciated.

Yours truly,

Matt Lewis

FORT CONCHO

RECONSTRUCTION OF LONG BARRACKS AND MESS HALL 3 & 4 BID SET 01.22.18



OWNER

CITY OF SAN ANGELO
72 W. COLLEGE AVE.
SAN ANGELO, TEXAS 76903

ARCHITECT

KILLIS ALMOND ARCHITECTS, P.C.
342 WILKENS AVENUE
SAN ANTONIO, TEXAS 78210
PHONE: (210) 532-3212
FAX: (210)-532-9919

STRUCTURAL ENGINEER

CALVETTI & ASSOCIATES
PROFESSIONAL ENGINEERS, INC.
342 WILKENS AVENUE
SAN ANTONIO, TEXAS 78210
(210)828-6419

MEP ENGINEER

POWER SYSTEMS
P.O. BOX 2863
SAN ANGELO, TEXAS 76902
(325)659-2235
FIRM NO. F-6257

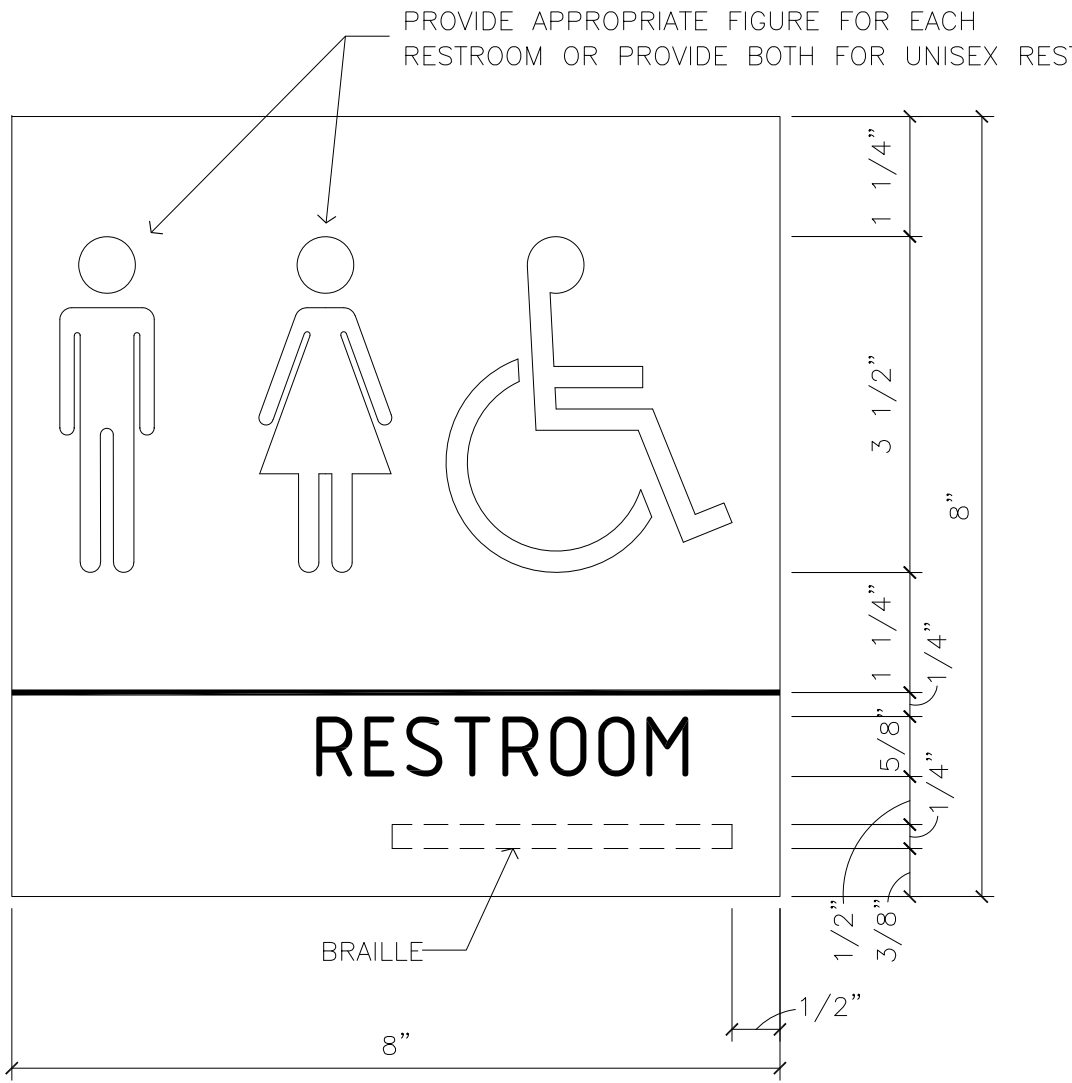
CIVIL ENGINEER

ENPROTEC/ HIBBS & TODD INC.
402 CEDAR ST.
ABILENE, TEXAS 79601
(325)698-5560

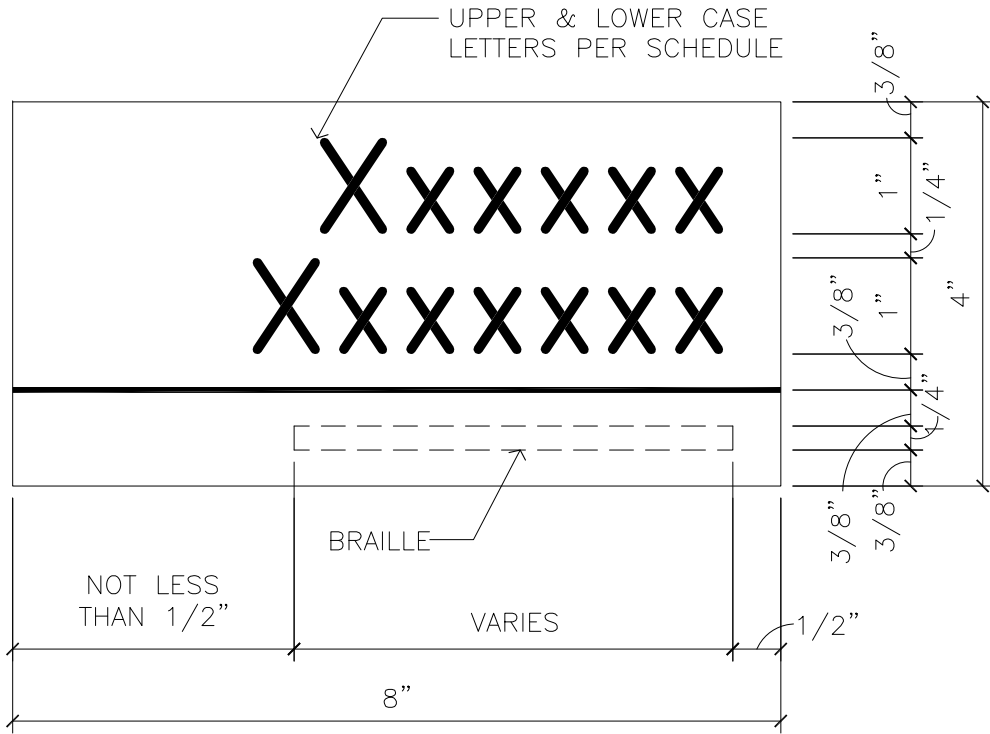
TEXAS ACCESSIBILITY STANDARDS

(G.C. SHALL CONFIRM ALL REQUIREMENTS PRIOR TO COMMENCING WORK. ANY DISCREPANCY WITH LATEST STANDARD SHALL BE NOTIFIED TO ARCHITECT FOR FURTHER INSTRUCTION)

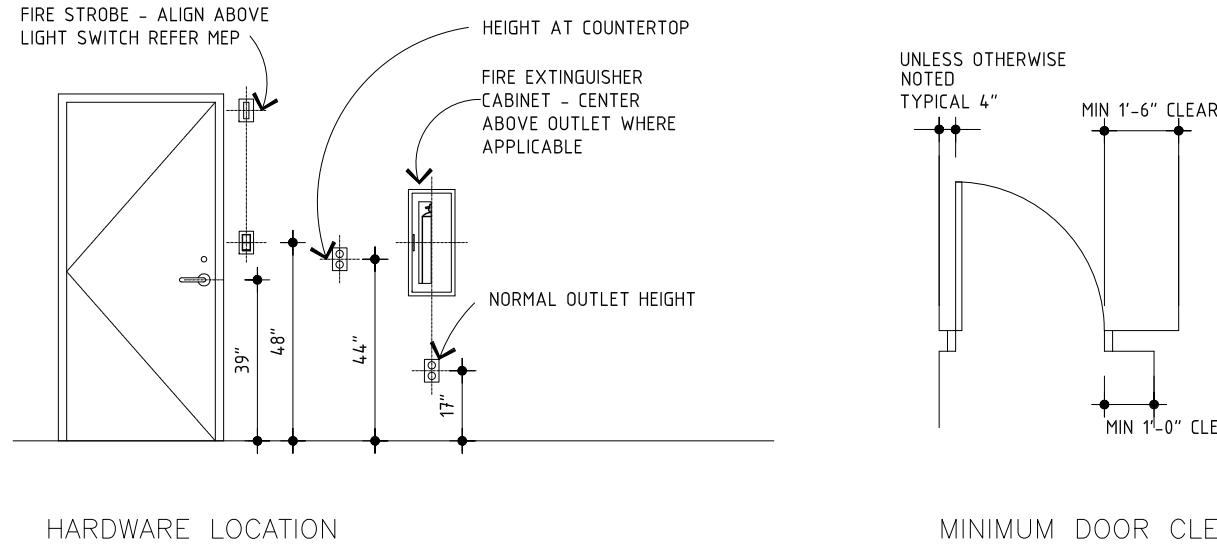
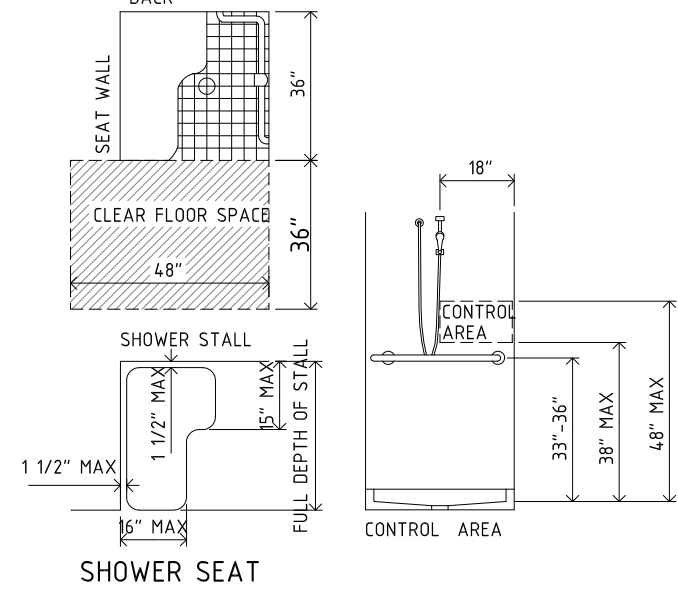
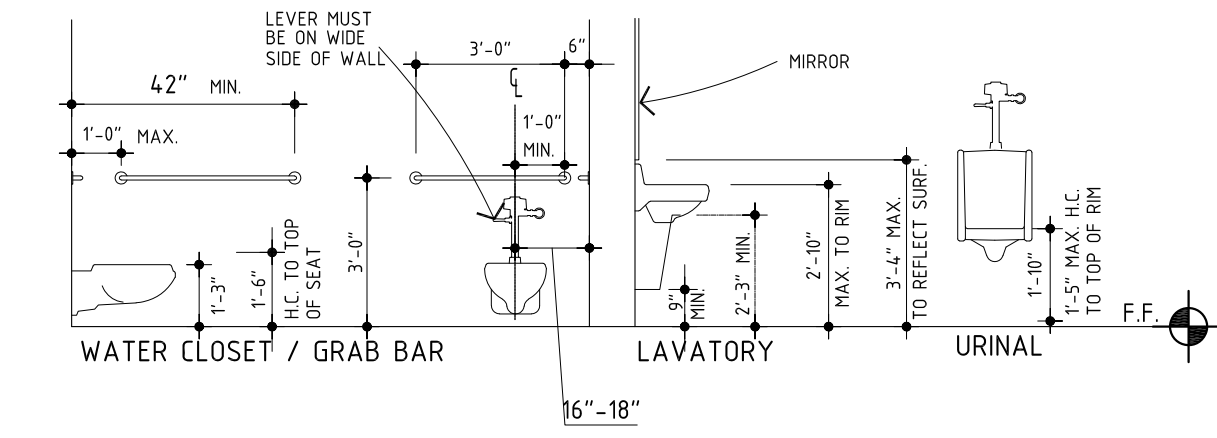
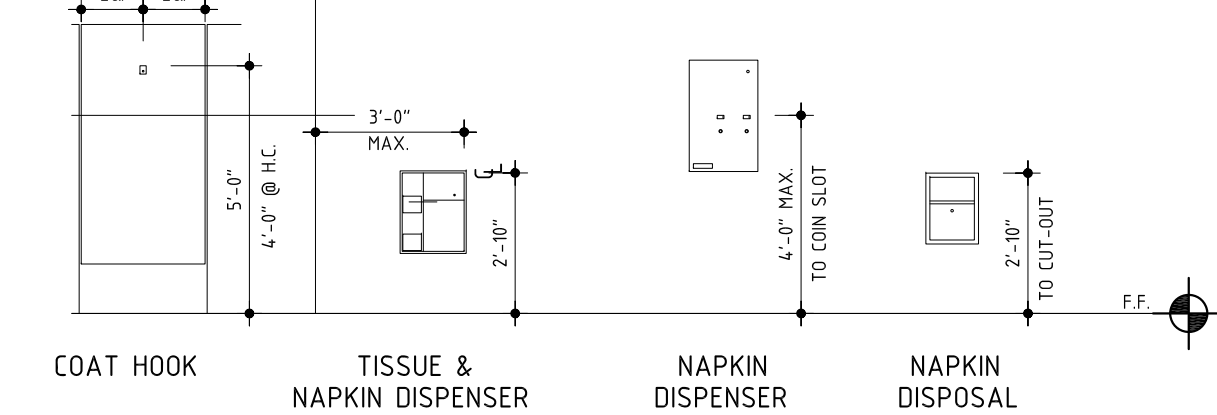
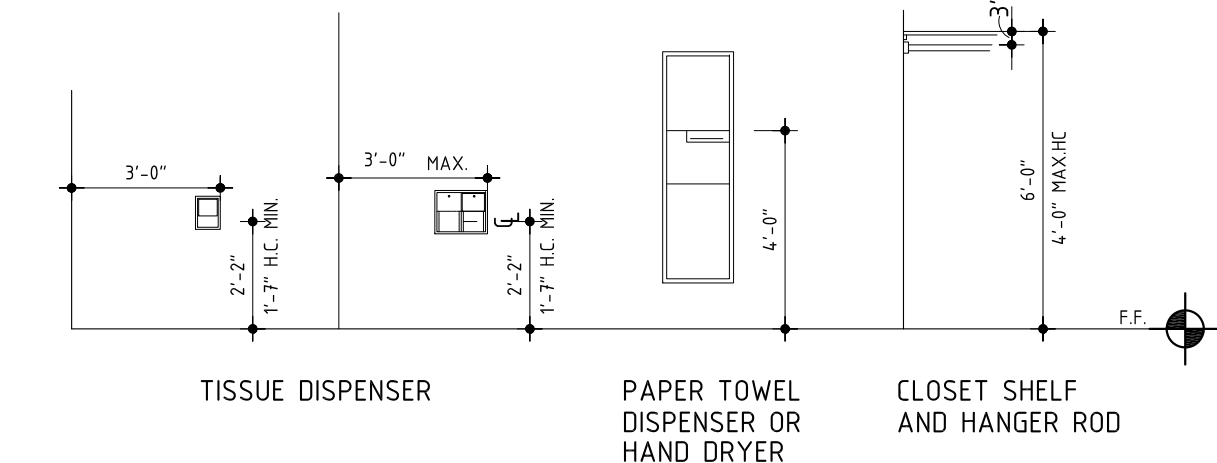
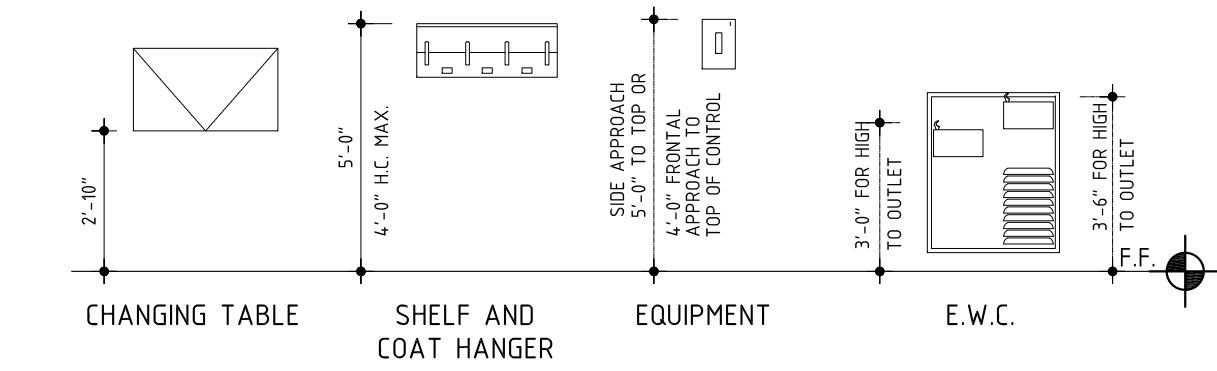
SIGN TYPE A FOR RESTROOM



SIGN TYPE B FOR ROOMS OR OFFICES



ACCESSIBLE REQUIREMENTS





11/21/2017

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ALL RIGHTS RESERVED. THESE
DESIGNS/DRAWINGS ARE THE
SOLE PROPERTY OF THE
ARCHITECT. THEY MAY NOT BE
REPRODUCED IN ANY FORM, BY
ANY METHOD, FOR ANY
PURPOSE WITHOUT PREVIOUS
WRITTEN PERMISSION FROM
THE ARCHITECT.

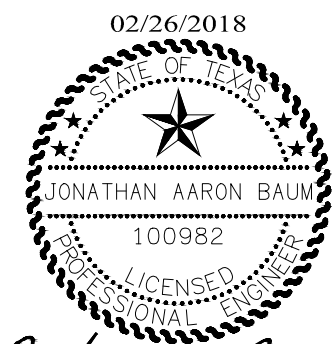
BID SET
01.22.2018

FORT CONCHO RECONSTRUCTION
LONG BARRACKS AND MESS HALL 3 & 4
SAN ANGELO, TEXAS
ADA SHEET

KILLIS ALMOND ARCHITECTS
ARCHITECTURE - HISTORIC PRESERVATION - PLANNING
342 WILKENS, SAN ANTONIO, TEXAS 78210
(210) 532-3212 FAX (210) 532-9919
www.almond-architects.com

DATE
JANUARY 22ND 2018
DRAWN BY
JAL
CHECKED BY
KPA
PROJECT NUMBER
17-03-03

REVISION	DESCRIPTION	DATE



Jonathan A. Baum

BID SET

FORT CONCHO RECONSTRUCTION
LONG BARRACKS AND MESS HALL 3 & 4

SAN ANGELO, TEXAS

DEMOLITION PLAN

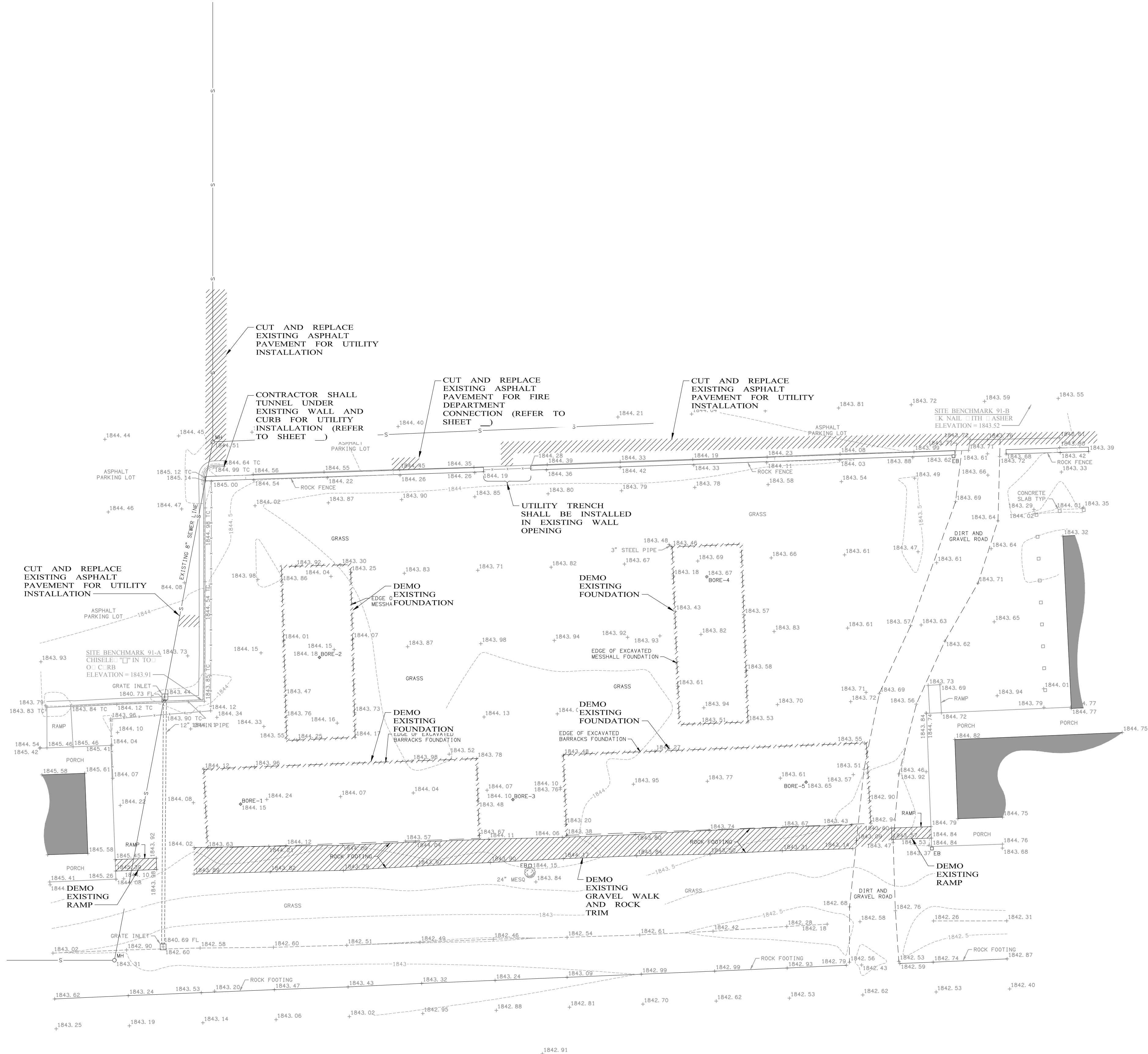
KILLIS ALMOND ARCHITECTS
ARCHITECTURE - HISTORIC PRESERVATION - PLANNING

342 WILKENS, SAN ANTONIO, TEXAS 78210
(210) 532-3212 FAX (210) 532-9919
www.almond-architects.com

DATE
FEBRUARY 26TH 2018
DRAWN BY
EHT
CHECKED BY
J.A.B.
PROJECT NUMBER
17-7005

REVISION	DESCRIPTION	DATE

C-01



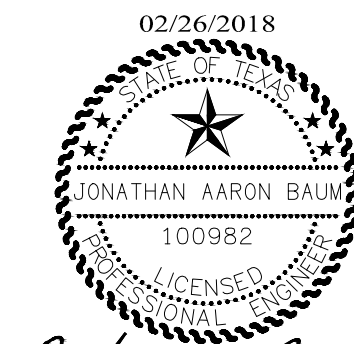
SCALE IN FEET

LEGEND

○ MH SANITARY SEWER MANHOLE
□ EB ELECTRIC

DEMOLITION NOTES:

- ALL ITEMS SHOWN CROSS HATCHED ARE TO BE DEMOLISHED OR ABANDONED IN PLACE, SALVAGED, AND/OR LEGALLY DISPOSED OFF SITE.
- FIELD VERIFY AND LOCATE EXISTING STRUCTURES, UTILITIES, AND OTHER FACILITIES PRIOR TO BEGINNING WORK.
- THE UNDERGROUND UTILITIES SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE. ADDITIONAL UTILITY LINES MAY BE PRESENT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, IDENTIFYING, AND PROTECTING ALL BURIED UTILITIES AND UNDERGROUND STRUCTURES. EXISTING UTILITIES DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPAIRED TO AS GOOD OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR UTILITIES NOT SHOWN ON THE PLANS.
- ALL PAVEMENT CUTS (ASPHALT OR CONCRETE) SHALL BE SAWCUT OR REMOVED TO THE NEAREST JOINT.
- THE OWNER MAY OPT TO KEEP SOME DEMOLISHED EQUIPMENT OR PARTS. CONTRACTOR SHALL PLACE ANY MATERIALS SO DESIGNATED BY OWNER IN A STORAGE LOCATION ON-SITE AS REQUESTED BY OWNER.

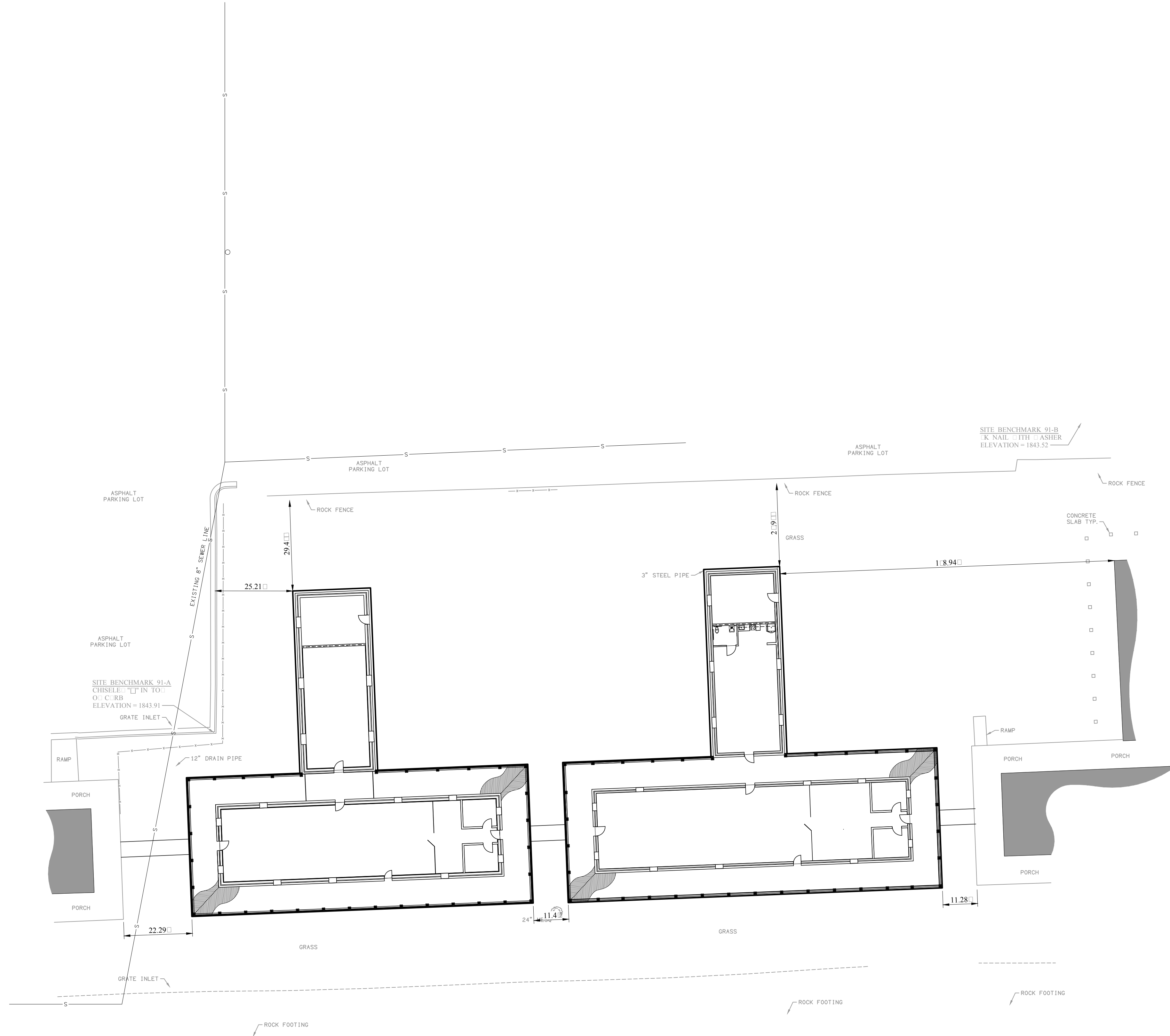


Jonathan A. Baum

BID SET

FORT CONCHO RECONSTRUCTION
LONG BARRACKS AND MESS HALL 3 & 4
SAN ANGELO, TEXAS

DIMENSIONAL PLAN



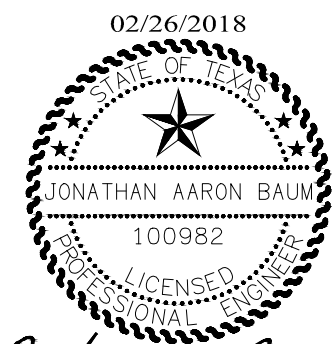
NOTES:

1. EXISTING SITE PLAN IS DEVELOPED BASED ON THE INFORMATION FROM THE TOPOGRAPHIC SURVEY CONDUCTED IN AUGUST 2017.
2. SURVEY ELEVATION DATUM IS NAVD88.
3. FIELD VERIFY AND LOCATE EXISTING STRUCTURES, UTILITIES, AND OTHER FACILITIES PRIOR TO BEGINNING WORK.
4. CONTRACTOR AND/OR CONSTRUCTION SURVEYOR SHALL FIELD VERIFY BENCHMARKS AND/OR CONTROL STAKES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES, HORIZONTAL OR VERTICAL, BETWEEN THE PLANS AND MONUMENTS.

KILLIS ALMOND ARCHITECTS
ARCHITECTURE - HISTORIC PRESERVATION - PLANNING
342 WILKENS, SAN ANTONIO, TEXAS 78210
(210) 532-3212 FAX (210) 532-9919
www.almond-architects.com

DATE
FEBRUARY 26TH 2018
DRAWN BY
EHT
CHECKED BY
J.A.B.
PROJECT NUMBER
17-7005

REVISION	DESCRIPTION	DATE



Jonathan A. Baum

BID SET

FORT CONCHO RECONSTRUCTION
LONG BARRACKS AND MESS HALL 3 & 4
SAN ANGELO, TEXAS

SITE GRADING PLAN

KILLIS ALMOND ARCHITECTS
-ARCHITECTURE - HISTORIC PRESERVATION -PLANNING
342 WILKENS, SAN ANTONIO, TEXAS 78210
(210) 532-3712 FAX (210) 532-9919
www.almond-architects.com

DATE
FEBRUARY 26TH 2018
DRAWN BY
EHT
CHECKED BY
J.A.B.
PROJECT NUMBER
17-7005

REVISION	DESCRIPTION	DATE

C-03

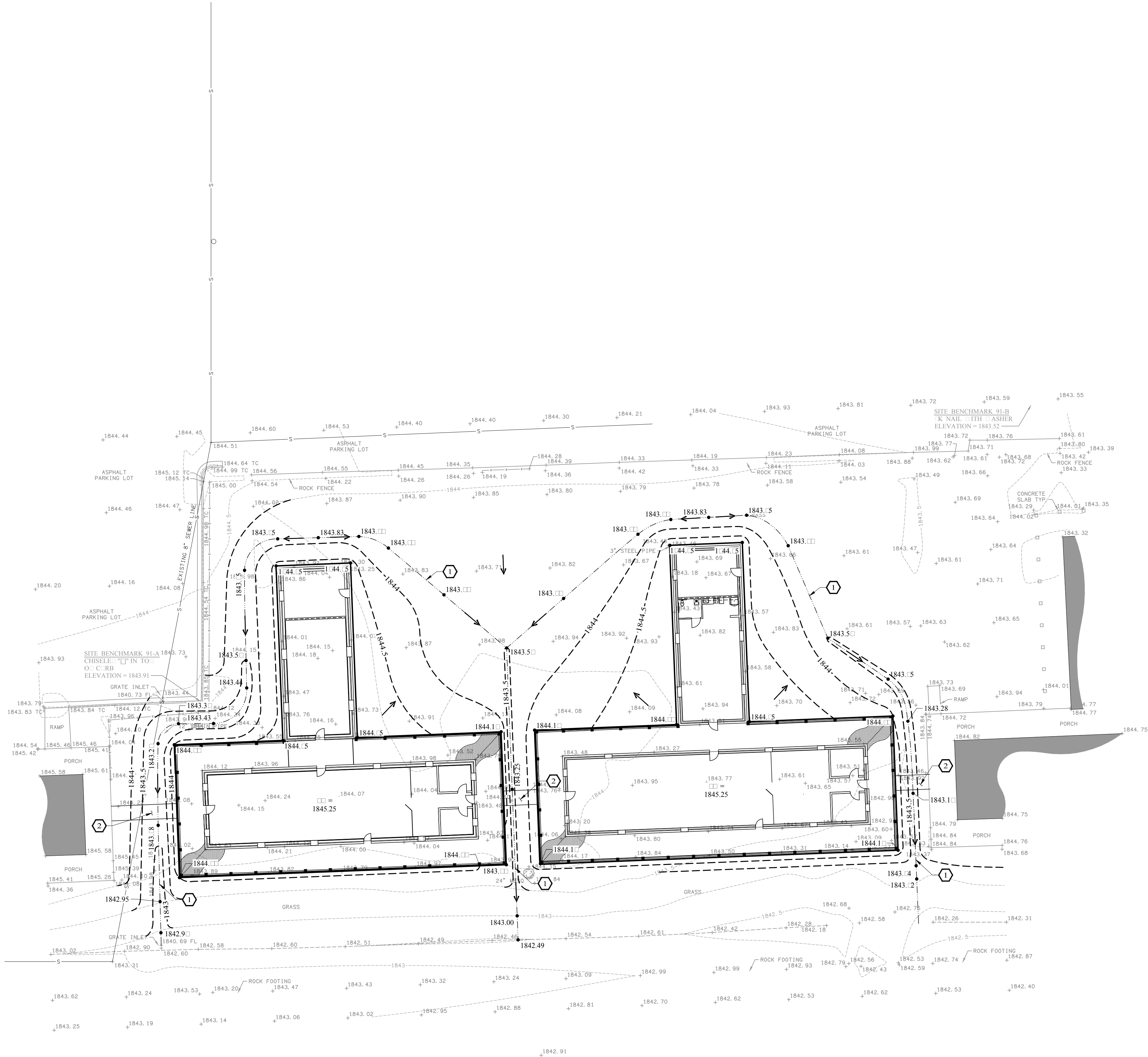
SHEET 3 OF 5

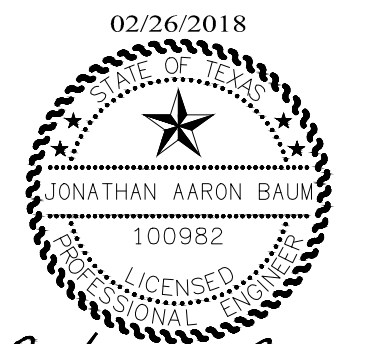
GENERAL SITE GRADING NOTES

1. THE CONTRACTOR SHALL WATER THE SITE OR PROVIDE OTHER SUITABLE METHODS FOR DIRT AND DUST CONTROL DURING CONSTRUCTION.
2. CUT AND FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE SPECIFIED.
3. STRIP, REMOVE, AND STOCKPILE ON SITE 4 TO 6 INCHES OF TOPSOIL PER RECOMMENDATIONS OF THE SITE GEOTECHNICAL REPORT.
4. GRADE SITE TO THE LINES AND GRADES SPECIFIED ON THE SITE GRADING PLAN. ANY DISCREPANCIES NOTED ON THE PLANS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. SITE GRADING WORK SHALL CEASE UNTIL DISCREPANCY IS RESOLVED.
5. DISTURBED AREAS DESIGNATED FOR LANDSCAPING SHALL BE GRADED TO DRAIN AS SHOWN ON THE PLANS. REPLACE 4 TO 6 INCHES OF CLEAN TOPSOIL IN THESE AREAS TO BRING SITE TO FINAL GRADE AND PREPARE FOR LANDSCAPING. REFER TO LANDSCAPE AND IRRIGATION PLANS FOR ADDITIONAL REQUIREMENTS.
6. NON-LANDSCAPED AREAS SHALL BE REVEGETAED PER THE PROJECT SPECIFICATIONS.
7. EXISTING AND PROPOSED CONTOUR LINES ARE SHOWN AT 6-INCH INTERVALS.
8. EARTHWORK SHALL PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL SITE EVALUATION DATED AUGUST 23, 2017 BY ENPROTEC/HIBBS & TODD, INC. REFER TO THE GEOTECHNICAL EVALUATION FOR BUILDING SUBGRADE PREPARATION. SIDEWALKS LOCATED ADJACENT TO THE BUILDING SHALL HAVE THE SAME SUBGRADE PREPARATION AS THE BUILDING UNLESS SPECIFIED OTHERWISE BY THE GEOTECHNICAL EVALUATION.
9. THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND TEXAS ACCESSIBILITY STANDARDS (TAS).
10. DESIGNATED ACCESSIBLE ROUTES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2.0% (1:50) OR A LONGITUDINAL SLOPE GREATER THAN 5.0% (1:20).
11. DESIGNATED ACCESSIBLE PARKING SPACES SHALL NOT EXCEED A 2.0% (1:50) SLOPE IN ANY DIRECTION
12. EROSION CONTROL PLAN: THIS PROJECT/DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) FOR A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE APPLICABLE SWP3 SHALL BE KEPT CURRENT ON SITE AT ALL TIMES AND WILL BE SUBJECT TO REVIEW AT ANY TIME.
13. TESTING: ALL REQUIRED EARTHWORK TESTING SHALL BE COMPLETED IN ACCORDANCE WITH THE SITE GEOTECHNICAL EVALUATION RECOMMENDATIONS. GENERAL CONTRACTOR SHALL RETAIN THE SERVICES OF AN INDEPENDENT MATERIALS TESTING LAB TO PERFORM ALL REQUIRED SOILS TESTING. COPIES OF ALL TESTING REPORTS SHALL BE PROVIDED TO THE CIVIL ENGINEER, GENERAL CONTRACTOR, AND ALL OTHER PARTIES DEEMED NECESSARY.

NOTES INDICATED BY NUMBER IN (H):

1. DRAINAGE SWALE AT 0.50% MINIMUM SLOPE.
2. WALKWAYS SHALL BE DESIGNED TO ALLOW WATER TO DRAIN UNDERNEATH.





Jonathan A. Baum

BID SET

FORT CONCHO RECONSTRUCTION
LONG BARRACKS AND MESS HALL 3 & 4

SAN ANGELO, TEXAS

SITE UTILITY PLAN

KILLIS ALMOND ARCHITECTS
-ARCHITECTURE - HISTORIC PRESERVATION -PLANNING

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FEBRUARY 26TH 2018

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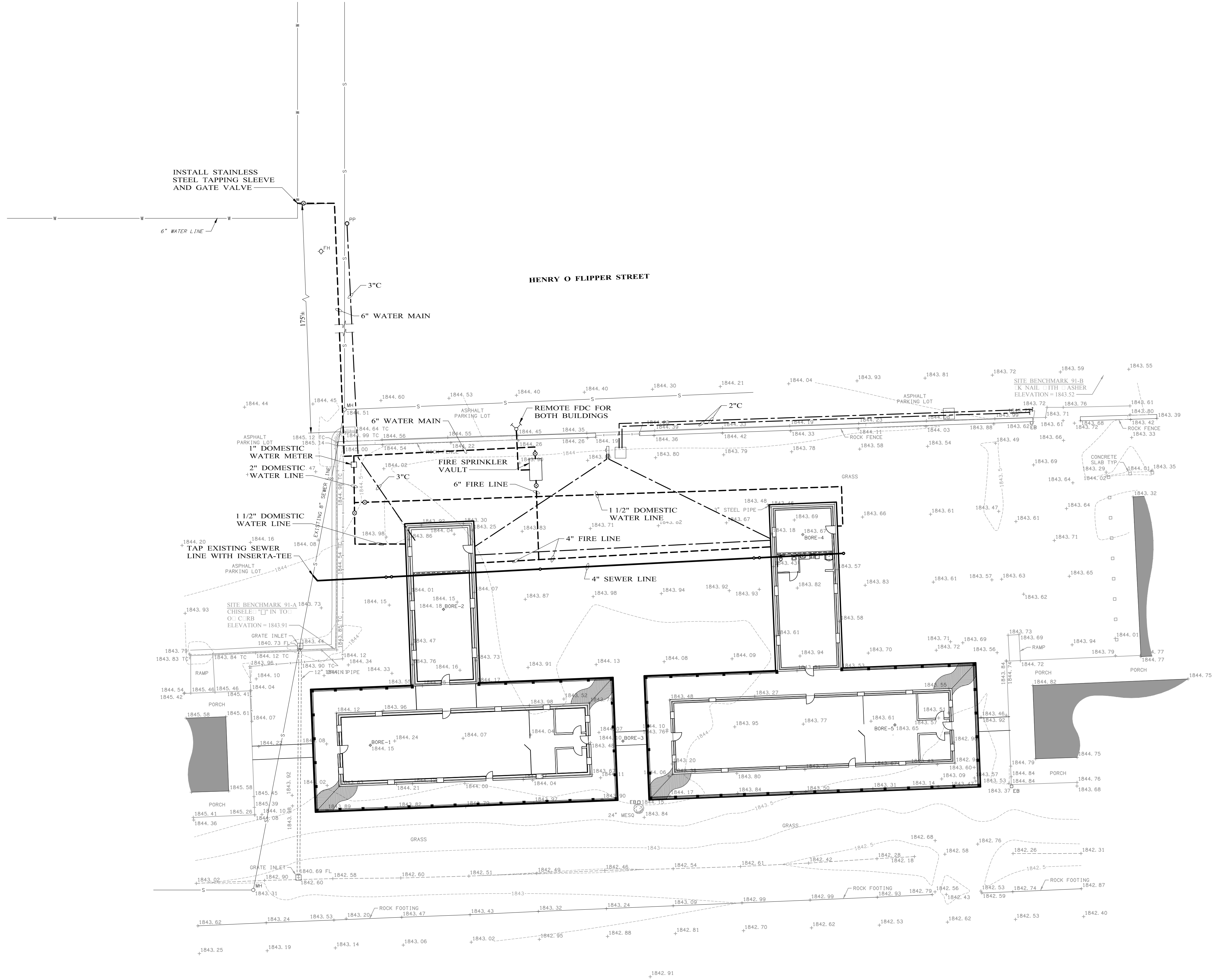
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J.A.B.

PROJECT NUMBER
17-7005

REVISION	DESCRIPTION	DATE

C-04

SHEET 4 OF 5

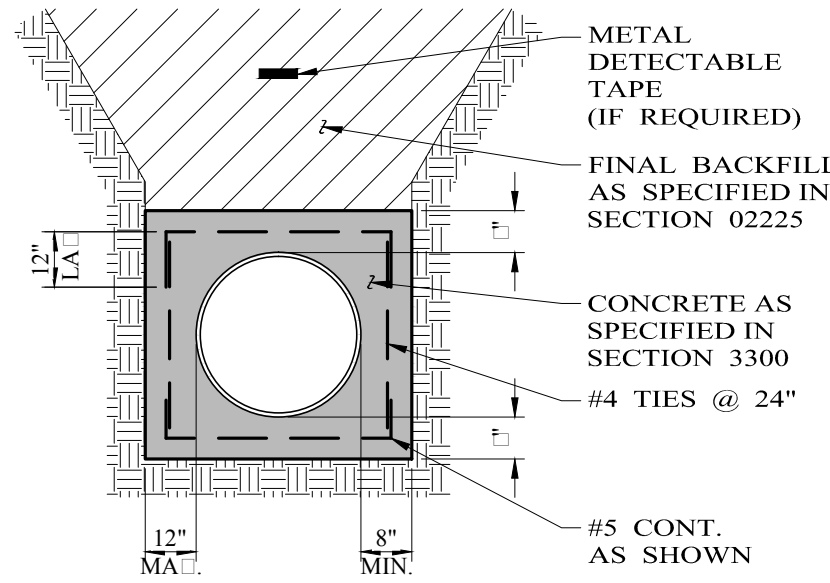
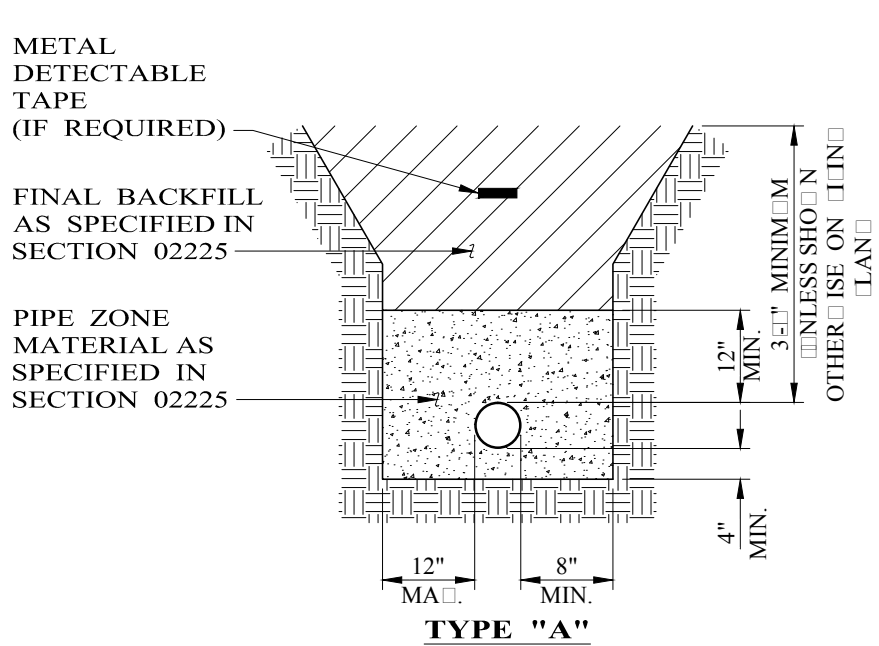


GENERAL UTILITY INSTALLATION NOTES:

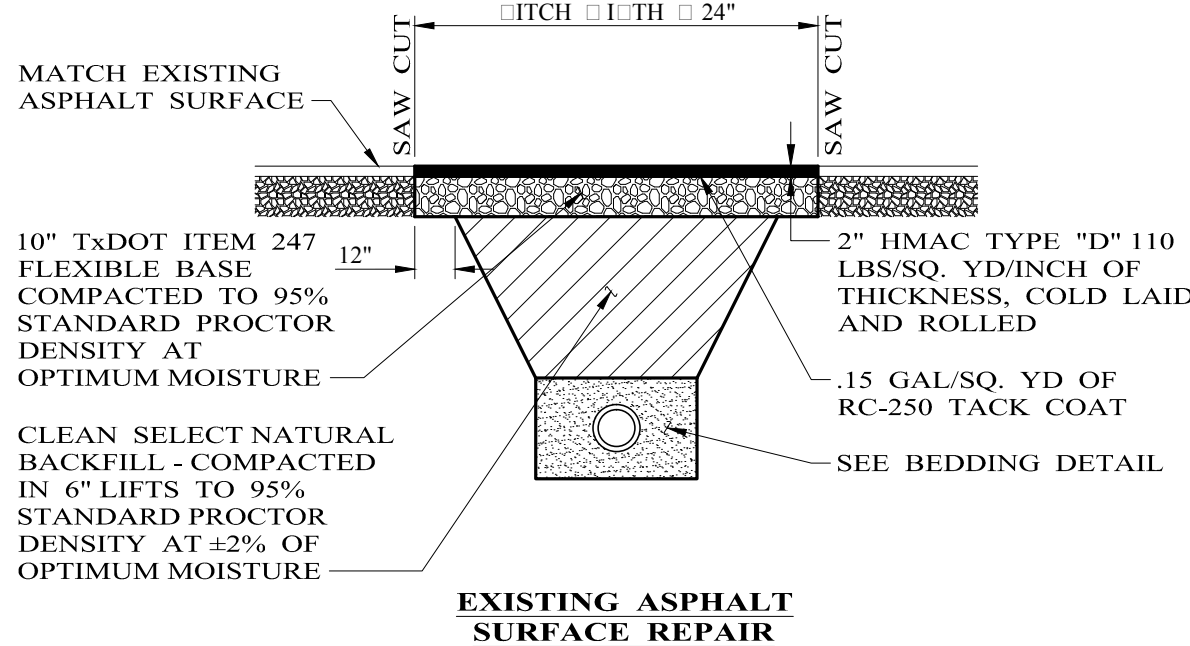
- TRENCH DEPTHS GREATER THAN FIVE (5) FEET SHALL COMPLY WITH OSHA TRENCH SAFETY STANDARDS.
- WATER AND SEWER YARD SERVICE LINES AND APPURTENANCES SHALL BE INSTALLED BY A PLUMBER LICENSED IN THE STATE OF TEXAS AND IN STRICT COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE, LATEST EDITION.
- CONTRACTOR SHALL COORDINATE TAPPING OF THE WATER DISTRIBUTION LINES, AND THE INSTALLATION OF POTABLE WATER METER WITH THE CITY OF SAN ANGELO.
- POTABLE WATER SERVICE LINE PIPING SHALL CONSIST OF 2" SCH. 40 PVC PER ASTM D1748. ALL PIPING SHALL BEAR NSF SEAL OF APPROVAL. JOINTS SHALL BE THE SOLVENT WELD TYPE IN CONFORMANCE WITH ASTM D2855.
- METER SERVICE LINE PIPING EXTENDING FROM THE CITY MAIN LINE TO THE WATER METER SHALL BE SDR-9 POLYETHYLENE TUBING (PE3408). CONTRACTOR SHALL PROVIDE STIFFENERS AT CONNECTIONS. PIPE SHALL BEAR NSF 61 SEAL OF APPROVAL.
- BURIED FITTINGS LESS THAN 3-INCHES IN DIAMETER SHALL BE PVC CONFORMING TO ASTM D1784. ALL FITTINGS SHALL BE NSF APPROVED AND MARKED FOR POTABLE WATER USE. JOINTS SHALL BE THE SOLVENT WELD TYPE PER ASTM D2855.
- BURIED FITTINGS GREATER THAN 3 INCHES IN DIAMETER SHALL BE DUCTILE IRON CONFORMING TO AWWA C110 OR AWWA C153. FITTINGS SHALL BE CEMENT LINED PER AWWA C104 AND THE EXTERIOR SHALL BE BITUMINOUS COATED. FITTINGS SHALL BE PUSH-ON, MECHANICAL JOINT OR FLANGED AS SHOWN. ALL DIRECTLY BURIED DUCTILE IRON FITTINGS AND PIPING SHALL BE WRAPPED WITH 8-MIL POLYETHYLENE ENCASEMENT PER AWWA C105.
- GATE VALVES (LARGER THAN 4"). GATE VALVES SHALL BE SOLID WEDGE, RESILIENT SEAT TYPE CONFORMING TO THE REQUIREMENTS OF AWWA C509. VALVES SHALL HAVE A WORKING PRESSURE RATING OF 200 PSI (MINIMUM). VALVE STEM SHALL BE NON-RISING WITH O-RING VALVE PACKING AND 2" SQUARE NUT, OPENING COUNTER-CLOCKWISE. FERROUS SURFACES OF VALVE INTERIOR SHALL BE EPOXY COATED PER AWWA C550.
- GATE VALVES (SMALLER THAN 4"). VALVES SHALL BE IRON BODY, BRONZE-MOUNTED, DOUBLE DISC, PARALLEL SEAT TYPE CONFORMING TO THE REQUIREMENTS OF AWWA C500. VALVES SHALL HAVE A WORKING PRESSURE RATING OF 200 PSI (MINIMUM). VALVES SHALL HAVE A WORKING PRESSURE RATING OF 200 PSI (MINIMUM). VALVE STEM SHALL BE NON-RISING WITH O-RING VALVE PACKING AND 2" SQUARE NUT, OPENING COUNTER-CLOCKWISE. FERROUS SURFACES OF VALVE INTERIOR SHALL BE EPOXY COATED PER AWWA C550.
- VALVE BOXES LOCATED IN ASPHALT PAVED AREAS SHALL BE MOUNTED IN AN 18" X 18" X 6" CONCRETE PAD (CLASS "A", 3,000 PSI CONCRETE REINFORCED WITH
- TAPPING SLEEVES. SHELL - 304 STAINLESS STEEL FULL CIRCLE; LUGS - 304 STAINLESS STEEL; BOLTS/WASHERS/NUTS - NC ROLLED THREAD, 304 STAINLESS; GASKETS - VIRGIN SBR COMPOUNDED FOR WATER SERVICE; OUTLET FLANGE - 304 STAINLESS STEEL PER ASTM 536 AND ANSI B16.1, CLASS 125. TAPPING SLEEVE SHALL BE CERTIFIED TO ANSI/NSF 61.
- FIRE SUPPRESSION SYSTEM SUPPLY PIPING SHALL BE C900, DR-18 PVC WATER LINE UNLESS NOTED OTHERWISE.

NOTE:
ELECTRIC, PHONE, AND CATV SHOWN
FOR LOCATION ONLY REFER TO MEP
DRAWINGS FOR ADDITIONAL DETAILS.

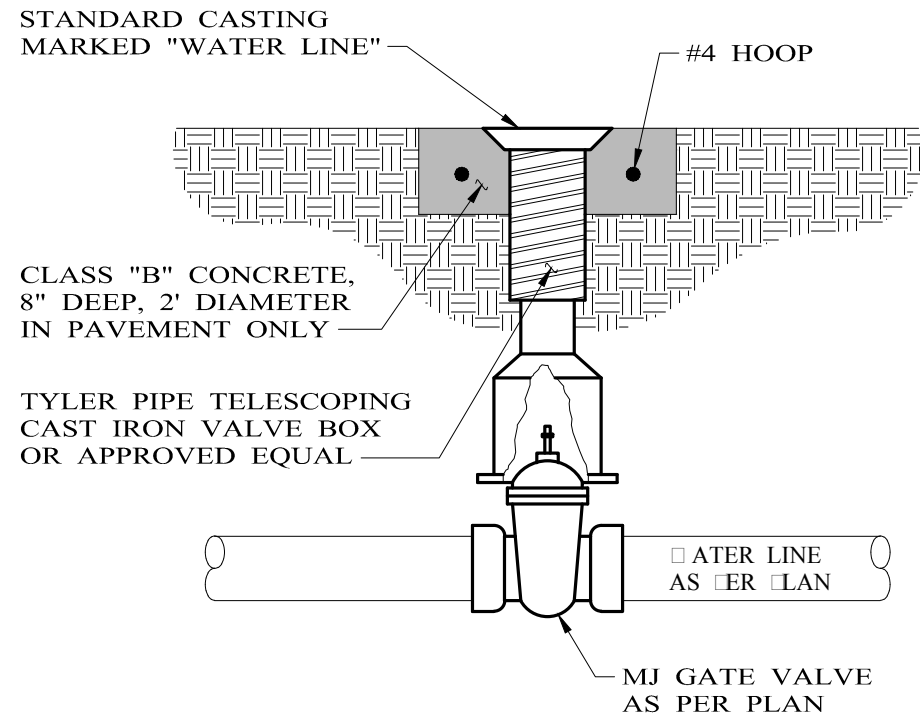




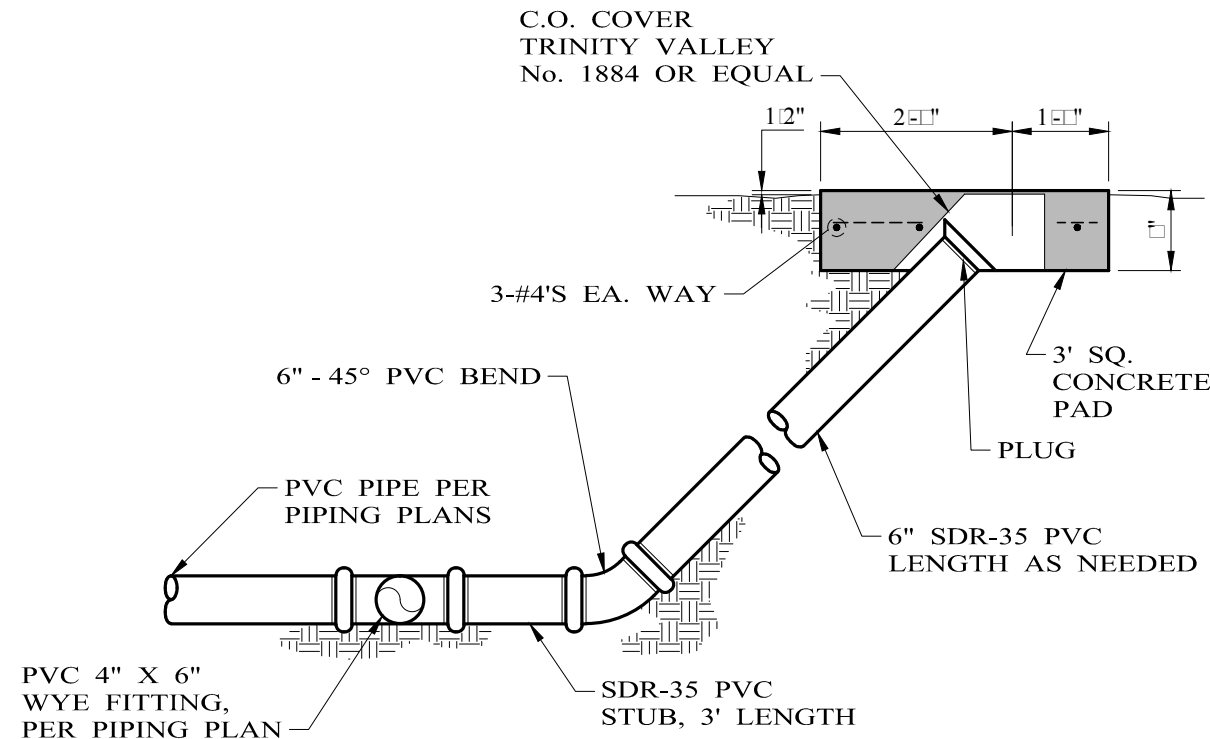
PIPE BEDDING DETAILS
NO SCALE



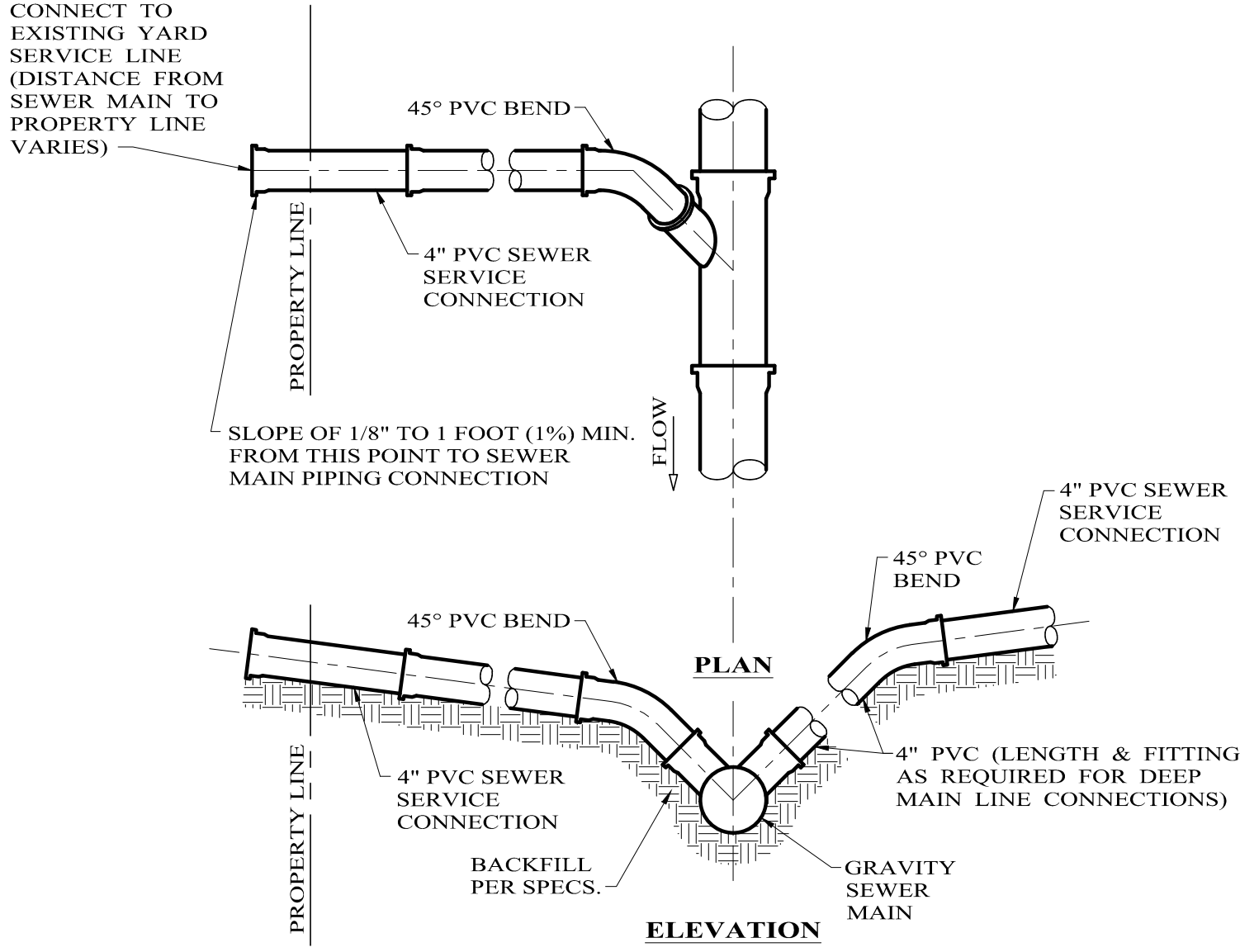
TYPICAL PAVEMENT REPLACEMENT DETAILS
NO SCALE



TYPICAL VALVE INSTALLATION
NO SCALE

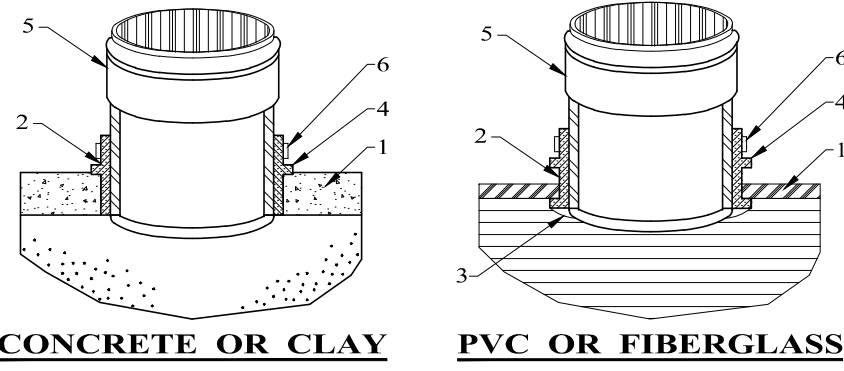


CLEANOUT DETAIL
NO SCALE



TYPICAL SEWER SERVICE CONNECTION FOR GRAVITY SEWERS

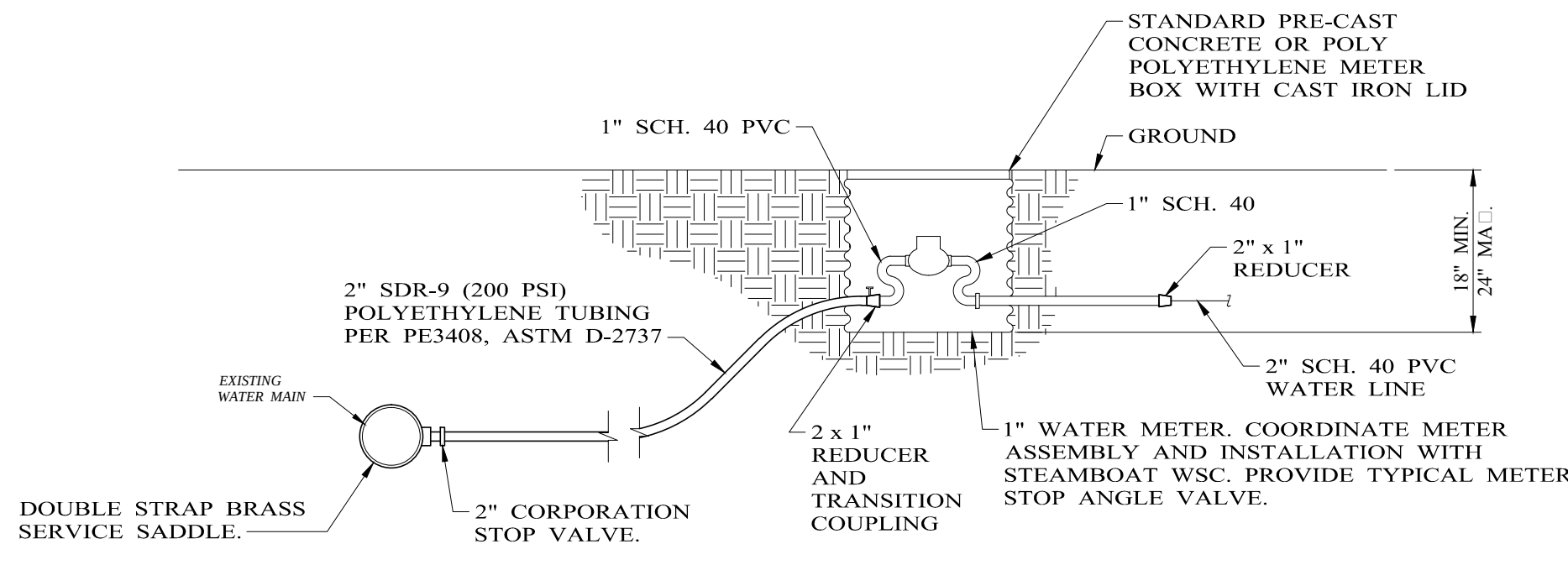
- NOTES:
1. AIR TIGHT SEAL IS ACCOMPLISHED WHEN PVC HUB (No.2) IS DRIVEN INTO RUBBER SLEEVE (No.2) CAUSING THE RUBBER SLEEVE TO COMPRESS BETWEEN PIPE WALL (No.1) AND PVC HUB (No.5).
 2. CORE THE PROPER SIZE HOLE.
- PIPE SIZE: 4" 6" 8" 10" 12" 16"
BIT SIZE: 4 1/2" 6 1/2" 8 3/4" 10 7/8" 12 7/8" 15 13/16"



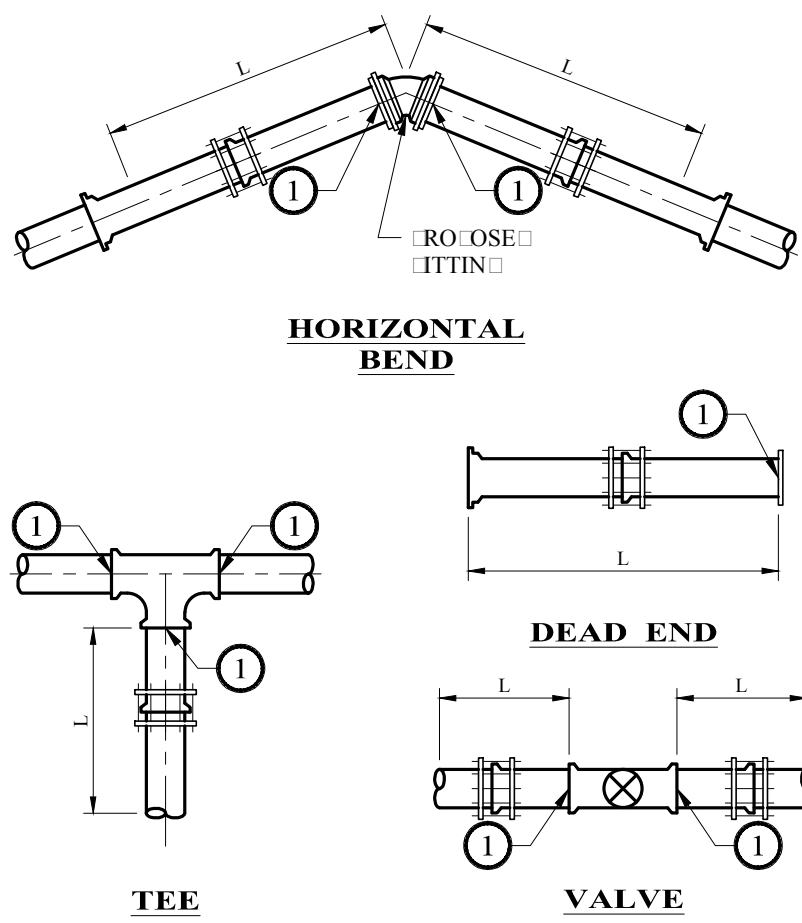
GENERAL NOTE:
INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

- NOTES:
1. MAINLINE PIPE WALL WHERE BRANCH LINE IS CONNECTED.
 2. COMPLETE RUBBER SLEEVE CONSISTING OF C-443 SPECIFICATIONS.
 3. RUBBER SEGMENT WHICH IS MOLDED ONTO THE RUBBER SLEEVE. THIS SEGMENT SNAPS OUT ON THE INSIDE OF THE DRILLED HOLE (PLASTIC PIPE ONLY) AND HELPS HOLD THE FITTING IN PLACE, NOT CREATING THE SEAL.
 4. RUBBER SEGMENT WHICH IS MOLDED ONTO THE RUBBER SLEEVE. THIS PREVENTS THE RUBBER SLEEVE FROM GOING THROUGH THE DRILLED HOLE WHEN PVC HUB IS BEING DRIVEN INTO THE RUBBER SLEEVE.
 5. PVC HUB (SDR 3034 SEWER PIPE) WHICH IS DRIVEN INTO THE CENTER OF THE RUBBER SLEEVE AFTER THE RUBBER SLEEVE IS IN THE HOLE.
 6. STAINLESS STEEL BAND.

EXTERNAL SERVICE LINE RECONNECTIONS (USING INSERTA TEE CONNECTIONS)



TYPICAL WATER SERVICE CONNECTION
NO SCALE



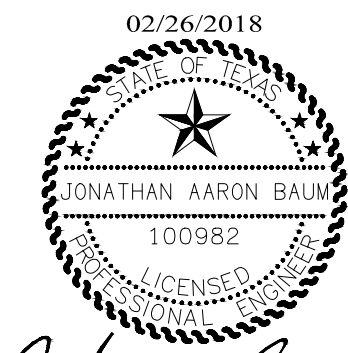
THRUST RESTRAINT DETAIL
NO SCALE

FOR ADDITIONAL RESTRAINT AT BELL AND SPIGOT CONNECTIONS ALONG STRAIGHT RUN OF PIPE

TYPE OF FITTING	THRUST RESTRAINT TABLE						
	VIA MECHANICAL RETAINER GLAND						
	TOTAL FEET OF PIPE (L) REQUIRING RESTRAINT UPSTREAM OF FITTING FOR MECHANICAL JOINT RESTRAINTS ON PRESSURE PIPE. (INCLUDING FITTING JOINT)						
	4"	6"	8"	10"	12"	14"	16"
90° BEND	24	33	43	51	58	68	78
45° BEND	12	14	18	22	25	28	32
22 1/2° BEND	5	6	9	11	12	14	16
11 1/4° BEND	3	4	5	6	7	8	9
TEE	3	4	5	6	7	8	9
VALVE	3	4	5	6	7	8	9
TEEA EN	3	4	5	6	7	8	9

NOTE
① INSTALL MECHANICAL THRUST RESTRAINT GLANDS AT ALL FITTINGS.

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LONG BARRACKS AND MESS HALL 3 & 4

SAN ANGELO, TEXAS

MISCELLANEOUS DETAILS

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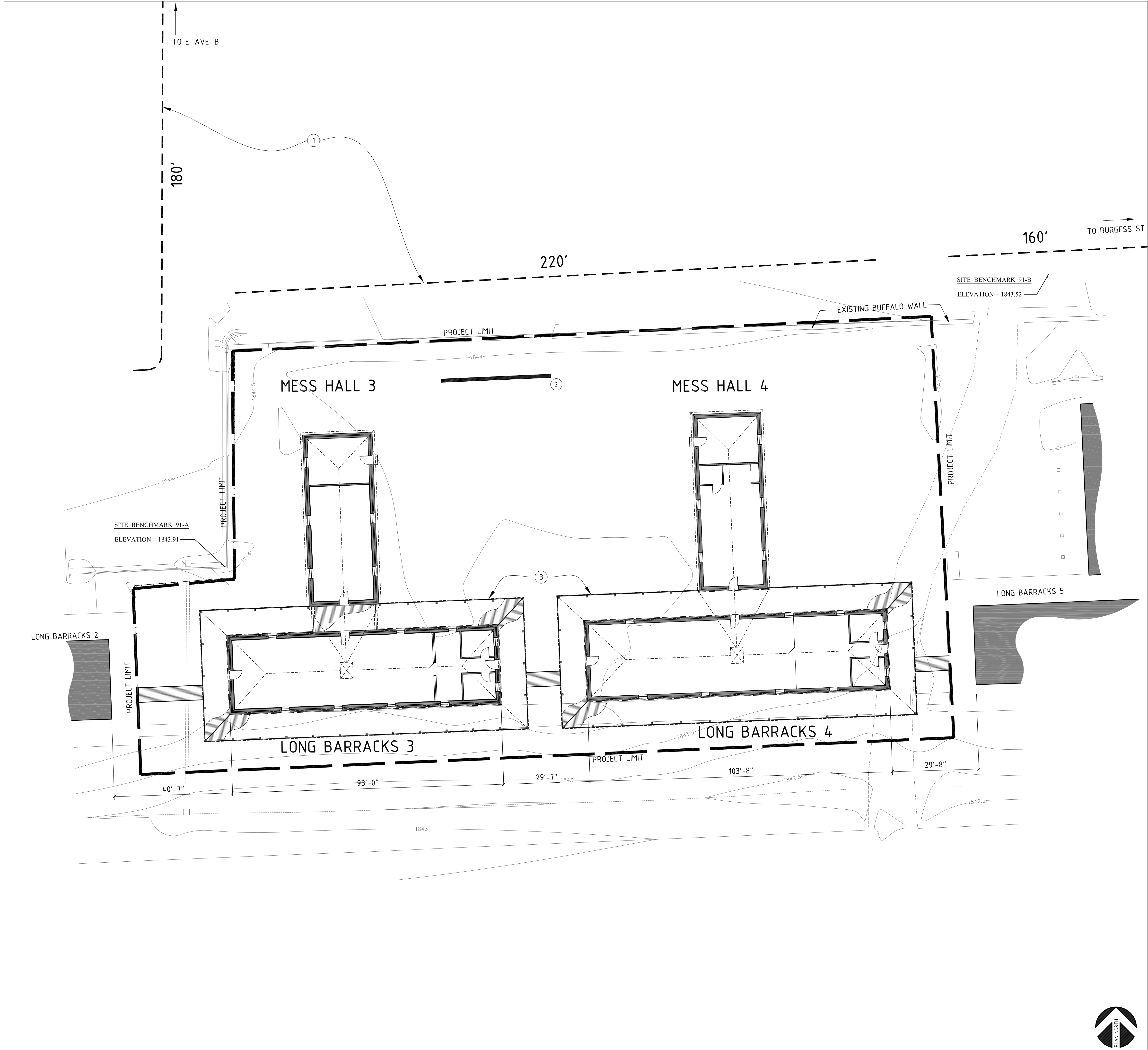
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17-7005

REVISION	DESCRIPTION	DATE



C-05

SHEET 5 OF 5



1 SITE PLAN

- GC TO COORDINATE STRIPING FOR FIRE TRUCK ACCESS WITH MEP ENGINEER - ENTRANCE ON AVE B AND EXIT ON BURGESS THROUGH ADJACENT PARKING LOT, APPROXIMATELY 560 LINEAR FEET
- GC TO COORDINATE LOCATION OF MECHANICAL STONE WALL WITH MEP ENGINEER - TOTAL HEIGHT TO BE AT/OR LOWER THAN EXISTING BUFFALO WALL
- ROOF PLAN

KEYED NOTES

LEGEND

- GENERAL CONTRACTOR TO COORDINATE FINAL FINISHED FLOOR ELEVATION WITH CIVIL ENGINEER AND ARCHITECT.

GENERAL NOTES



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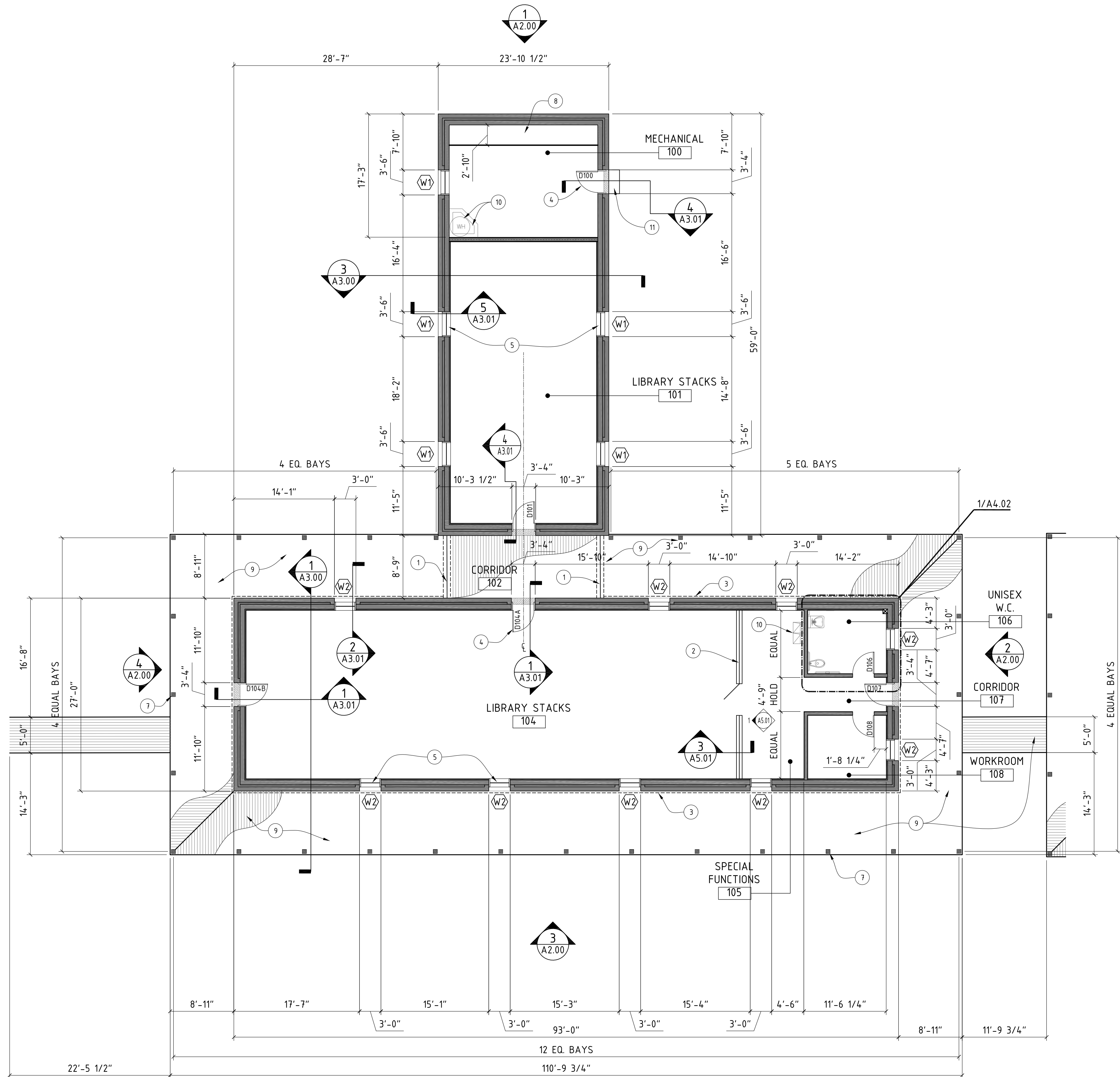
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PROJECT NUMBER
17-03-03

REVISION	DESCRIPTION	DATE

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SHEET 4 OF 19



- 1 1/2" THICK FLOOR TO CEILING GLASS PARTITION AS SPECIFIED
- 2 1/2" PARTIAL GLASS PARTITION WITH DOOR AT CENTER AS SPECIFIED - SEE 5/A4.02
- 3 DASHED LINE INDICATES EDGE OF CONCRETE SLAB BELOW PORCH - SEE 6/A3.00
- 4 DOOR AS SCHEDULED - TYPICAL
- 5 WINDOW AS SCHEDULED - TYPICAL
- 6 LIMESTONE DOOR THRESHOLD - TYPICAL
- 7 7X7 WOOD COLUMN - TYPICAL - SEE 4/S3.1
- 8 WOOD PLATFORM FOR MECHANICAL EQUIPMENT - 3/4" BCX PLYWOOD OVER 2X4 WOOD FRAMING - 24" A.F.F. PRIME AND PAINT WITH 2 COATS OF LATEX ENAMEL - PROVIDE SEPARATE SEALED PLENUM SPACES FOR EACH UNIT
- 9 1-1/8" x 4-1/2" TONGUE AND GROOVE WOOD DECK - SEE 2/A3.03
- 10 PLUMBING FIXTURE AS SCHEDULED - SEE PLUMBING
- 11 CUT LIMESTONE STEP

KEYED NOTES

LEGEND

- 1. XXXX
- 2. XXXX

GENERAL NOTES

11/21/2017

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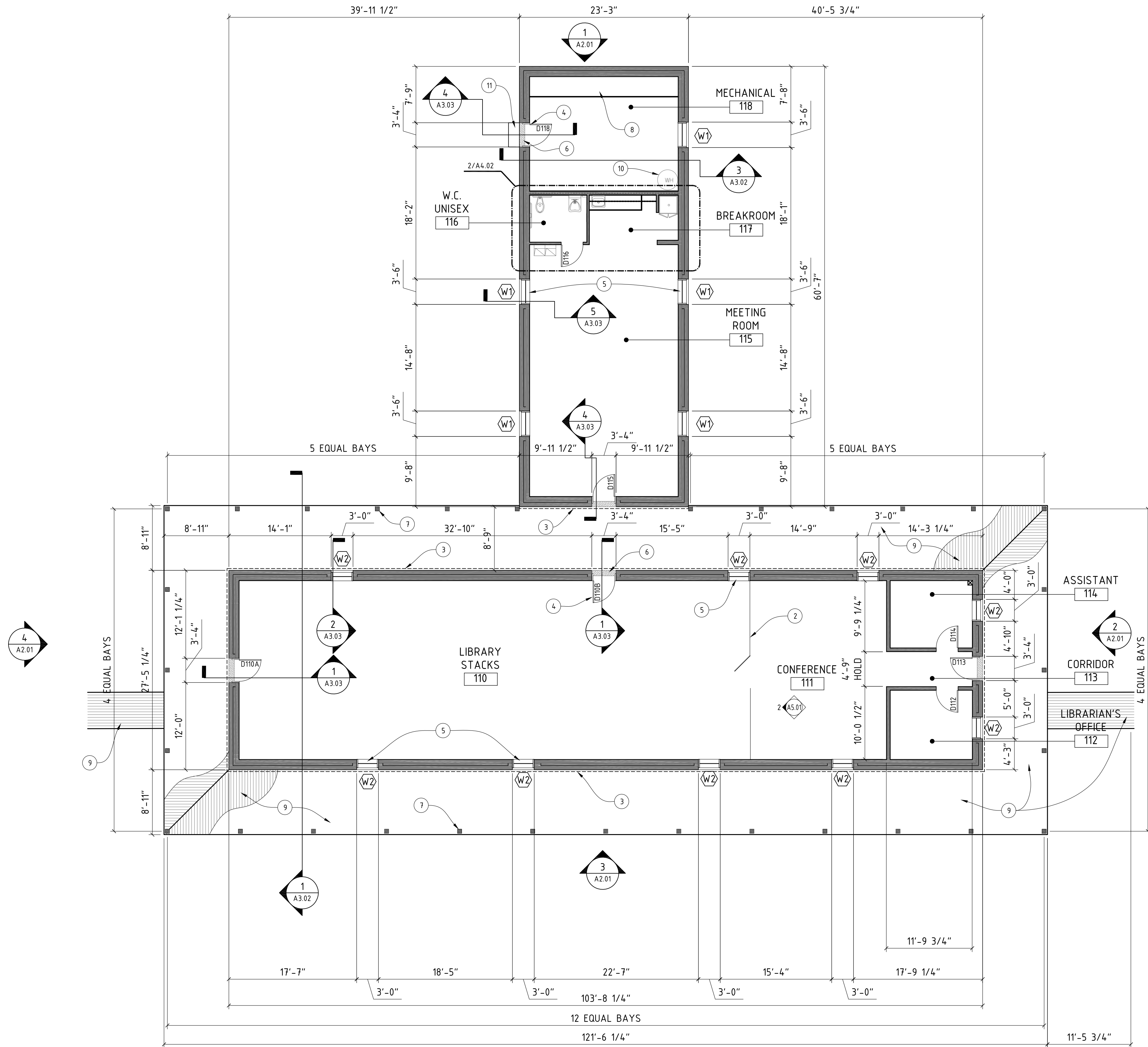
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FLOOR PLANS LB & MH 3

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- 1 ---
- 2 FLOOR TO CEILING GLASS PARTITION WITH 3'-0" DOOR AT CENTER
- 3 DASHED LINE INDICATES EDGE OF CONCRETE SLAB BELOW PORCH - SEE 6/A3.00
- 4 DOOR AS SCHEDULED - TYPICAL
- 5 WINDOW AS SCHEDULED - TYPICAL
- 6 LIMESTONE DOOR THRESHOLD - TYPICAL
- 7 7X7 WOOD COLUMN - TYPICAL - SEE 4/S3.1
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- 9 1-1/8" x 4-1/2" TONGUE AND GROOVE WOOD DECK - SEE 2/A3.03
- 10 PLUMBING FIXTURE AS SCHEDULED - SEE PLUMBING
- 11 CUT LIMESTONE STEP

KEYED NOTES

LEGEND

- ROOM 110 TO HOUSE LIBRARY STACKS. TEMPERATURE SETTINGS TO BE DIFFERENT THAN PEOPLE OCCUPANT SPACES. THIS SPACE WAS MODELED AS PER THE MAXIMUM LIBRARY STACKS POSSIBLE.
- ROOM 111 TO HOUSE MAIN RESEARCH AREA. ALL PRINTERS, SCANNERS, MICROFILM, AND INDEX CARD FURNITURE ARE LOCATED WITHIN THIS AREA AND SOME IN THE ASSISTANT'S OFFICE. THE AREA WILL SUPPORT WIFI CAPABILITIES.
- ROOM 115 TO BE A MULTI PURPOSE AREA.



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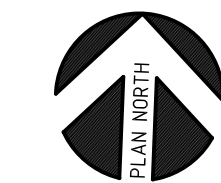
FLOOR PLANS LB & MH 4

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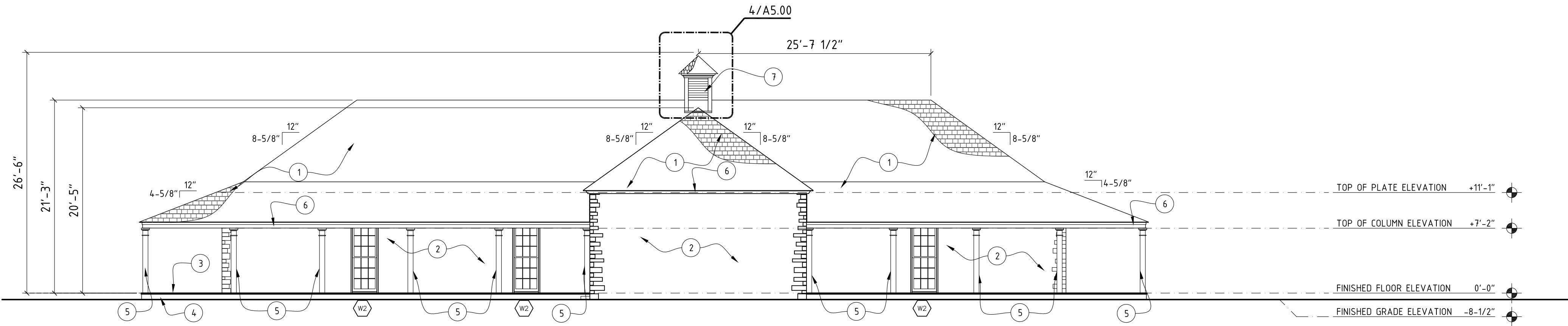
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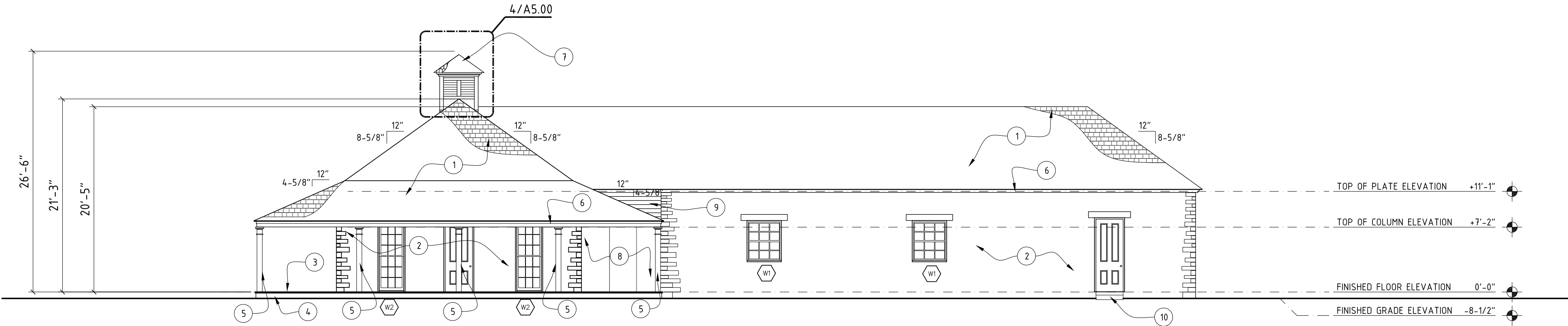
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SHEET 6 OF 19



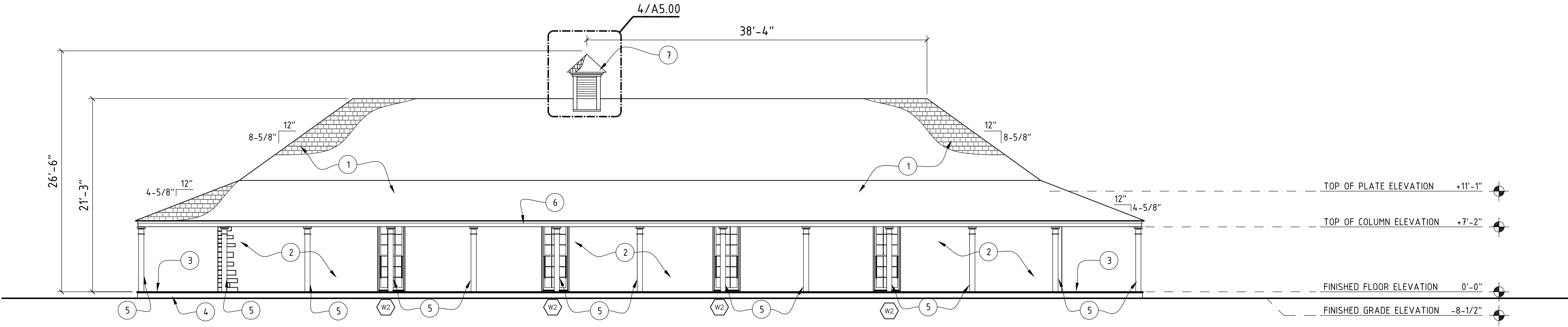
1/8" = 1'-0"



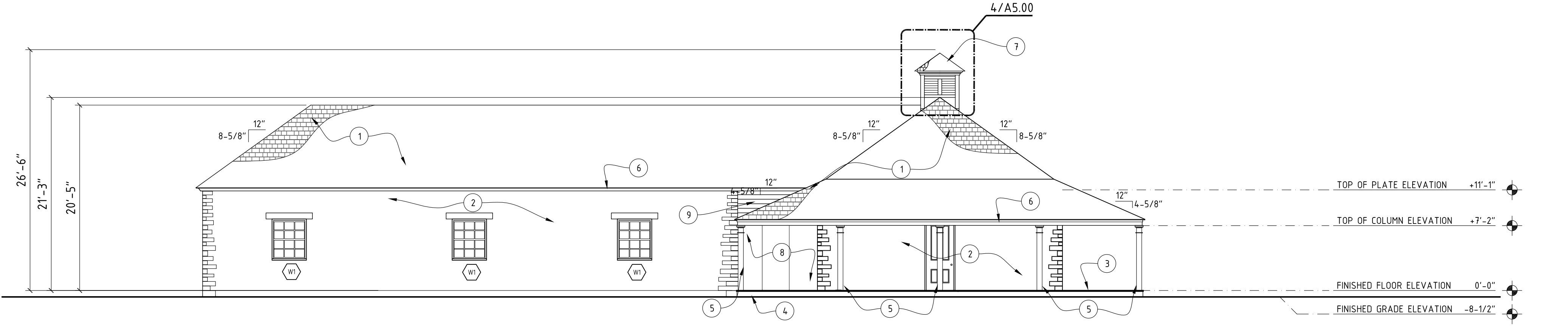
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



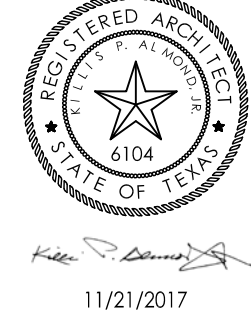
4 WEST ELEVATION

- 1 WALLABA HARDWOOD SHINGLES 25YR WARRANTY BY TURADA WITH DOUBLE STARTER COURSE - TYPICAL
- 2 7" LIMESTONE VENEER AS SELECTED BY ARCHITECT
- 3 1-1/8" x 4-1/2" T&G DOUGLASS FIR SELECT DECK GRADE - TWO COATS OF BOILED LINSEED OIL ON ALL 6 SIDES
- 4 2X8 CONTINUOUS TRIM AROUND PORCH PERIMETER
- 5 7X7 WOOD COLUMN - SEE STRUCTURE
- 6 1x FASCIA 2 COATS PRIMER, 2 COATS PAINT - COLOR AS APPROVED BY ARCHITECT
- 7 LANTERN - 2 COATS PRIMER, 2 COATS PAINT - COLOR AS APPROVED BY ARCHITECT SEE 4/A5.00
- 8 1/2" FULL HEIGHT STRUCTURAL GLASS
- 9 SHIP LAP 2 COATS PRIMER, 2 COATS PAINT - COLOR AS SELECTED BY ARCHITECT
- 10 CUT LIMESTONE SILL (VERIFY DIMENSION IN FIELD) - STEP ON GRADE

KEYED NOTES

1. GENERAL CONTRACTOR TO VERIFY FINAL FINISH GRADE ELEVATION WITH ARCHITECT AND CIVIL ENGINEER.

GENERAL NOTES



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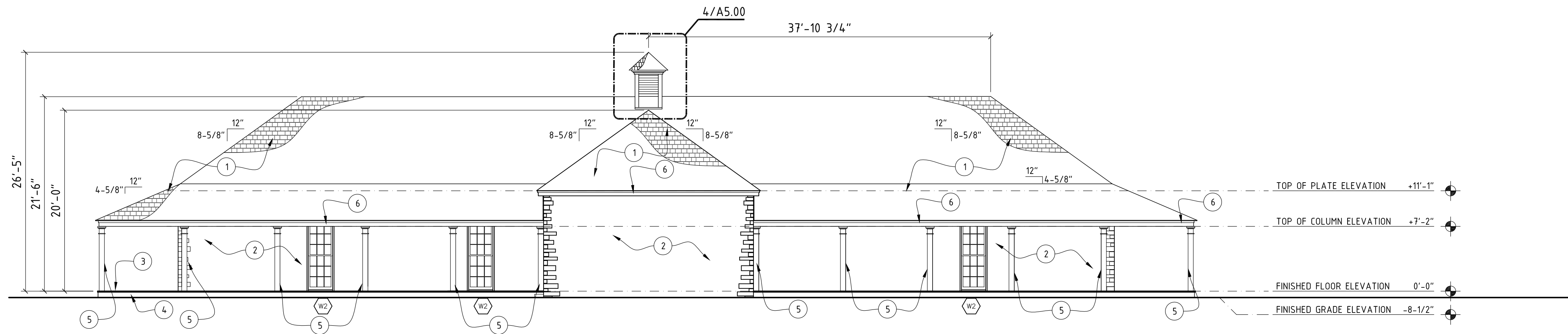
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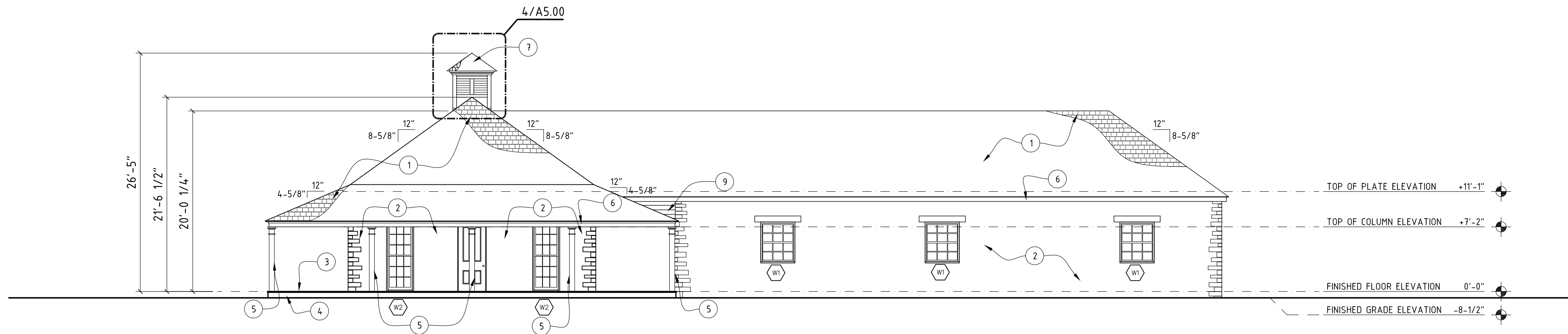
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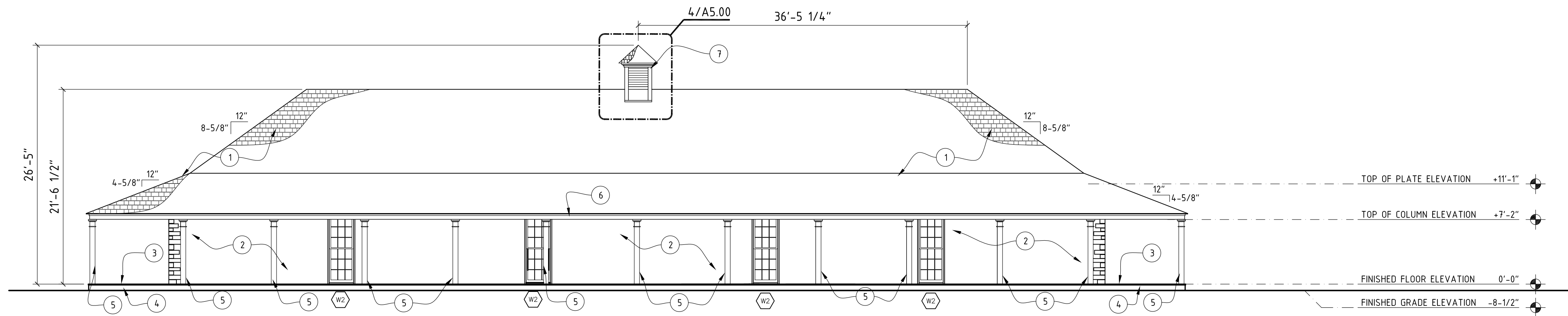
1 NORTH ELEVATION

1/8" = 1'-0"



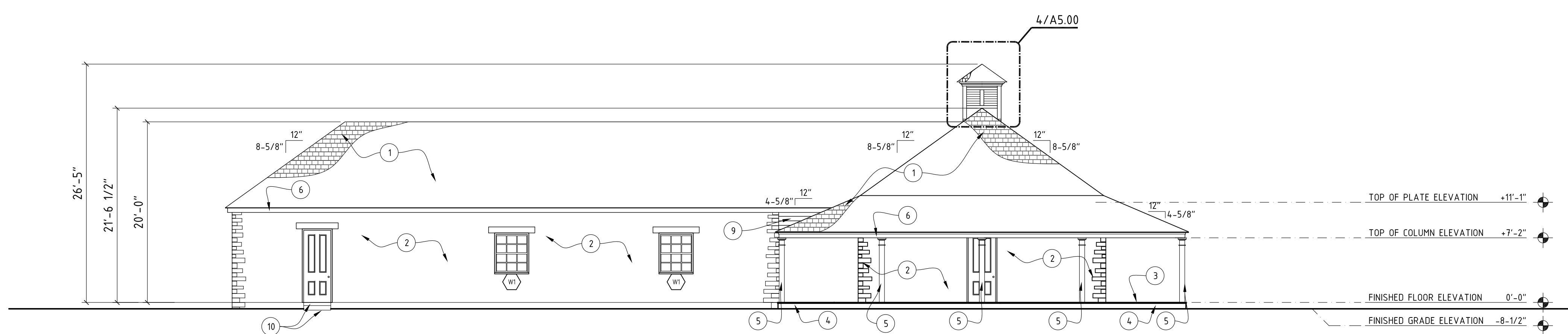
2 EAST ELEVATION

1/8" = 1'-0"



3 SOUTH ELEVATION

1/8" = 1'-0"



4 WEST ELEVATION

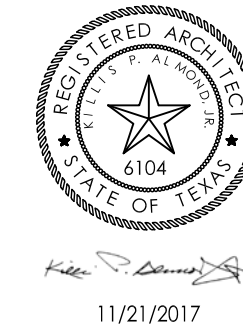
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KEYED NOTES

1. GENERAL CONTRACTOR TO VERIFY FINAL FINISH GRADE ELEVATION WITH ARCHITECT AND CIVIL ENGINEER.

GENERAL NOTES



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1 HISTORICAL STONE ELEVATION – REFERENCE

- HISTORIC PHOTO SHOWING STONE LAYOUT
- NOTE:
1. LINES ARE 1'-0" X 1'-0" TO GIVE A GRID TO REFLECT THE SCALE OF THE STONE AND STONE COURSING.
 2. THE SCALE OF THE STONE, SIZE OF THE QUOINS AT THE BUILDING CORNERS AND FENESTRATION CORNERS ARE MUCH SMALLER THAN EARLIER CONSTRUCTED STONE MASONRY.
 3. STONE COURSING DIFFERS IN THE FACE STONE OF THE FAÇADE FIELD - DEPENDING ON WHEN THE STONE WAS BEING LAID AND THE EXPERIENCE OF THE "CONSTRUCTION CREW" (THE SOLDIERS).
 4. CORNER STONES AND STONES ON EACH SIDE OF FENESTRATION WERE CONSTRUCTED USING LARGER STONES IN THE HEIGHT AND LENGTH. BECAUSE OF THE VENEER CONSTRUCTION THESE STONES WILL REQUIRE THE INSIDE CORNER OF EACH STONE BE CUT OUT TO GIVE THE APPEARANCE OF A WIDER OR LONGER STONE WHEN LOOKING AT BOTH SIDES OF THE CORNER.
 5. STONES IN THE FIELD OF EACH FAÇADE HAVE SOME ATTEMPT AT COURSING. SOME AREAS CHANGE TO SMALLER STONES AND IRREGULAR COURSING AS THE WALL MOVES AWAY FROM THE MORE STRUCTURED LARGE STONES AT CORNERS AND AT OPENINGS. THE INTENT OF THIS PROJECT IS TO RECREATE THIS NON-STANDARD STONE APPEARANCE.
 6. PLACEMENT OF WOOD NAILERS IN THE STONE WAS MANDATORY TO ATTACH DOOR AND WINDOW JAMBS TO THE STONE. THIS WILL BE DUPLICATED IN THE STONE, HOWEVER, NO ATTACHMENT WILL BE MADE TO THESE WOOD ANCHORS. THE ANCHORS MUST BE TIED INTO THE STONE VENEER WITH STAINLESS STEEL STRAPS FOR PERMANENT ANCHORING.
 7. MORTAR FOR THE STONework IS INTENDED TO BE WHITE WITH APPROVED AGGREGATE ADDED TO THE MIX. HOWEVER, THE JOINTS ARE TO BE SLIGHTLY RECESSED AND "SACKED" AFTER INSTALLATION. DURING THE CONSTRUCTION OF THE WALL MOCK-UP THE MASON WILL WORK WITH THE ARCHITECT TO ESTABLISH AN ACCEPTABLE APPEARANCE FOR COMPLETED STONework.

GENERAL NOTES



11/21/2017

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01.22.2018

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LONG BARRACKS AND MESS HALL 3 & 4

SAN ANGELO, TEXAS

STONE FAÇADE
LONG BARRACKS AND MESS HALLS

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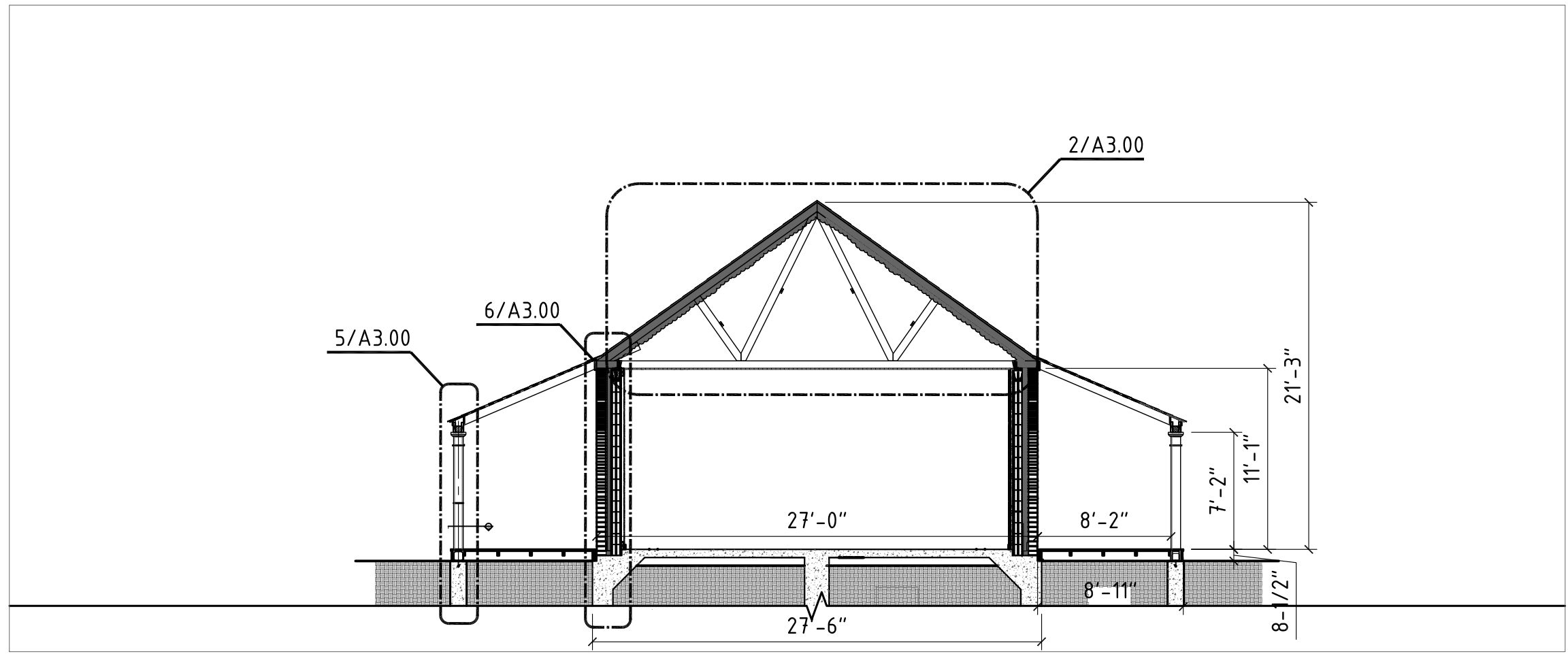
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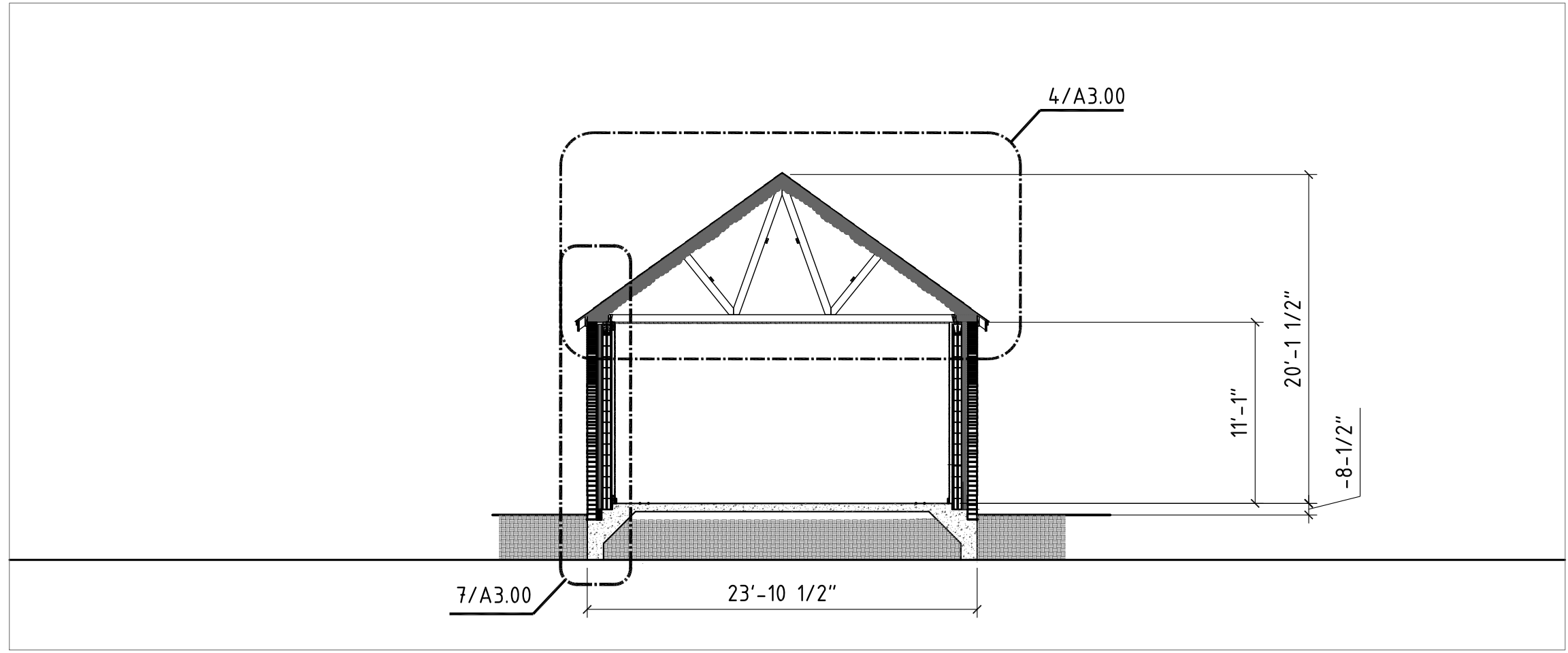
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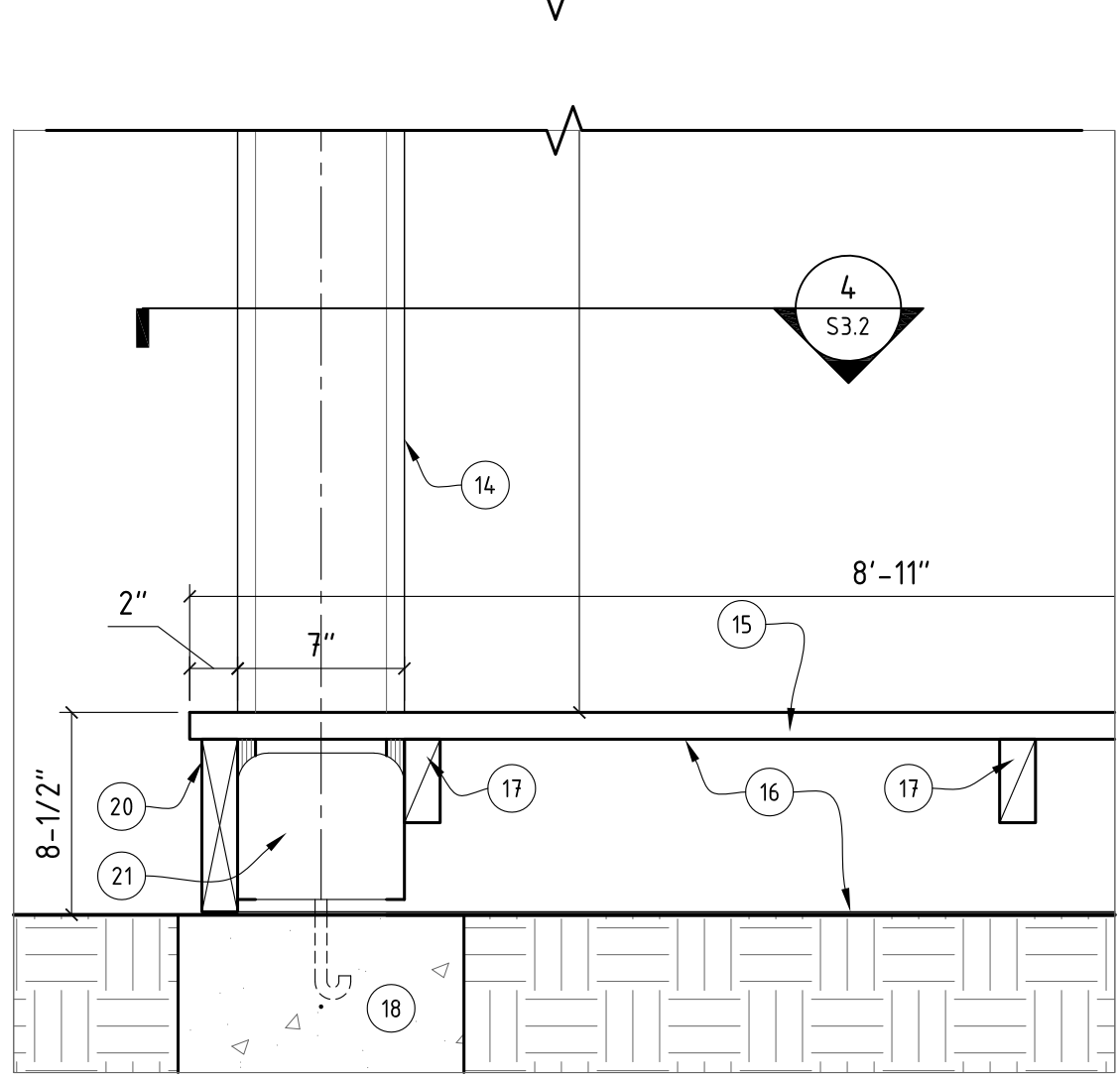
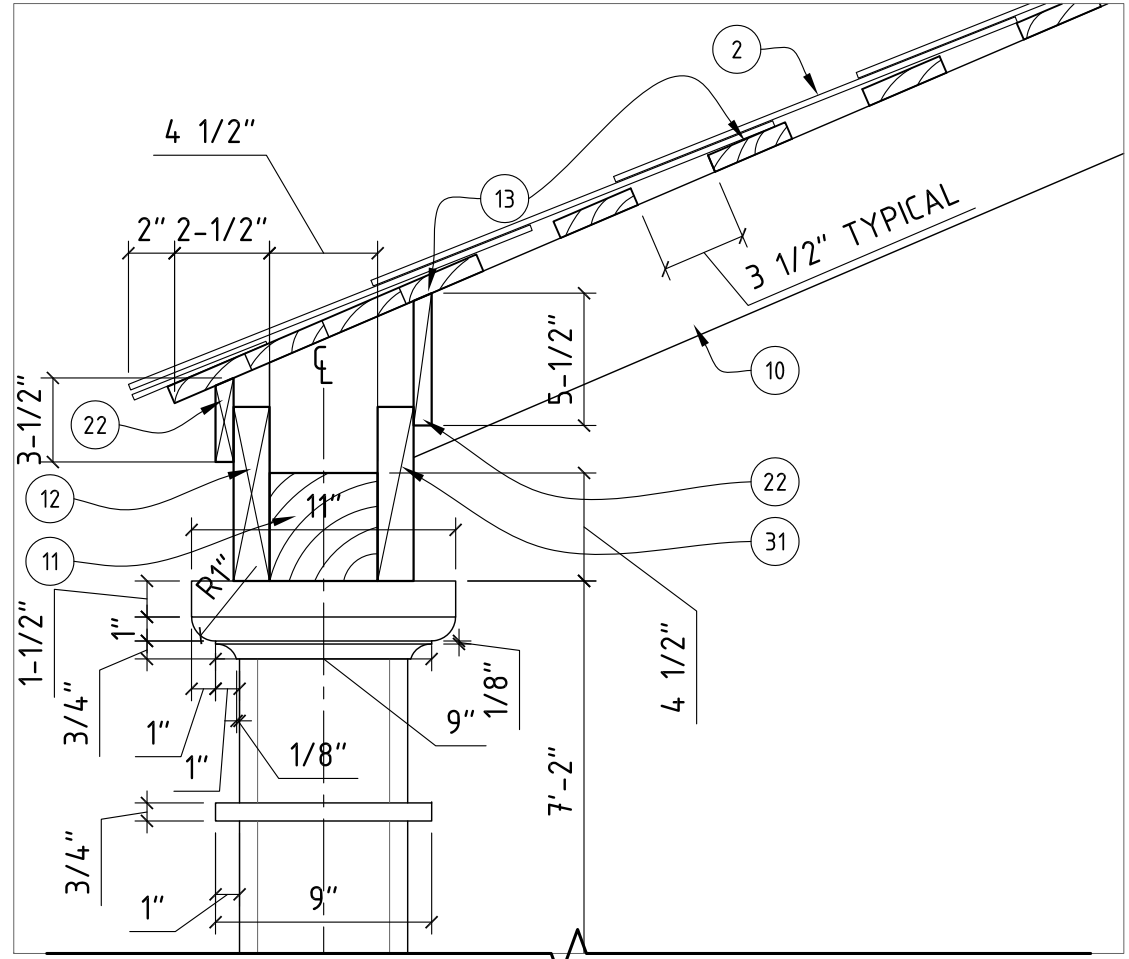
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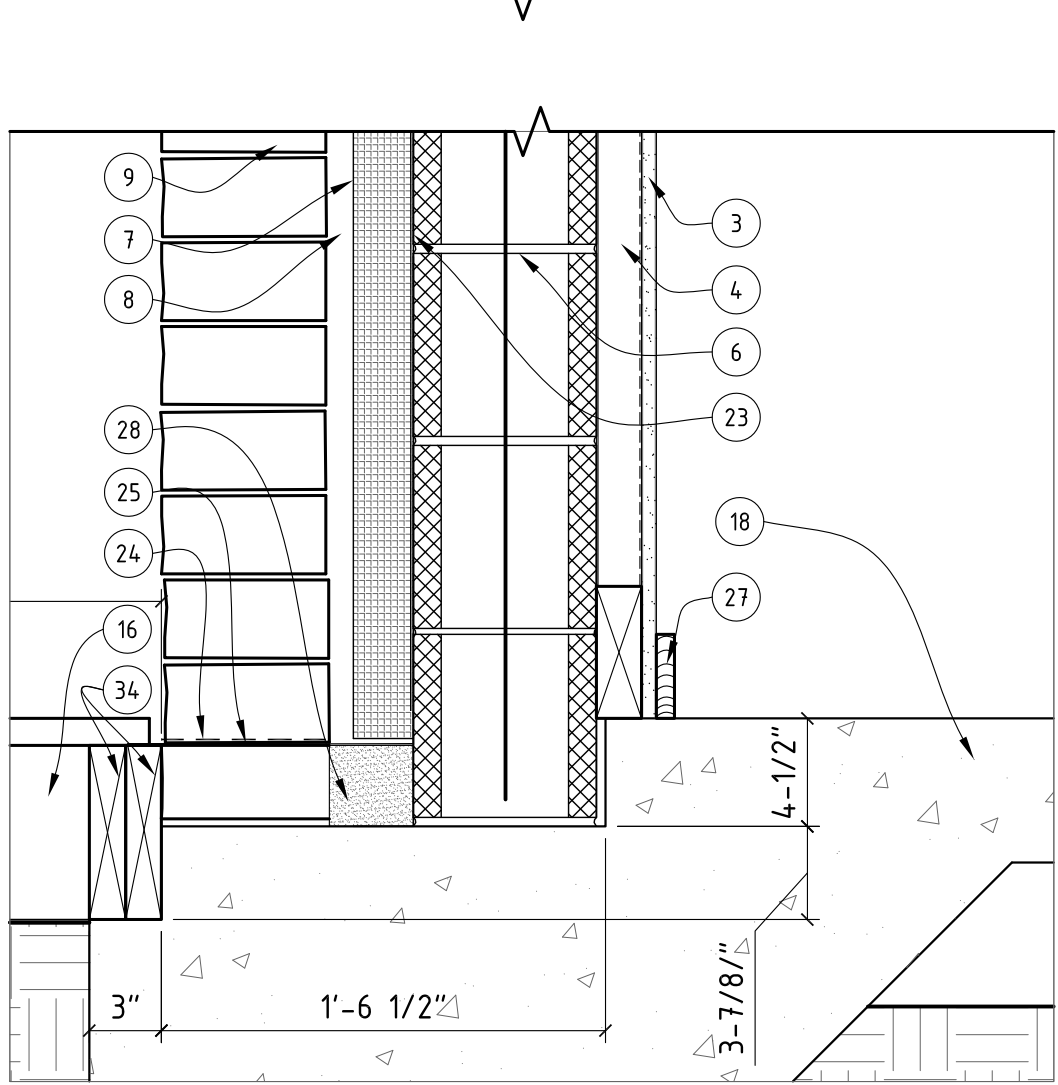
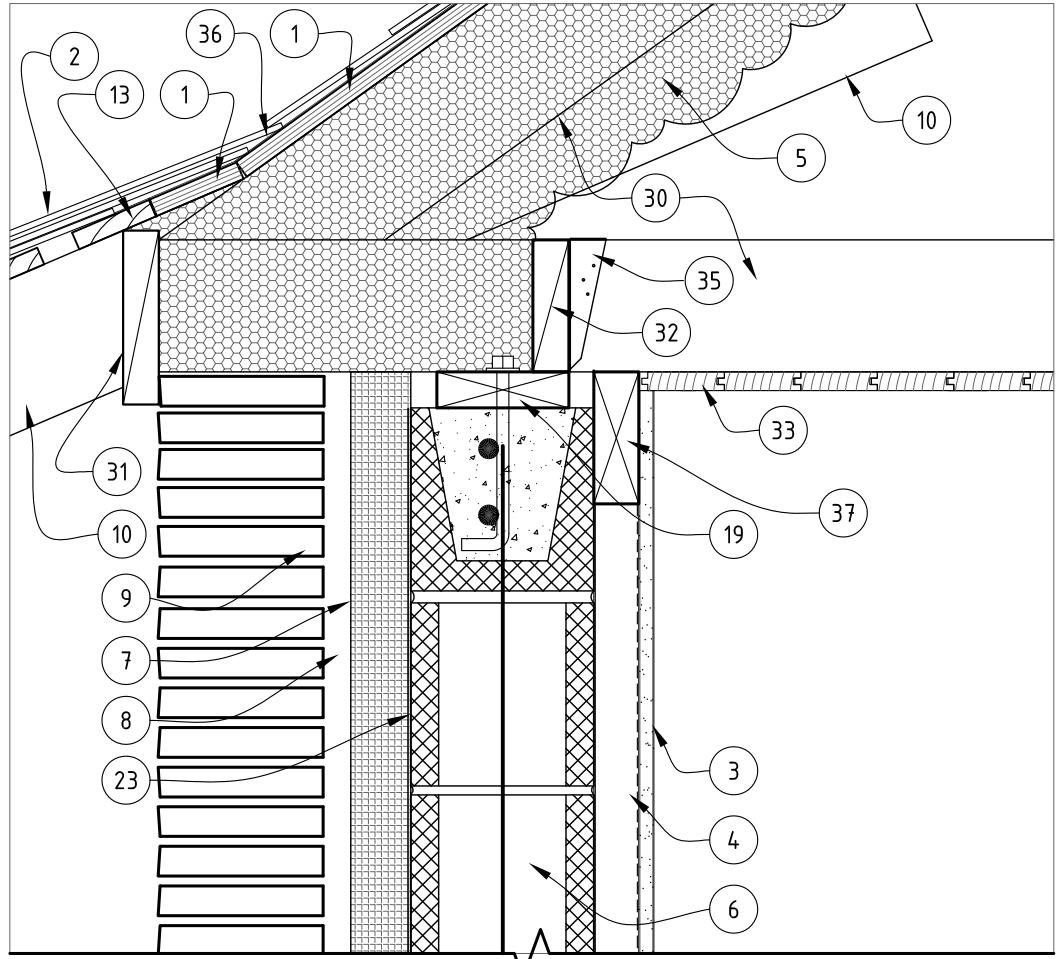
1 CROSS SECTION - LONG BARRACKS 3 1/8" = 1'-0"



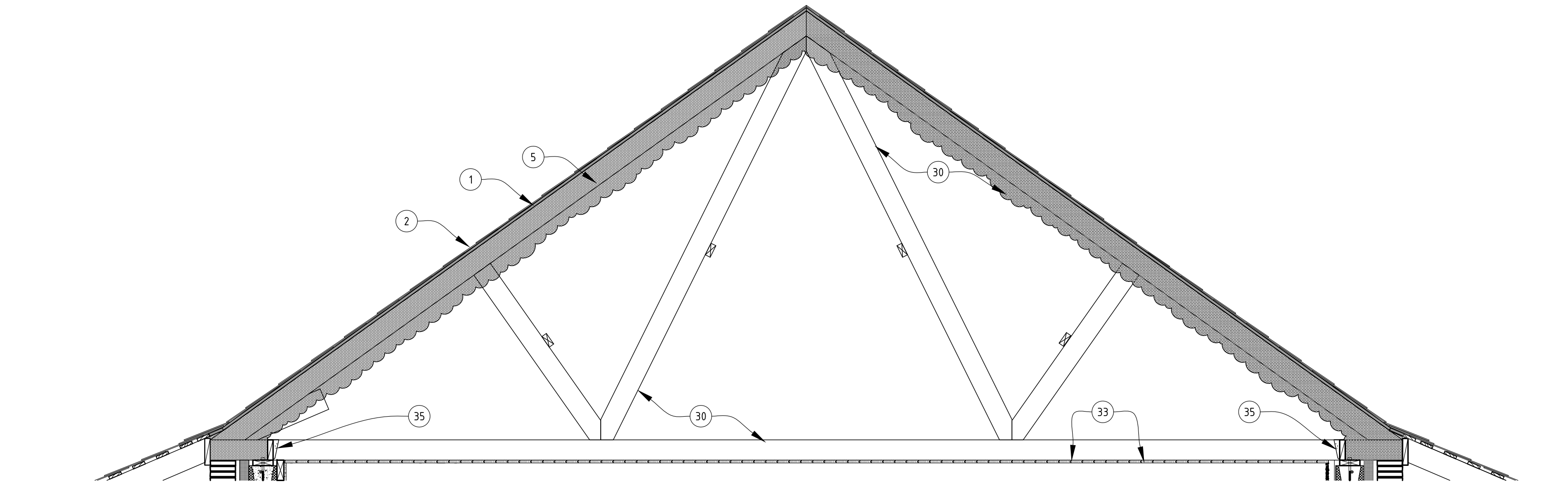
3 CROSS SECTION - MESS HALL 3 1/8" = 1'-0"



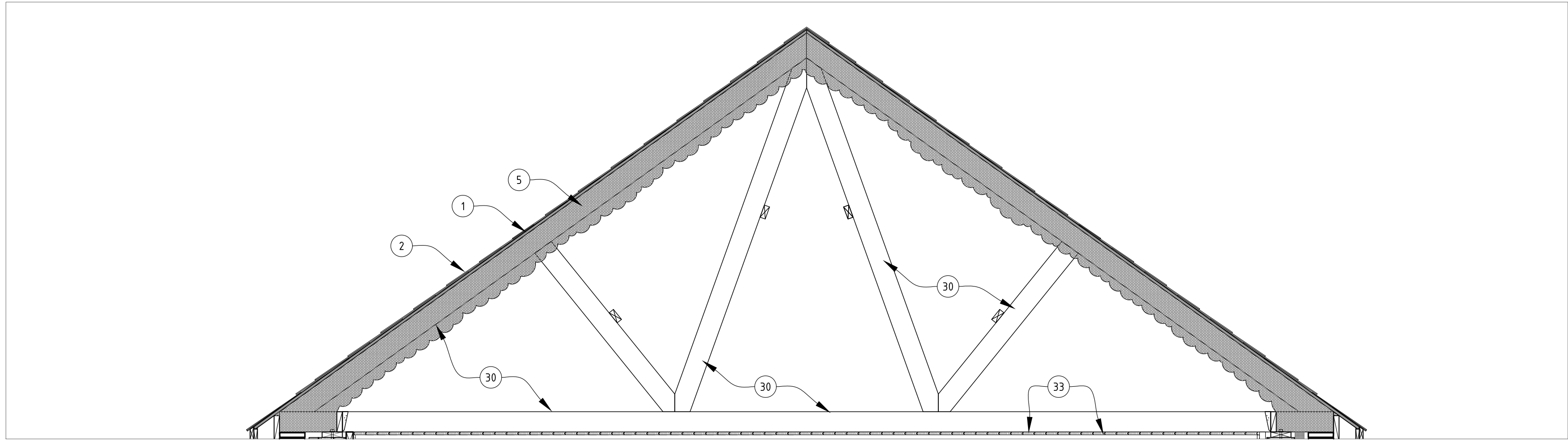
5 LONG BARRACKS 3 COLUMN DETAILS 1 1/2" = 1'-0"



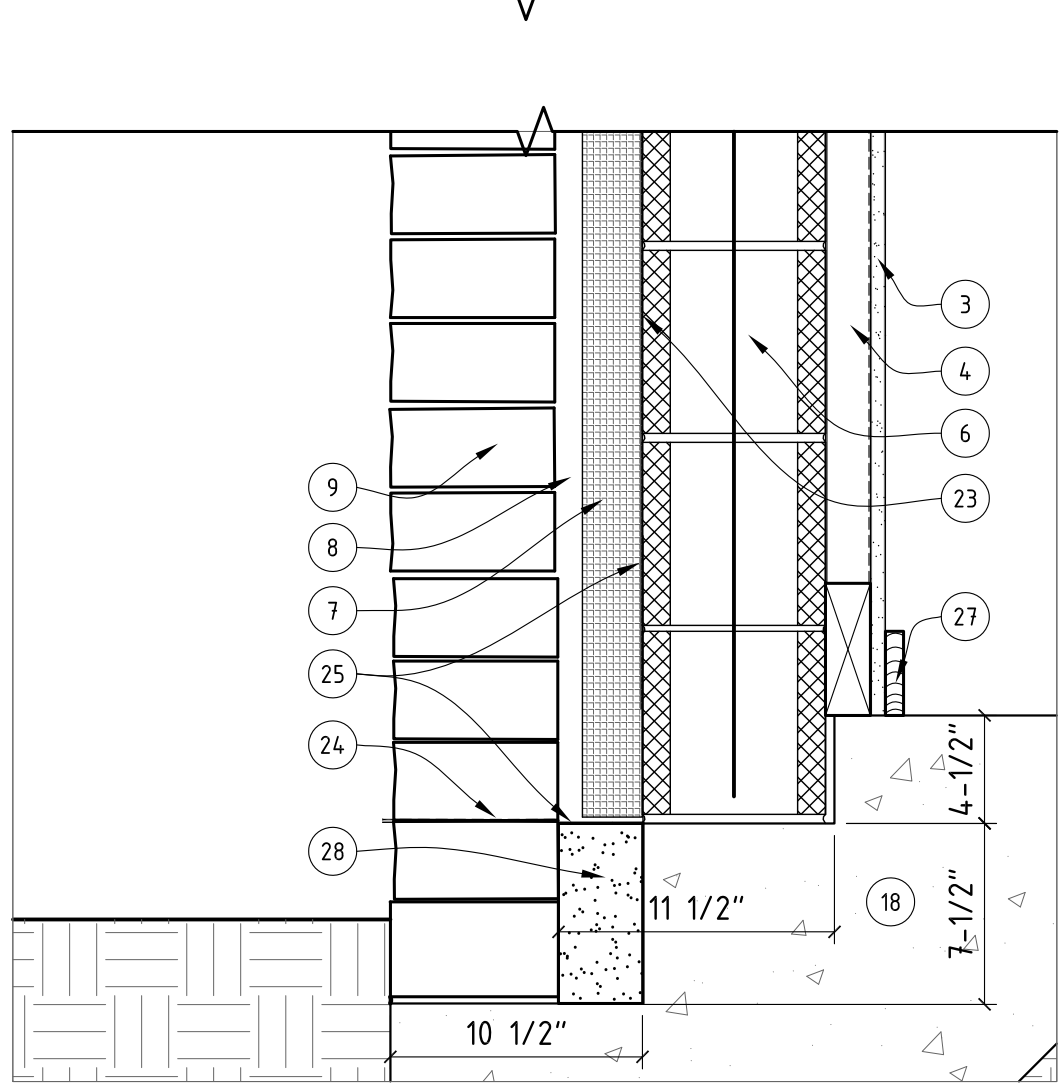
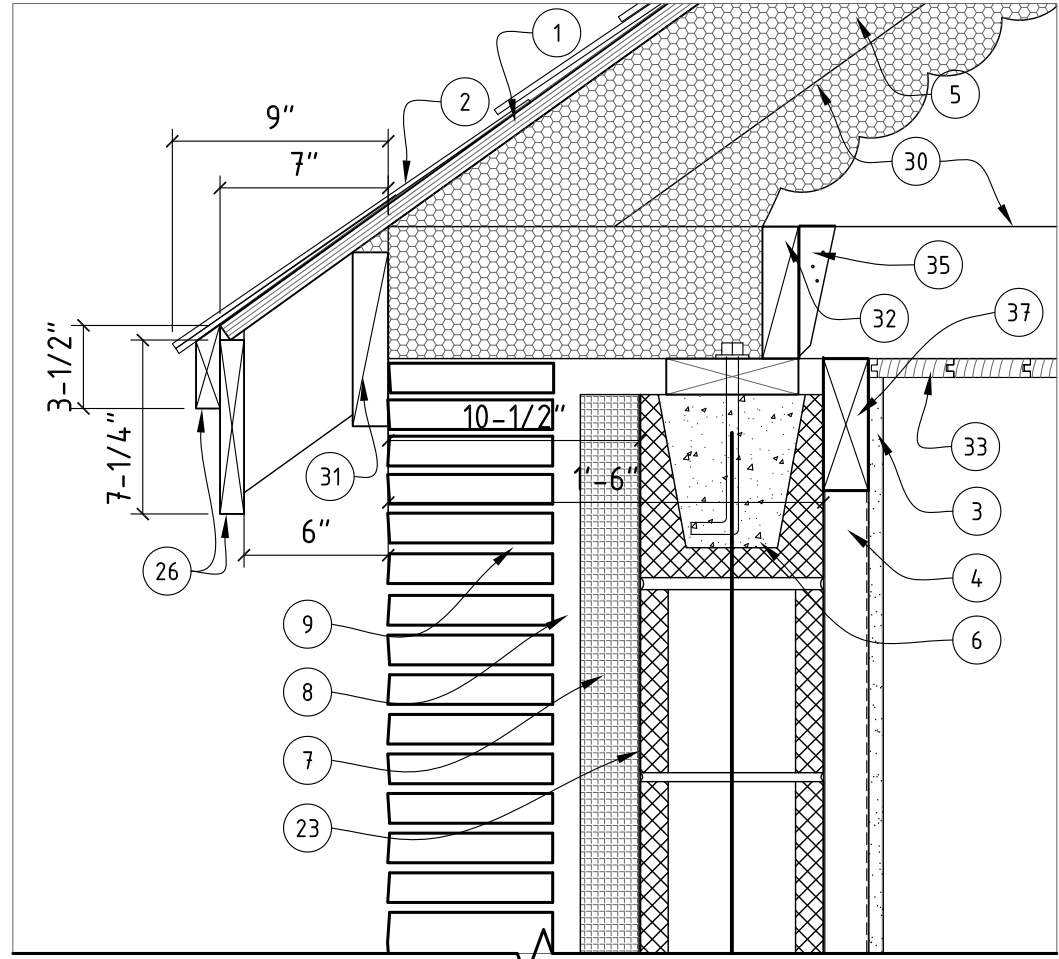
6 LONG BARRACKS 3 EXTERIOR WALL DETAILS 1 1/2" = 1'-0"



2 TRUSS - LONG BARRACKS 3 1/2" = 1'-0"



4 TRUSS - MESS HALL 3 1/2" = 1'-0"



7 MESS HALL 3 WALL DETAIL 1 1/2" = 1'-0"

- 1

3/4" T&G CDX CONTINUOUS SHEATHING

2

WALLABA HARDWOOD SHINGLES 25YR WARRANTY BY TURADA WITH DOUBLE STARTER COURSE

3

5/8" GYPSUM BOARD - FIRE CODE

4

1-5/8" FURRING CHANNEL

5

SPRAYED-IN INSULATION - POLYURETHANE OPEN-CELL FOAM INSULATION

6

8" CMU BLOCK - SEE STRUCTURE

7

2-1/2" R-MAX THERMASHEET-3 INSULATION 19.47 R-VALUE - GLUE TO AIR AND MOISTURE CONTROL ON CMU

8

1" AIR GAP

9

7" LIMESTONE VENEER AS SELECTED BY ARCHITECT

10

1 7/8 X 5 7/8 PORCH ROOF RAFTERS

11

5X5 WOOD BEAM

12

6/4 X 7-1/4" FIR FASCIA

13

1X4 WOOD SHEATHING SPACED AS SHOWN (CONTINUOUS ABOVE COLUMN)

14

7'-2" COLUMN HEIGHT, 7"X7" PERIMETER ON 3/4" PLYWOOD - SEE STRUCTURE

15

1-1/8" x 4-1/2" T&G DOUGLAS FIR SELECT DECK GRADE - TWO COATS OF BOILED LINSEED OIL ON ALL 6 SIDES

16

2X8 FLOOR JOIST ANCHORED TO COLUMN ON OPPOSITE END - SEE STRUCTURE

17

2X4 FLOOR JOIST BRACING 16" O.C. SEE STRUCTURE

18

FOUNDATION - SEE STRUCTURE

19

TOP PLATE ANCHORED TO BOND BEAM - SEE STRUCTURE

20

2X8 CONTINUOUS TRIM AROUND PORCH PERIMETER

21

PB66 BY SIMPSON ON EACH COLUMN BASE

22

1X BIRD STOPPER 2 COATS PRIMER 2 COATS PAINT - COLOR BY ARCHITECT

23

INSTALL DUPONT TYVEK FLUID APPLIED WB+ WEATHER BARRIER OR EQUAL

24

WEEP VENT AS SPECIFIED

25

24" 5 OZ. YORK FLASH-VENT COPPER DRAINAGE PLANE FLASHING - INSTALL PER MANUFACTURER'S RECOMMENDATION

26

1X FASCIA AND TRIM

27

1 x 4 NO. 1 SELECT FIR WALL BASE - PAINT

28

CONTINUOUS MORTAR BED

29

30

2X6 PRE-ENGINEERED ROOF TRUSS - SEE STRUCTURAL
- 31

2X8 WOOD BLOCKING BETWEEN ROOF RAFTERS

32

2X6 WOOD BLOCKING

33

1X6 TONGUE AND GROOVE WOOD CEILING

34

2X8 CONTINUOUS BOARDS AROUND BUILDING PERIMETER ON FOUNDATION LUG

35

H10 ANCHOR BY SIMPSON

36

CONTINUOUS PEAL AND STICK WATER SHIELD

37

2X4 NAILER - CONTINUOUS - SHIM AS NECESSARY TO MAKE FLUSH

1. ALL VISIBLE WOOD MEMBERS SHALL BE PERIOD CORRECT AND TRUE TO SIZE. IF YOU HAVE ANY QUESTIONS VERIFY WITH ARCHITECT.

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KEYED NOTES

GENERAL NOTES

BID SET
01.22.2018

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SAN ANGELO, TEXAS

SECTIONS @ LONG BARRACKS/MESS HALL 3

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RED OAK TAS COMPLIANT WOOD THRESHOLD BY HARTFORD BUILDING PRODUCTS (HBP - WWW.HARTFORDBUILDINGPRODUCTS.COM) OR EQUAL - 1/2" HIGH - BACK PRIME WITH 2 COATS OF PRIMER

2

7/8" X 7/8" VERTICAL EDGE GRAIN FIR TRIM

3

5/8" GYPSUM BOARD - FIRE CODE

4

1-5/8" FURRING CHANNEL

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24" 5 OZ. YORK FLASH-VENT COPPER DRAINAGE PLANE FLASHING

26

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- 30

31

2X8 WOOD BLOCKING BETWEEN ROOF RAFTERS

32

33

1X6 TONGUE AND GROOVE WOOD CEILING

34

7-7/8" X 7-7/8" WOOD LINTEL - 8" BEARING ON EACH SIDE

35

1-7/8" VERTICAL EDGE GRAIN FIR AS INDICATED ON DRAWINGS - COLOR TO MATCH ORIGINAL

36

SHIP LAP 2 COATS PRIMED AND 2 COATS PAINTED - COLOR BY ARCHITECT

37

1-7/8" X 7" X 12" WOOD EMBEDDED IN STONE

38

1/2" THICK FULL HEIGHT GLASS PARTITION AS SPECIFIED

39

5/16" LAMINATED GLASS WITH 0.90 UV FILM SS GLASS

40

CUT LIMESTONE SILL (VERIFY DIMENSION ON FIELD) AND/OR STEP ON GRADE (VERIFY DIMENSION ON FIELD)

41

1X4 WOOD TRIM 2 COATS PRIMED AND PAINTED - COLOR BY ARCHITECT

42

2X8 CONTINUOUS BOARDS AROUND BUILDING PERIMETER ON FOUNDATION LUG

43

VERTICAL GRAIN SAPELE WOOD DOOR - FINISH AS SPECIFIED - COLOR TO MATCH ADJACENT BARRACKS

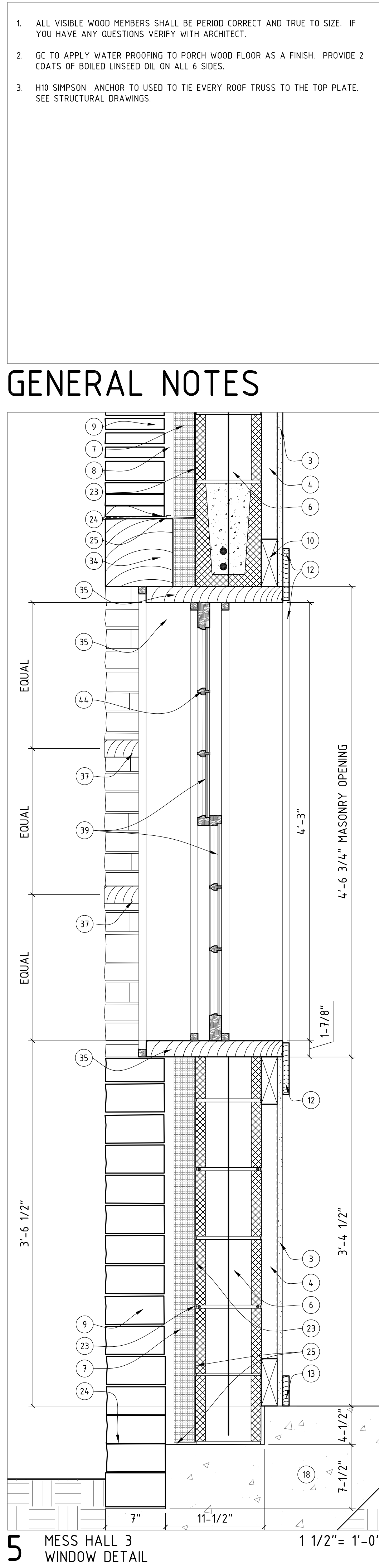
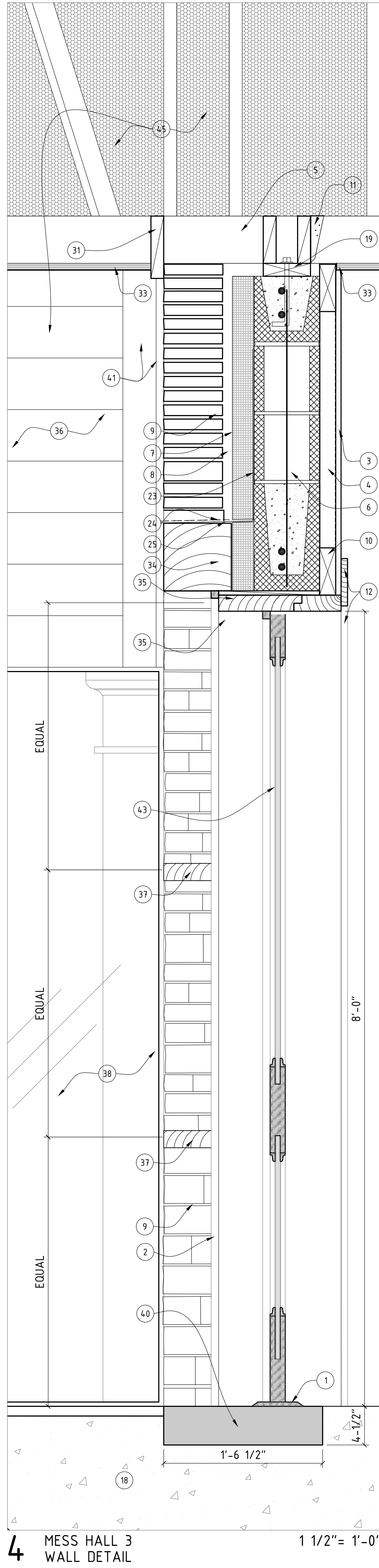
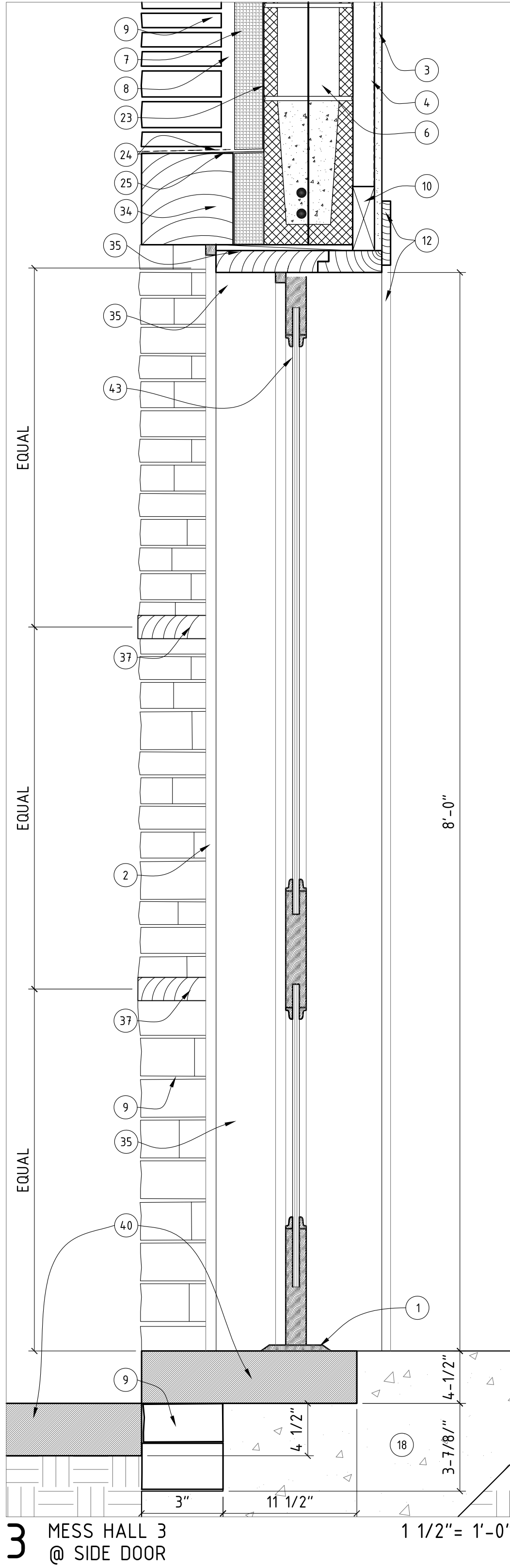
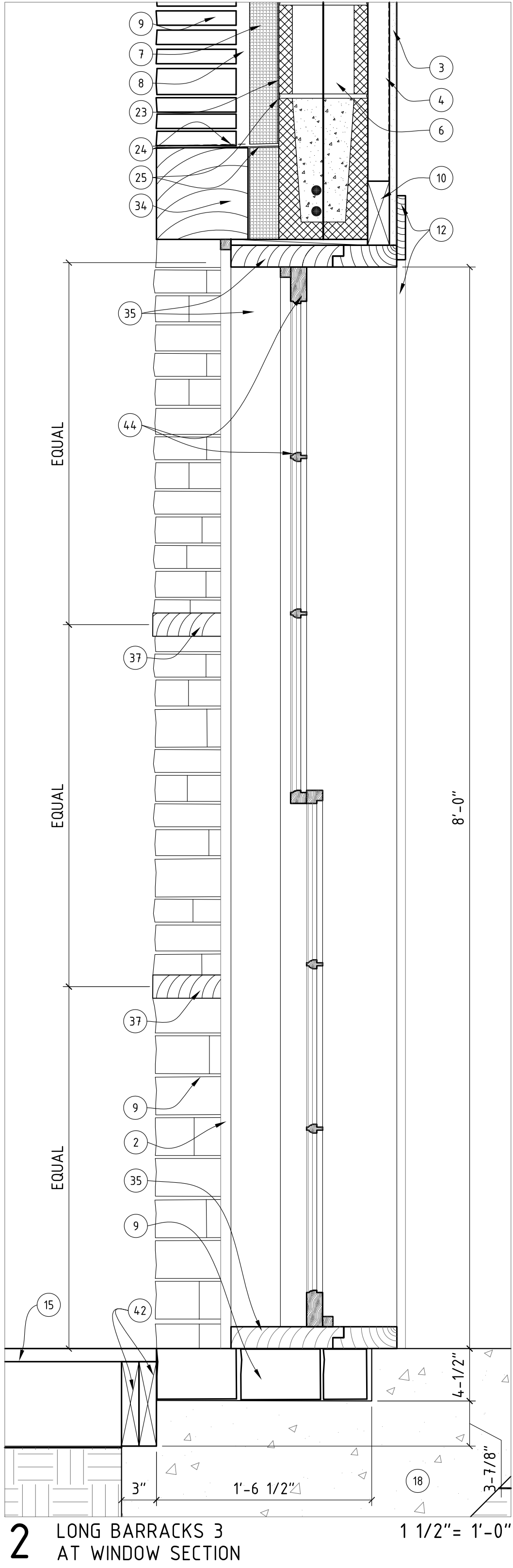
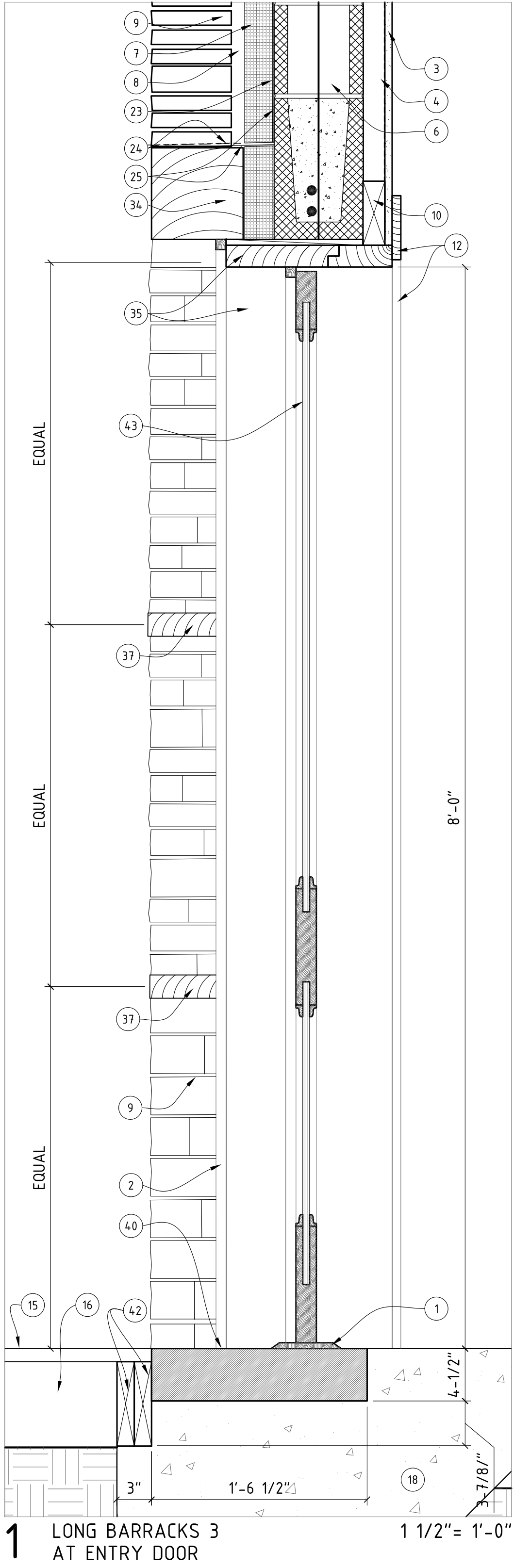
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WINDOW DETAILS TO BE OF SAPELE WOOD - FINISH AS SPECIFIED - COLOR TO MATCH EXISTING

45

SPRAYED-IN INSULATION - POLYURETHANE OPEN-CELL FOAM INSULATION AT BUILDING CONNECTOR'S ROOF AND IN SHIPLAP WALL SYSTEM

KEYED NOTES



1.

ALL VISIBLE WOOD MEMBERS SHALL BE PERIOD CORRECT AND TRUE TO SIZE. IF YOU HAVE ANY QUESTIONS VERIFY WITH ARCHITECT.
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GC TO APPLY WATER PROOFING TO PORCH WOOD FLOOR AS A FINISH. PROVIDE 2 COATS OF BOILED LINSEED OIL ON ALL 6 SIDES.
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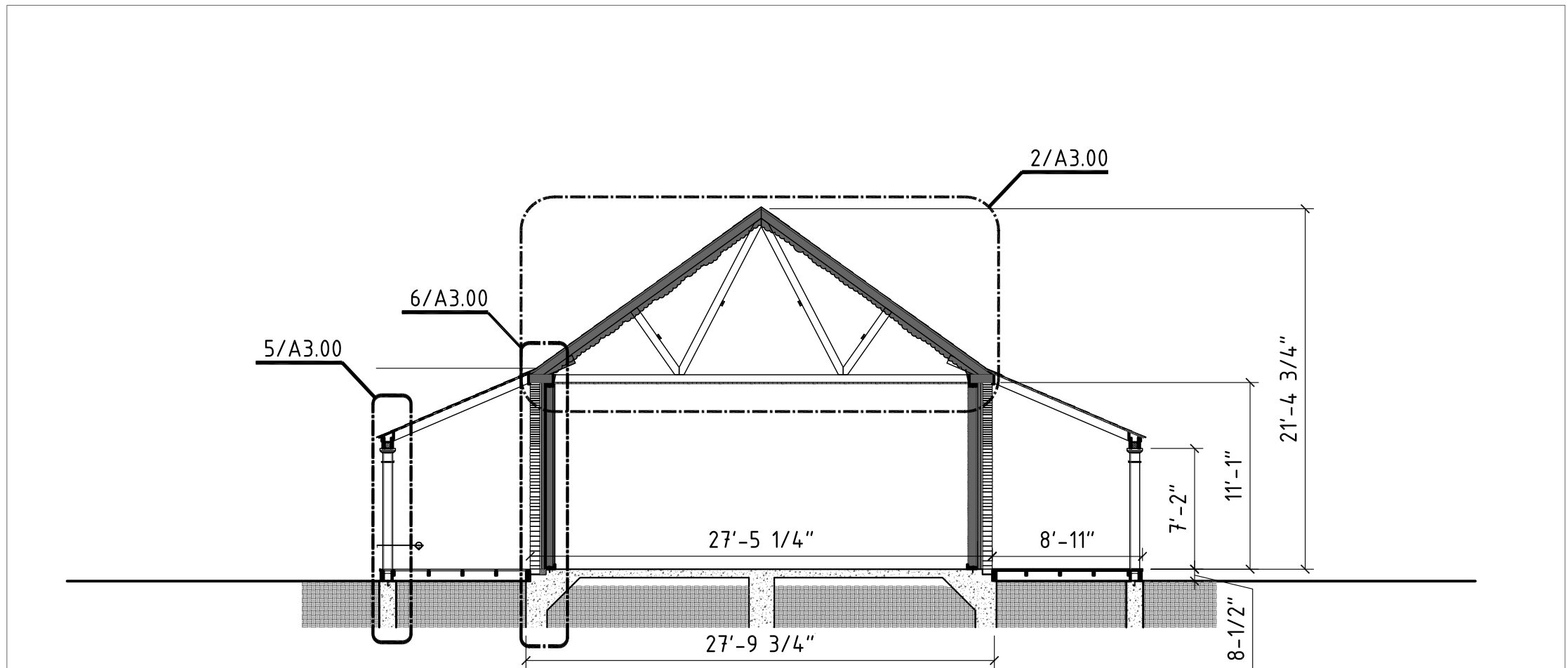
GENERAL NOTES

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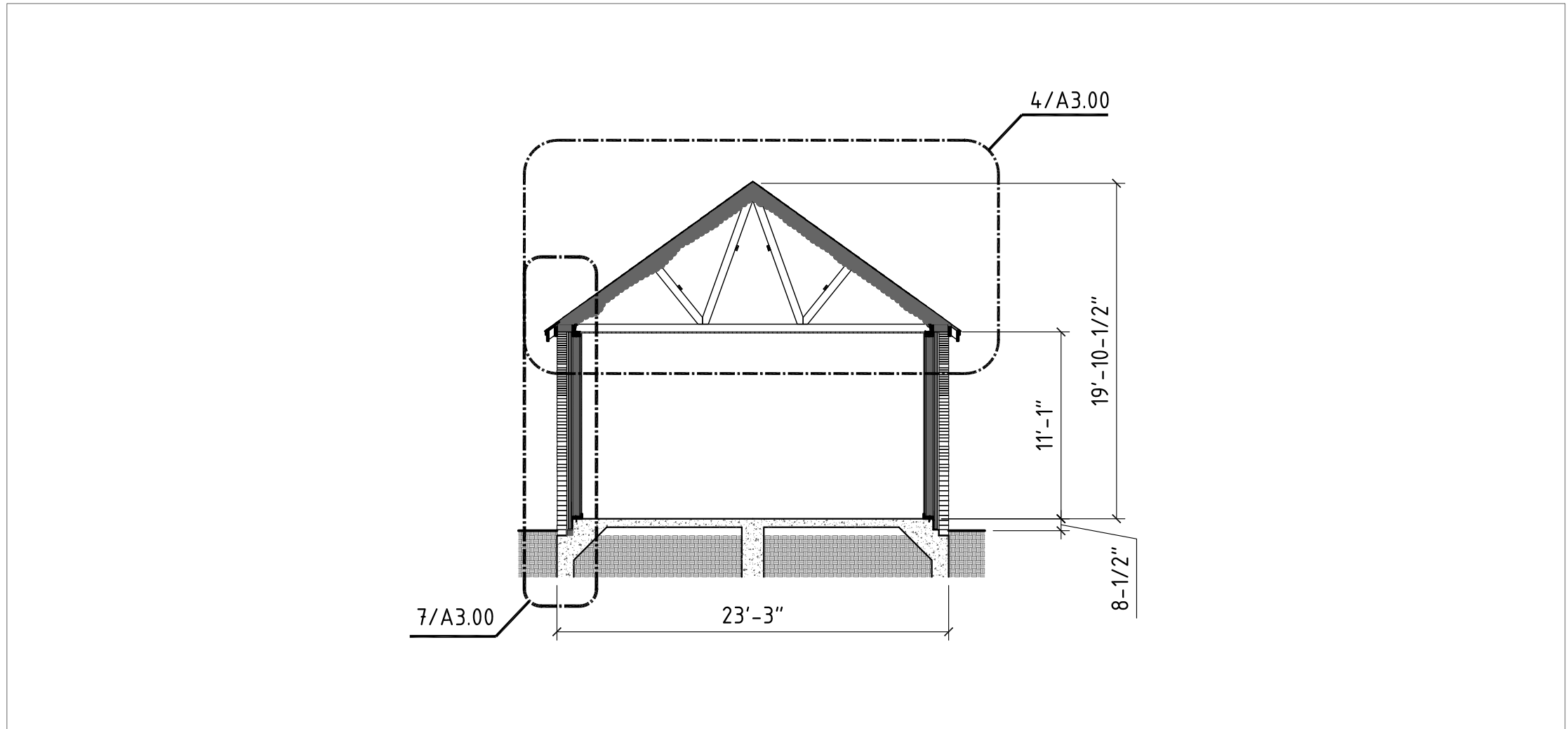
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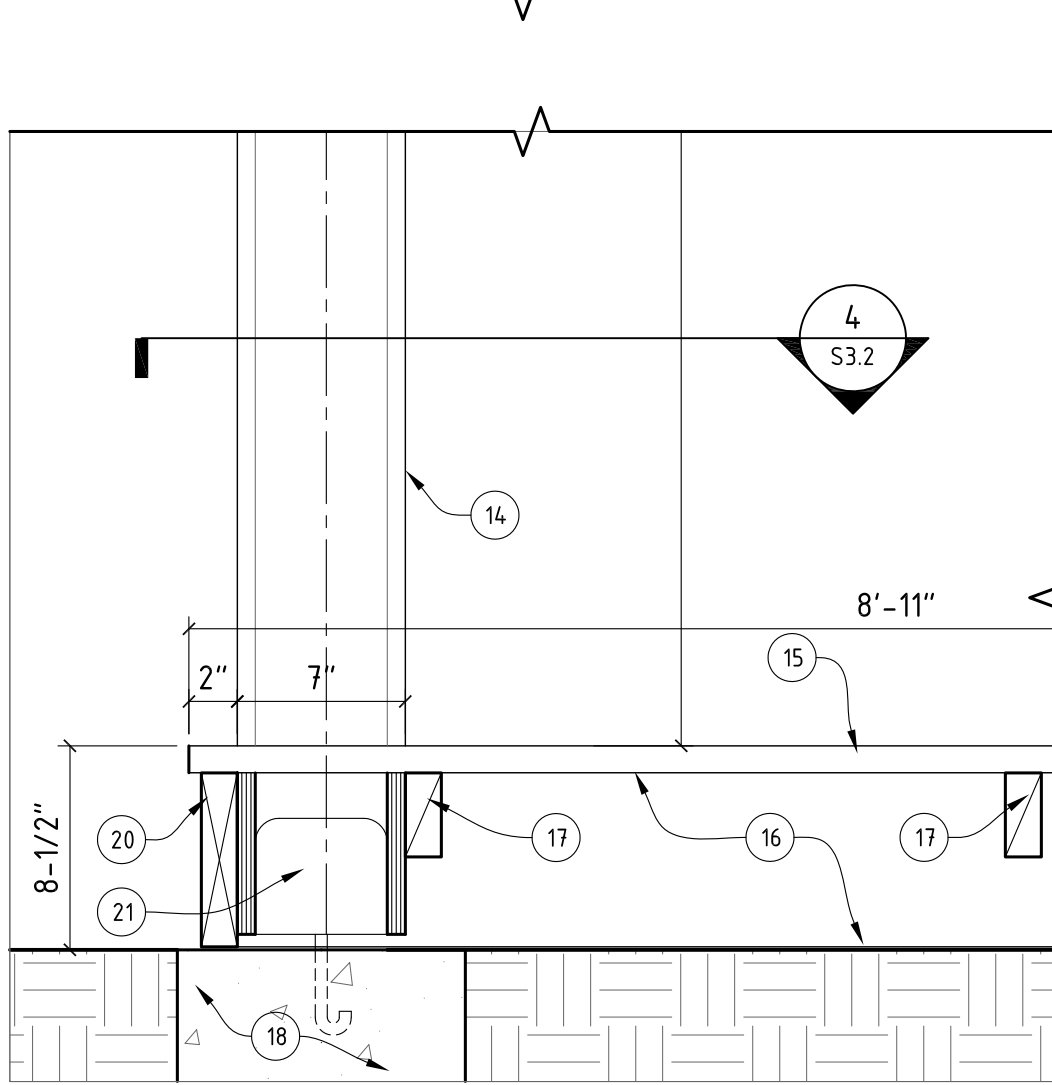
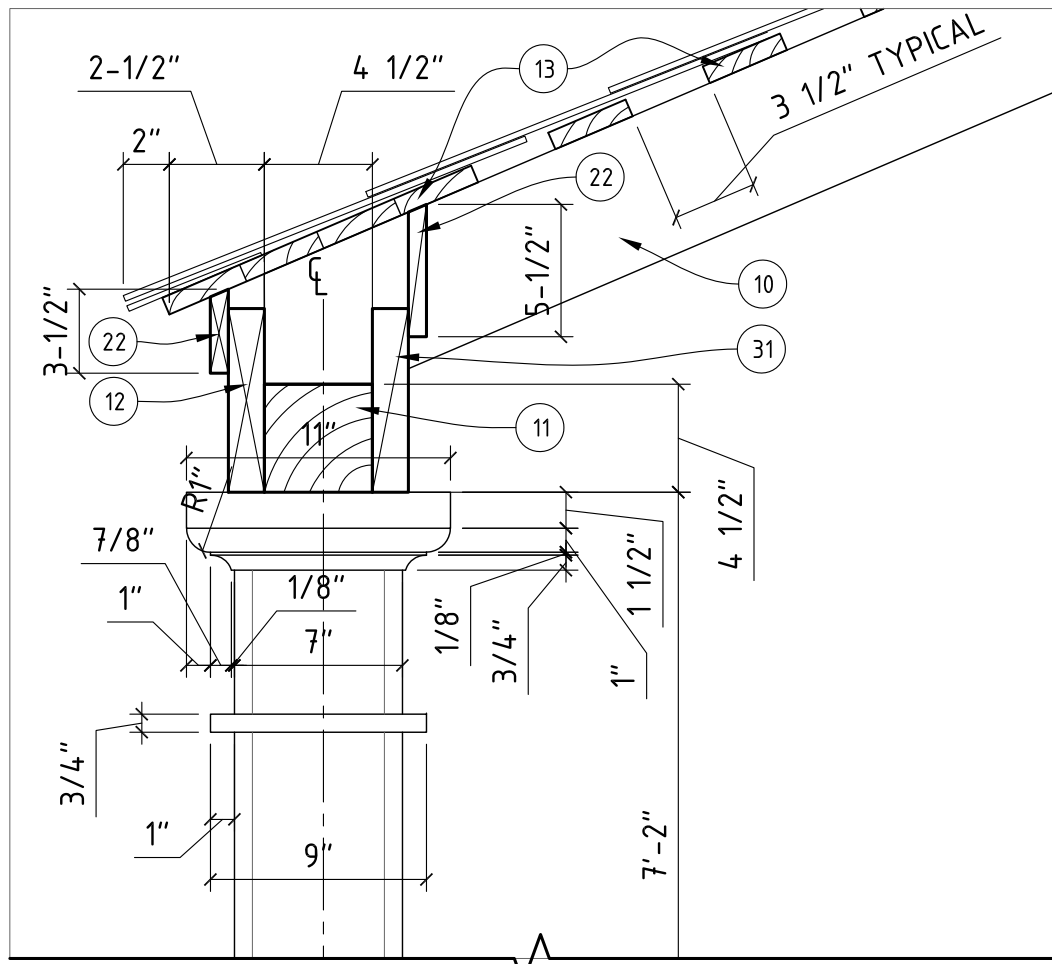
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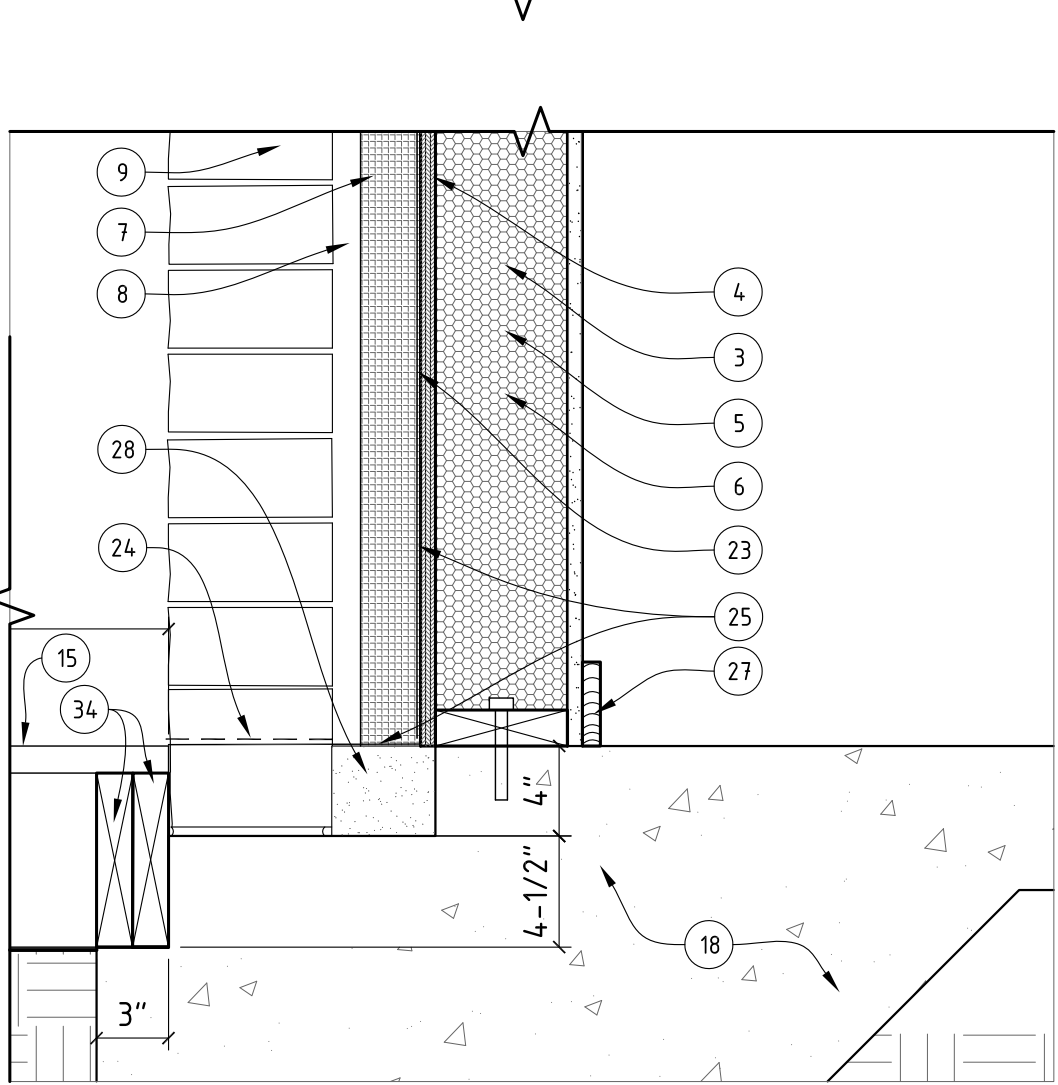
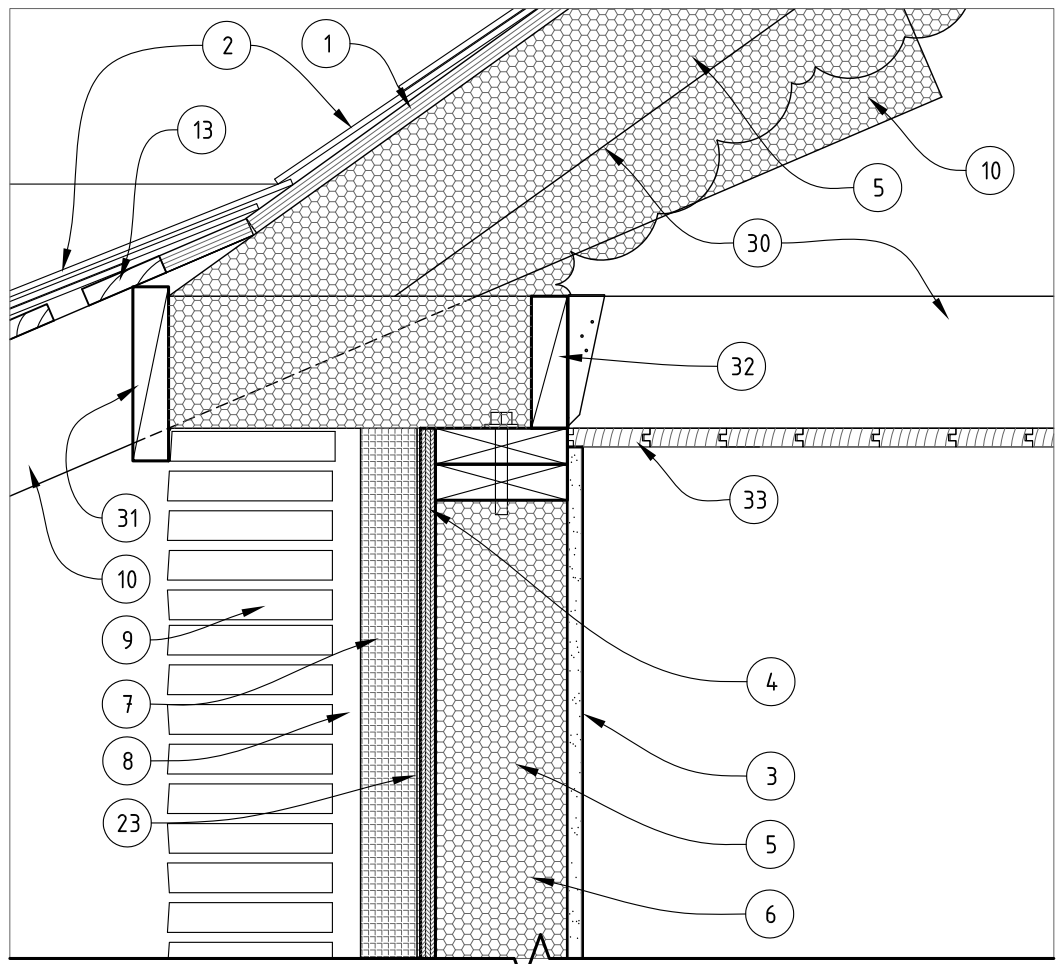
1 CROSS SECTION - LONG BARRACKS 4



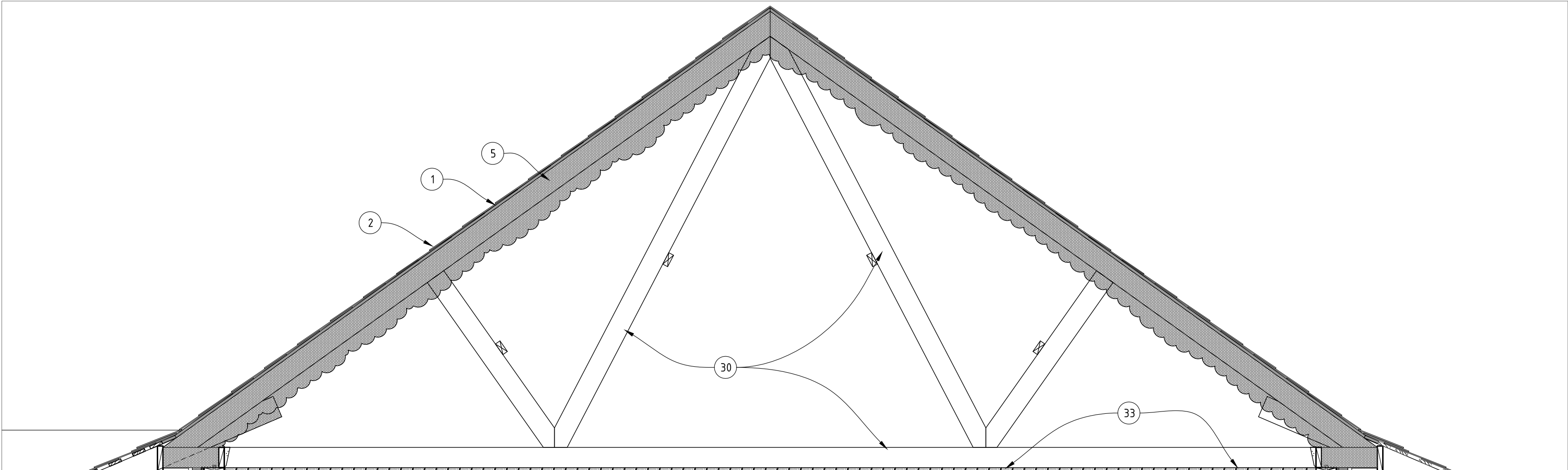
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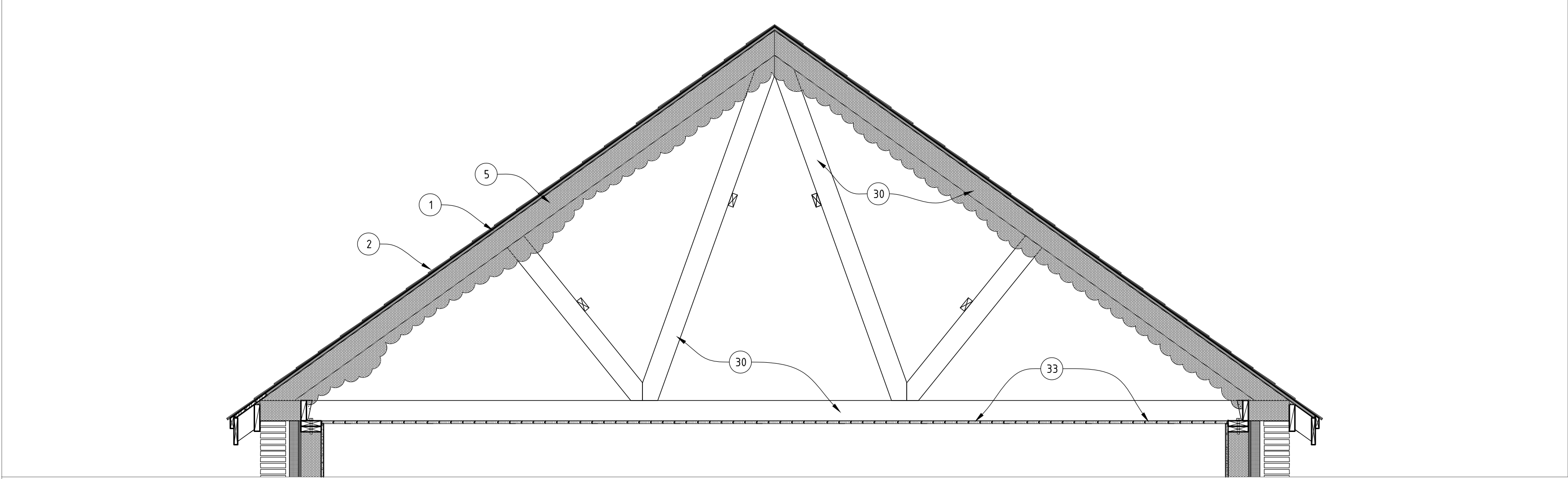
5 COLUMN DETAIL @ LONG BARRACKS 4



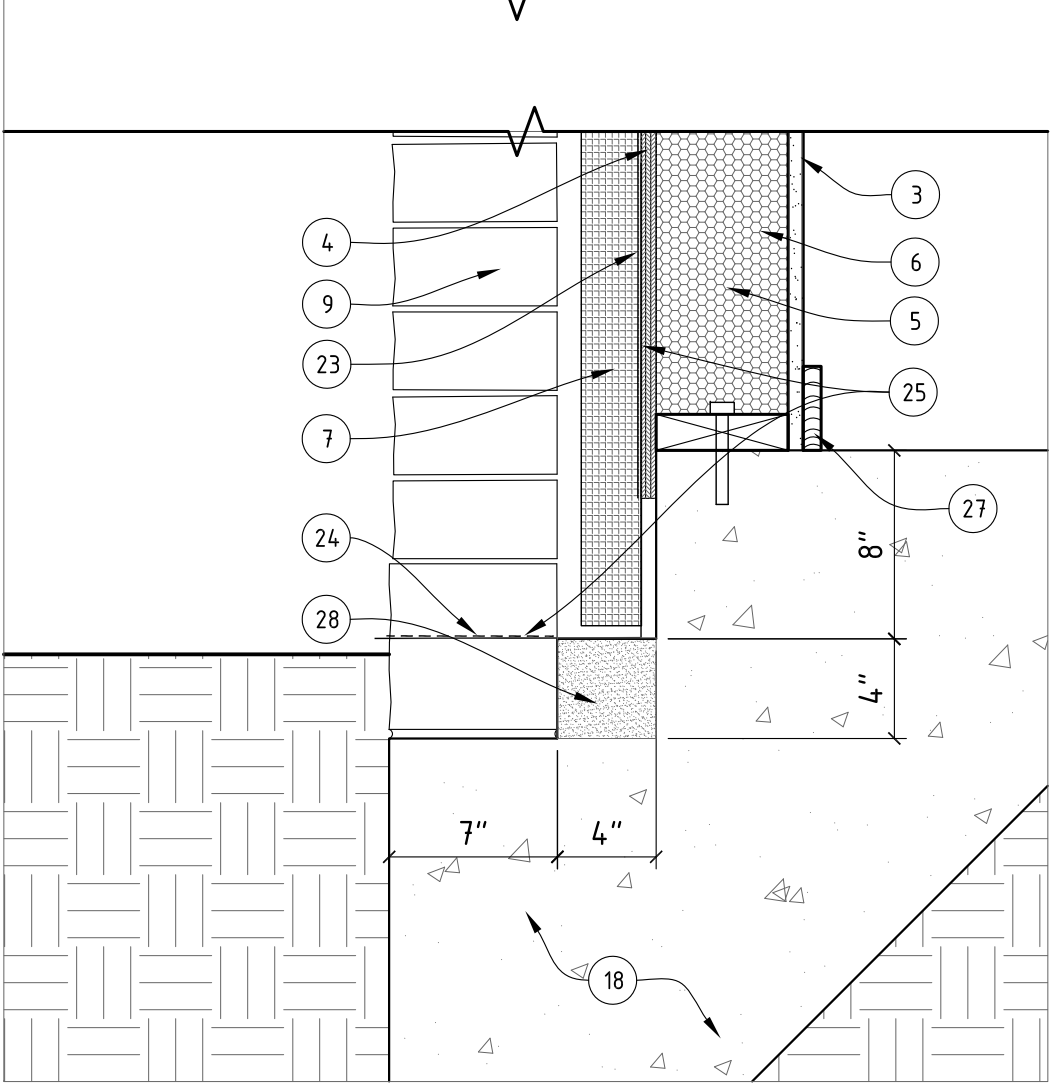
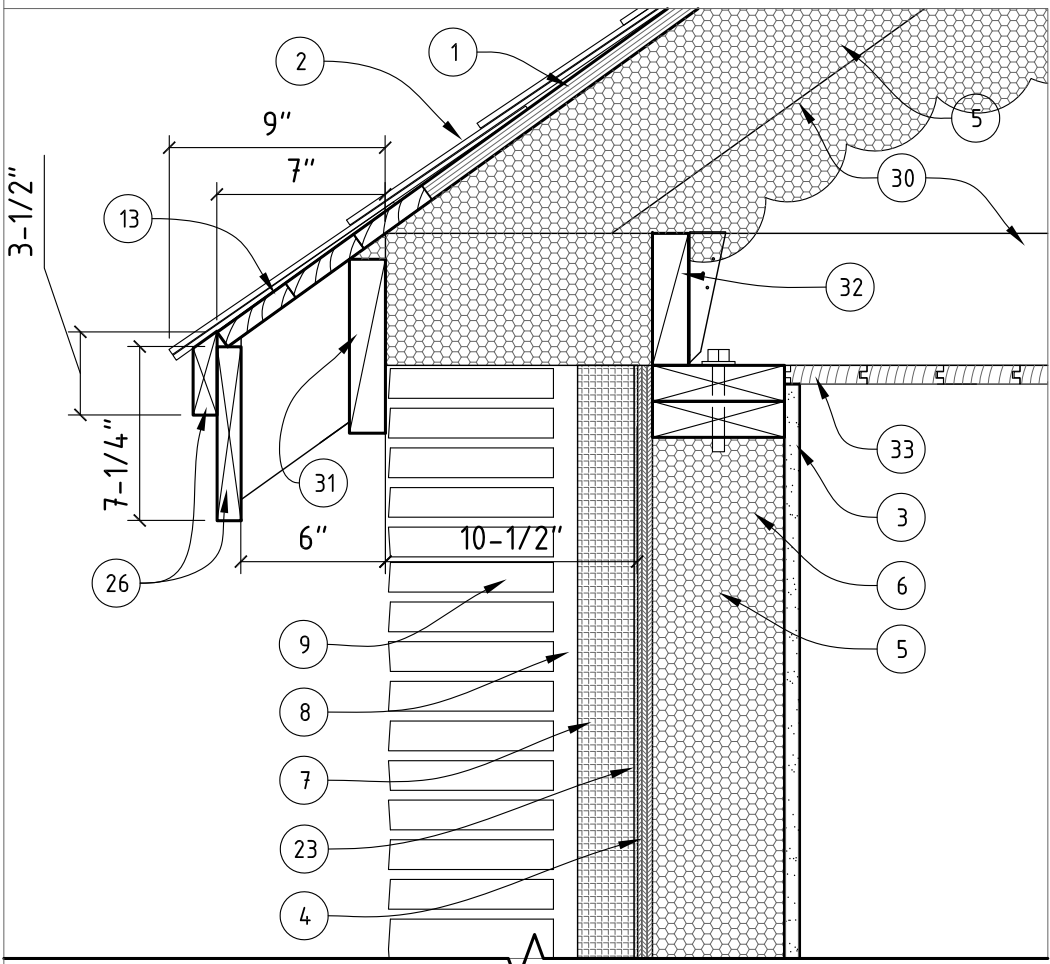
6 TYPICAL WALL/FOUNDATION DETAIL @ LONG BARRACKS 4



2 TRUSS - LONG BARRACKS 4



4 TRUSS - MESS HALL 4



7 TYPICAL FOUNDATION DETAIL @ MESS HALL 4

- 3/4" T&G CDX CONTINUOUS SHEATHING
- WALLABA HARDWOOD SHINGLES 25YR WARRANTY BY TURADA WITH DOUBLE STARTER COURSE
- 5/8" GYPSUM BOARD - FIRE CODE
- 5/8" CDX PLYWOOD GLUED AND NAILED TO WOOD FRAME
- SPRAYED-IN INSULATION - POLYURETHANE OPEN-CELL FOAM INSULATION
- 2X6 WOOD STUDS 16" O.C. - SEE STRUCTURE
- 2-1/2" R-MAX THERMASHEATH-3 INSULATION BOARD 19.47 R-VALUE
- 1" AIR GAP
- 7" LIMESTONE VENEER AS SELECTED BY ARCHITECT
- 2X6 PORCH ROOF RAFTERS
- 5X5 WOOD BEAM, APPLY 2 COATS PRIMER AND 2 COATS PAINT. PAINT AS PER APPROVED BY ARCHITECT.
- 2X FASCIA, 2 COATS PRIMED AND 2 COATS PAINTED. PAINT AS PER SELECTED BY ARCHITECT.
- 1X4 WOOD SHEATHING SPACED AS SHOWN - CONTINUOUS ABOVE COLUMN
- 7'-2" COLUMN HEIGHT, 7X7 PERIMETER ON 3/4" PLYWOOD. SEE STRUCTURAL. 2 COATS PRIMED AND 2 COATS PAINTED. PAINT AS APPROVED BY ARCHITECT.
- 1-1/8" X 4-1/2" T&G DOUGLAS FIR SELECT DECK GRADE - TWO COATS OF BOIL LINSEED OIL ON ALL 6 SIDES
- 2X8 FLOOR JOIST ANCHORED TO COLUMN ON OPPOSITE END - SEE STRUCTURE
- 2X4 FLOOR JOIST BRACING 16" O.C. SEE STRUCTURE
- FOUNDATION - SEE STRUCTURE
- TOP PLATE ANCHORED TO BOND BEAM - SEE STRUCTURE
- 2X8 CONTINUOUS TRIM AROUND PORCH PERIMETER
- PB66 BY SIMPSON ON EACH COLUMN BASE
- 1X BIRD STOPPER - 2 COATS PRIMER & PAINT - COLOR BY ARCHITECT
- INSTALL DUPONT TYVEK FLUID APPLIED WB+ WEATHER BARRIER OR EQUAL
- WEEP VENT AS SPECIFIED
- 24" 5 OZ. YORK FLASH-VENT COPPER DRAINAGE PLANE FLASHING - INSTALL PER MANUFACTURER'S RECOMMENDATION
- 1X FASCIA AND TRIM
- 1 X 4 SELECT NO. 1 FIR WALL BASE - PAINT
- CONTINUOUS MORTAR BED
-
- 2X6 PRE-ENGINEERED ROOF TRUSS - SEE STRUCTURE
- 2X8 WOOD BLOCKING BETWEEN ROOF RAFTERS
- 2X6 WOOD BLOCKING
- 1X6 TONGUE AND GROOVE WOOD CEILING
- 2X8 CONTINUOUS BOARDS AROUND BUILDING PERIMETER ON FOUNDATION LOG

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SHEET 12 OF 19

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7/8" X 7/8" VERTICAL EDGE GRAIN FIR TRIM

3

5/8" GYPSUM BOARD - FIRE CODE

4

2X6 WOOD STUD 16" O.C. - SEE STRUCTURE

5

SPRAYED-IN INSULATION-POLYURETHANE OPEN-CELL FOAM INSULATION

6

1 X 4 NO. 1 SELECT FIR WALL BASE - PAINT

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2-1/2" R-MAX THERMASHEET-3 INSULATION 19.47 R-VALUE - GLUE TO AIR AND MOISTURE CONTROL ON SHEATHING

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2X HEADER - SHIM AS NECESSARY TO MAKE FLUSH

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7-7/8" X 7-7/8" WOOD LINTEL - 8" BEARING ON EACH SIDE

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1-7/8 VERTICAL EDGE GRAIN FIR AS INDICATED ON DRAWINGS - COLOR TO MATCH ORIGINAL

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SHIP LAP 2 COATS PRIMED AND 2 COATS PAINTED - COLOR BY ARCHITECT

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1-7/8" X 7" X 12 WOOD EMBEDDED IN STONE

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39

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1X4 WOOD TRIM 2 COATS PRIMED AND PAINTED AS SELECTED BY ARCHITECT

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2X8 CONTINUOUS BOARDS AROUND BUILDING PERIMETER ON FOUNDATION LUG

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VERTICAL GRAIN SAPELE WOOD DOOR - FINISH AS SPECIFIED - COLOR TO MATCH ADJACENT BARRACKS

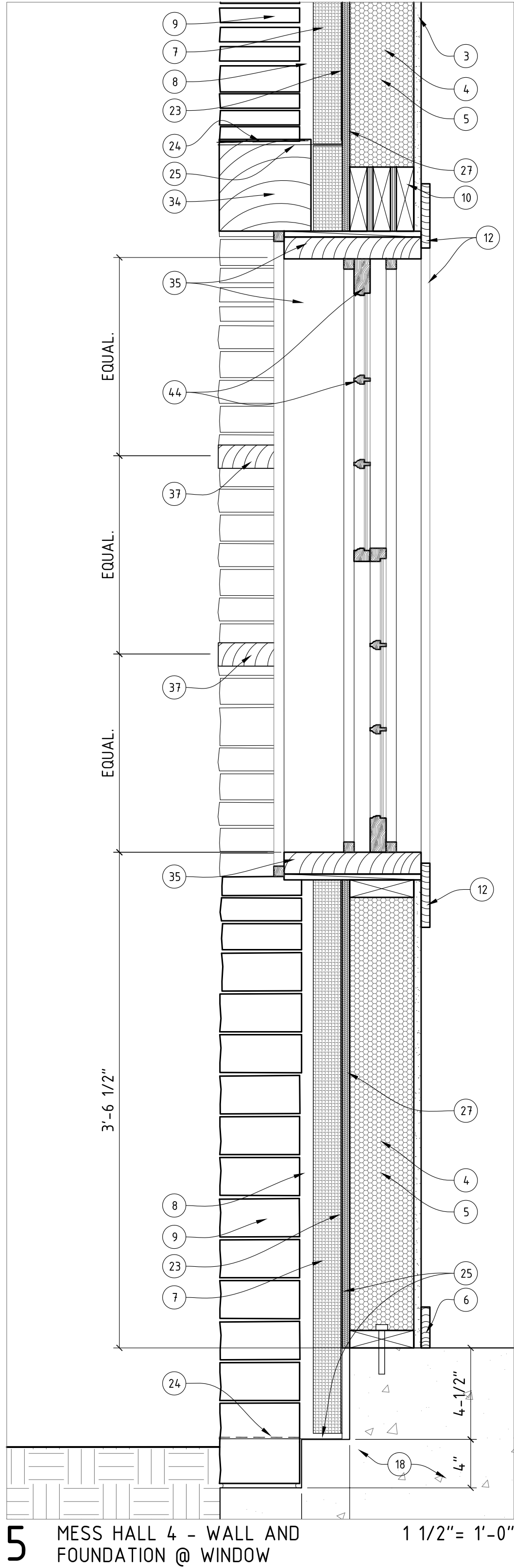
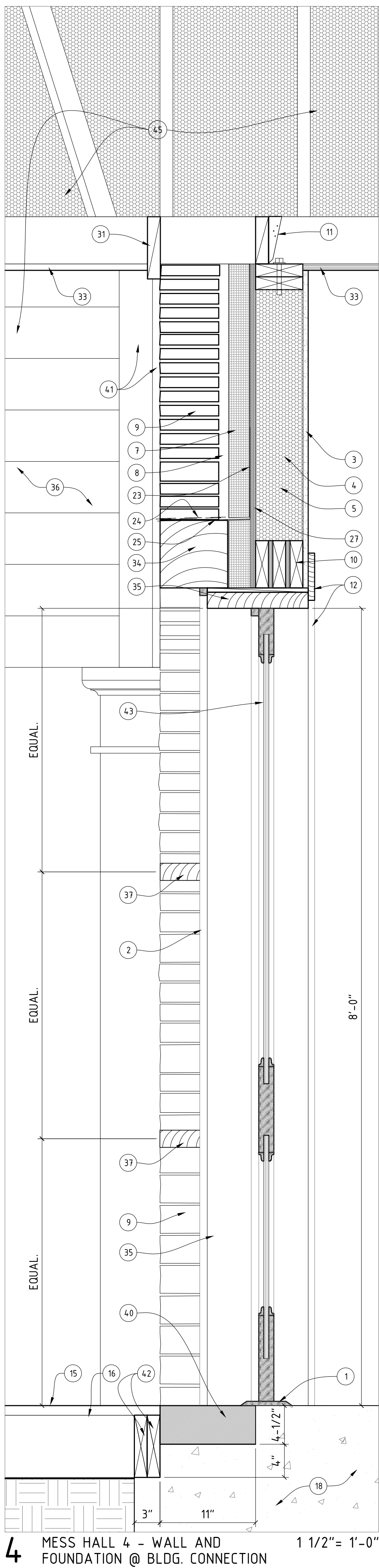
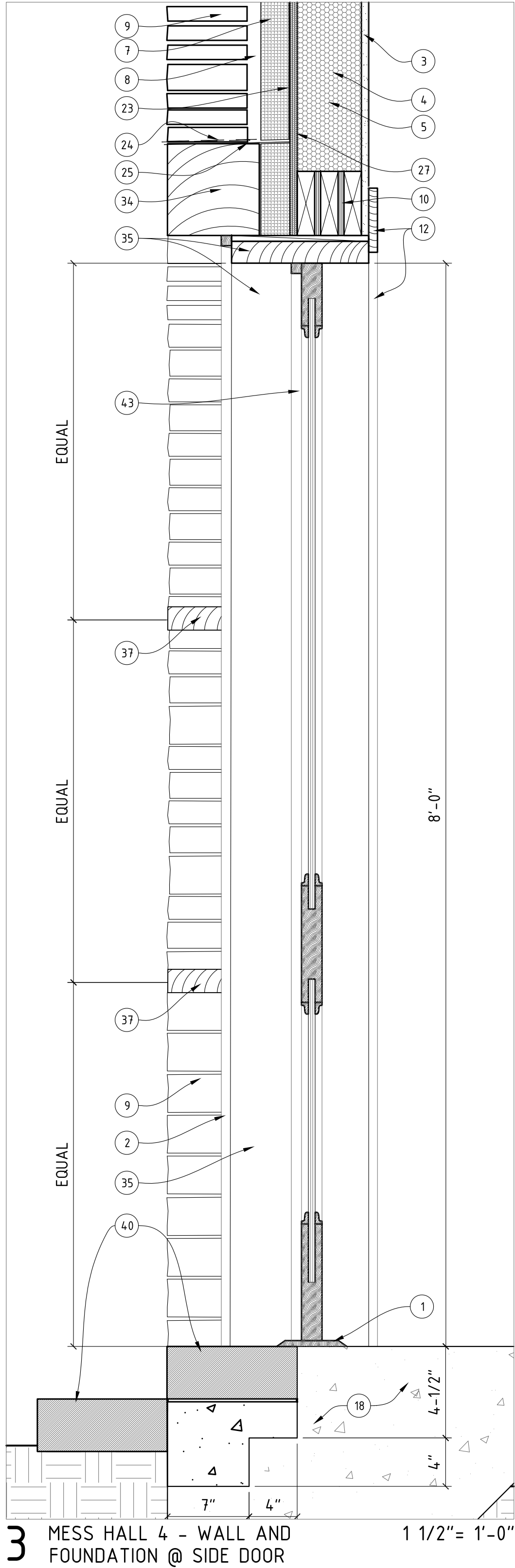
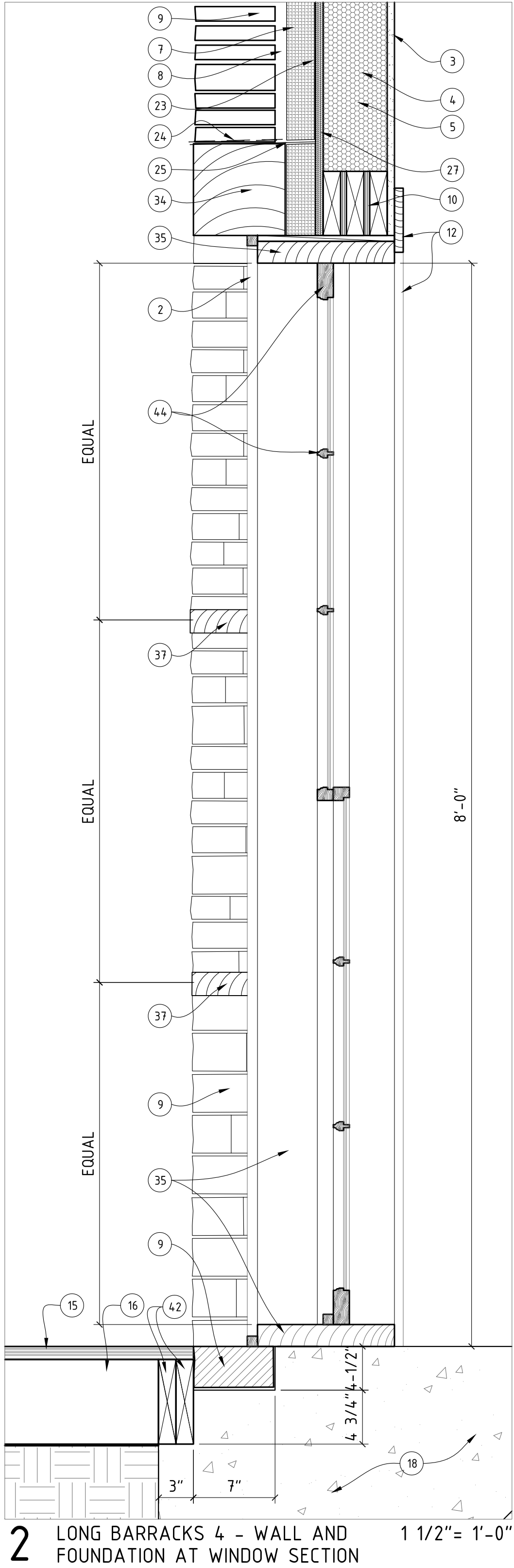
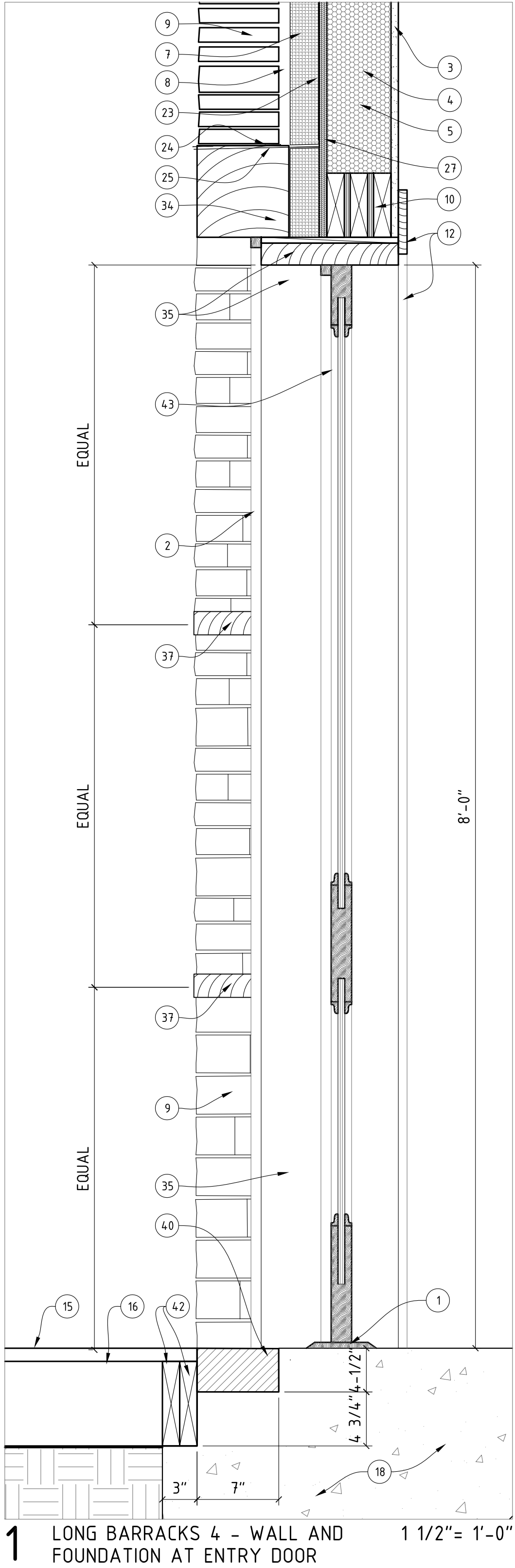
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KEYED NOTES



GENERAL NOTES

1.

ALL VISIBLE WOOD MEMBERS SHALL BE PERIOD CORRECT AND TRUE TO SIZE. IF YOU HAVE ANY QUESTIONS VERIFY WITH ARCHITECT.
2.

GC TO APPLY WATER PROOFING TO PORCH WOOD FLOOR AS A FINISH. PROVIDE 2 COATS OF BOILED LINSEED OIL ON ALL 6 SIDES.
3.

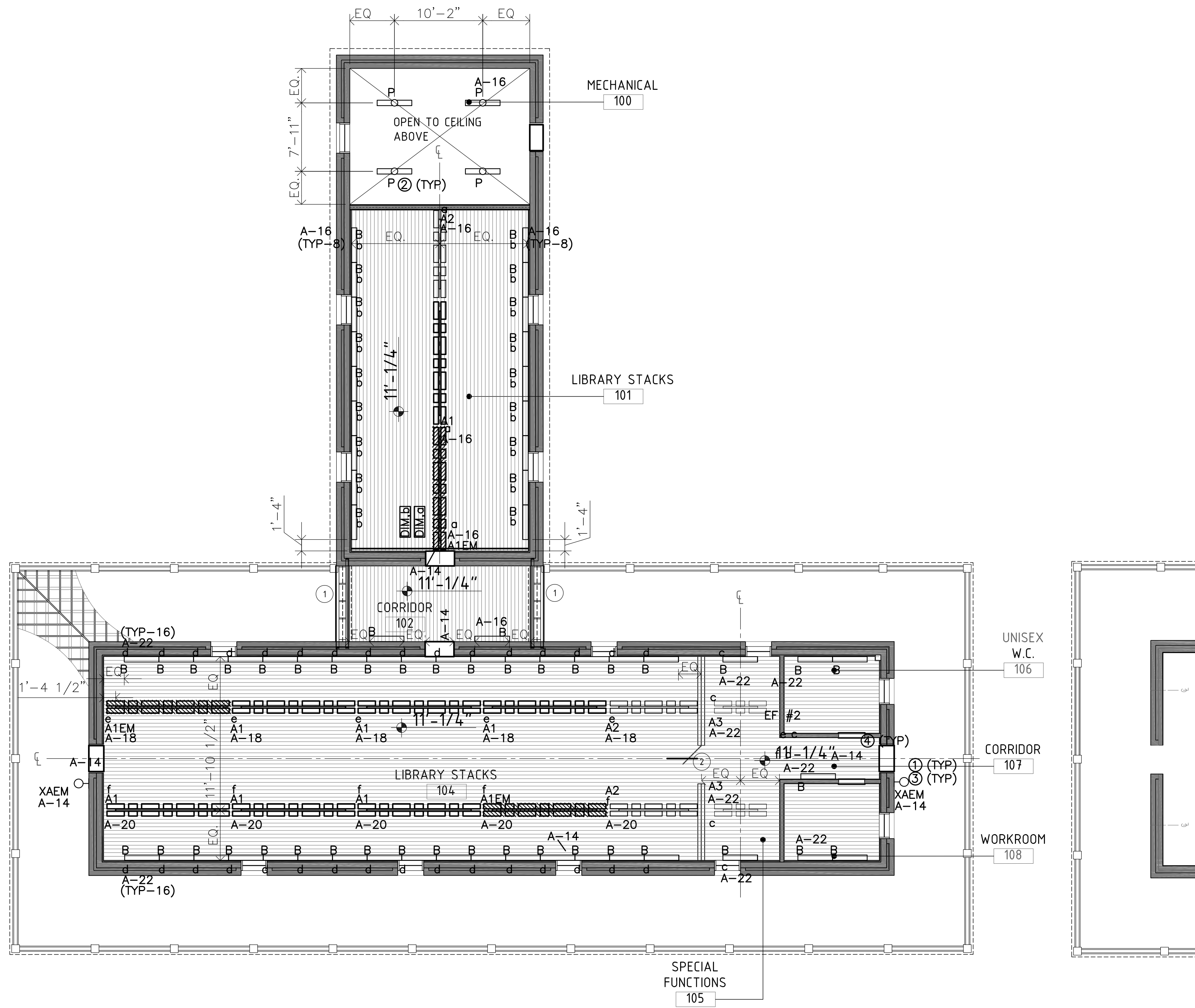
H10 SIMPSON ANCHOR TO USED TO TIE EVERY ROOF TRUSS TO THE TOP PLATE. SEE STRUCTURAL DRAWINGS.

FORT CONCHO RECONSTRUCTION
LONG BARRACKS AND MESS HALL 3 & 4
SAN ANGELO, TEXAS
SECTIONS @ LONG BARRACKS/MESS HALL 4

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1/8" = 1'-0"

- 1 FLOOR TO CEILING GLASS PARTITION
- 2 FLOOR TO CEILING GLASS PARTITION WITH 3'-0" DOOR AT CENTER

KEYED NOTES

- WALL BETWEEN ROOMS 100 AND 101 EXTENDS TO ROOF ABOVE.
- EMERGENCY LIGHT
- EMERGENCY LIGHT
- EMERGENCY LIGHT
- 8' INDEX SUSPENDED DIRECT INDIRECT LIGHT SINGLE CABLE JUNCTION BOX
- 4' INDEX SUSPENDED DIRECT INDIRECT LIGHT SINGLE CABLE JUNCTION BOX
- EMERGENCY LIGHT
- LIGHTS UNDER SEPARATE CIRCUIT TO REMAIN ON WHILE ON EMERGENCY

NOTE: PLEASE SEE MEP E-1 FOR COMPLETE NOMENCLATURE INFORMATION

LEGEND

1. WALL BETWEEN ROOMS 100 AND 101 EXTENDS TO ROOF ABOVE.

GENERAL NOTES



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SAN ANGELO, TEXAS

REFLECTED CEILING PLAN

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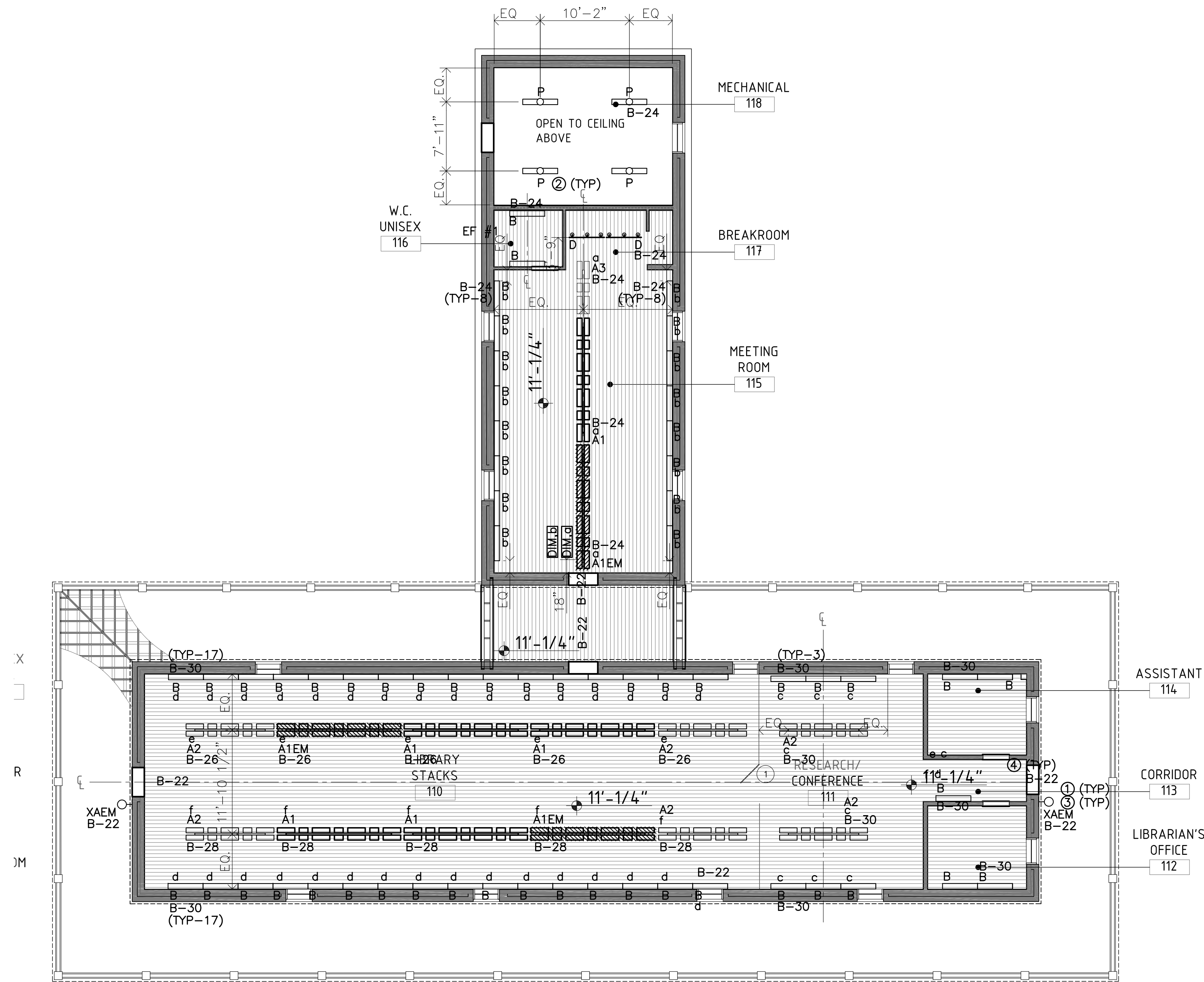
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A4.00

SHEET OF 19



- 1 FLOOR TO CEILING GLASS PARTITION
- 2

KEYED NOTES

- WALL BETWEEN ROOMS 100 AND 101 EXTENDS TO ROOF ABOVE.
- EMERGENCY LIGHT
- EMERGENCY LIGHT
- EMERGENCY LIGHT
- 8' INDEX SUSPENDED DIRECT INDIRECT LIGHT SINGLE CABLE JUNCTION BOX
- 4' INDEX SUSPENDED DIRECT INDIRECT LIGHT SINGLE CABLE JUNCTION BOX
- EMERGENCY LIGHT
- LIGHTS UNDER SEPARATE CIRCUIT TO REMAIN ON WHILE ON EMERGENCY

NOTE: PLEASE SEE MEP E-1 FOR COMPLETE NOMENCLATURE INFORMATION

LEGEND

1. WALL BETWEEN ROOMS 100 AND 101 EXTENDS TO ROOF ABOVE.

GENERAL NOTES



11/21/2017

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01.22.2018

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LONG BARRACKS AND MESS HALL 3 & 4

SAN ANGELO, TEXAS

REFLECTED CEILING PLAN

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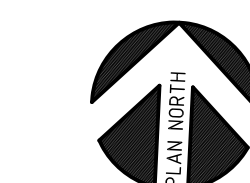
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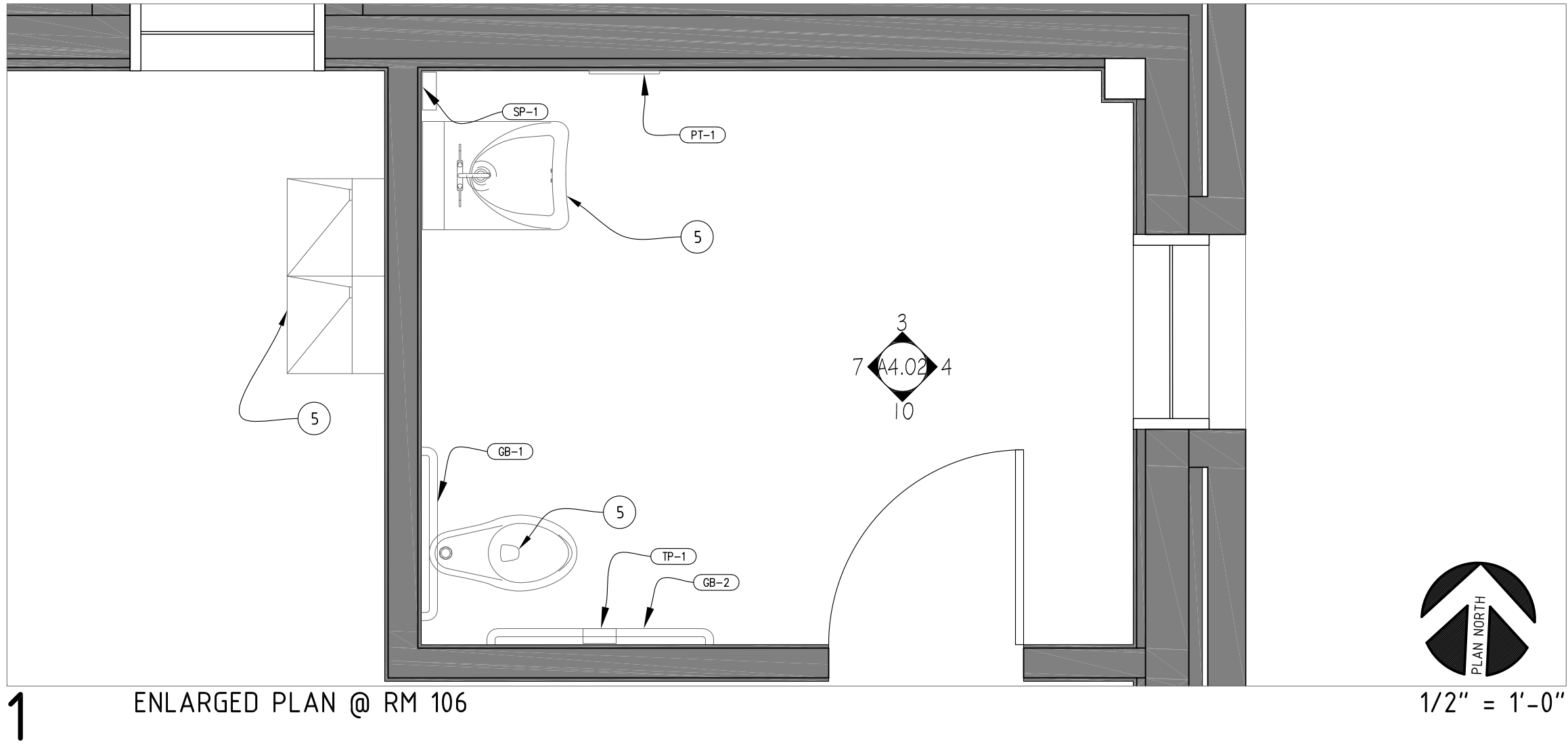
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SHEET OF 19

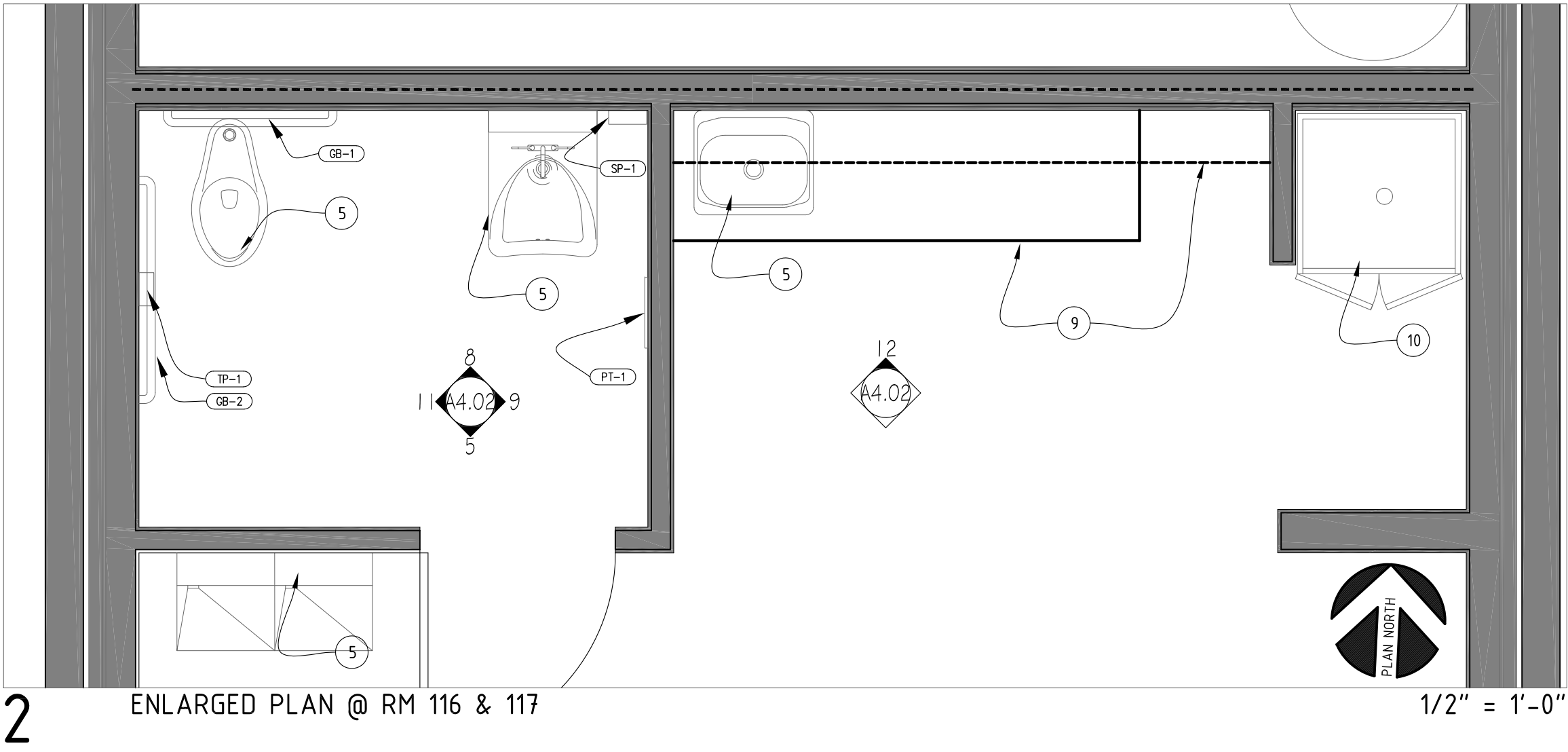


1/8" = 1'-0"



1 ENLARGED PLAN @ RM 106

1/2" = 1'-0"

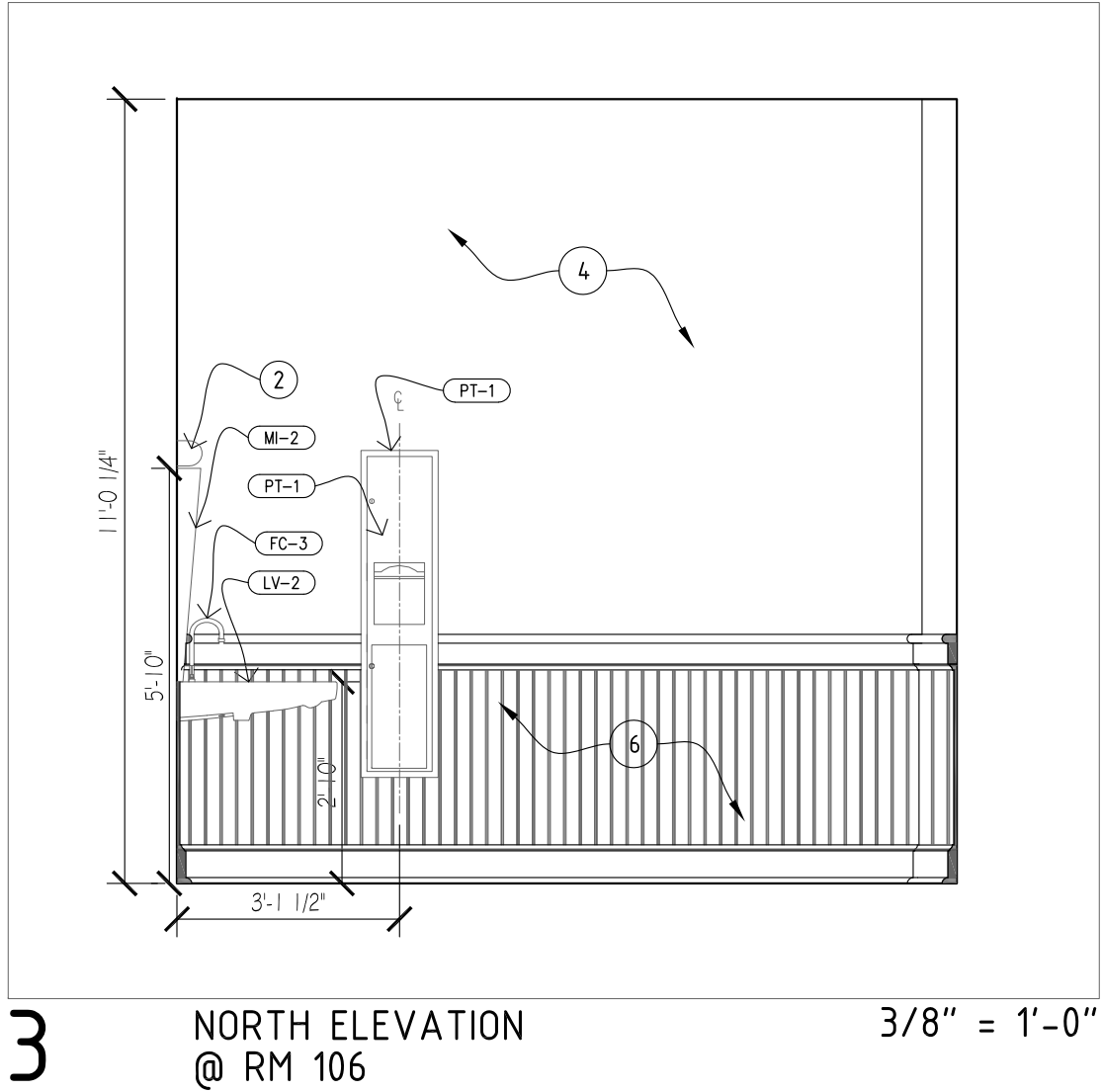


2 ENLARGED PLAN @ RM 116 & 117

1/2" = 1'-0"

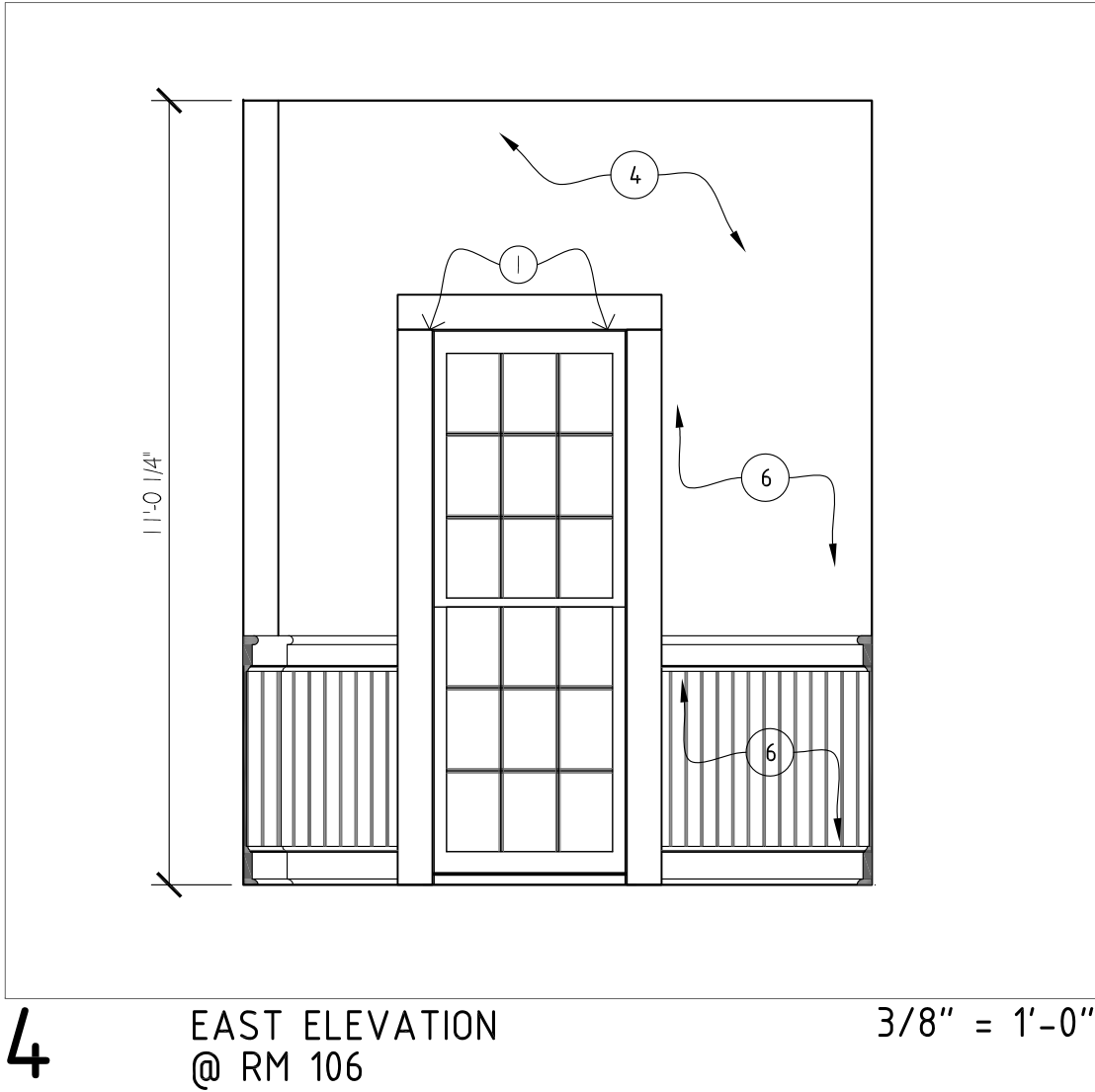
- 1 WOOD WINDOW TRIM PAINTED AS SCHEDULED.
- 2 VANITY LIGHT MODEL 573-22 BY BORDEN LIGHTING. SEE MEP.
- 3 -
- 4 PAINTED GYPSUM BOARD. SEE SHEET A6.03
- 5 PLUMBING FIXTURE AS SCHEDULE
- 6 WOOD WAINSCOT SEE 3/A5.00 - TYPICAL
- 7 LIGHT FIXTURE AS SCHEDULED
- 8 BASE AS SCHEDULED
- 9 STAINED WOOD BASE AND UPPER CABINET
- 10 PBJC-303084 JANITOR CABINET WITH MOP SINK BY WWW.JOHNBOOS.COM

KEYED NOTES



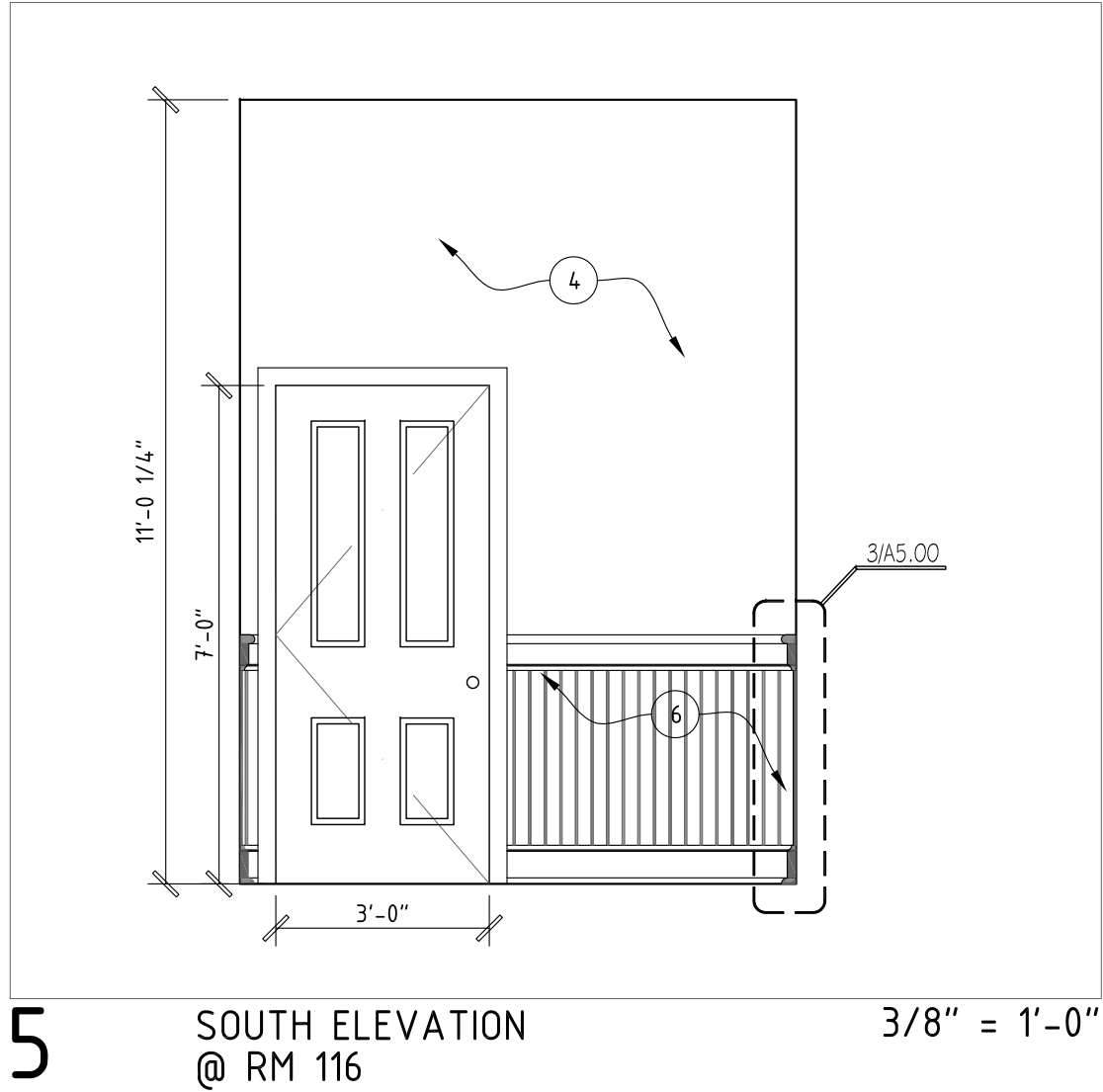
3 NORTH ELEVATION @ RM 106

3/8" = 1'-0"



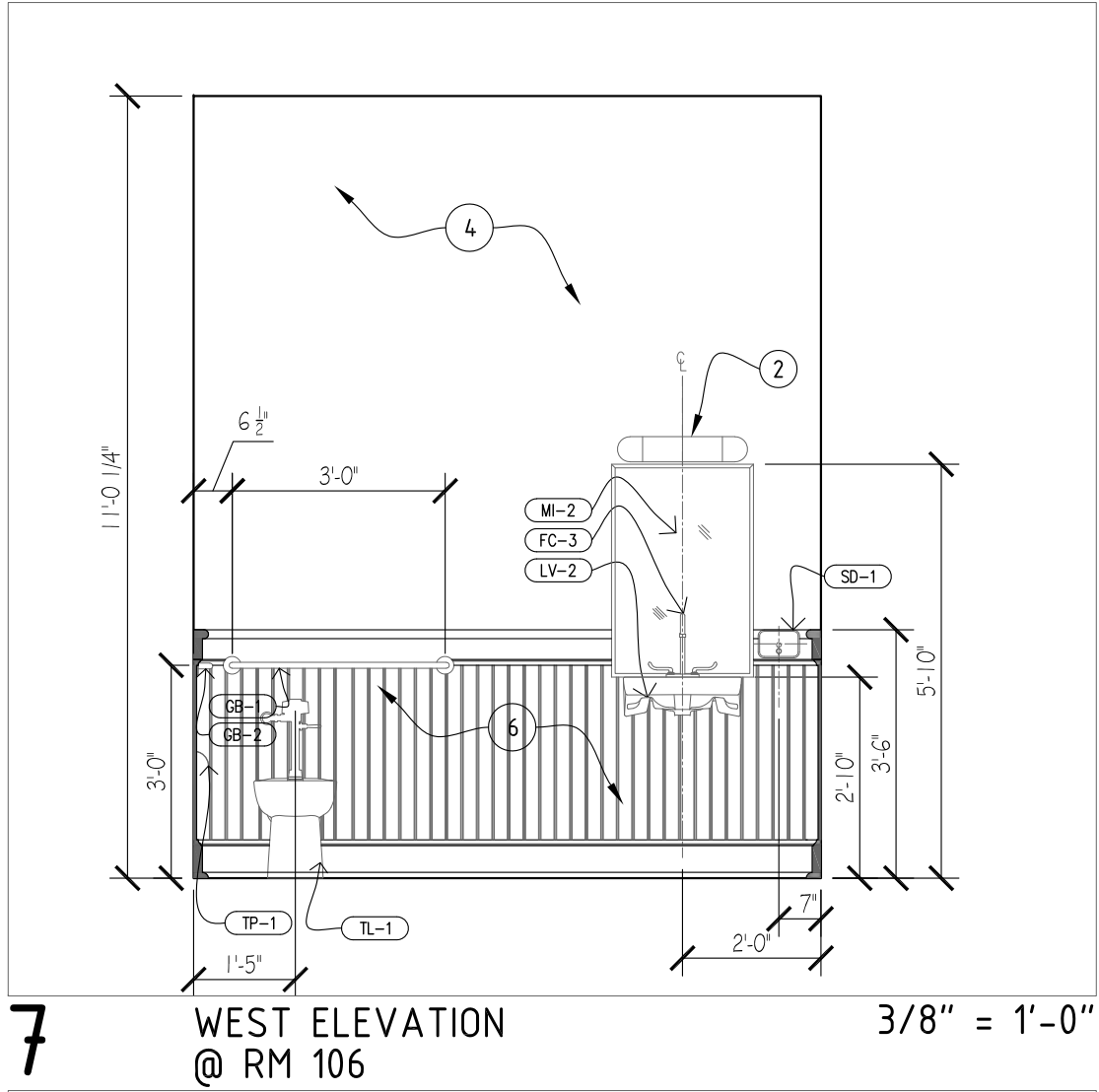
4 EAST ELEVATION @ RM 106

3/8" = 1'-0"



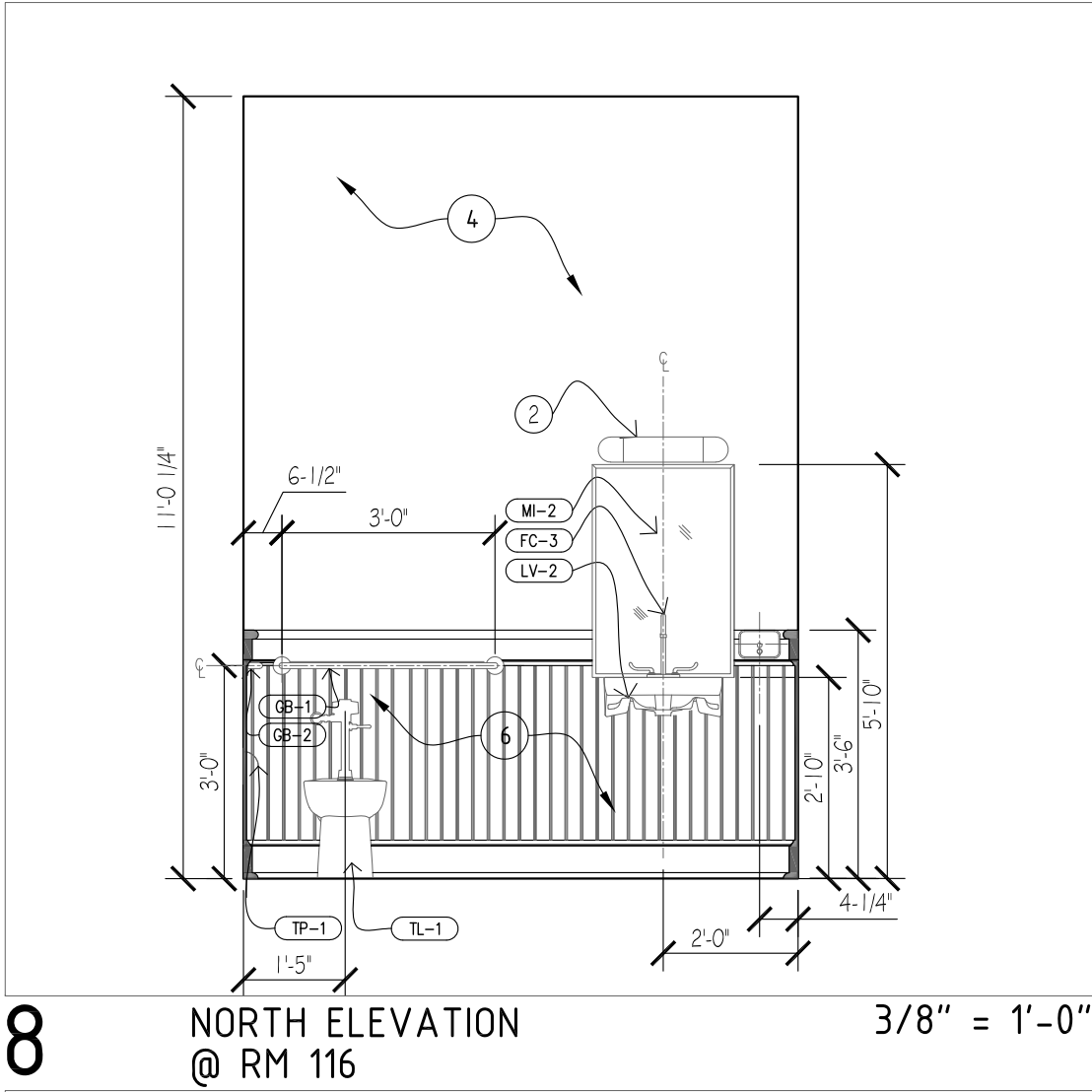
5 SOUTH ELEVATION @ RM 116

3/8" = 1'-0"



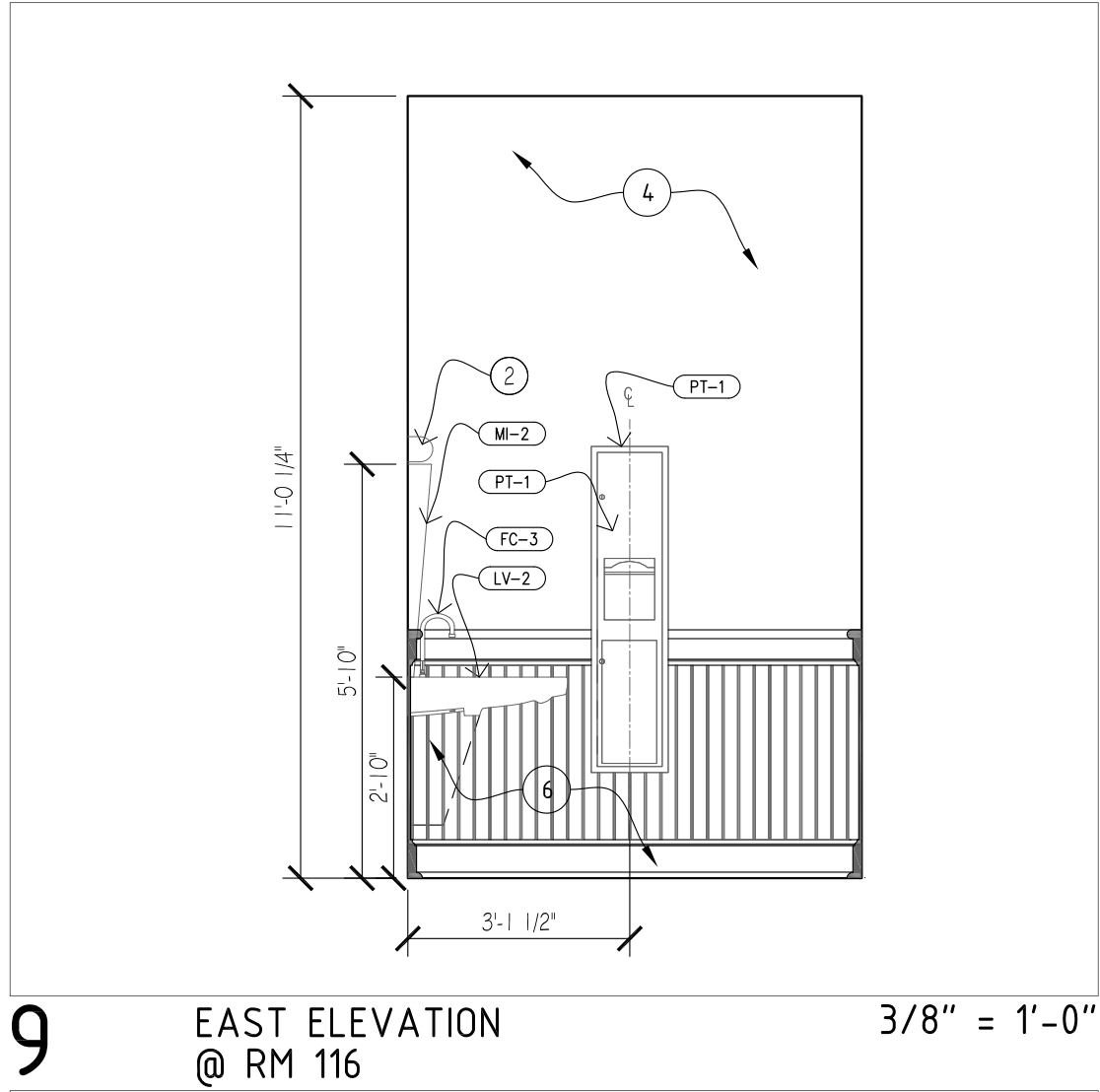
7 WEST ELEVATION @ RM 106

3/8" = 1'-0"



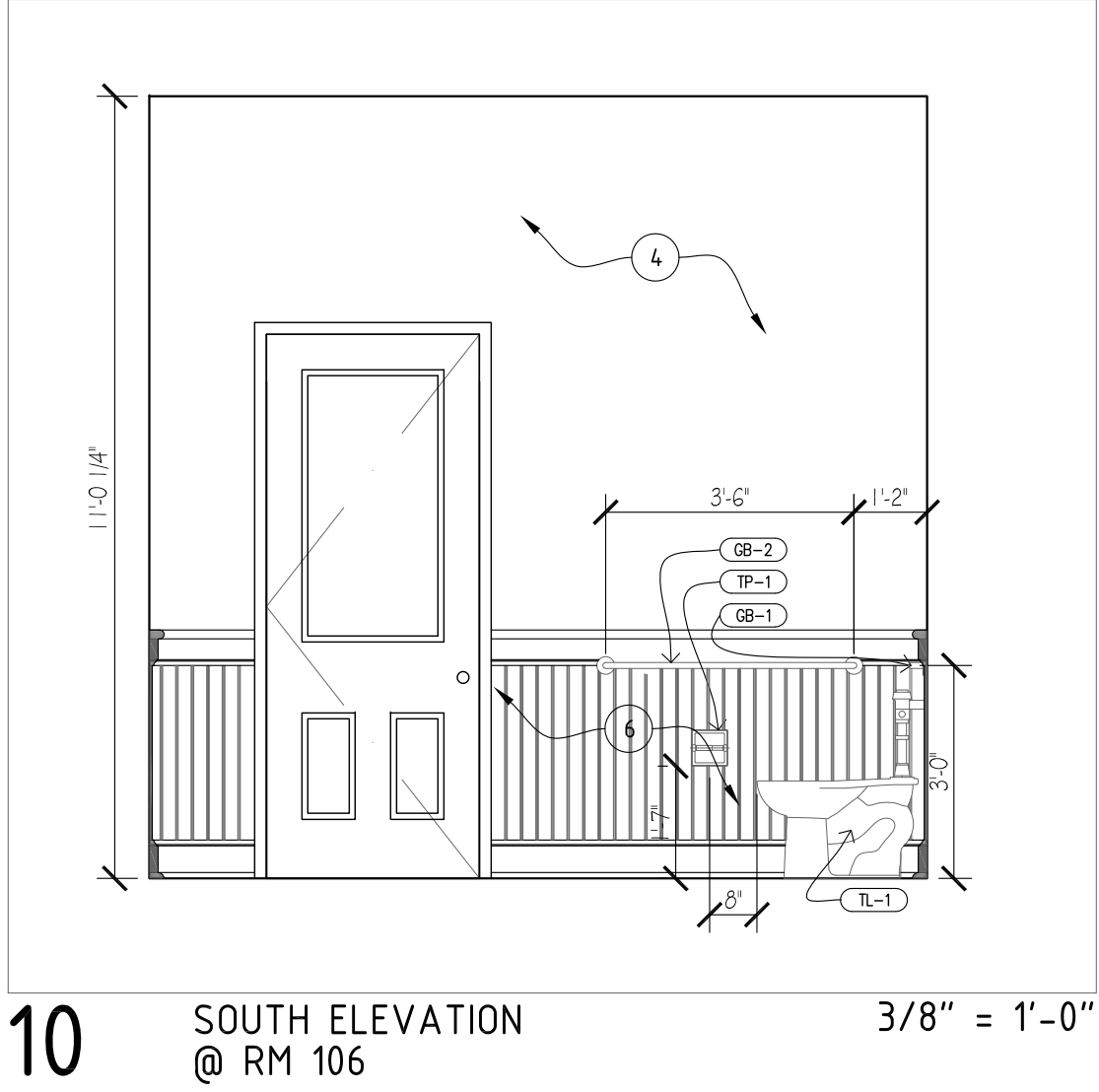
8 NORTH ELEVATION @ RM 116

3/8" = 1'-0"



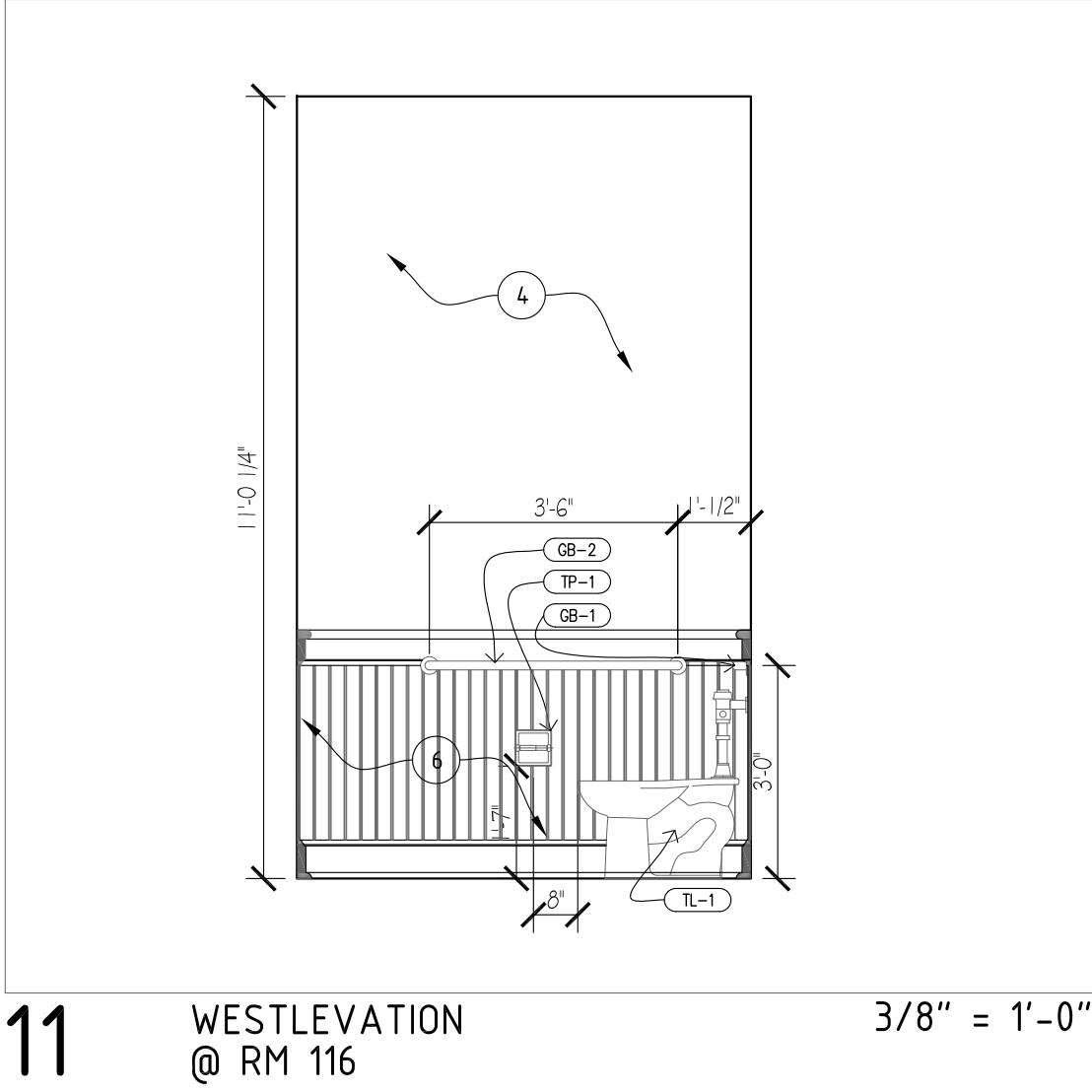
9 EAST ELEVATION @ RM 116

3/8" = 1'-0"



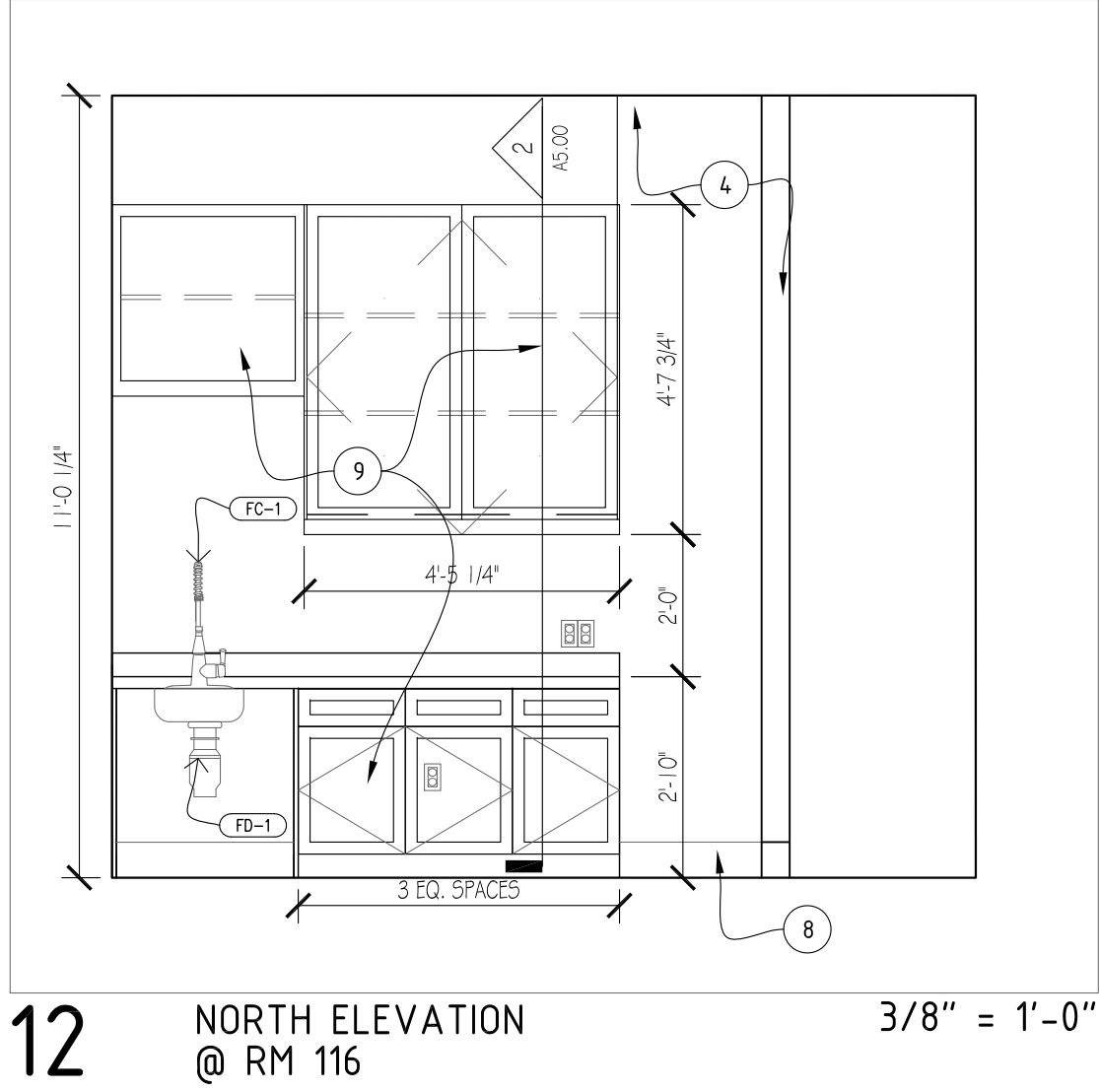
10 SOUTH ELEVATION @ RM 106

3/8" = 1'-0"



11 WEST ELEVATION @ RM 116

3/8" = 1'-0"



12 NORTH ELEVATION @ RM 116

3/8" = 1'-0"

LEGEND

- 1. DOORS AND DRAWERS TO BE COMPOSED OF SOLID WOOD CUSTOM GRADE, 2" WIDE STILE AND RAIL, MITER CUT JOINED, WITH A FLAT RECESSED SOLID PANEL, FLUSHED.
- 2. ALL CABINETRY TO BE MAPLE FINISH.
- 3. PROVIDE SHOP DRAWINGS FOR ALL MILL WORK. PROVIDE SHOP DRAWINGS FOR ALL MILL WORK. CABINETS, SHELVES, AND COUNTER TOPS TO BE MADE WITH PLYWOOD FINISHED WITH PLASTIC LAMINATION. COLOR TO BE SELECTED BY ARCHITECT.
- 4. INTERIOR OF CABINETS TO BE PAINTED FINISH
- 5. PROVIDE WOOD BLOCKING FOR MOUNTING MILLWORK AND WALL BRACKETS.
- 6. ALL CABINET DRAWERS AND DOORS TO RECEIVE HARDWARE. HARDWARE PULLS TO BE STANLEY 4478-27 ALUMINUM RIBBON PULL 3" C-C SATIN ALUMINUM

GENERAL NOTES

- FC-1 KITCHEN FAUCET SEMI-PROFESSIONAL KITCHEN FAUCET MODEL QUINCE 4433.350 BY AMERICAN STANDARD.
- FC-3 WC FAUCET TWO-HANDLE CENTERSET LAVATORY FAUCET MODEL MONTERREY 7502.170 BY AMERICAN STANDARD.
- FD-1 FOOD DISPOSAL MODEL GFC525V-GE BY GENERAL ELECTRIC
- GB-1 GRAB BAR 36" GRAB BAR MODEL NO. B-5806 BY BOBRICK.
- GB-2 GRAB BAR 42" GRAB BAR MODEL NO. B-5806 BY BOBRICK.
- LV-2 ADA LAVATORY WHEEL CHAIR USERS LAVATORY MODEL 9141.011 BY AMERICAN STANDARD.
- MI-2 MIRROR TILT MIRROR WITH STAINLESS STEEL FRAME MODEL B-293-2436 BY BOBRICK.
- PT-1 PAPER TOWEL DISPENSER RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE TRIMLINE SERIES MODEL B-3803 BY BORICK.
- SD-1 SOAP DISPENSER MODEL NO. 818615 BY BOBRICK
- TL-1 TOILET MADERA FLOWISE 16-1/2" HEIGHT, 128 GPF FLUSHOMETER TOILET W/ EVERCLEAN MANUAL FLUSH VALVE, WHITE, WITH 5901.100 SEAT BY AMERICAN STANDARD.
- TP-1 TOILET PAPER DISPENSER RECESSED TOILET PAPER DISPENSER WITH HOOD MODEL B-6697. BY BORICK.

ACCESSORY SCHEDULE

REGISTERED ARCHITECT
KILLIS ALMOND ARCHITECTS
11/2/2017

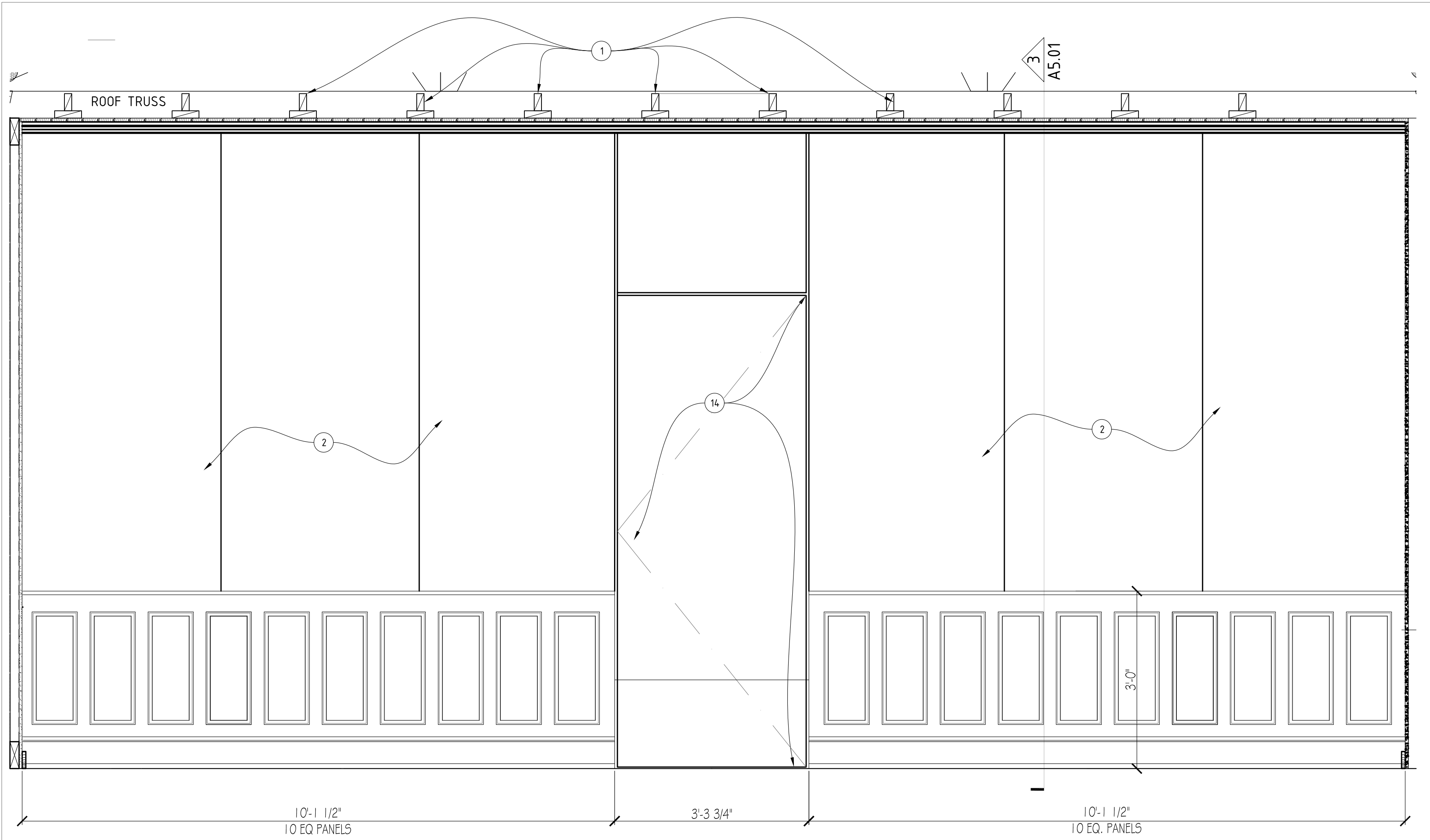
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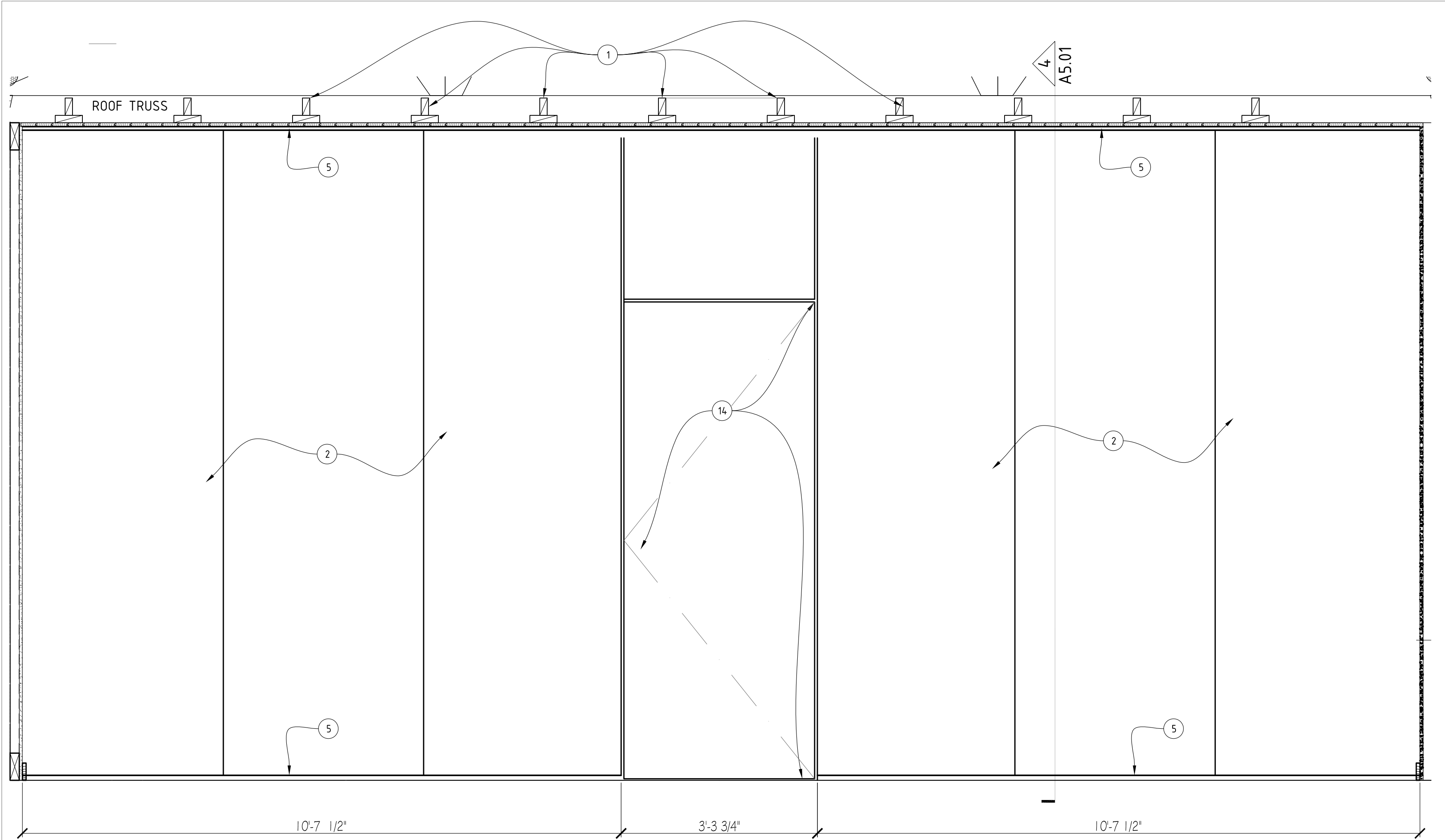
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SAN ANGELO, TEXAS
LARGE SCALE PLANS & INTERIOR ELEVATIONS

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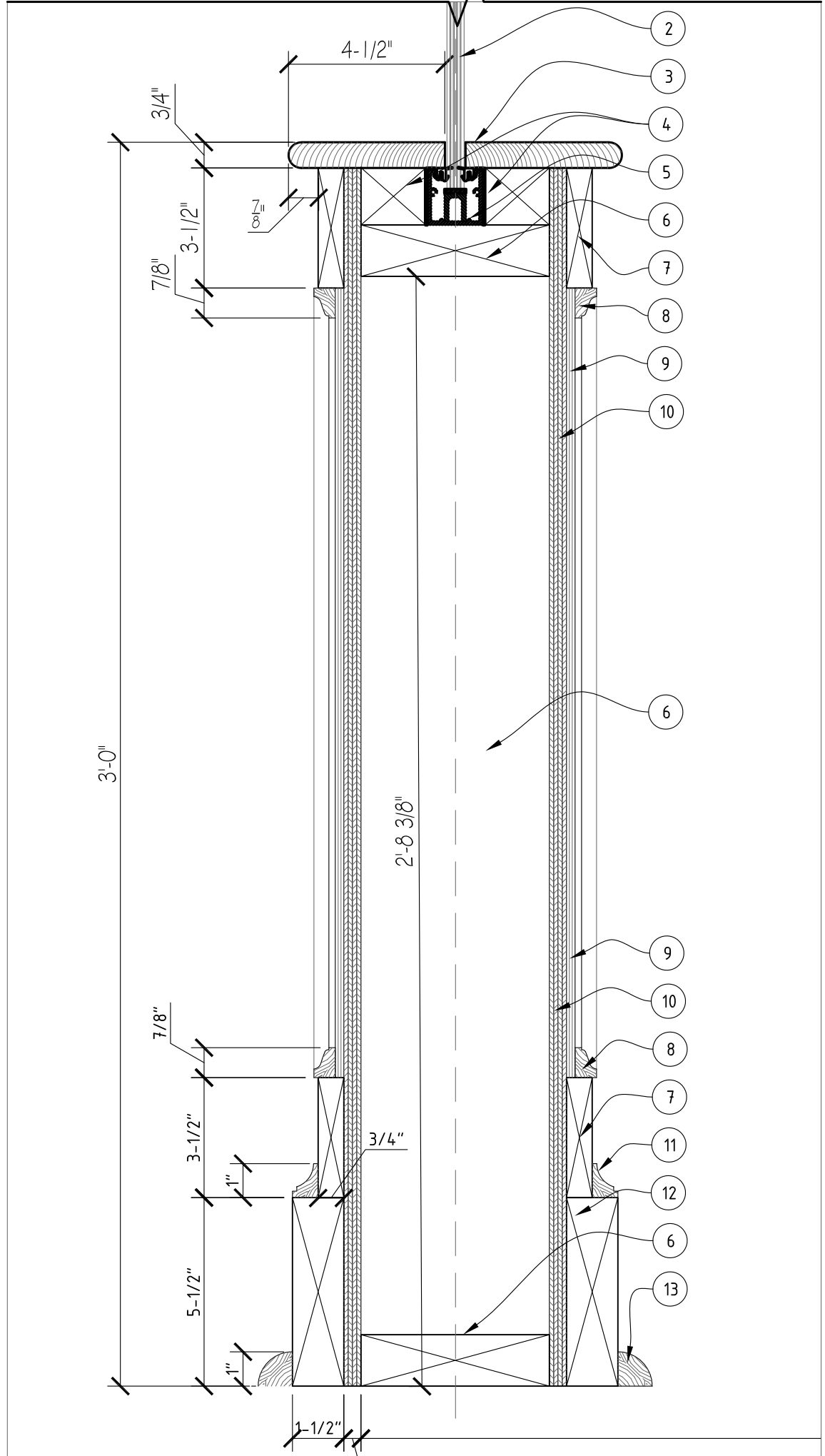
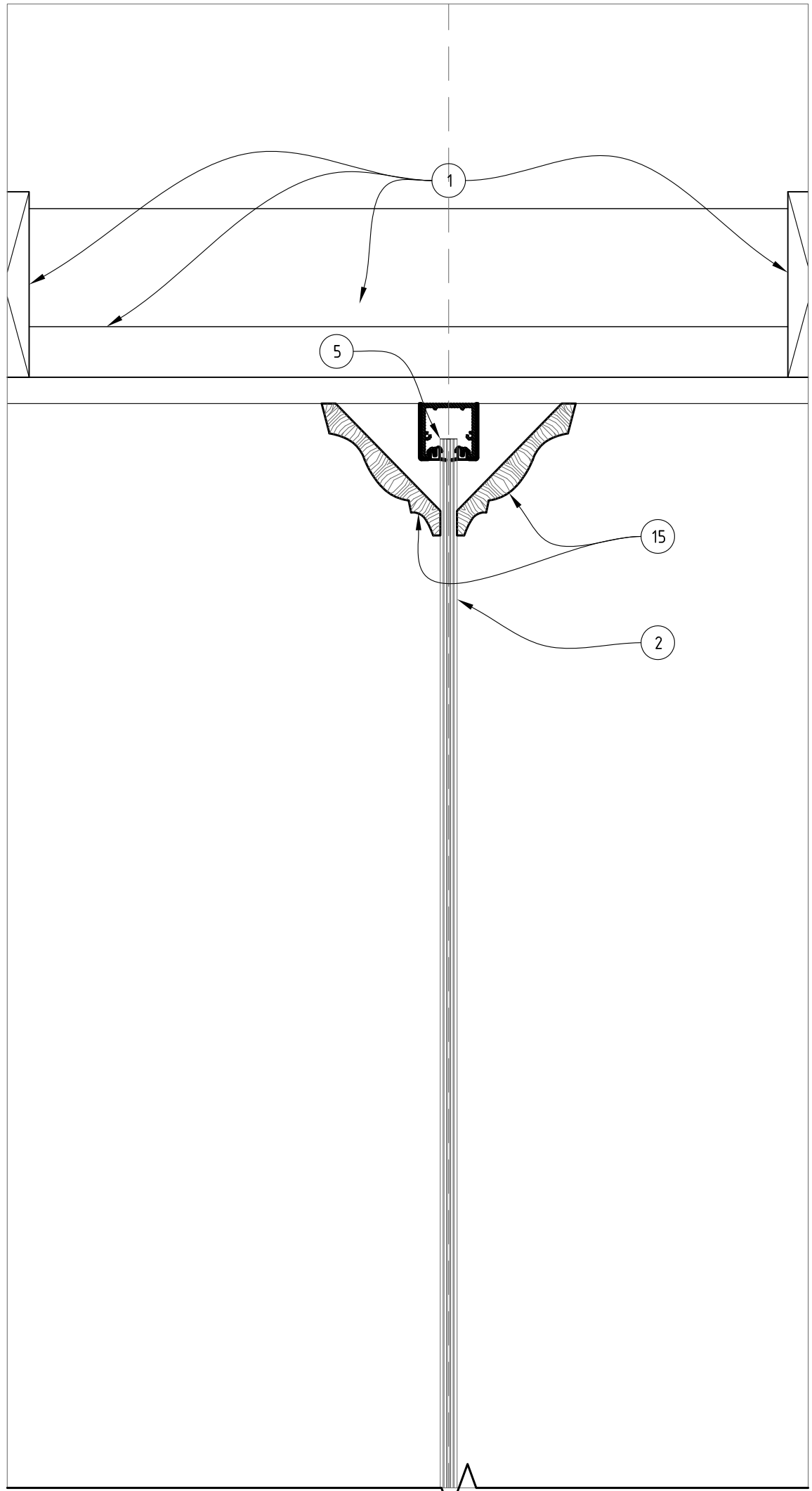
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1 WEST ELEVATION
@ RM 105



2 WEST ELEVATION
@ RM 111



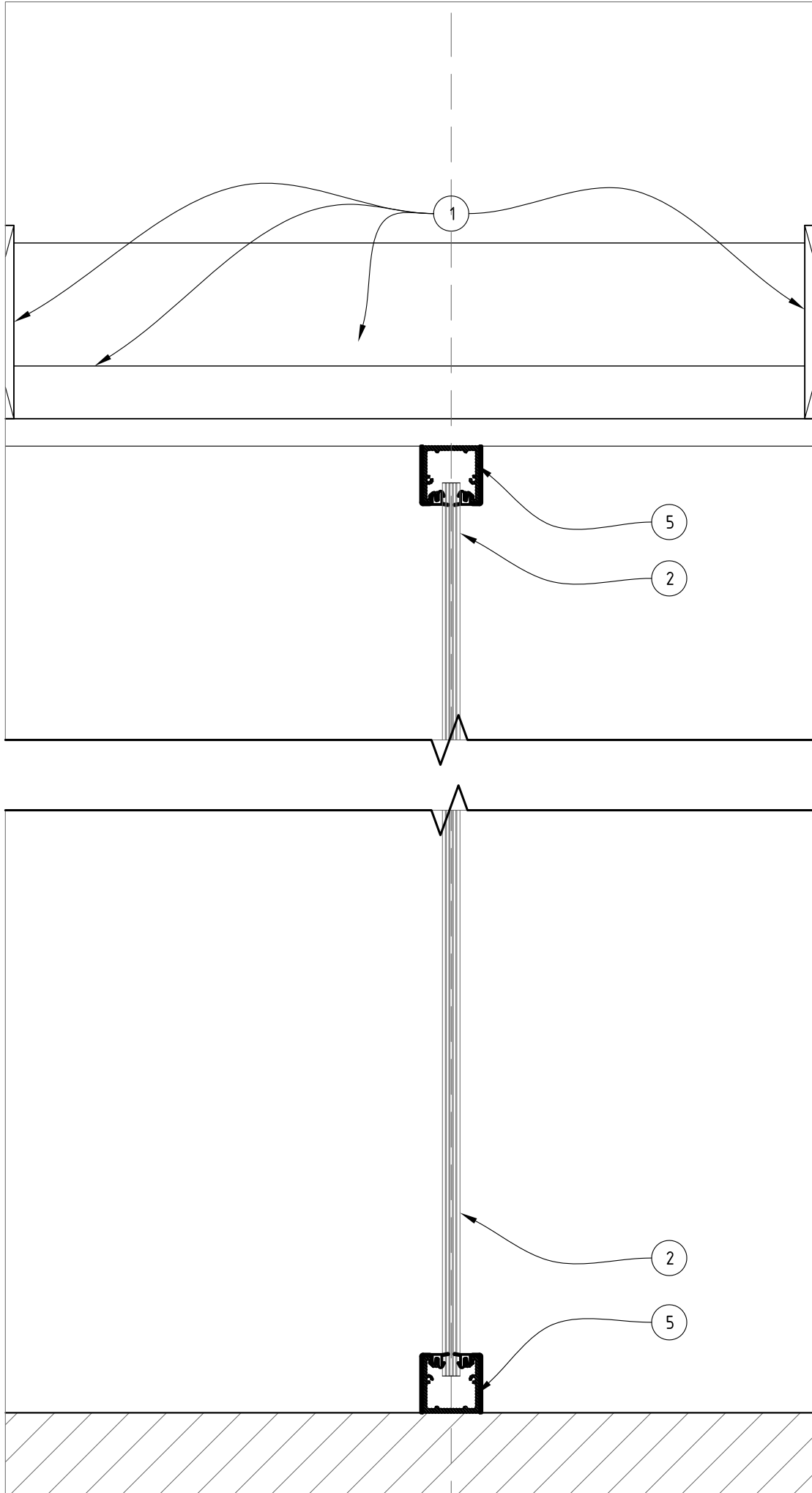
3 NORTH ELEVATION
@ RM 105

- GC TO PREPARE CEILING STRUCTURE TO RECEIVE GLASS CHANNEL. 2X4 ON TOP OF 2X6 TO CREATE T-SHAPE @ 24" O.C.
- 1/2" TEMPERED GLASS AS SPECIFIED
- 1X SAPELE WOOD BOARD STAIN COLOR BY ARCHITECT
- BLOCK AS NEEDED
- UCDU3812240 BLACK BRONZE TOP AND BOTTOM CHANNELS BY C.R. LAURENCE CO., INC.
- 2X6 WOOD STUD STRUCTURE
- 1X4 SAPELE WOOD BOARD, STAIN COLOR BY ARCHITECT
- PLANT-ON MODEL NUMBER PL-56 5/8 X 7/8 BY ALAMO HARDWOODS 210.736.3137
- 1/4" SAPELE WOOD PANEL STAINED COLOR BY ARCHITECT
- 1/2" FURNITURE GRADE PLYWOOD
- PLANT-ON MODEL NUMBER PL-104 3/4X1 BY ALAMO HARDWOODS 210.736.3137
- 2X6 SAPELE WOOD BOARD STAIN COLOR BY ARCHITECT
- 3/4" ROUND SAPELE WOOD
- DOOR HARDWARE AS SPECIFIED
- 3/4 x 5 3/4 A-1 SAPELE WOOD CROWN MOLDING BY WWW.ALAMOHARDWOODS.COM

KEYED NOTES

- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- PANELS TO BE OF SAPELE WOOD AND STAINED AS PER ARCHITECTS APPROVAL.

GENERAL NOTES



4 NORTH ELEVATION
@ RM 111



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SAN ANGELO, TEXAS
LARGE SCALE PLANS & INTERIOR ELEVATIONS

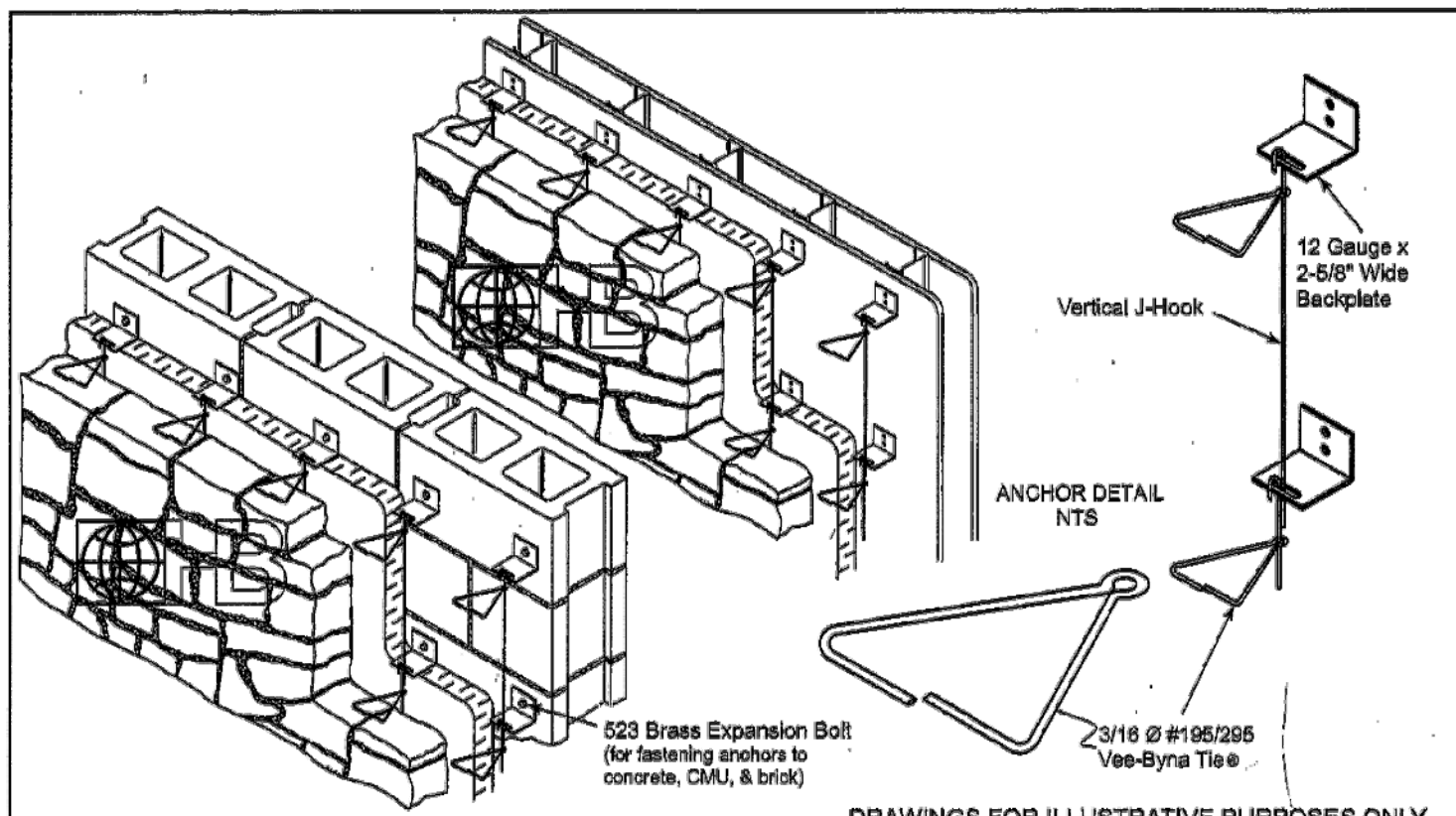
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Adjustable Anchor System for Rubble Stone
Tie-HVR-195VB Anchor System
CLIP-STYLE (for INSULATED CAVITY WALL w/METAL STUD or CONCRETE BACKUP)



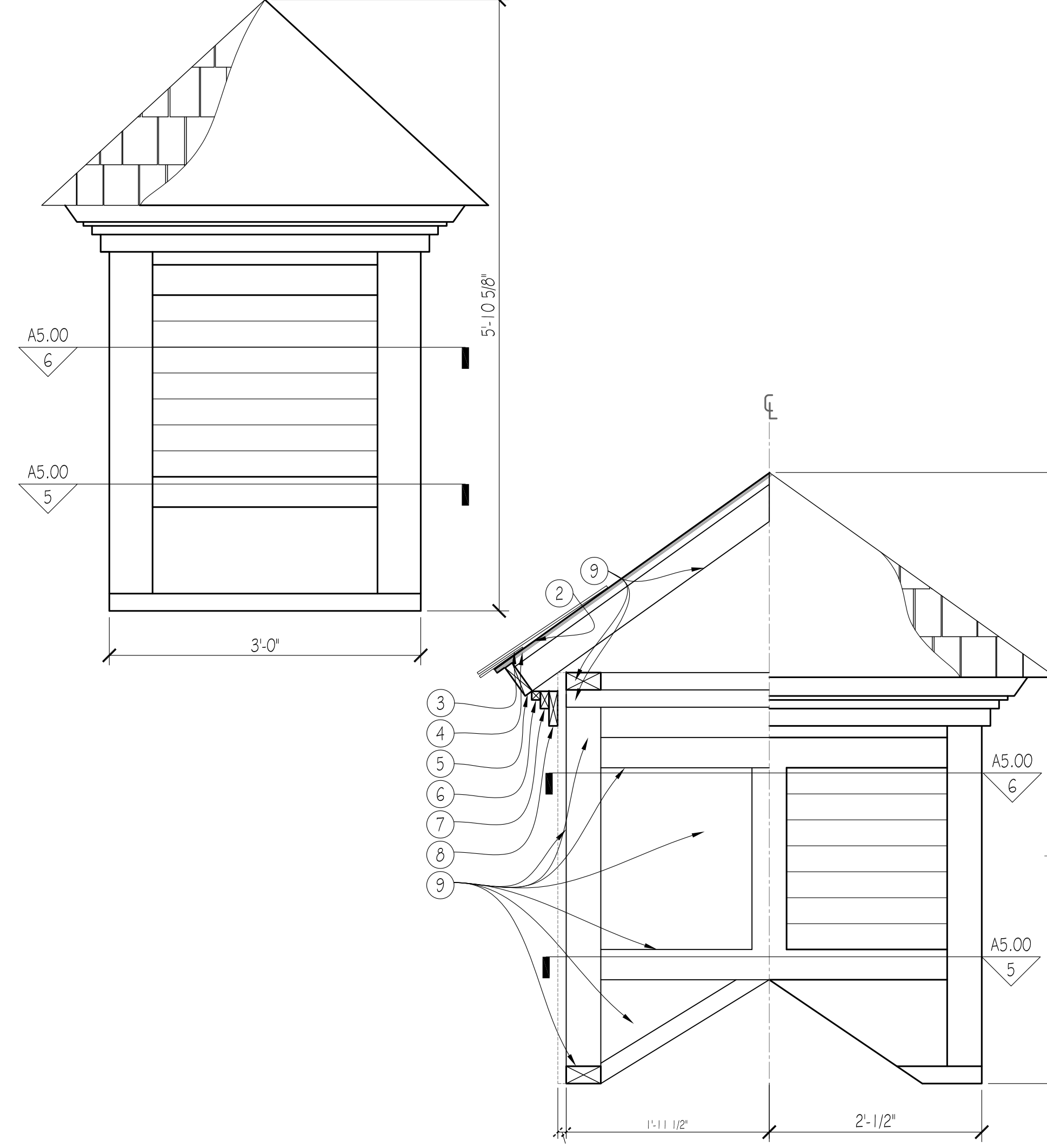
DRAWINGS FOR ILLUSTRATIVE PURPOSES ONLY			
Material Conformance			
Sheet Metal: (Carbon Steel): ASTM A1008/A1008M Zinc Coating: ASTM A153/A153M Class B (sheet metal tie and anchors hot-dip galvanized after fabrication). (Hot-Dip Galvanized available special order only) (Stainless Steel): ASTM A486, ASTM A480, ASTM A240/A240M, and ASTM A167 - AISI Type 304 or 316			
Wire: (Carbon Steel): Prefabricated construction from cold-drawn steel wire conforming to ASTM A1064/A1064M Tensile Strength - 80,000 p.s.i. Yield Point - 70,000 p.s.i. minimum Zinc Coating: Hot-Dip Galvanized after fabrication: ASTM A153/A153M Class B (1.5 oz/ft²) (Hot-Dip Galvanized available special order only) Note: Hohmann & Barnard will certify to a minimum of 2.0 oz/ft² (Stainless Steel): ASTM A580/A580M - AISI Type 304 or 316			
VERTICAL J-HOOK: (Carbon Steel): ASTM A36/A36M (Hot-Dip Galvanized: ASTM A153/A153M Class B - special order only)			
VERTICAL J-HOOK (Stainless Steel): ASTM A276 - AISI Type 304 or 316			
U.S. Patent No. 8,904,726			
H&B manufactures steel wire products from a minimum of 99% post-consumer recycled material.			
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30 Resons Court | Hauppauge, NY 11788
CORPORATE HEADQUARTERS
T: 800.645.0616 F: 631.234.0683
www.h-b.com

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CANADA

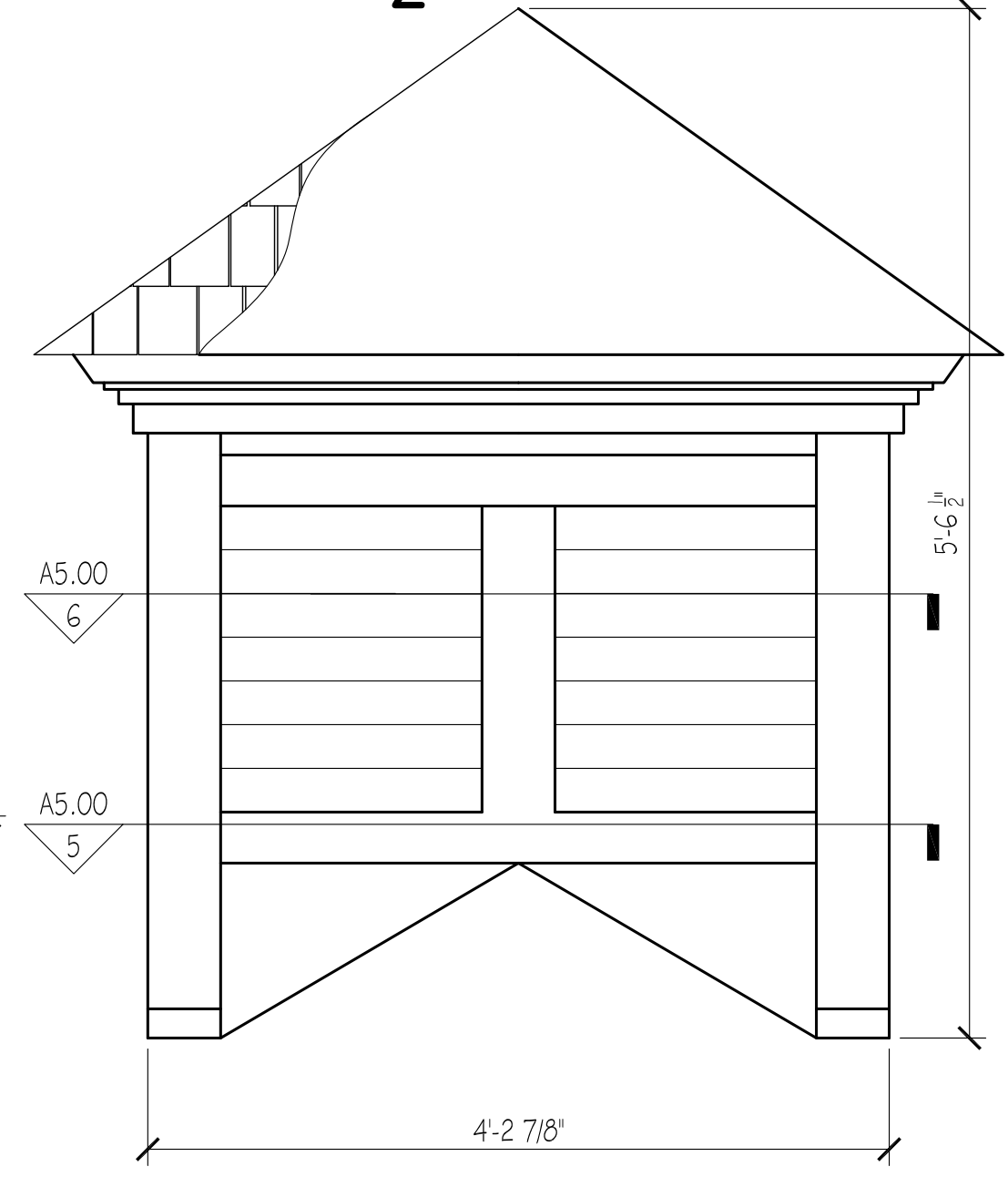
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1 ADJUSTABLE ANCHOR SYSTEM FOR RUBBLE STONE



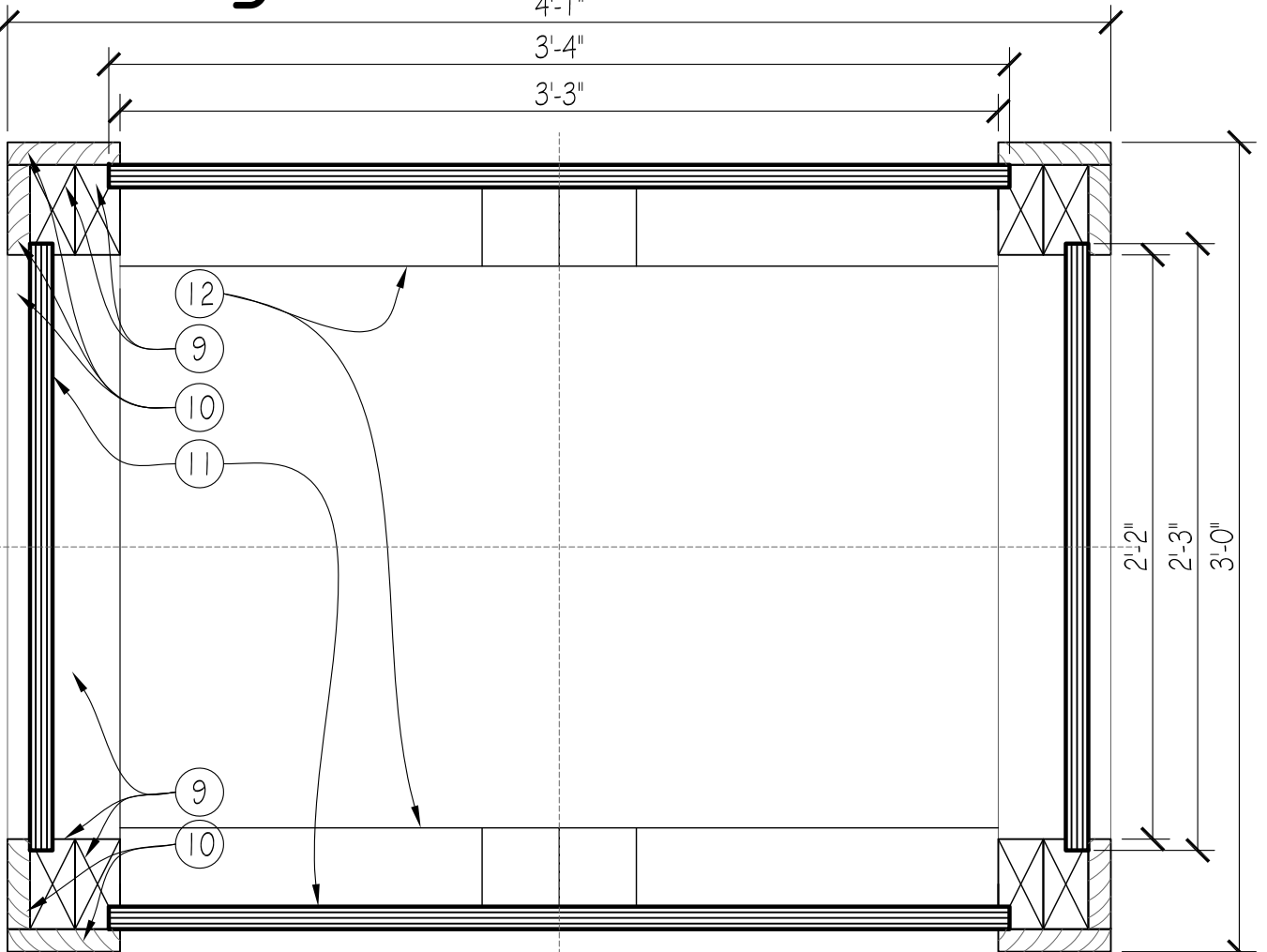
4 LANTERN DETAILS

2 SECTION @ CABINETS

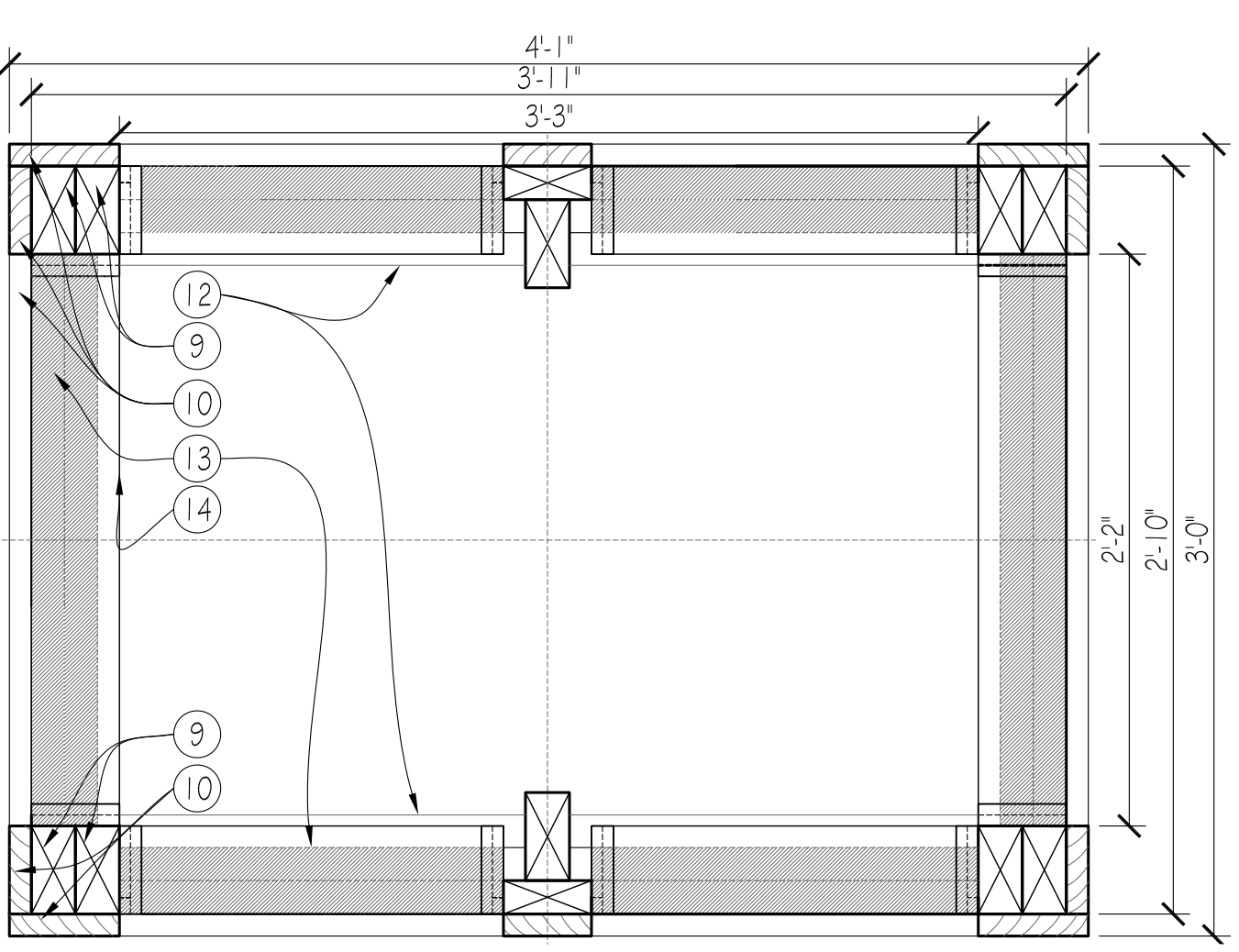


1" = 1'-0"

3 SECTION @ WAINSCOT



5 LANTERN SECTION



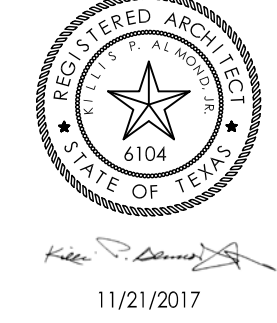
6 LANTERN SECTION

- FLOOR TO CEILING GLASS PARTITION
- UNDERLAYMENT - ICE AND WATER SHIELD OR EQUAL
- WALLABA HARDWOOD SHINGLES 25YR WARRANTY BY TURADA AS SPECIFIED
- 3/4" T&G CDX CONTINUOUS SHEATHING
- 1X4 FASCIA 2 COATS PRIME 2 COATS PAINT, COLOR TO MATCH EXISTING
- 1X1 TRIM 2 COATS PRIME 2 COATS PAINT, COLOR TO MATCH EXISTING
- 1X2 TRIM 2 COATS PRIME 2 COATS PAINT, COLOR TO MATCH EXISTING
- 1X4 TRIM 2 COATS PRIME 2 COATS PAINT, COLOR TO MATCH EXISTING
- 2X4 STRUCTURAL FRAME
- 1X'S AS NEEDED TO COVER STRUCTURAL FRAME. 2 COATS PRIME 2 COATS PAINT, COLOR TO MATCH EXISTING
- 3/4" BCX PLYWOOD PANEL. 2 COATS PRIME 2 COATS PAINT, COLOR TO MATCH EXISTING
- 2X DIAGONAL BRACE TO NAIL TO ROOF SHEATHING AND STRUCTURE
- DBL 2X'S FOR STRUCTURAL INTEGRITY AND TO SUPPORT LOUVER BOX
- LOUVER BOX
- 1" QUARTER ROUND 2 COATS PRIME 2 COATS PAINT. COLOR AS APPROVED BY ARCHITECT
- 2x6 FIX BOARD 2 COATS PRIMED 2COATS PAINT. COLOR AS APPROVED BY ARCHITECT.
- P-101 PLANTON BY WWW.ALAMOHARDWOODS.COM (OR EQUAL) 2 COATS PRIMED 2 COATS PAINT, COLOR AS APPROVED BY ARCHITECT.
- 3/4" THICK DOUBLE BEAD BOARD 2 COATS PRIMED 2 COATS PAINT. COLOR AS APPROVED BY ARCHITECT.
- 2X4 FIR OR POPLAR PAINT GRADE. 2 COATS PRIME 2 COATS PAINT. COLOR AS APPROVE BY ARCHITECT.
- 1/2" X 2 1/2" FIR CAP PAINT GRADE. 2 COATS PRIME 2COATS PAINT. COLOR AS APPROVE BY ARCHITECT.
- 1-1/2" WOOD BOARD STAIN GRADE WOOD MAPLE FINISH.
- STAINED GRADE WOOD. NATURAL MAPLE FINISH.
- 1-1/2" WOOD APRON. STAIN GRADE WOOD MAPLE FINISH.
- LED TAPE LIGHTING, SEE MEP FOR LIGHTING INFORMATION.
- 3/4" PLYWOOD ADJUSTABLE SHELF, TYPICAL.
- 1/4" PLYWOOD BACK ON 1X WOOD NAILERS.
- STARON COUNTER TOP MODEL FC151 COLLUVIUM
- STANLEY TOOLS 4478-27 PULL HANDLES
- K-V RECESSED STDs.

NOTE: NOT ALL KEYED NOTES USED
KEYED NOTES

- DOORS AND DRAWERS TO BE COMPOSED OF SOLID WOOD CUSTOM GRADE, 2" WIDE STILE AND RAIL, MITER CUT JOINED, WITH A FLAT RECESSED SOLID PANEL, FLUSHED.
- ALL CABINETRY TO BE MAPLE FINISH.
- PROVIDE SHOP DRAWINGS FOR ALL MILL WORK. PROVIDE SHOP DRAWINGS FOR ALL MILL WORK. CABINETS, SHELVES, AND COUNTER TOPS TO BE MADE WITH PLYWOOD FINISHED WITH PLASTIC LAMINATION. COLOR TO BE SELECTED BY ARCHITECT.
- INTERIOR OF CABINETS TO BE PAINTED FINISH
- PROVIDE WOOD BLOCKING FOR MOUNTING MILLWORK AND WALL BRACKETS.
- ALL CABINET DRAWERS AND DOORS TO RECEIVE HARDWARE. HARDWARE PULLS TO BE STANLEY 4478-27 ALUMINUM RIBBON PULL 3" C-C SATIN ALUMINUM

GENERAL NOTES



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DETAILS

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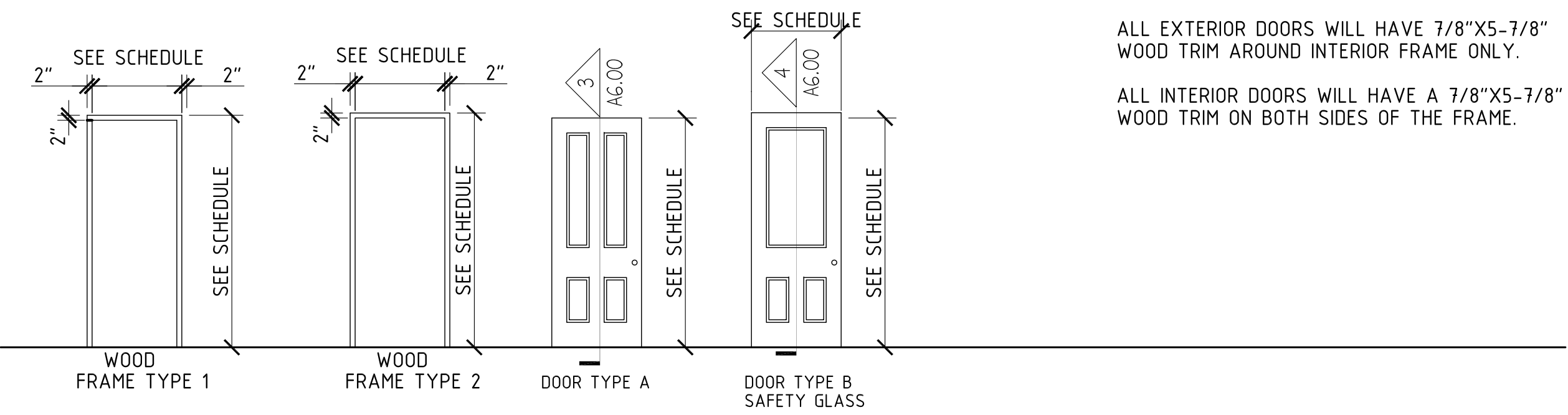
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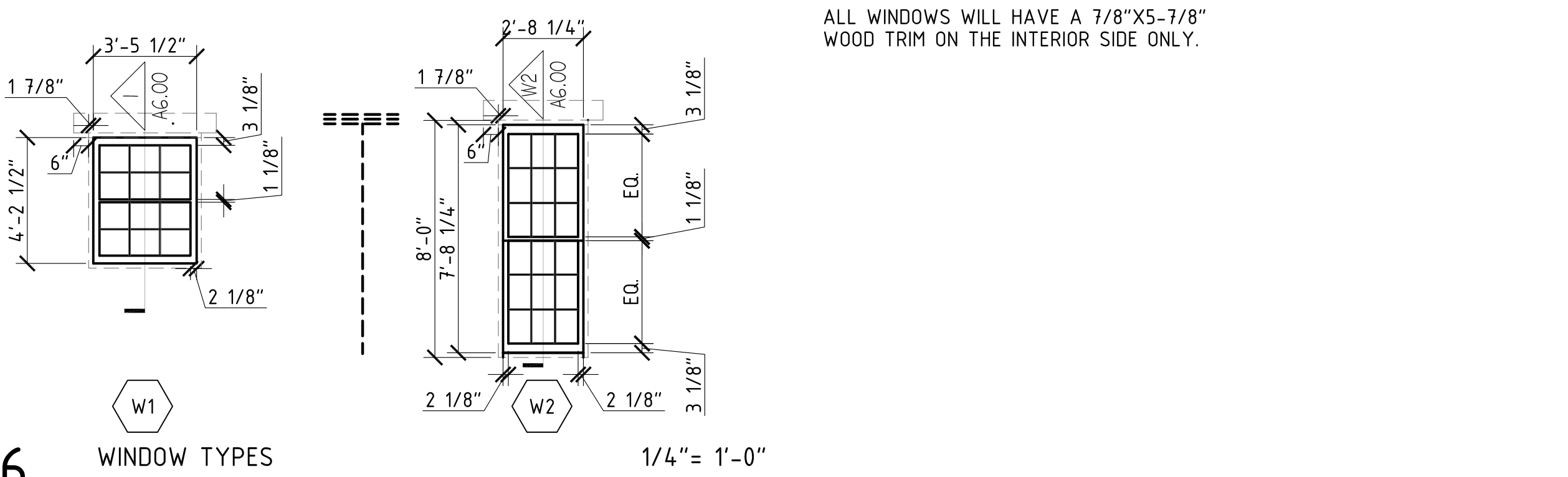
A5.00

DOOR SCHEDULE													
DOOR NUMBER	DOOR								DOOR FRAME				REMARKS
	SIZE			MTRL.	TYPE	FINISH		HARDWARE SET SEE SPECS	MTRL.	FINISH		TYPE	
	WIDTH	HT.	THK.			PUSH S.	PULL S.			PUSH S.	PULL S.		
MESS HALL 3													
D100	3'-0"	8'-0"	1 3/4"	SWD	A	PAINT	PAINT	2	WOOD	PAINT	PAINT	2	1X6 WOOD TRIM ON INTERIOR SIDE 1-7/8" THICK WOOD FRAME, PAINT TO MATCH EXISITNG
D101	3'-0"	8'-0"	1 3/4"	SWD	A	PAINT	PAINT	2	WOOD	PAINT	PAINT	2	1X6 WOOD TRIM ON INTERIOR SIDE 1-7/8" THICK WOOD FRAME, PAINT TO MATCH EXISITNG
LONG BARRACKS 3													
D104A	3'-0"	8'-0"	1 3/4"	SWD	A	PAINT	PAINT	2	WOOD	PAINT	PAINT	2	1X6 WOOD TRIM ON INTERIOR SIDE 1-7/8" THICK WOOD FRAME, PAINT TO MATCH EXISITNG
D104B	3'-0"	8'-0"	1 3/4"	SWD	A	PAINT	PAINT	1	WOOD	PAINT	PAINT	2	1X6 WOOD TRIM ON INTERIOR SIDE 1-7/8" THICK WOOD FRAME, PAINT TO MATCH EXISITNG
D106	3'-0"	8'-0"	1 3/4"	SWD	B	PAINT	PAINT	3	WOOD	PAINT	PAINT	2	FROSTED SAFETY GLASS 1X6 WOOD TRIM ON BOTH SIDES 1-7/8" WOOD FRAME,
D107	3'-0"	8'-0"	1 3/4"	SWD	A	PAINT	PAINT	1	WOOD	PAINT	PAINT	2	1X6 WOOD TRIM ON INTERIOR SIDE 1-7/8" THICK WOOD FRAME, PAINT TO MATCH EXISITNG
D108	3'-0"	8'-0"	1 3/4"	SWD	B	PAINT	PAINT	2	WOOD	PAINT	PAINT	2	SAFETY GLASS 1X6 WOOD TRIM ON BOTH SIDES 1-7/8" THICK WOOD FRAME, PAINT TO MATCH EXISITNG
LONG BARRACKS 4													
D110A	3'-0"	8'-0"	1 3/4"	SWD	A	PAINT	PAINT	1	WOOD	PAINT	PAINT	2	1X6 WOOD TRIM ON INTERIOR SIDE 1-7/8" THICK WOOD FRAME, PAINT TO MATCH EXISITNG
D110B	3'-0"	8'-0"	1 3/4"	SWD	A	PAINT	PAINT	1	WOOD	PAINT	PAINT	2	1X6 WOOD TRIM ON INTERIOR SIDE 1-7/8" THICK WOOD FRAME, PAINT TO MATCH EXISITNG
D112	3'-0"	8'-0"	1 3/4"	SWD	B	PAINT	PAINT	2	WOOD	PAINT	PAINT	2	SAFETY GLASS 1X6 WOOD TRIM ON BOTH SIDES 1-7/8" THICK WOOD FRAME, PAINT TO MATCH EXISITNG
D113	3'-0"	8'-0"	1 3/4"	SWD	A	PAINT	PAINT	1	WOOD	PAINT	PAINT	2	1X6 WOOD TRIM ON INTERIOR SIDE 1-7/8" THICK WOOD FRAME, PAINT TO MATCH EXISITNG
D114	3'-0"	8'-0"	1 3/4"	SWD	B	PAINT	PAINT	2	WOOD	PAINT	PAINT	2	SAFETY GLASS 1X6 WOOD TRIM ON BOTH SIDES 1-7/8" THICK WOOD FRAME, PAINT TO MATCH EXISITNG
MESS HALL 4													
D115	3'-0"	8'-0"	1 3/4"	SWD	A	PAINT	PAINT	1	WOOD	PAINT	PAINT	2	1X6 WOOD TRIM ON INTERIOR SIDE 1-7/8" THICK WOOD FRAME, PAINT TO MATCH EXISITNG
D116	3'-0"	7'-0"	1 3/4"	SWD	A	PAINT	PAINT	3	WOOD	PAINT	PAINT	2	1X6 WOOD TRIM ON BOTH SIDES 1-7/8" THICK WOOD FRAME, PAINT TO MATCH EXISITNG
D118	3'-0"	8'-0"	1 3/4"	SWD	A	PAINT	PAINT	2	WOOD	PAINT	PAINT	2	1X6 WOOD TRIM ON INTERIOR SIDE 1-7/8" THICK WOOD FRAME, PAINT TO MATCH EXISITNG

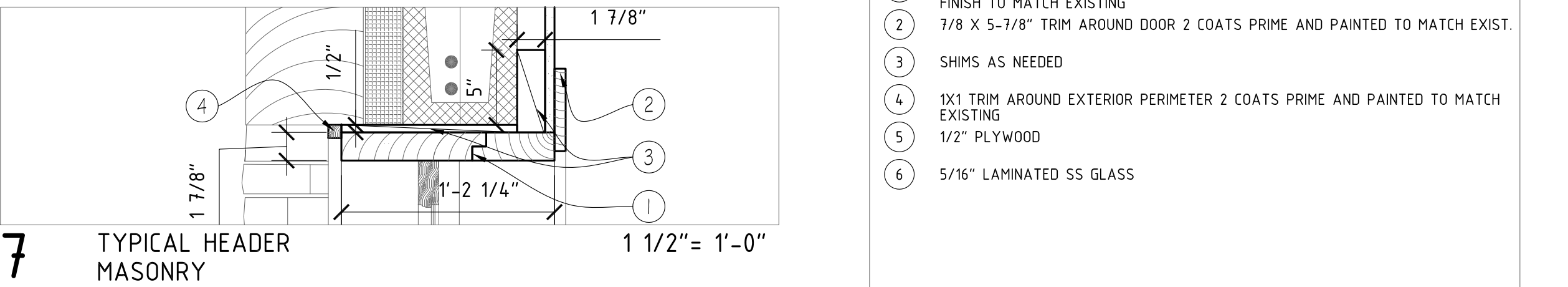
WINDOW SCHEDULE							
WIND. NUMB.	WINDOW		GLAZING		WINDOW FRAME		REMARKS
	WIDTH	HEIGHT	FINISH	TYPE	FINISH	MATERIAL	
W1	8'-0"	4'-0"	LOW E	LAMINATED	TO MATCH EXISTING	ALUMINUM	-
W2	8'-0"	4'-0"	LOW E	LAMINATED	TO MATCH EXISTING	ALUMINUM	-
LOW-E DOUBLE GLAZED		IMPACT RESISTANT WINDOWS (120-130 MPH HURRICANE)			RM 106 REQUIRES PRIVACY FROSTED GLASS		



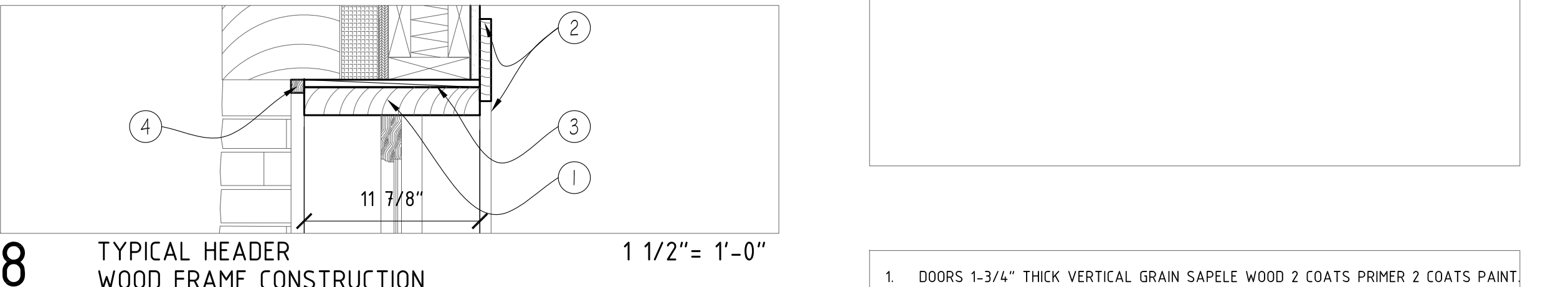
5 FRAME AND DOOR TYPES NTS



6 WINDOW TYPES 1/4" = 1'-0"



7 TYPICAL HEADER MASONRY 1 1/2" = 1'-0"



8 TYPICAL HEADER WOOD FRAME CONSTRUCTION 1 1/2" = 1'-0"

- DOORS 1-3/4" THICK VERTICAL GRAIN SAPELE WOOD 2 COATS PRIMER 2 COATS PAINT. COLOR TO MATCH ADJ. BARRACKS
- WINDOW TO BE OF SAPELE WOOD, 2 COATS PRIMER 2 COATS PAINT COLOR TO MATCH EXISTING WITH 5/16" LAMINATED GLASS WITH 0.90 UV FILM SS GLASS
- DOOR TYPE B TO CONTAIN 5/16" LAMINATED SS GLASS. RESTROOM TO HAVE A FROSTED GLASS.
- GC TO USE 1/2" X 6" ADA COMPLIANT SOLID OAK THRESHOLD APPLY BLP EXTERIOR ALKYD OIL PRIMER NO 5-6
- HARDWARE SET AS SPECIFIED



11/21/2017

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01.22.2018

FORT CONCHO RECONSTRUCTION
LONG BARRACKS AND MESS HALL 3 & 4

SAN ANGELO, TEXAS

ROOM FINISHES

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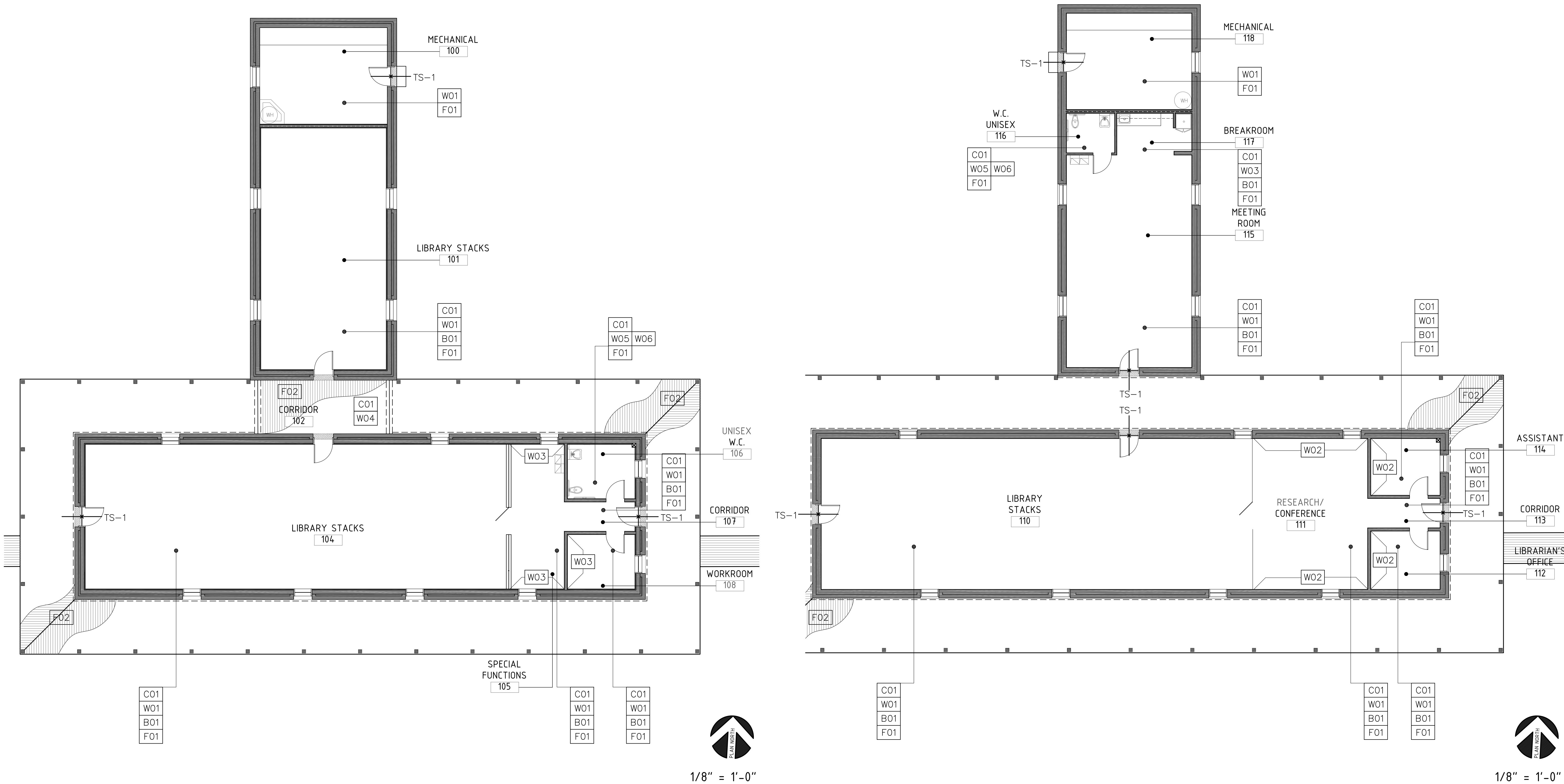
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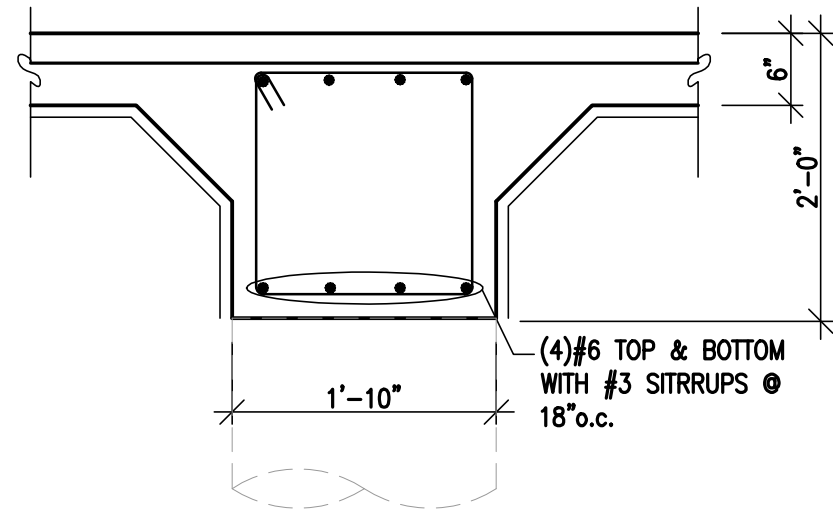
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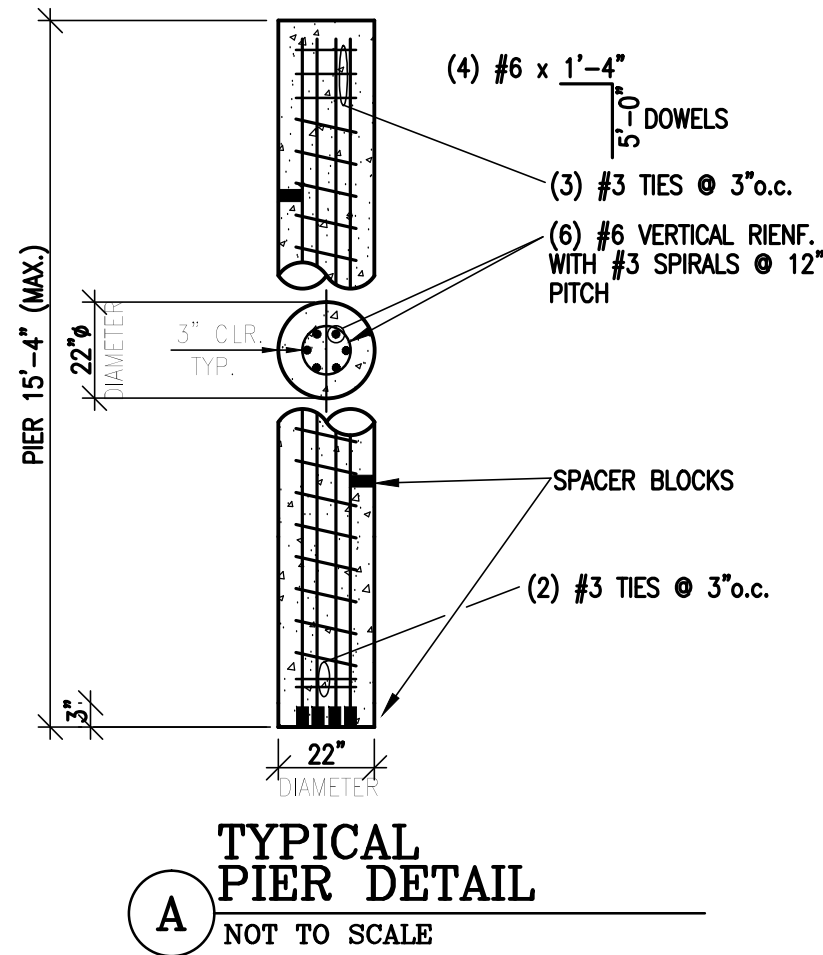
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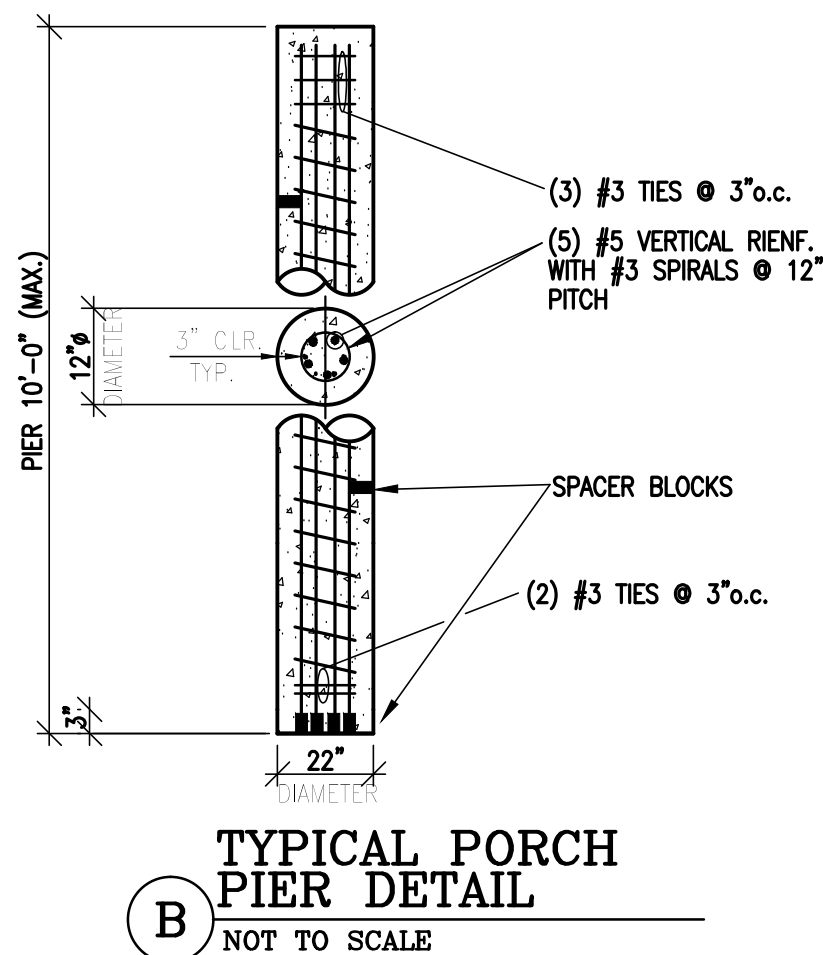
CEILING FINISHES			WALL FINISHES			BASE FINISHES			FLOOR FINISHES		
MATERIAL	INDICATOR	DESCRIPTION	MATERIAL	INDICATOR	DESCRIPTION	MATERIAL	INDICATOR	DESCRIPTION	MATERIAL	INDICATOR	DESCRIPTION
WOOD CEILING	C01	1X6 TONGUE AND GROOVE WOOD CEILING TWO COATS BOILED LINSEED OIL	PAINTED GYPSUM BOARD	W01	MANUFACTURER: - SHERWIN WILLIAMS STYLE: - SW6365 COLOR: - CACHET CREAM FINISH: - FLAT FINISH	PAINTED NO 1 SELECT FIR WOOD BASE BOARD	B01	TO MATCH COLOR OF ADJACENT WALL SATIN FINISH	SEALED CONCRETE	F01	MANUFACTURER: - SHERWIN WILLIAMS STYLE: - H&C CONCRETE SEALER COLOR: - CLEAR
			PAINTED GYPSUM BOARD	W02	MANUFACTURER: - SHERWIN WILLIAMS STYLE: - SW6456 COLOR: - SLOW GREEN FINISH: - FLAT FINISH				FLOOR DECKING	F02	1-1/8" T&G DOUGLASS FIR SELECT DECK GRADE -TWO COATS OF BOILED LINSEED OIL ON ALL 6 SIDES
			PAINTED GYPSUM BOARD	W03	MANUFACTURER: - SHERWIN WILLIAMS STYLE: - SW6660 COLOR: - HONEY BLUSH FINISH: - FLAT FINISH						
			PAINTED SHIPLAP	W04	MANUFACTURER: - TO MATCH EXISTING STYLE: - TRIM COLOR COLOR: - FINISH: -						
			PAINTED DBL. V BOARD WAINSCOT	W05	MANUFACTURER: - SHERWIN WILLIAMS STYLE: - SW6365 COLOR: - CACHET CREAM FINISH: - SATIN FINISH				OTHER FINISHES		
			PAINTED GYPSUM BOARD	W06	MANUFACTURER: - SHERWIN WILLIAMS STYLE: - SW6364 COLOR: - EGWHITE FINISH: - FLAT FINISH				MATERIAL	INDICATOR	DESCRIPTION
									SOLID WOOD	TS-1	RED OAK T&S COMPLIANT THRESHOLD BY HARTFORD BUILDING PRODUCTS (HBP - WWW.HARTFORDBUILDINGPRODUCTS.COM) OR EQUAL -1/2" HIGH--BACK PRIME W/2 COATS OF PRIMER



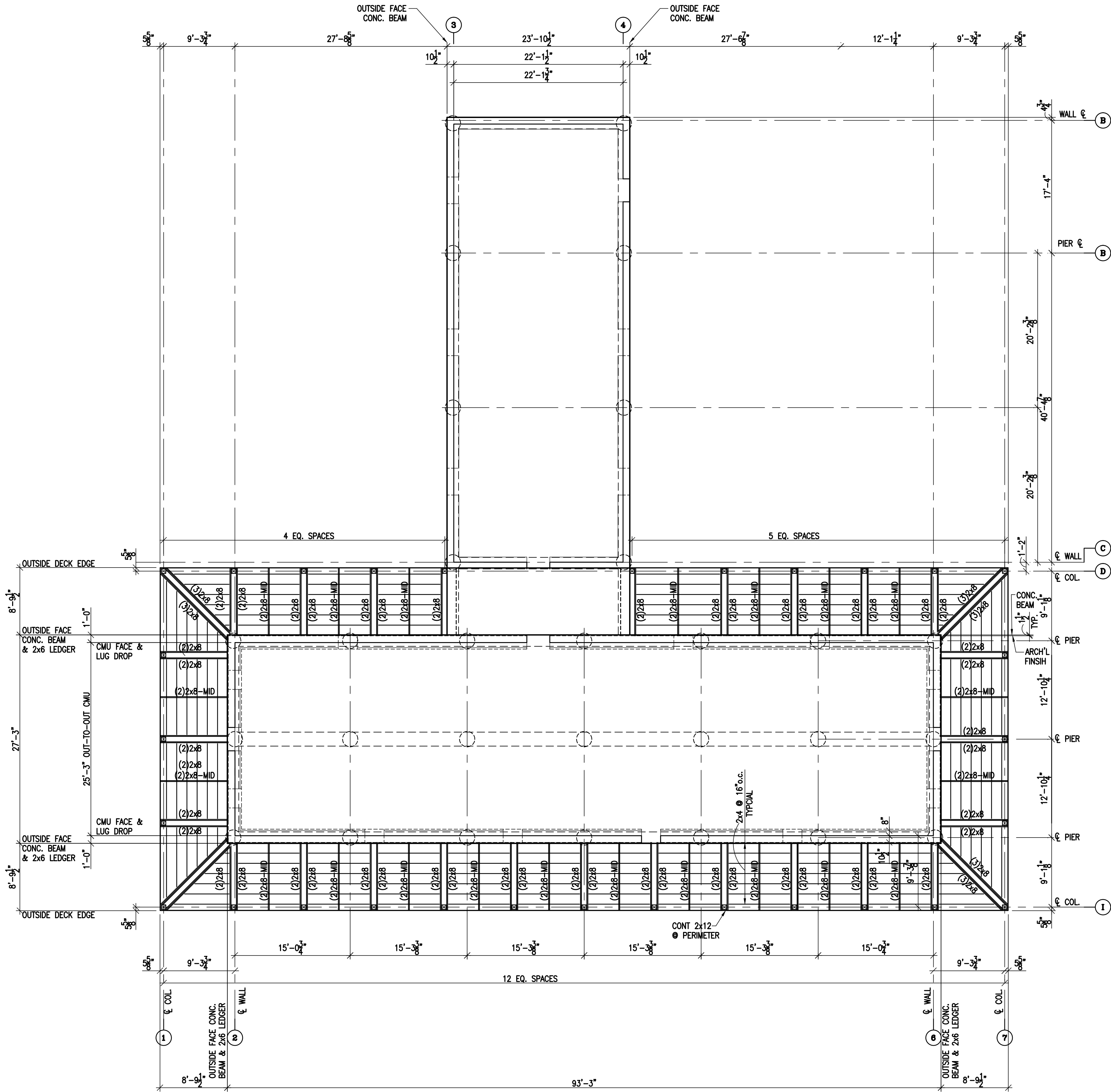
1 INTERIOR SECTION
SCALE: 3/4"=1'-0"



A TYPICAL PIER DETAIL
NOT TO SCALE



B TYPICAL PORCH PIER DETAIL
NOT TO SCALE



REF. ARCH'L DRAWING
FOR EXACT LOCATION
AND SPACING OF 7x7
PORCH COLUMN

A LONG BARRACK & MESS HALL 3
FOUNDATION PLAN
SCALE: 1/8"=1'-0"

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SAN ANGELO, TEXAS
LONG BARRACK & MESS HALL 3
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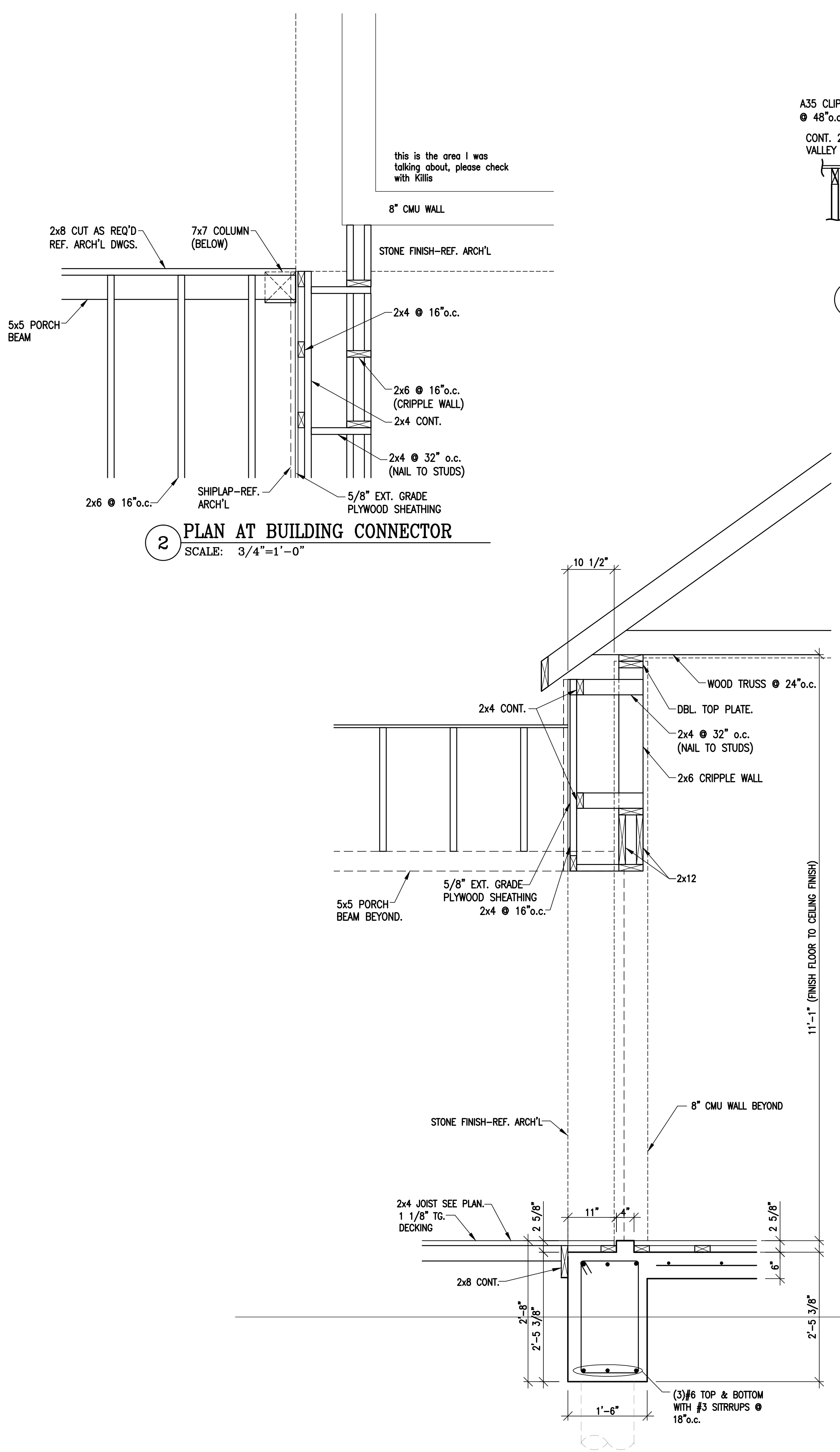
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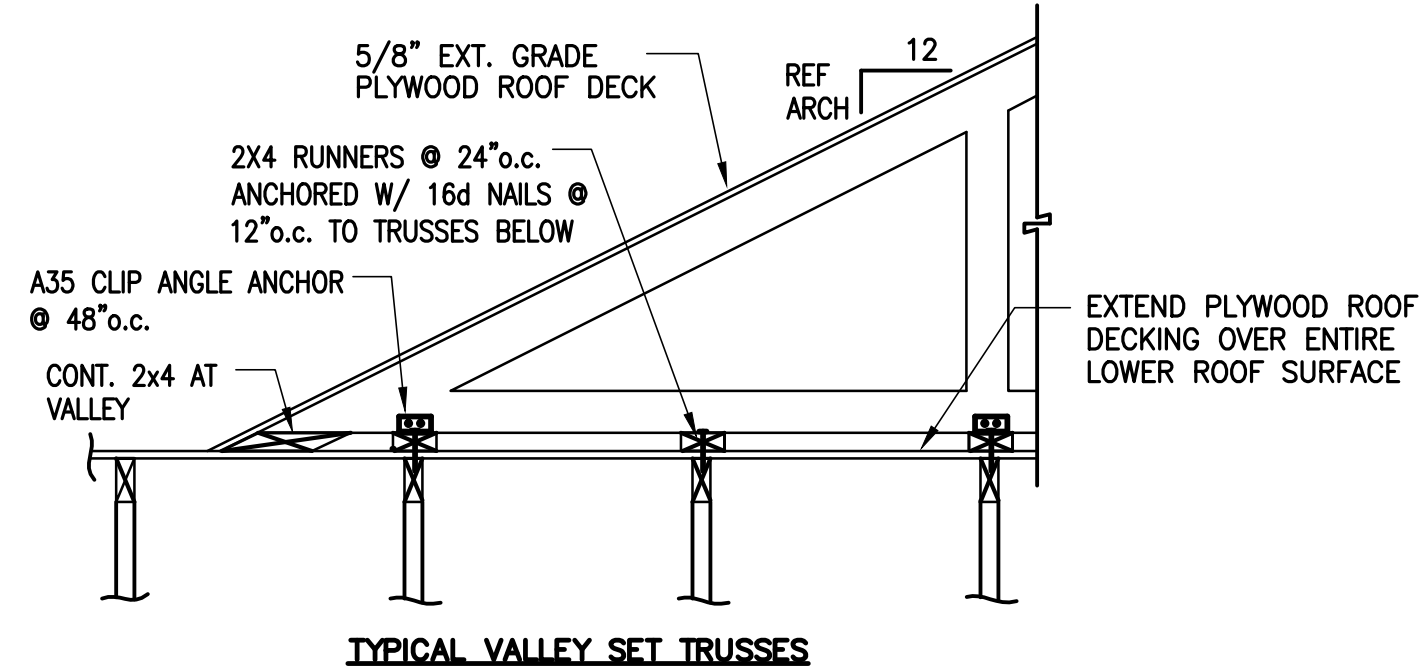
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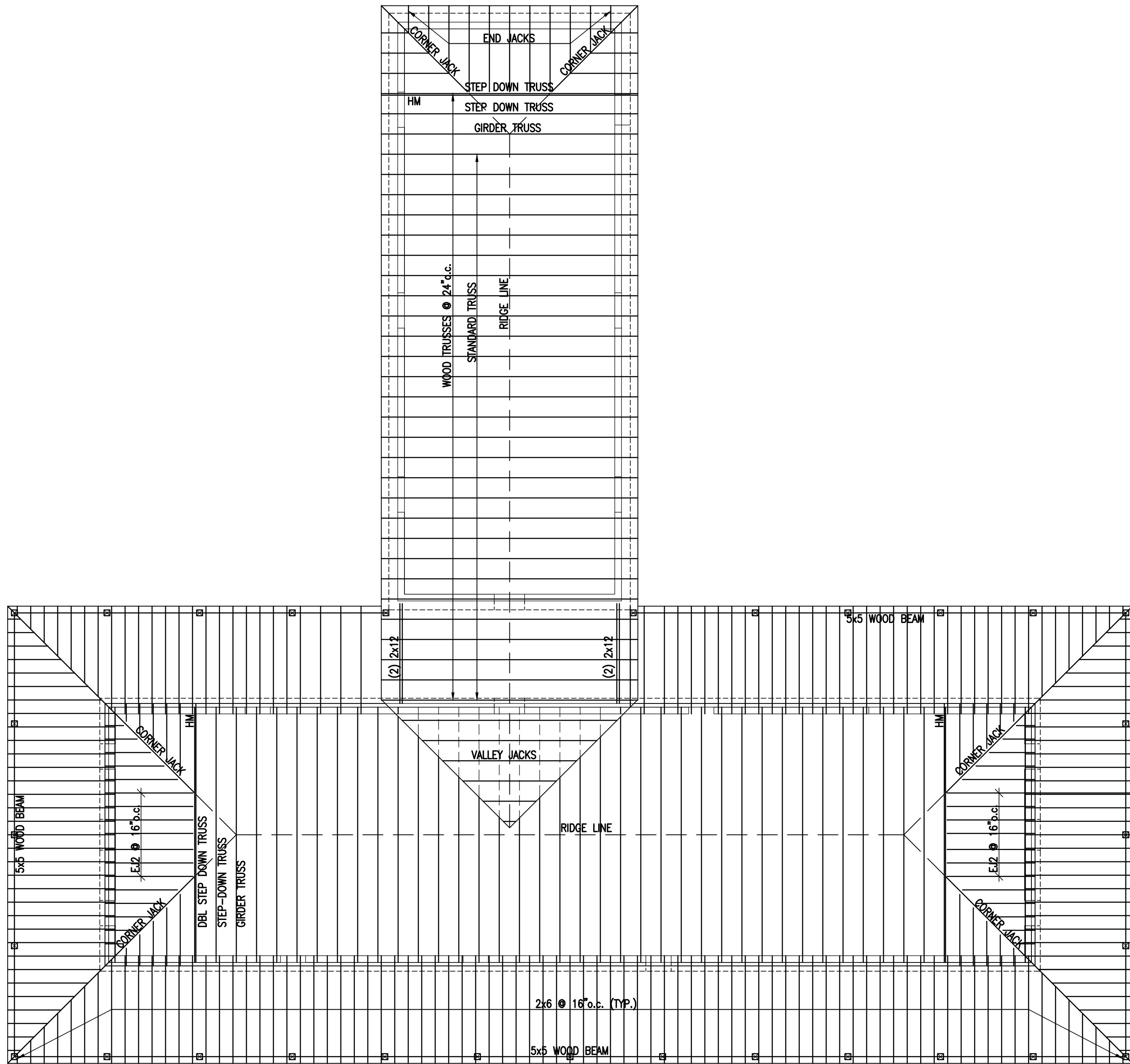
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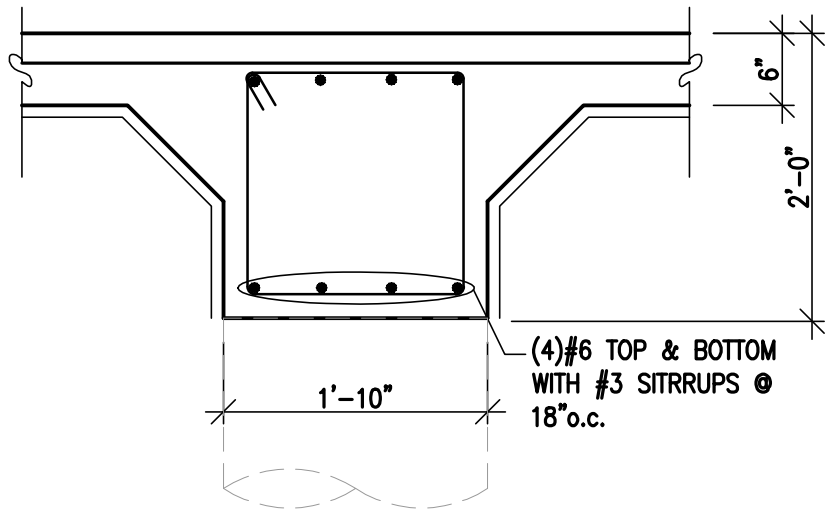
1 SECTION AT BUILDING CONNECTOR
SCALE: 3/4"=1'-0"



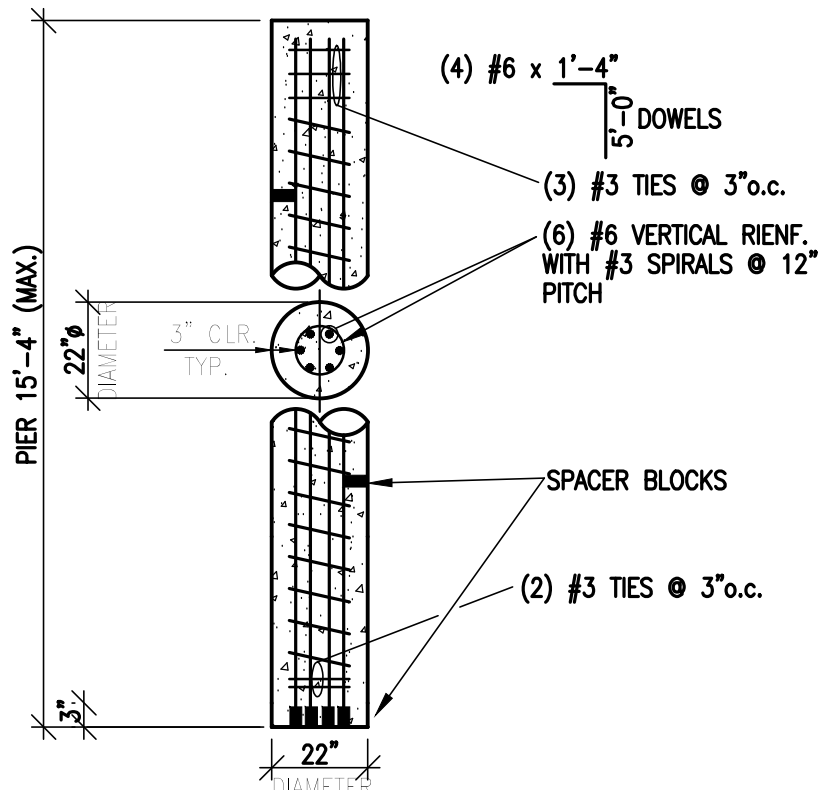
3 TYPICAL VALLEY SET TRUSSES
SCALE: 3/4"=1'-0"



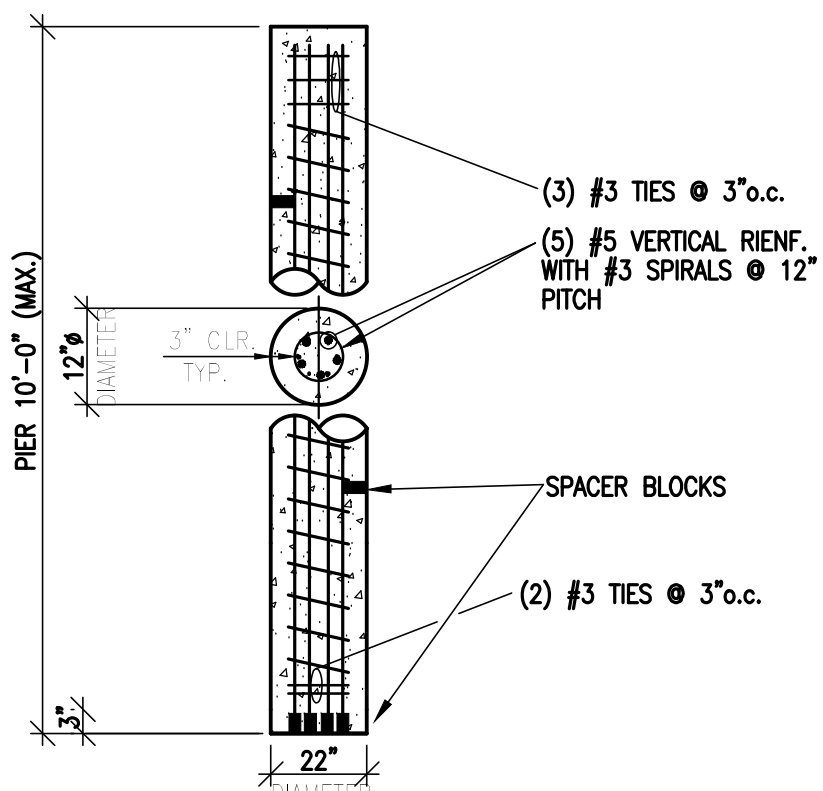
B LONG BARRACK & MESS HALL 3
ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"



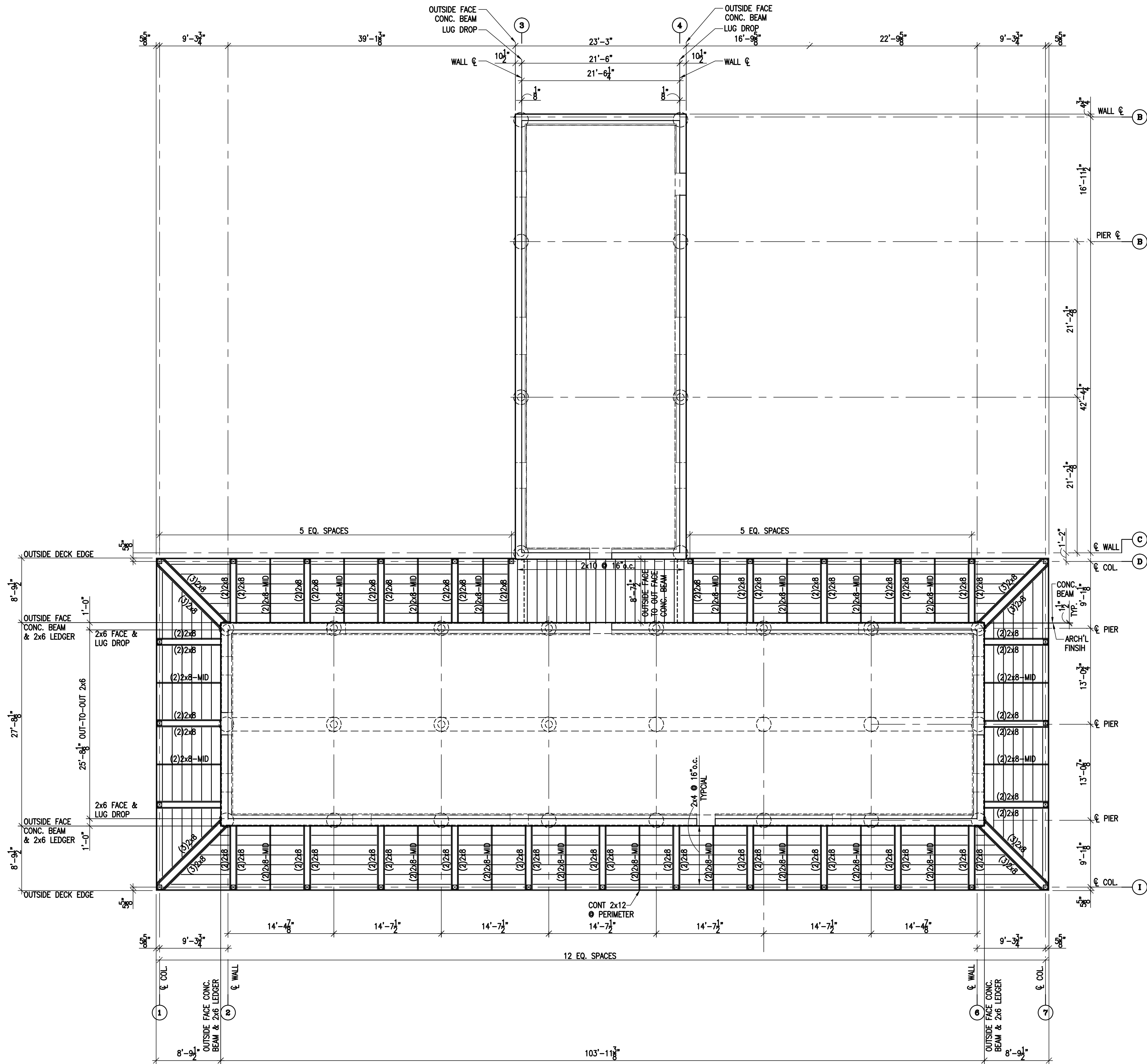
1 INTERIOR SECTION
SCALE: 3/4"=1'-0"



A TYPICAL PIER DETAIL
NOT TO SCALE



B TYPICAL PORCH PIER DETAIL
NOT TO SCALE



REF. ARCH'L DRAWING
FOR EXACT LOCATION
AND SPACING OF 7x7
PORCH COLUMN

C LONG BARRACK & MESS HALL 4
FOUNDATION PLAN
SCALE: 1/8"=1'-0"

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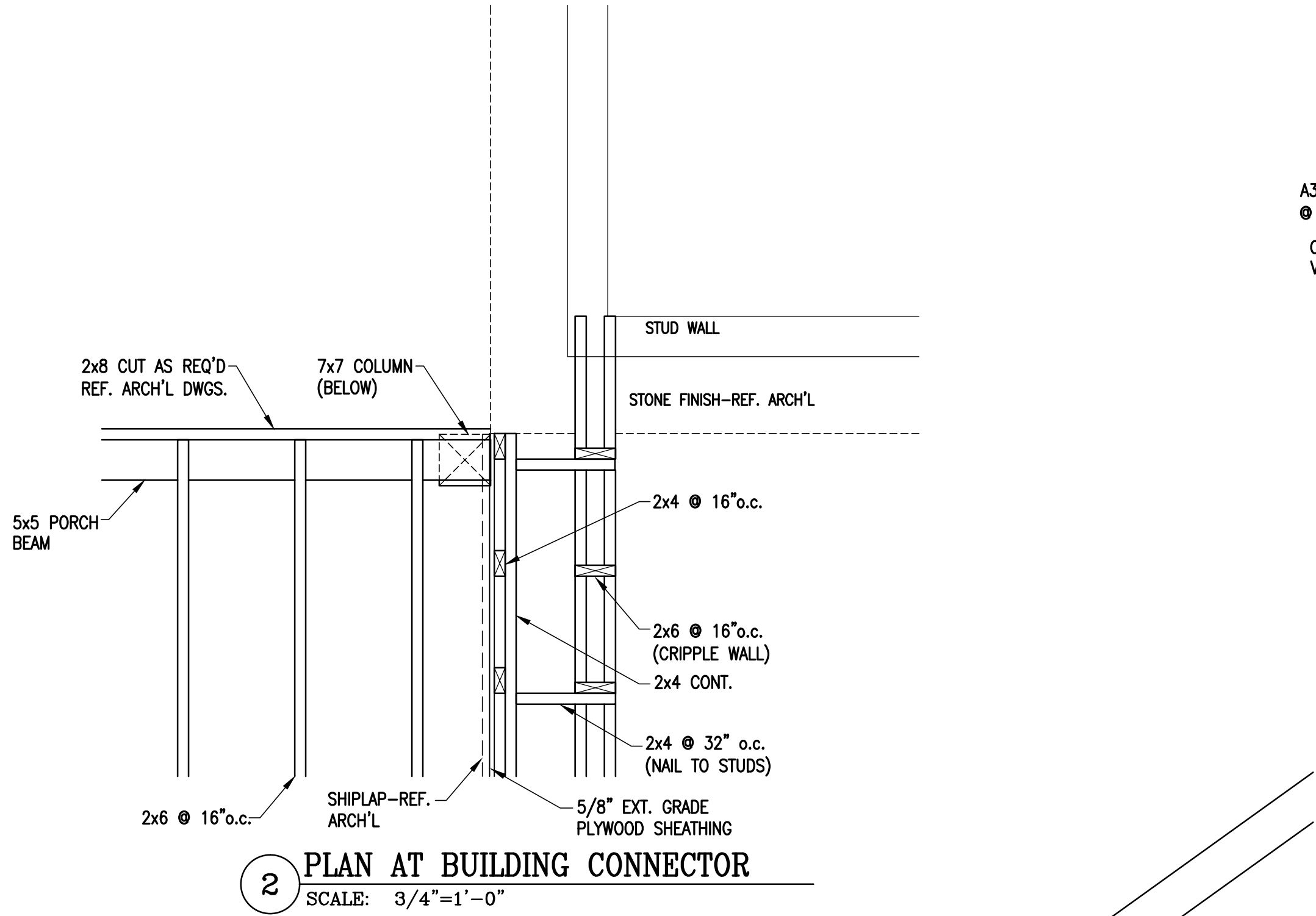
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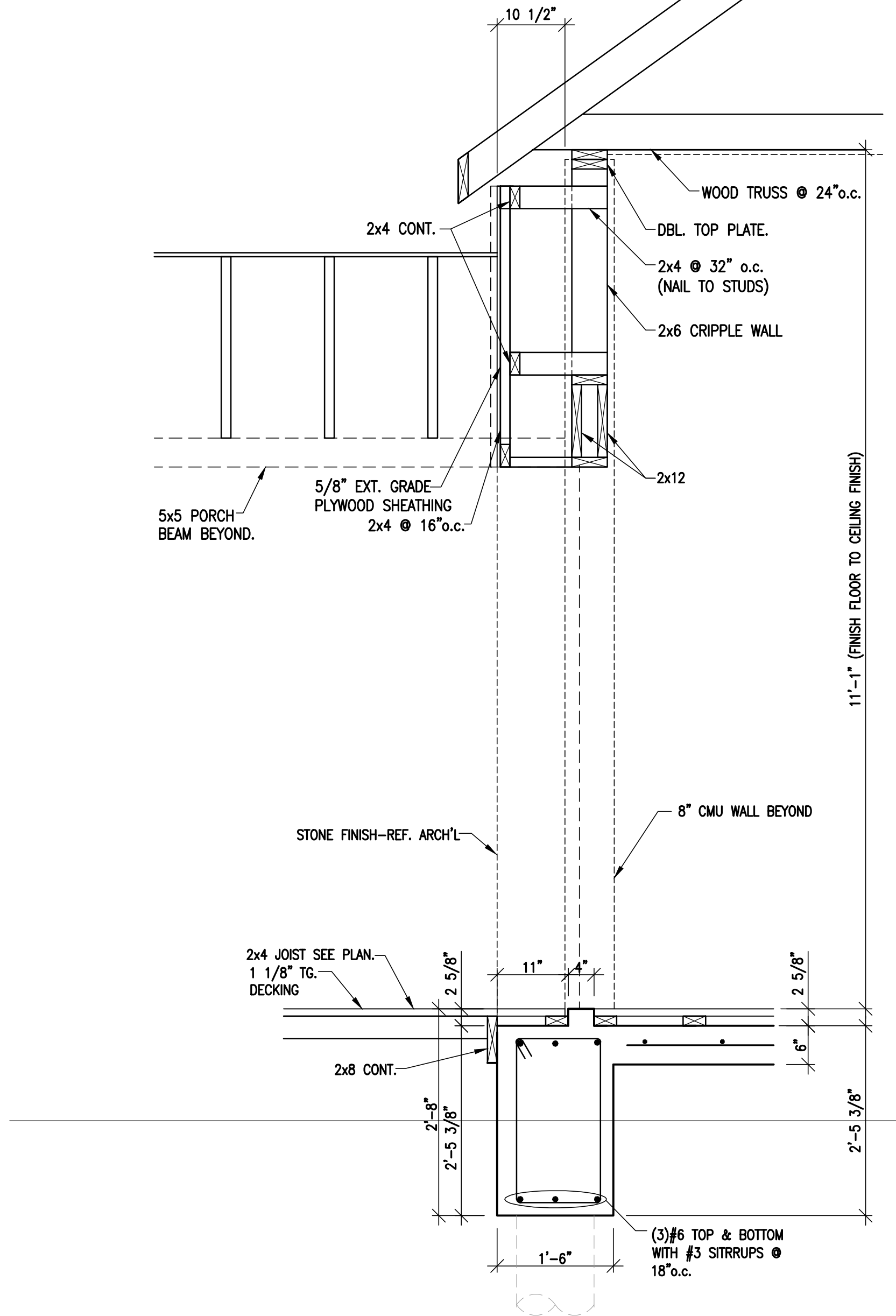
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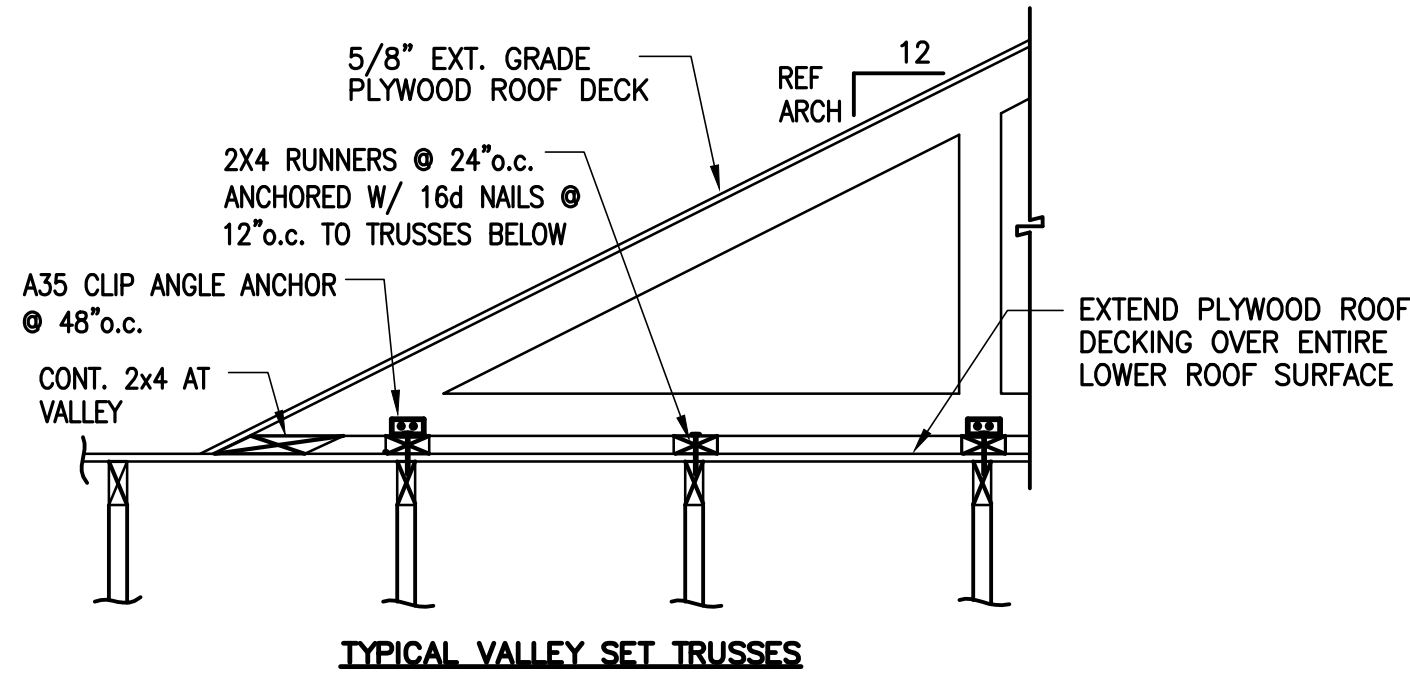
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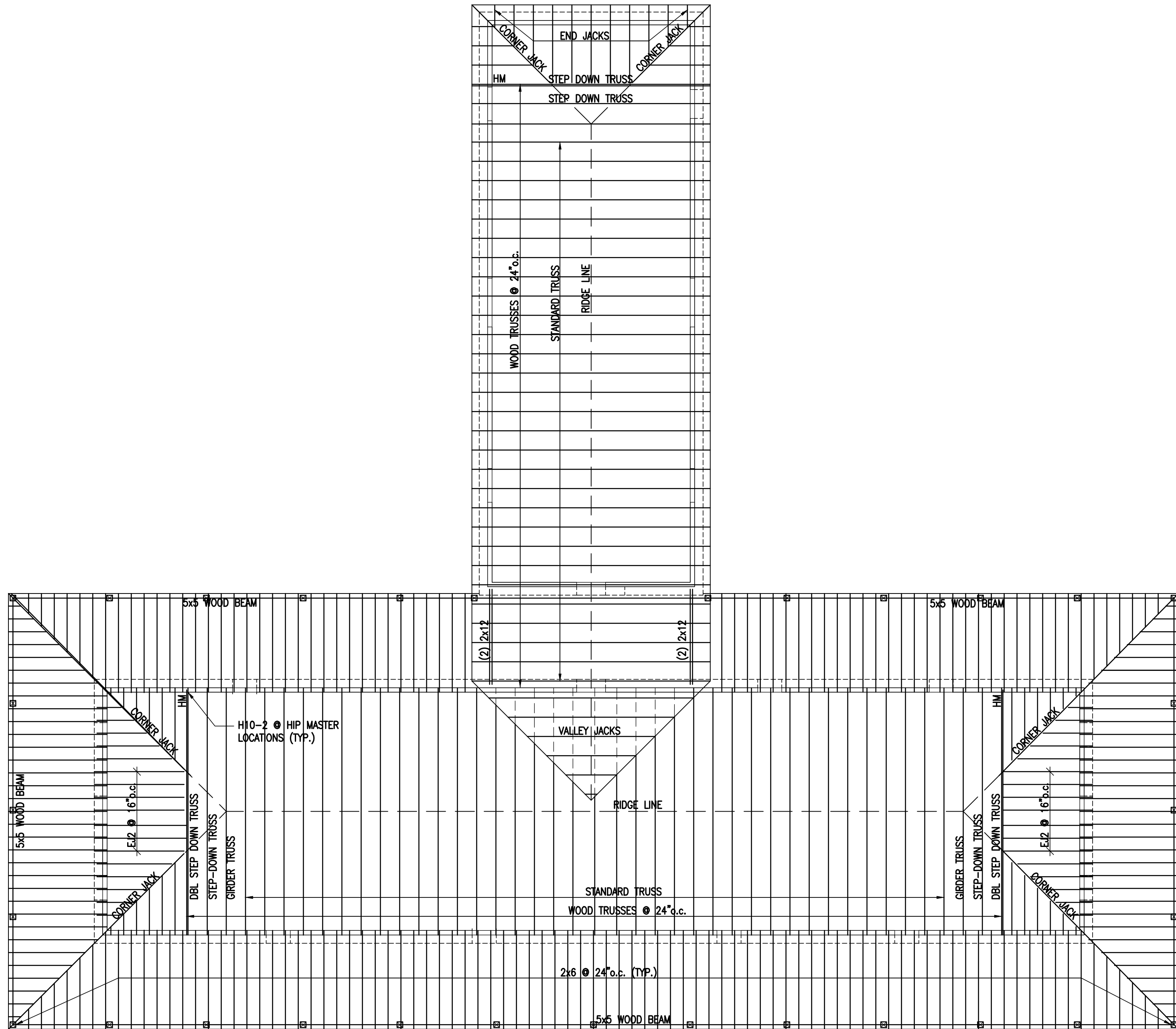
2 PLAN AT BUILDING CONNECTOR
SCALE: 3/4"=1'-0"



1 SECTION AT BUILDING CONNECTOR
SCALE: 3/4"=1'-0"



3 TYPICAL VALLEY SET TRUSSES
SCALE: 3/4"=1'-0"



LONG BARRACK & MESS HALL 4
ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

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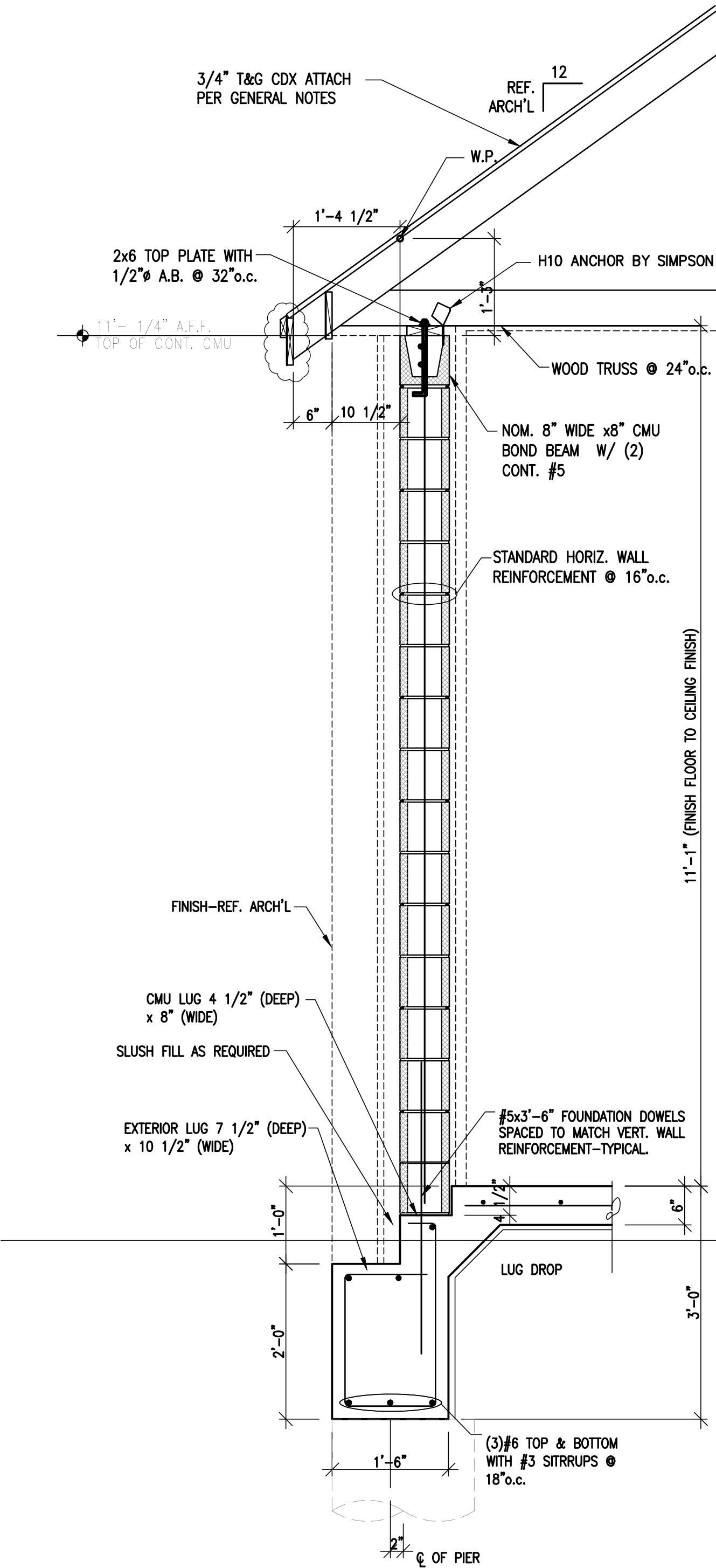
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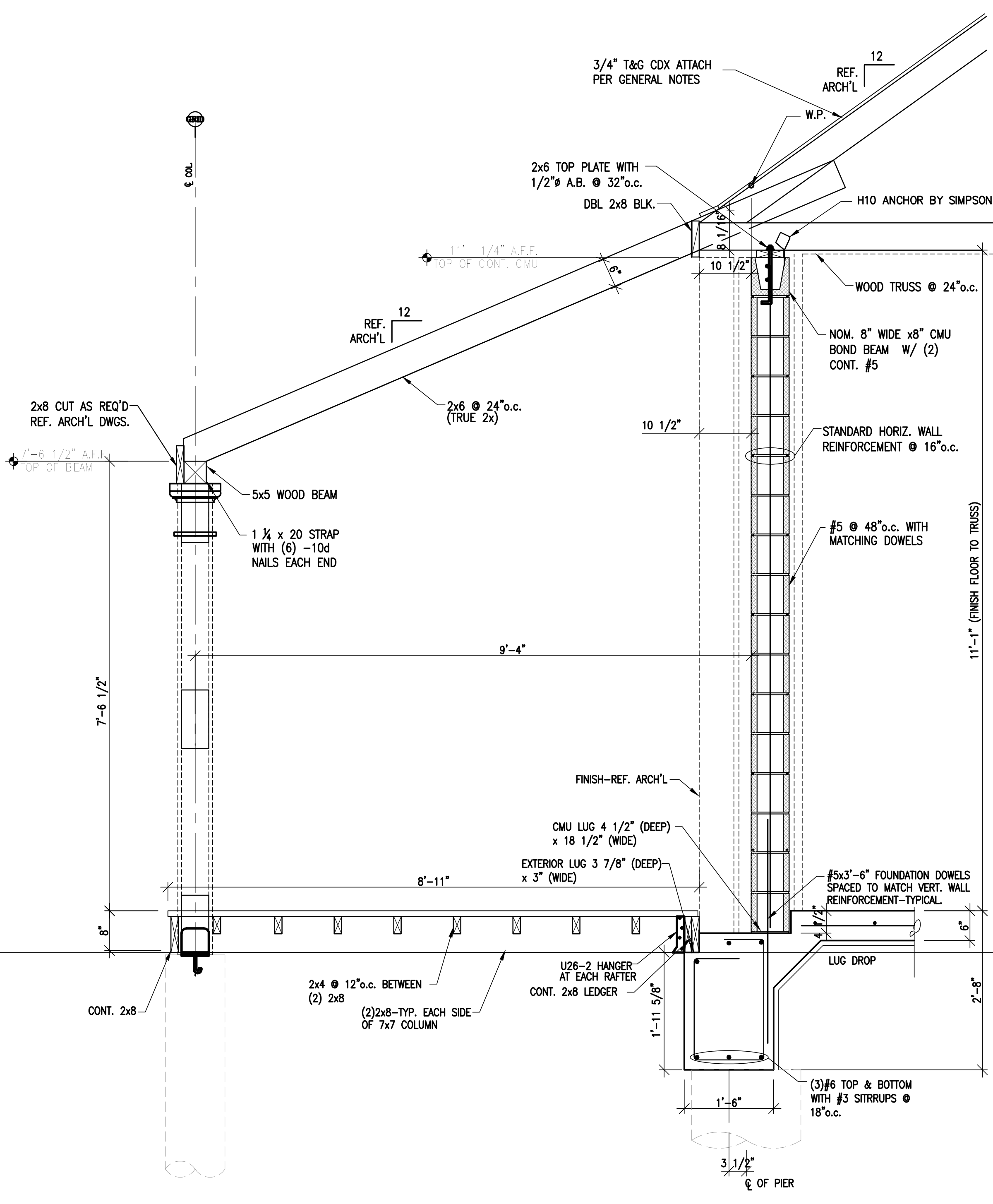
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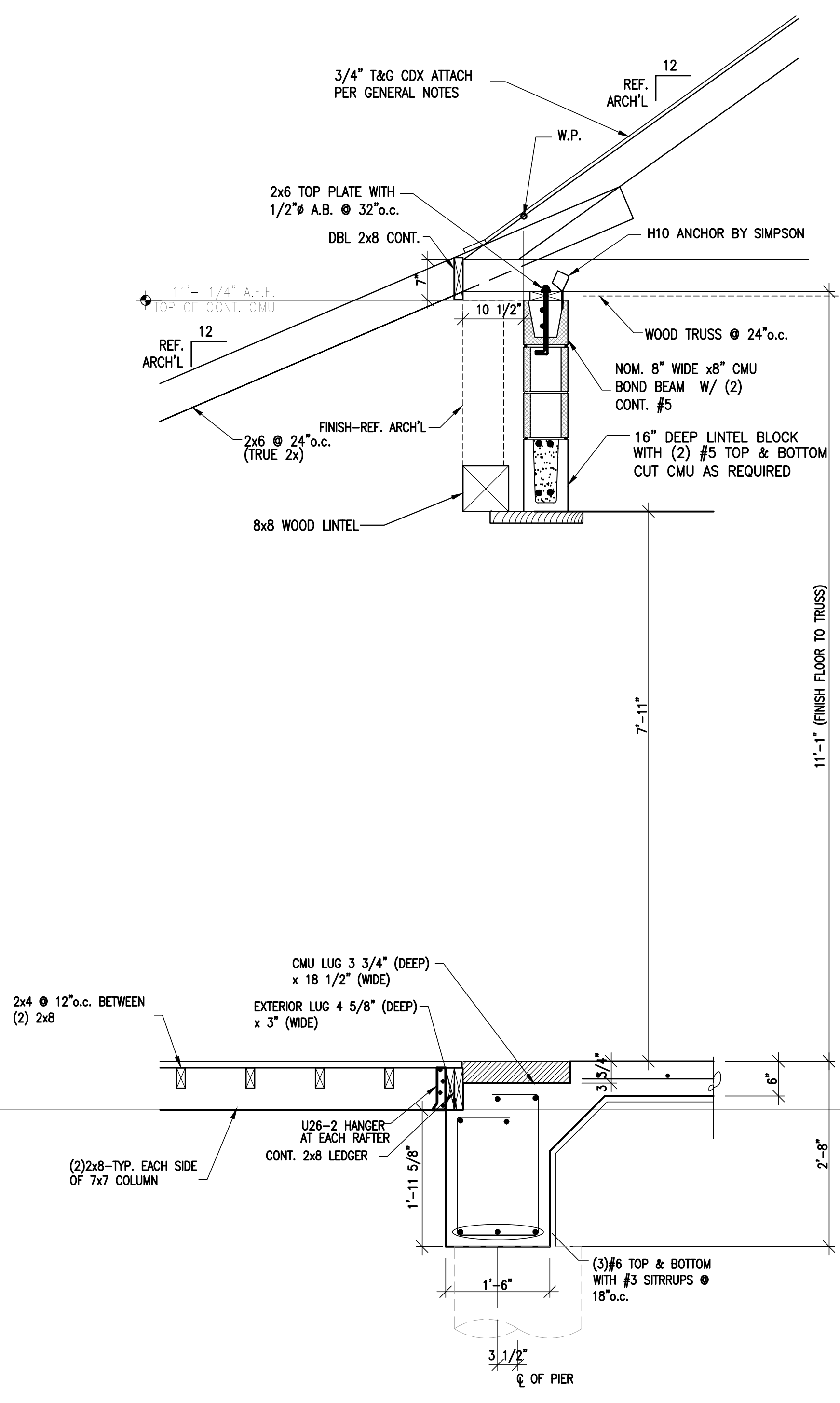
S3.1



1 CMU WALL SECTION
AT MESS HALL
SCALE: 3/4"=1'-0"



2 CMU WALL SECTION @ PORCH
SCALE: 3/4"=1'-0"



2 CMU WALL SECTION @ DOOR
SCALE: 3/4"=1'-0"

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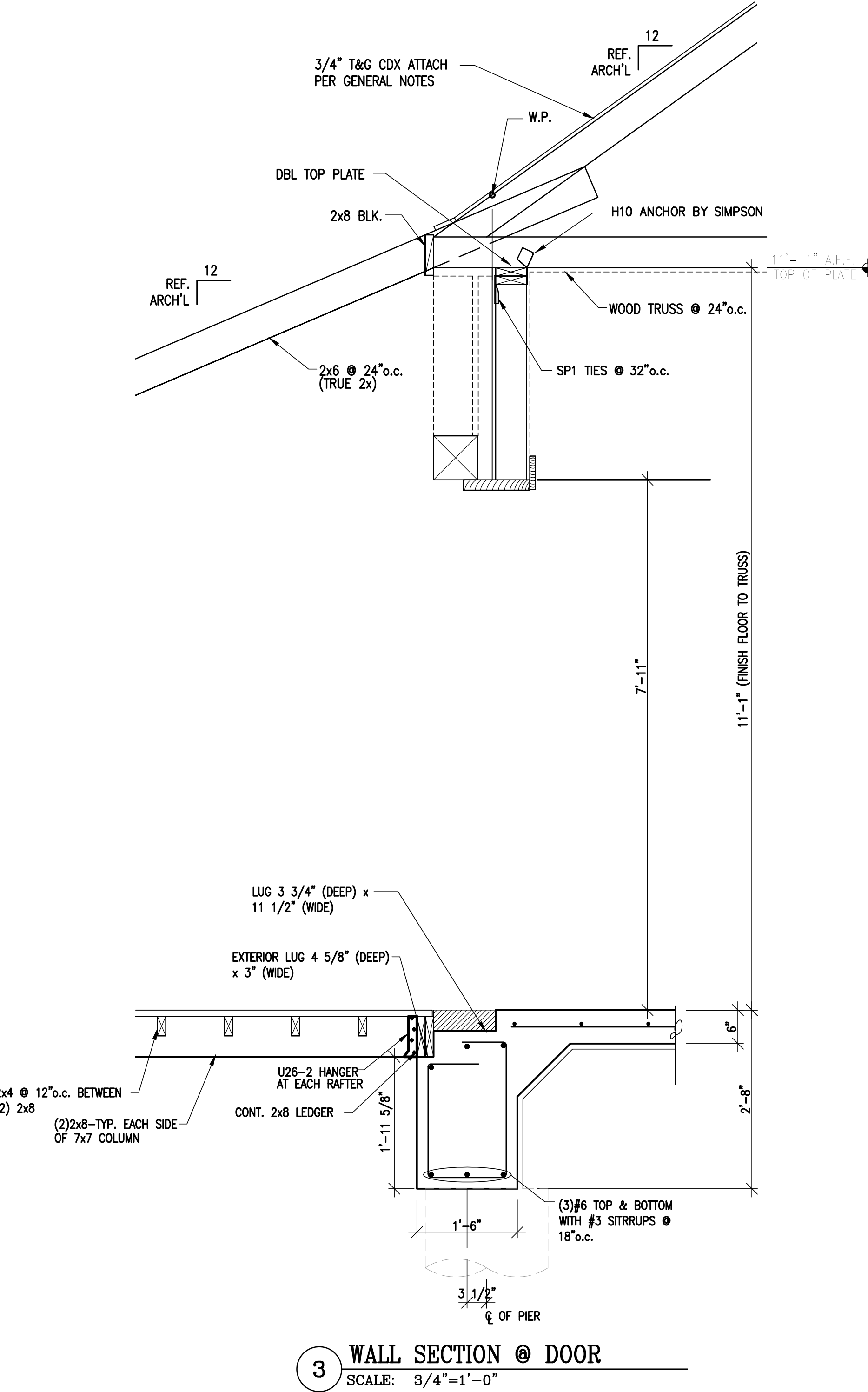
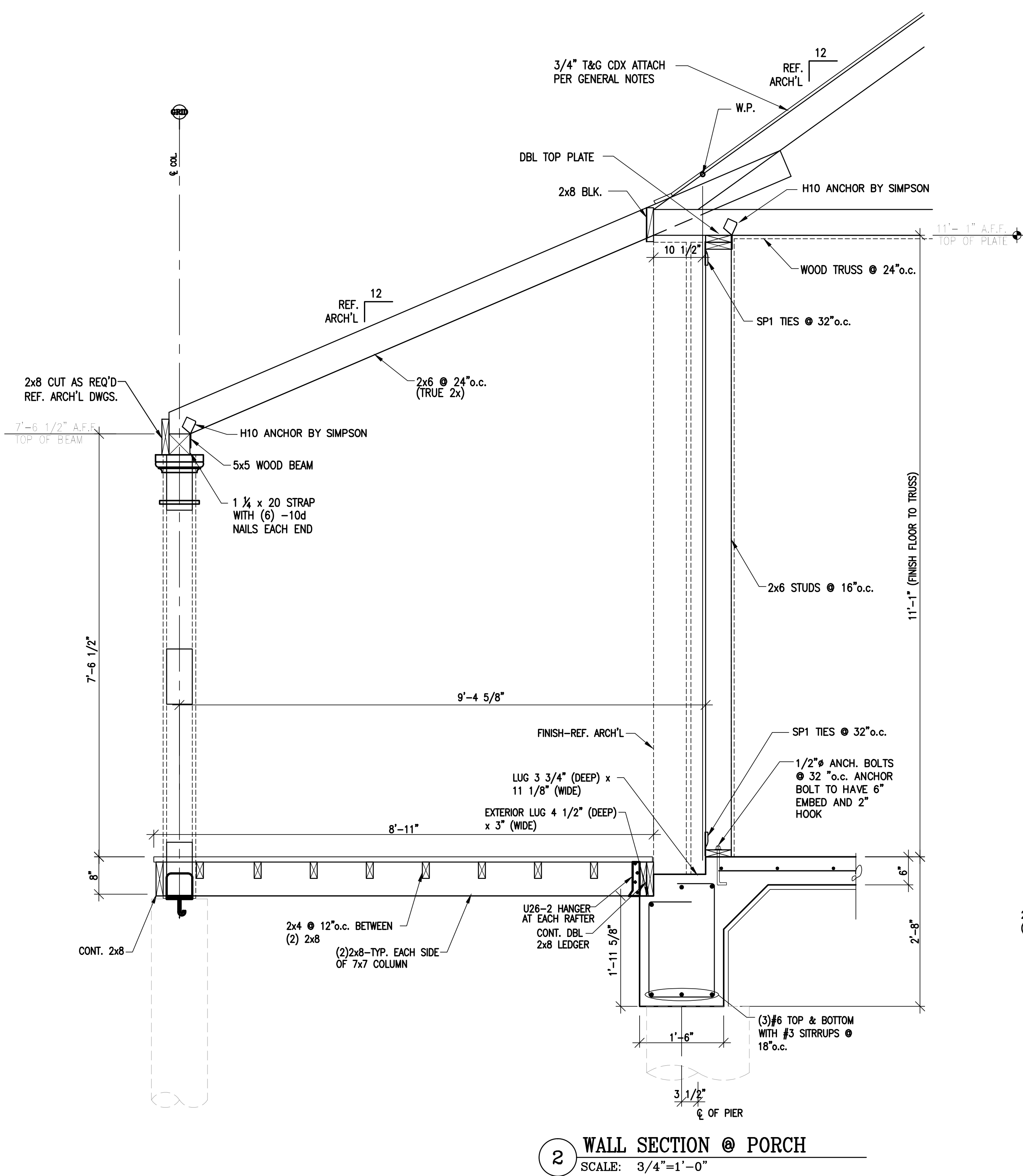
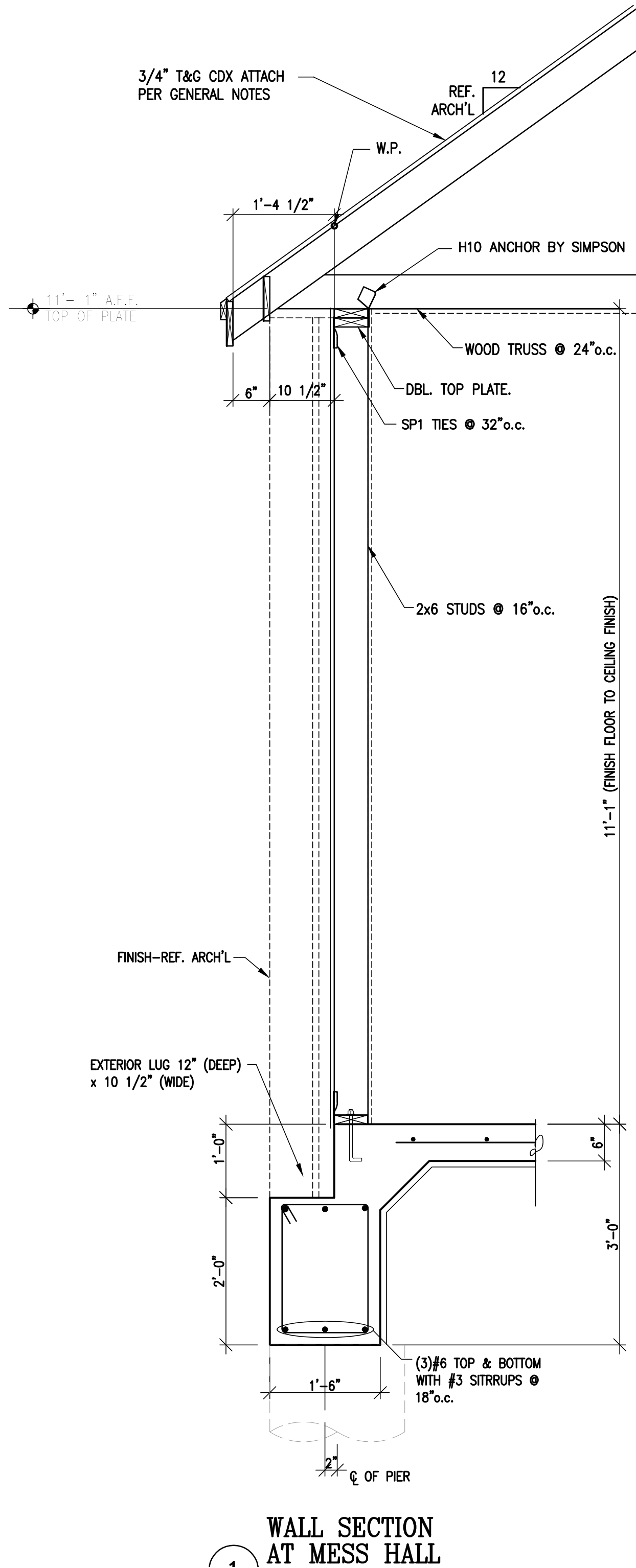
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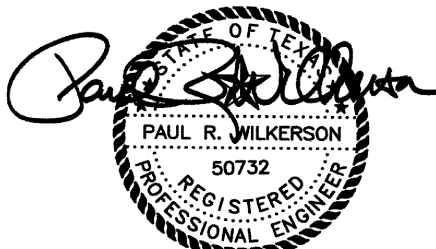
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MPE-1

SHEET 1 OF 20

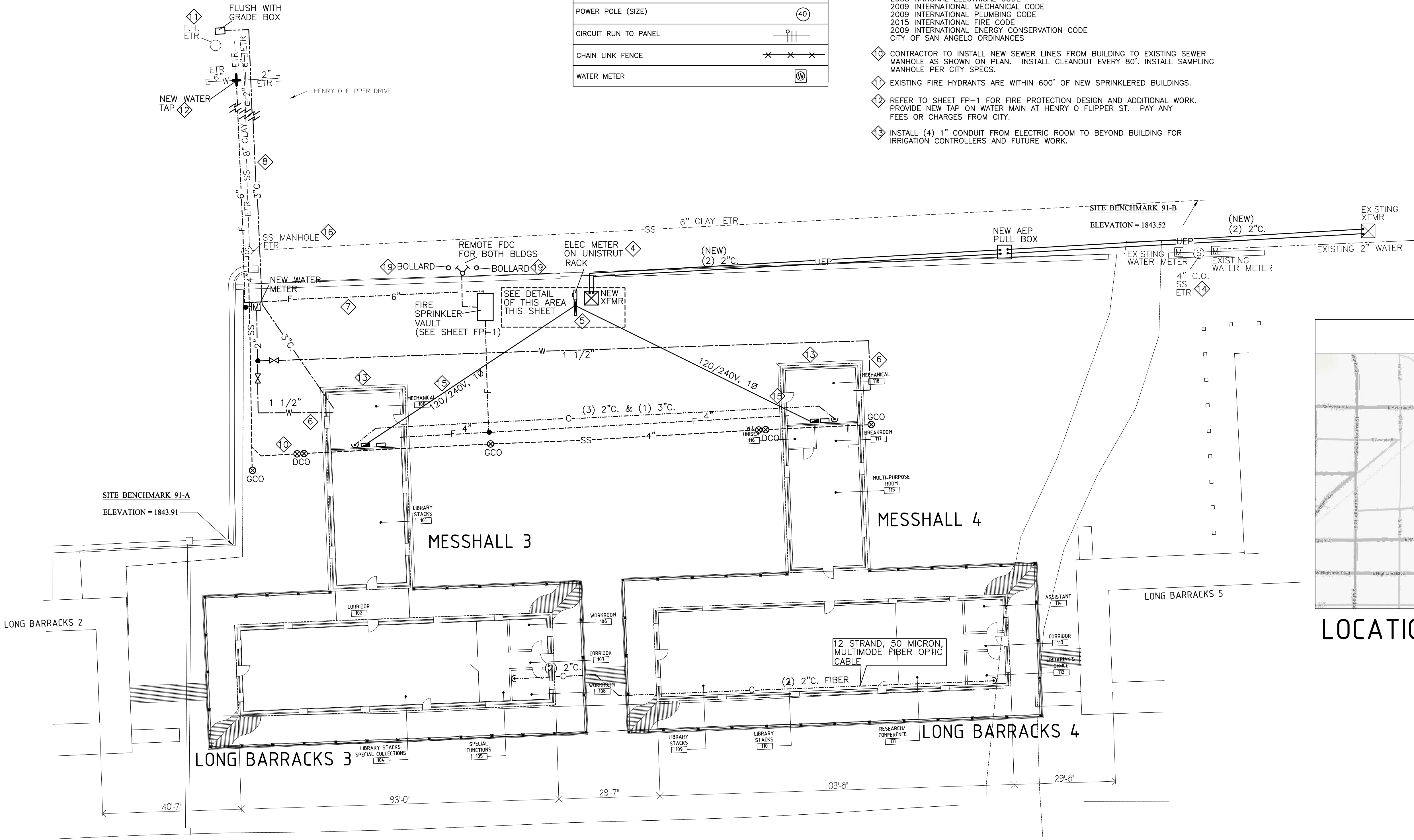
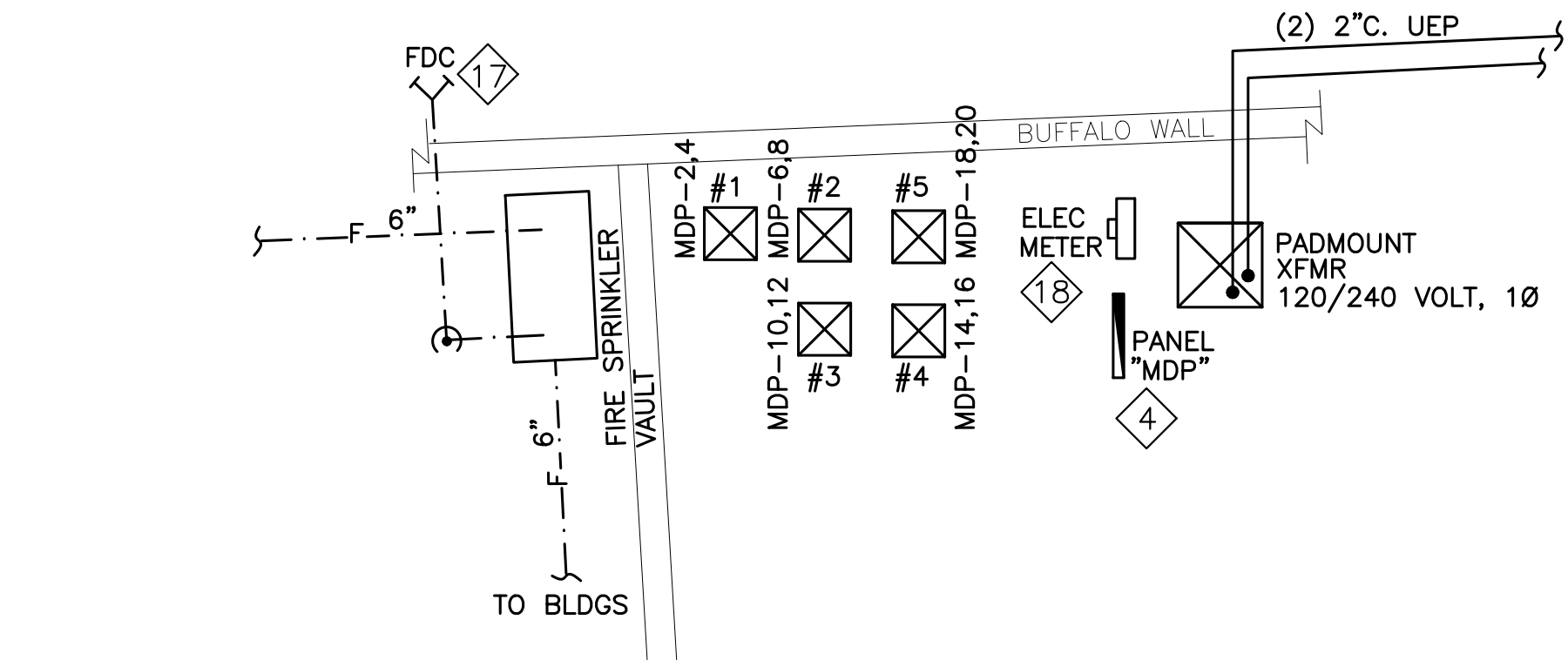
UTILITY NOTES:

- FOLLOW ALL NATIONAL, STATE AND LOCAL CODES FOR UTILITY INSTALLATION. EXISTING UTILITY LOCATIONS ARE REPRESENTATIVE IN NATURE ONLY. THIS SHEET IS INTENDED TO ILLUSTRATE NEW WORK ONLY.
 - MAINTAIN MINIMUM 10'-0" WORKING CLEARANCE FROM OVERHEAD POWER LINES TO ANY SIGNS OR STRUCTURES.
 - MAINTAIN MINIMUM SEPARATION BETWEEN SEWER AND WATER LINES OF 5'-0". MAINTAIN MINIMUM SEPARATION BETWEEN GAS AND ELECTRIC LINES OF 3'-0". MAINTAIN REQUIRED CLEARANCES BETWEEN ALL OTHER UTILITIES.
 - INSTALL NEW ELECTRICAL METER ON UNISTRUT RACK WITH MAIN ELECTRICAL PANEL AT NEW PADMOUNT XFMR. REFER TO ARCHITECTURAL FOR BULLPEN.
 - SERVICE DELIVERY WILL BE FROM NEW PAD MOUNTED TRANSFORMER WITH UNDERGROUND SERVICE TO NEW BLDGS. SERVICE VOLTAGE IS 120/240 VOLT, SINGLE PHASE, CONNECTED LOAD IS 474 AMPS. CONTACT GARY PITTMAN, AEP, (325) 657-2866, FOR COORDINATION. CONTRACTOR IS RESPONSIBLE FOR INSTALLING UNDERGROUND SERVICE TO NEW BLDGS, INCLUDING DITCHING & CONDUIT, PULLSTRINGS AND LONG RADIUS SWEEPS AND CONDUCTORS. CONTRACTOR IS RESPONSIBLE FOR DITCHING & CONDUITS FOR PRIMARY INSTALLATION AS SHOWN ON PLAN.
 - ESTIMATED DOMESTIC PEAK DEMAND IS ABOUT 20 GPM FOR EACH BLDG. EXTEND NEW 2" WATER SERVICE FROM NEW WATER METER.
 - INSTALL 6" C900 PVC FIRE LINE COMPLETE WITH CITY CONNECTION IN ACCORDANCE WITH APPLICABLE NFPA STANDARDS. THIS WORK TO BE DONE BY LICENSED CONTRACTOR FOR FIRE SPRINKLER INSTALLATION. PROVIDE TEST CERTIFICATES PER NFPA 13.
 - EXTEND NEW CONDUIT FROM HENRY O. FLIPPER ST. TO NEW BUILDING. PROVIDE LONG RADIUS SWEEPS FOR ALL CONDUIT BENDS; PROVIDE 3" CONDUIT FOR FUTURE CATV HARD LINE USE. PROVIDE FLUSH WITH GRADE BOX EQUAL TO OLD CASTLE WITH RATED LID.
 - APPLICABLE CODES:
2015 INTERNATIONAL BUILDING CODE
2008 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FIRE CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
CITY OF SAN ANGELO ORDINANCES
 - CONTRACTOR TO INSTALL NEW SEWER LINES FROM BUILDING TO EXISTING SEWER MANHOLE AS SHOWN ON PLAN. INSTALL CLEANOUT EVERY 80'. INSTALL SAMPLING MANHOLE PER CITY SPECS.
 - EXISTING FIRE HYDRANTS ARE WITHIN 600' OF NEW SPRINKLERED BUILDINGS.
 - REFER TO SHEET FP-1 FOR FIRE PROTECTION DESIGN AND ADDITIONAL WORK. PROVIDE NEW TAP ON WATER MAIN AT HENRY O FLIPPER ST. PAY ANY FEES OR CHARGES FROM CITY.
 - INSTALL (4) 1" CONDUIT FROM ELECTRIC ROOM TO BEYOND BUILDING FOR IRRIGATION CONTROLLERS AND FUTURE WORK.
- ITEMS MARKED "EXISTING" ARE "EXISTING TO REMAIN".
 - BUILDINGS ARE FULLY SPRINKLERED. DISC. MEANS FOR EACH BUILDING IS IN PANEL "MDP". EXTERIOR BLDG DISC. MEANS ARE NOT REQUIRED.
 - INVERT ELEVATION IS 6'-4" BELOW TOP OF MANHOLE.
 - INSTALL REMOTE FDC CONNECTION ON NORTH SIDE OF BUFFALO WALL.
 - MAINTAIN 24" CLEARANCE BETWEEN COMPRESSOR UNITS. MAINTAIN 60" CLEARANCE IN FRONT OF METER & PANEL.
 - INSTALL METAL PIPE FILLED WITH CONCRETE FOR PROTECTION OF FDC. PAINT APPROVED SAFETY COLOR.

SYMBOL LEGEND	
SANITARY SEWER & MANHOLE	SS
WATER VALVE & FIRE HYDRANT	FH
STORM INLET & MANHOLE	W
EXISTING ELECTRIC	E
EXISTING TELEPHONE	T
EXISTING CABLE TV	CATV
EXISTING WATER	W
EXISTING SEWER	SS
EXISTING COMMUNICATIONS	C
PROPOSED ELECTRIC	UES
PROPOSED TELEPHONE	T
PROPOSED CABLE TV	CATV
PROPOSED WATER	W
PROPOSED SEWER	SS
PROPOSED COMMUNICATIONS	C
PROPOSED FIRE	F
PADMOUNT TRANSFORMER	⊠
ELECTRICAL DISCONNECT SWITCH	⊞
ELECTRICAL METER	⊞
POWER POLE (SIZE)	(40)
CIRCUIT RUN TO PANEL	⊞
CHAIN LINK FENCE	⊞
WATER METER	⊞

BULLPEN DETAIL

1/8" = 1'-0"



LOCATION MAP

MEP PROJECT #1725

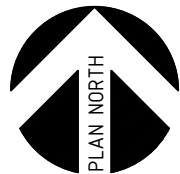
PowerSystems

P.O. Box 2863
San Angelo, Texas 76902
325-659-2235
FIRM NO. F-6257

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1/16" = 1'-0"

SITE UTILITY PLAN

CONDENSING UNIT SCHEDULE								
SYMBOL	UNIT SIZE (NOMINAL)	SEER @ ARI COND.	EER @ ARI COND.	ELECTRICAL			WEIGHT	MANUFACTURER
				VOLTAGE	MCA	MOCP		
CU #1	4 TONS	15.0	12.5	230/60/1Ø	20.9	35	182	CARRIER MODEL 24ACC-SIZE 048
CU #2	1.5 TONS	15.0	12.5	230/60/1Ø	11.7	20	200	CARRIER MODEL 24ACC-SIZE 018
CU #3	3 TONS	14.0	12.0	230/60/1Ø	20.9	35	200	CARRIER MODEL 24ACC-SIZE 048
CU #4	3 TONS	14.5	12.0	230/60/1Ø	18.1	30	200	CARRIER MODEL 24ACC-SIZE 036
CU #5	4 TONS	14.5	12.0	230/60/1Ø	20.9	35	200	CARRIER MODEL 24ACC-SIZE 048

NOTES

1. PROVIDE UNITS WITH LOW AMBIENT CONTROLLER.
2. OUTDOOR UNITS SHALL BE PAINTED. ARCHITECT TO SELECT COLOR.
3. INSTALL UNIT IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

BLOWER UNIT SCHEDULE														
SYMBOL	COOLING COIL				ELECTRIC HEATER (KW)	OUTDOOR AIR (CFM)	FAN			ELECTRICAL			WEIGHT	MANUFACTURER
	SENSIBLE (MBTUH)	TOTAL (MBTUH)	ENTER AIR DB/WB (°F)	LEAVING AIR DB/WB (°F)			CFM	EXT. S.P. (in. wg)	HP	VOLTAGE	MCA (INCL. HTR.)	MOCP (INCL. HTR.)		
BU #1	38.05	42.05	78.90/63.60	58.61/55.96	10	165	1830	0.25	3/4	230/60/1Ø	57.5	60	175	CARRIER MODEL FB4C-SIZE 060
BU #2	14.52	17.02	77.20/63.70	56.83/55.48	5	55	705	0.25	1/3	230/60/1Ø	28.5	30	112	CARRIER MODEL FB4C-SIZE 018
BU #3	28.55	31.41	78.20/63.00	56.97/54.82	10	205	1320	0.35	1/2	230/60/1Ø	55.1	60	122	CARRIER MODEL FB4C-SIZE 036
BU #4	28.06	31.93	78.20/64.00	57.84/56.09	10	150	1360	0.25	1/2	230/60/1Ø	55.1	60	122	CARRIER MODEL FB4C-SIZE 036
BU #5	31.73	35.58	79.00/64.80	59.42/57.49	10	180	1600	0.35	1/2	230/60/1Ø	55.1	60	157	CARRIER MODEL FB4C-SIZE 042

NOTES

1. UNIT CASING SHALL BE REPAINTED GALVANIZED STEEL AND SHALL BE INSULATED WITH 1 INCH, HIGH DENSITY, R4.2 INSULATION.
2. ELECTRIC HEATERS SHALL BE FACTORY INSTALLED AND WIRED.
3. SUPPLY ALL UNITS WITH 1" PLEATED AIR FILTERS, MERV 8 MINIMUM.
4. CONTROL SYSTEM TO BE FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR OR HIS SUBCONTRACTOR.

STEAM HUMIDIFIER SCHEDULE							
UNIT NO.	MFG.	MODEL	CAPACITY (lbs/hr)	ELECTRICAL	AMP	WEIGHT (lbs)	REMARKS
SH #1, #2	DRISTEAM	XTS 002	5	240V/1Ø	7	38	WITH SINGLE DISPERSION TUBE

NOTES:

1. PROVIDE DUCT MOUNTED HUMIDISTAT (SET AT 90%) TO DE-ENERGIZE UNIT.
2. PROVIDE DUCT MOUNTED FLOW SWITCH TO PROVE AIR FLOW.
3. SEAL DISPERSION TUBE AND CONDENSATE DRAIN DUCT PENETRATIONS WITH FACTORY ESCUTCHEONS.

EXHAUST FAN SCHEDULE							
UNIT NO.	MFG.	MODEL	CFM	S.P.	ELECTRICAL	WATTS	REMARKS
EF #1	GREENHECK	SP-A70	70	0.125	120v/60hz	15.0	WITH RJ 6X9 ROOF CAP
EF #2	GREENHECK	SP-A125	115	0.125	120v/60hz	22.6	WITH RJ 10X10 ROOF CAP

NOTES:

1. PROVIDE WITH DIRECT DRIVE MOTOR WITH SPEED CONTROL (INTERNAL MOUNTED).
2. INTERLOCK UNIT WITH LIGHT SWITCH.
3. SUSPEND UNITS FROM STRUCTURE AND PROVIDE ISOLATION KIT.
4. PROVIDE BACK DRAFT DAMPERS.

LOUVER SCHEDULE						
SYMBOL	TYPE	SIZE	FINISH	MANUF.	MODEL	REMARKS
L-1	INTAKE	12X12	ALUMINUM	GREENHECK	ESD-435	
L-2	INTAKE	36X12	ALUMINUM	GREENHECK	ESD-435	BLANK OFF UNUSED PORTION
L-3	EXHAUST	24X24	ALUMINUM	GREENHECK	ESD-435	HIGH AS POSSIBLE IN EAVE

NOTES:

1. PROVIDE WITH INSECT SCREEN.
2. FINISH SHALL BE CLEAR ANODIZE.
3. FINISH LOUVERS WITH BACK DRAFT DAMPERS

DIFFUSER SCHEDULE					
SYMBOL	NOMINAL SIZE	TYPE	FINISH	TITUS MODEL NO.	COMMENTS
S-1	VARIOUS	SUPPLY - WALL	WHITE	300 ZFL	DOUBLE DEFLECTION FLANGED MOUNTING, OBD
S-2	24 x 24	SUPPLY 2 WAY	WHITE	TDC	FULL LAY-IN PANEL (2) SECTORIZING BAFFLES
S-3	VARIOUS	SUPPLY 3 WAY	WHITE	TDC	FULL LAY-IN PANEL (1) SECTORIZING BAFFLE
S-4	12 x 12 15 x 15	SUPPLY 4 WAY	WHITE	TDCA-AA	BORDER TYPE 1 OPPOSED BLADE DAMPER
S-5	9 x 9	SUPPLY 4 WAY	WHITE	TDCA-AA	BORDER TYPE 1 OPPOSED BLADE DAMPER
S-6	6 x 6	SUPPLY 4 WAY	WHITE	TDCA-AA	BORDER TYPE 1 OPPOSED BLADE DAMPER
R-1	VARIOUS	RETURN-CEILING	WHITE	350 FL	ALUMINUM BORDER TYPE 1

NOTE: ALL DIFFUSERS ARE NOT NECESSARILY USED ON THIS PROJECT.

SEQUENCE OF OPERATION
<u>UNITS BU #1 AND #3 (HUMIDITY CONTROLLED)</u> THE SYSTEM SHALL BE CONTROLLED BY A MODEL VT76X7 CONTROLLER AS MANUFACTURED BY VICONICS TECHNOLOGIES INC. OR EQUAL. FAN: THE UNIT SUPPLY AIR FAN SHALL OPERATE CONTINUOUSLY. THE TEMPERATURE SET POINTS SHALL MAINTAIN A COOLING TEMPERATURE OF 70°F (ADJ.) AND A HEATING TEMPERATURE OF 65°F (ADJ.). THE THERMOSTAT SHALL MEASURE THE SPACE TEMPERATURE AND STAGE THE COOLING TO MAINTAIN THE SETPOINT. COOLING: THE COOLING SHALL BE ENABLED WHENEVER: 1. THE SPACE TEMPERATURE IS ABOVE THE COOLING SETPOINT. 2. AND THE HEATING IS NOT ACTIVE. HEATING: THE HEATING SHALL BE ENABLED WHENEVER: 1. THE SPACE TEMPERATURE IS BELOW THE HEATING SETPOINT. 2. AND THE COOLING IS NOT ACTIVE. DEHUMIDIFICATION: THE CONTROLLER SHALL MEASURE THE SPACE HUMIDITY AND OVERRIDE THE COOLING SEQUENCE TO MAINTAIN THE SPACE HUMIDITY AT OR BELOW 50%RH (ADJ.). DURING DEHUMIDIFICATION, THE HEATING SHALL MAINTAIN THE SPACE HEATING SETPOINT. HUMIDIFICATION: THE CONTROLLER SHALL MEASURE THE SPACE HUMIDITY AND MODULATE THE HUMIDIFIER TO MAINTAIN A SETPOINT OF 40%RH (ADJ.). HUMIDIFIER SAFETIES: THE HUMIDIFIER SHALL BE TURNED OFF WHENEVER: 1. THE DUCT SUPPLY AIR RELATIVE HUMIDITY RISES ABOVE 90%RH (ADJ.). 2. THE AIR PROVING SWITCH DETECTS NO AIR FLOW. THE RH AND AIR FLOW SENSORS SHALL BE LOCATED BETWEEN 8'-0" AND 12'-0" DOWNSTREAM OF THE STEAM DISPERSION TUBE. <u>UNITS BU #2, #4 AND #5</u> THE SYSTEM SHALL BE CONTROLLED BY A PROGRAMMABLE THERMOSTAT. COOLING AND HEATING SETPOINTS WILL BE DETERMINED UPON THE BUILDING OCCUPANCY. THE THERMOSTAT, AT A MINIMUM, SHALL HAVE: 1. 7 DAY DAY PROGRAMMING 2. BACKLIT DISPLAY 3. DAYLIGHT SAVING TIME ADJUSTS AUTOMATICALLY. 4. EASY TOUCH SCREEN PROGRAMMING. 5. BATTERY BACKUP <u>NOTES:</u> THE CONTROL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND COMPONENTS TO COMPLETE THE WORK IN ACCORDANCE WITH NATIONAL AND LOCAL CODES.

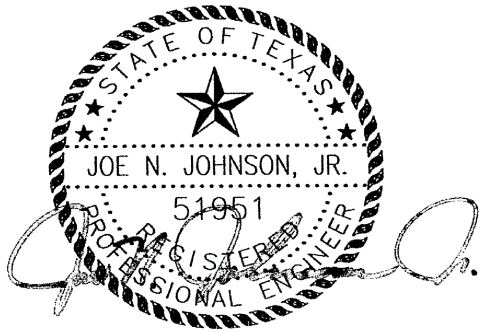
HVAC LEDGEND	
①	THERMOSTAT
Ⓜ	HUMIDISTAT
Ⓢ	TEMPERATURE SENSOR
ⓂⓈ	HUMIDITY SENSOR
☒	CEILING SUPPLY DIFFUSER
☒	CEILING RETURN GRILLE
☒	CEILING EXHAUST GRILLE
☒	SIDEWALL SUPPLY GRILLE
☒	SIDEWALL RETURN GRILLE
	NECK SIZE / DIFFUSER STYLE CFM
☒	VOLUME DAMPER
☒	FIRE DAMPER
☒	OPPOSED BLADE DAMPER

GENERAL HVAC NOTES
1. ALL DUCT DIMENSIONS SHOWN ARE INSIDE FREE AREA DIMENSION. 2. ALL DUCTS SHALL BE INSTALLED CONCEALED AS HIGH AS POSSIBLE UNLESS OTHERWISE SHOWN. 3. AIR DEVICES ARE SHOWN IN APPROXIMATE LOCATION ONLY. REFER TO ARCHITECT AND/OR ARCHITECTURAL DRAWINGS FOR EXACT LOCATION. 4. PROVIDE FLEXIBLE DUCT CONNECTION AT ALL EQUIPMENT WITH MOTORS. 5. CONTRACTOR SHALL COORDINATE ALL WORK SHOWN ON THE DRAWING WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND PLUMBING DRAWINGS. REPORT DISCREPANCIES TO ARCHITECT/ENGINEER. 6. PROVIDE FLEXIBLE DUCT TO CEILING DIFFUSERS. FLEX DUCT SHALL BE CLASS 1, R-5 INSULATION. MAXIMUM LENGTH OF FLEX DUCT SHALL BE 5'-0". 7. EQUIPMENT HOUSEKEEPING PAD AND FLOOR DRAINS LOCATIONS SHALL BE COORDINATED WITH THE SIZE AND LOCATION OF THE EXACT EQUIPMENT BEING PROVIDED. 8. EQUIPMENT SHOWN ON FLOOR PLANS AND ELEVATIONS ILLUSTRATE THE GENERAL ARRANGEMENT AND SPACE ALLOCATIONS. THE CONTRACTOR SHALL VERIFY THE SPACE REQUIREMENTS FOR EACH SYSTEM COMPONENT, USING MANUFACTURER CERTIFIED SHOP DRAWINGS, AND MAKE ANY NECESSARY ADJUSTMENTS IN EQUIPMENT PLACEMENT AND CONNECTIONS IN ORDER TO ACCOMMODATE THE EQUIPMENT BEING INSTALLED. 9. DRAWING ARE SCHEMATIC IN NATURE AND SHALL NOT BE SCALED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ROUTING OF PIPING AND DUCTS WITH ALL OTHER TRADES. 10. PROVIDE FULL SIZED P-TRAPS FOR ALL EQUIPMENT CONDENSATE DRAINS. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR CONDENSATE DRAIN PIPING. 11. PROVIDE INSECT SCREEN ON ALL FRESH/OUTSIDE AIR INTAKES. PROVIDE 1/4" HAIL SCREEN ON EXHAUST OPENINGS. 12. UPON COMPLETION OF ALL WORK, PROVIDE A COMPLETE TEST AND BALANCE, AND CERTIFY THAT ALL EQUIPMENT IS FUNCTIONING PER PROJECT REQUIREMENTS. 13. PROVIDE YOUNG REGULATOR 315 TO ADJUST DAMPERS ABOVE HARD CEILINGS. PROVIDE YOUNG REGULATOR 404 WITH STAND-OFF BRACKETS ON INSULATED DUCTS. 14. APPLICABLE MECHANICAL CODE IS THE 2009 EDITION OF THE INTERNATIONAL MECHANICAL CODE. 15. ARRANGE, AND PAY FEES IF APPLICABLE, WITH THE LOCAL JURISDICTION FOR ALL INSPECTIONS.

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01-22-18



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FORT CONCHO RECONSTRUCTION
LONG BARRACKS AND MESS HALL 3 & 4
SAN ANGELO, TEXAS

KILLIS ALMOND ARCHITECTS
- ARCHITECTURE - HISTORIC PRESERVATION - PLANNING

342 WILKENS, SAN ANTONIO, TEXAS 78210
(210) 532-3212 FAX (210) 532-9919
www.almond-architects.com

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ALW		
CHECKED BY		
PRW		
PROJECT NUMBER		
17-03-03		
REVISION	DESCRIPTION	DATE

M-1

MEP PROJECT #1725

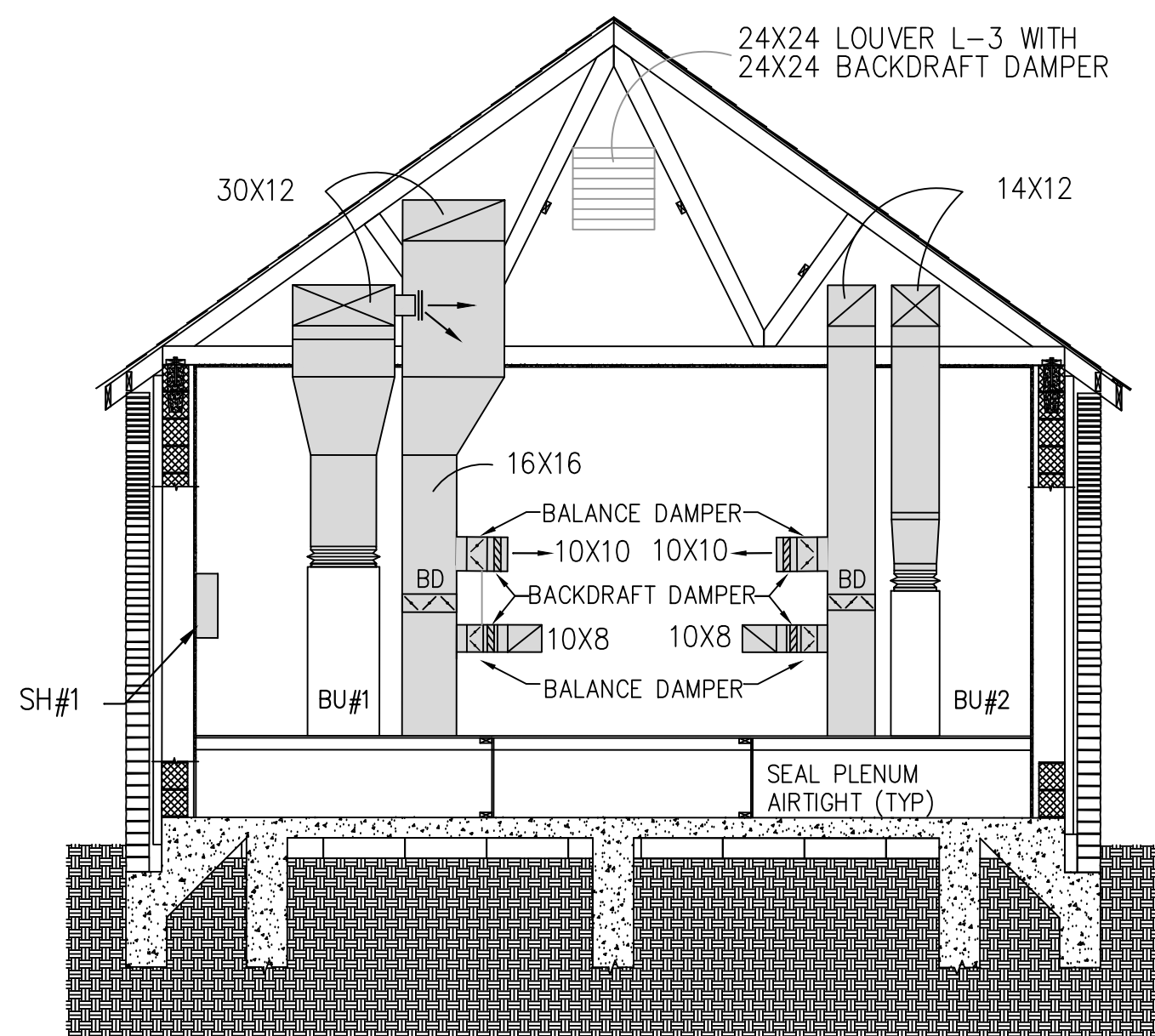
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San Angelo, Texas 76902
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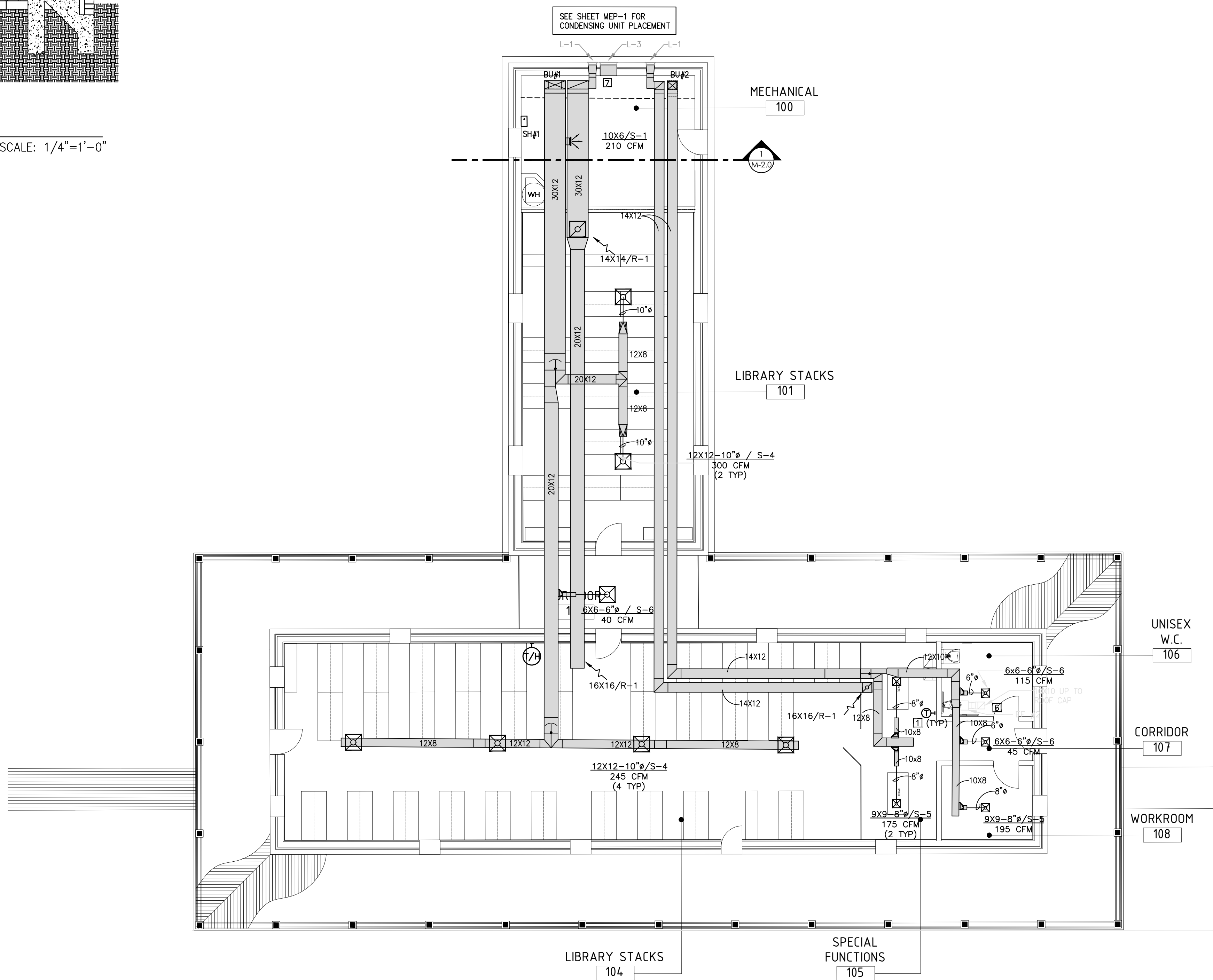
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SECTION 1
SCALE: 1/4"=1'-0"



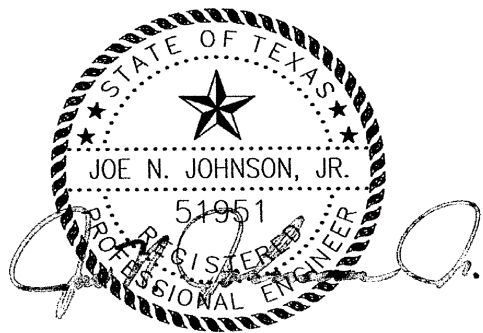
NOTES INDICATED BY "□":

- 1 PROVIDE PROGRAMMABLE THERMOSTATS THAT COMPLY WITH REQUIREMENTS OF THE 2009 IECC. MOUNT THERMOSTATS ON WALL AT 48" AFF AT LOCATIONS SHOWN. PROVIDE LOCKING COVERS FOR ALL THERMOSTATS.
- 2 MEN'S RESTROOM EXHAUST BASED ON 2 CFM/SQ. OR 1 AIR CHANGE EVERY 5 MINUTES. WOMEN'S RESTROOM EXHAUST BASED ON 2 CFM/SQ. FT. OR 1 AIR CHANGE EVERY 5 MINUTES. CONTROL FANS WITH LIGHT SWITCHES IN RESTROOMS.
- 3 6" X 6" EXHAUST DUCT FROM EXHAUST FAN EF #1-18 UP TO ROOF CAP. PROVIDE OFFSET AND TRANSITION AS REQUIRED.
- 4 REFER TO ARCHITECTURAL DRAWINGS FOR CORRECT MOUNTING HEIGHT ALL WALL GRILLES AND REGISTERS.
- 5 REFER TO SHEET M-3 FOR DETAILS.
- 6 10"X10" EXHAUST DUCT FROM EXHAUST FAN EF #2-18 UP TO ROOF CAP. PROVIDE OFFSET AND TRANSITION AS REQUIRED.
- 7 REFER TO SHEET M-1 FOR SEQUENCE OF OPERATIONS. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL CONTROLS, PROGRAMMING AND TESTING TO SUPPLY A FULLY FUNCTIONING AND OPERATIONAL SYSTEM.

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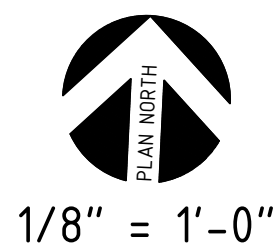
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17-03-03

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SHEET 3 OF 20

MECHANICAL PLAN - LONG BARRACK AND MESSHALL 3



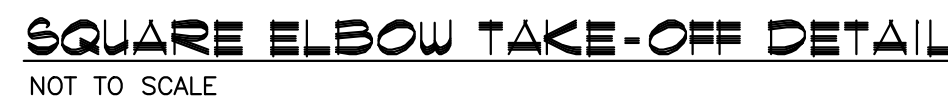
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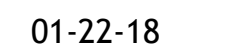
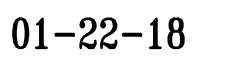
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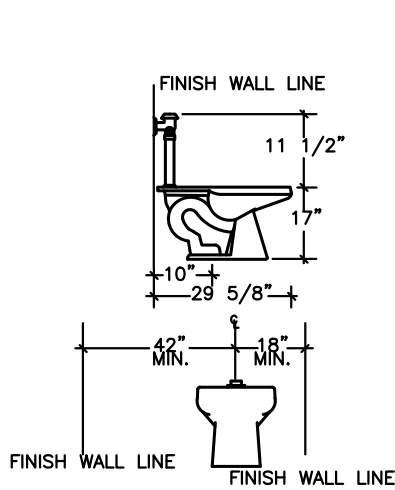
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M-3

SHEET 5 OF 20



WATER CLOSET: P-1A

KOHLER K-4368 "HIGHCLIFF LITE" OR APPROVED EQUAL, 17" TALL, FLOOR MOUNTED. 1.28 GALLON PER FLUSH SIPHON JET, ELONGATED BOWL, 1-1/2" TOP SPUD, VITREOUS CHINA WITH BOLT CAPS, SLOAN ROYAL NO. 111-1.28 ROYAL 1.28 GALLON FLUSH VALVE, 1" SCREWDRIVER ANGLE STOP AND FLUSH CONNECTION. BEMIS 1955C, WHITE, OPEN FRONT, SOLID PLASTIC SEAT LESS COVER WITH CONCEALED CHECK HINGE.

ROUGH-IN: CW HW WASTE VENT
1" 1" 4" 2"

NOTE: THIS IS A HANDICAPPED ACCESSIBLE FIXTURE AND MUST STRICTLY COMPLY WITH ALL A.D.A. REQUIREMENTS PERTAINING TO IT. WHEN MOUNTED AT 17" AFF TO TOP OF SEAT.

LAVATORY: P-3A

FIXTURE: KOHLER K-2005 "KINGSTON", WALL MOUNT VITREOUS CHINA, 20" x 18", 4" CENTERS.

SUPPLY: KOHLER K-15592-5 "CORALAIS", SINGLE LEVER, 4" CENTERS, CENTERSET FAUCET, PROVIDE WATTS MODEL USG-B THERMOSTATIC MIXING VALVE, CHECKSTOPS, LIMIT SET AT 110° F. MIXING VALVE MUST COMPLY WITH ASSE 1070.

STRAINER: K-13885 OFFSET DRAIN OR SD R7308 1 1/4" OFFSET GRID DRAIN.

P-TRAP: SANITARY DASH R 367, 1 1/4" CHROME TRAP, WITHOUT CLEANOUT, PROVIDE ESCUTCHEON.

STOPS: EASTMAN 5M12 LAVATORY SUPPLY, FLEX CHROME RISERS AND OVAL HANDLE STOPS.

CARRIER: JOSAM 17100 CONCEALED WALL SUPPORT.

GUARDS: TRUEBRO 102W INSULATION GUARDS FOR SUPPLY & TRAP. TRUEBRO 105W INSULATION GUARD FOR DRAIN.

ROUGH-IN: CW HW WASTE VENT
1/2" 1/2" 2" 1 1/2"

NOTES: LAVATORY IS A HANDICAPPED ACCESSIBLE FIXTURE AND MUST STRICTLY COMPLY WITH ALL ADA REQUIREMENTS PERTAINING TO IT WHEN MOUNTED AT 34" AFF TO LIP.

SINGLE SINK: P-5B

FIXTURE: ELKAY LRAD-2521-60-4, 4 HOLE DRILLING, 25X21 SS 18 GAUGE, 6" DEPTH MAX.

SUPPLY: ELKAY LK-2433, HIGH SPOUT, WITH SPRAY, 2.5 GPM

STRAINER: LK-35

P-TRAP: SANITARY-DASH R426 STRAINER. SANITARY DASH R371 P-TRAP.

STOPS: EASTMAN 5M12 SUPPLY; FLEXIBLE RISERS.

GUARDS: TRUEBRO 102W INSULATION GUARDS FOR SUPPLY & TRAP. TRUEBRO 105W INSULATION GUARD FOR DRAIN IF NOT COVERED.

ROUGH-IN: CW HW WASTE VENT
1/2" 1/2" 2" 1 1/2"

NOTE: THIS IS A HANDICAPPED ACCESSIBLE FIXTURE AND MUST STRICTLY COMPLY WITH ALL TAS REQUIREMENTS PERTAINING TO IT WHEN MOUNTED 34" A.F.F. TO LIP MAX.

ELECTRIC WATER COOLER: P-6A

HALSEY TAYLOR HTV8BL-Q OR APPROVED EQUAL DUAL LEVEL, LEAD FREE, SELF CONTAINED ELECTRIC REFRIGERATED WATER, COOLER WITH CAPACITY TO CHILL WATER FROM 80D TO 50F AT 8 GPH FLOW RATE. UNIT SHALL BE DESIGNED TO CONFORM WITH THE AMERICAN DISABILITIES ACT (ADA) STANDARDS. ELECTRICAL CHARACTERISTICS SHALL BE 120V., 60HZ., SINGLE PHASE. STAINLESS STEEL FINISH. CANE SHROUD. MOUNT HIGH UNIT AT 40" AFF TO BUBBLER ORIFICE. MOUNT LOW UNIT AT 36" AFF TO BUBBLER ORIFICE.

ROUGH-IN: CW HW WASTE VENT
1/2" -- 2" 1 1/2"

WATER HEATER P-7

FIXTURE: BRADFORD WHITE MODEL RE330S6, 2 ELEMENT, T & P VALVE. 30 GALLON, 4.5 KW, 240 V, SINGLE-PHASE, AS REQUIRED ENERGY FACTOR TO BE .95 MINIMUM.

NOTES: 1. INSTALL WATER HEATER ON SHELF.
2. WATER HEATER SHALL COMPLY WITH DOE REGULATIONS EFFECTIVE 4/15/2015. ADJUST MODEL NUMBER AS REQUIRED.

MOP SINK: P-8

MUSTEE 63 24X24X12 BASIN. 3" DRAIN

MUSTEE 63.600A MOP SINK FAUCET. MOUNT 36" A.F.F. FOR SUPPLY.

MUSTEE 65.700 MOP HANGER

MUSTEE 65.600 HOSE AND BRACKET

ROUGH-IN: CW HW WASTE VENT
1/2" 1/2" 3" 2"

MOP SINK: P-8A

FIXTURE: FIAT TSBC-1610 24X24X12, 6" DROP FRONT, STAINLESS STEEL

SUPPLY: FIAT 830-AA MOP SINK FAUCET, WITH VACUUM BREAKER, INTEGRAL STOPS, WALL BRACE, PAUL HOOK 3/4" THREAD SPOUT, MOUNT AT 36" AFF. SUPPLY WITH 30" RUBBER HOSE, HOSE HANGER, AND MOP HANGER. PROVIDE STAINLESS STEEL BACKSPASH PANELS.

DRAIN: 3" CAST BRASS DRAIN.

TRAP: DEEP SEAL P-TRAP.

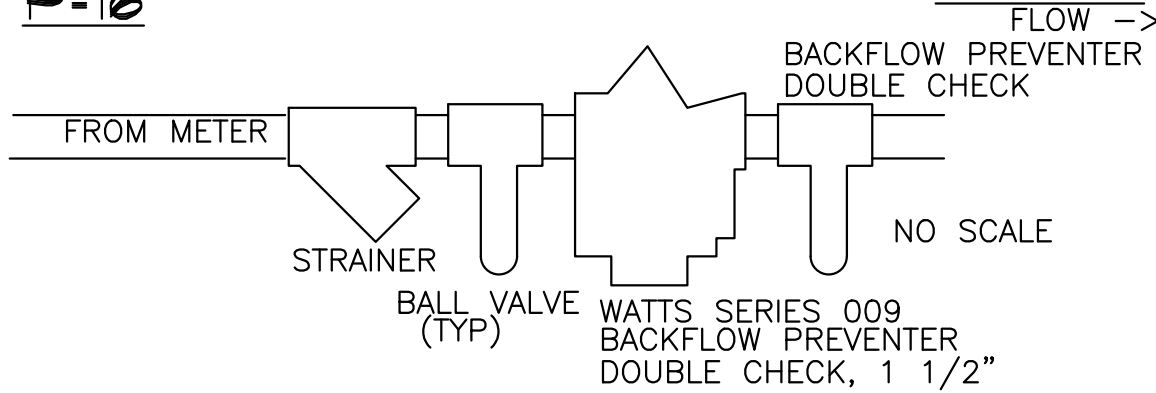
ROUGH-IN: CW HW WASTE VENT
1/2" 1/2" 3" 2"

HOSE BIBB: P-10

FIXTURE: WOODFORD MODEL B65 FREEZEPROOF 3/4" MAKE HOSE THREAD, VACUUM BREAKER.

ROUGH-IN: CW HW
3/4" --

BACKFLOW PREVENTER ASSEMBLY: P-16



FLOOR DRAIN: FD (3")

FIXTURE: JOSAM 30000-S 5" SQUARE NICKEL BRONZE STRAINER, CAST IRON TWO PIECE BODY. 3" OUTLET.

NOTE: PROVIDE 1/2" TRAP PRIMER FOR RESTROOM DRAINS, JOSAM 88250.

FLOOR SINK FS (4")

FIXTURE: JAY R. SMITH 3200 WITH RECESSED GRATE, 4" OUTLET PIPE MAIN FIRE SPRINKLER DRAIN TO SINK TO PREVENT SPLASHING.

WATER HEATER DRAIN PAN

FIXTURE: OATEY #34152, 22" ALUMINUM SINGLE PHASE, WITH T & P VALVE.

WATER CUT OFF VALVE

GRINNELL: 3810-2" BALL VALVE

WATER METER CUT OFF VALVE BOX

WESTERN IRON WORK 461-S WITH WORD "WATER" CAST INTO SURFACE.

GATE VALVE

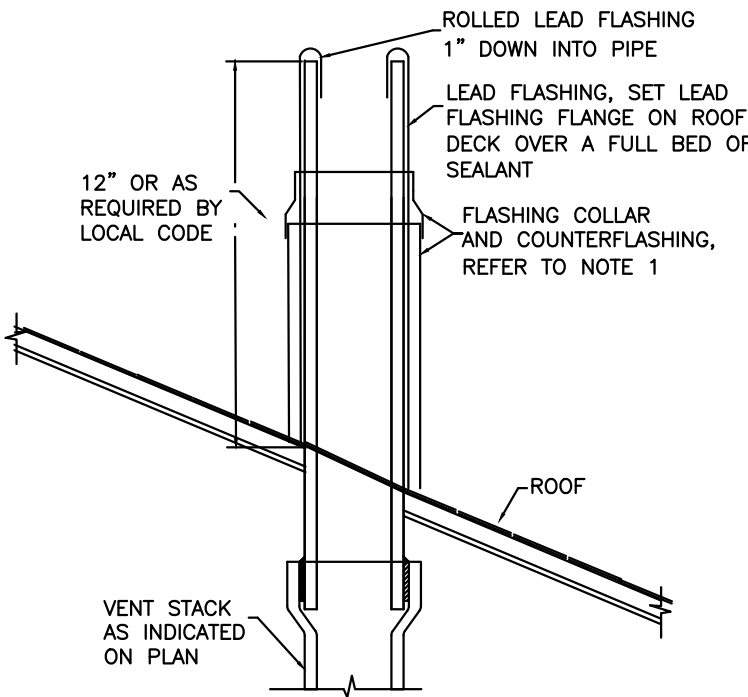
FIXTURE: GRINELL #3000.

PLASTIC METER/VALVE BOX

FIXTURE: WIW #34P18 WITH CAST IRON RING & COVER.

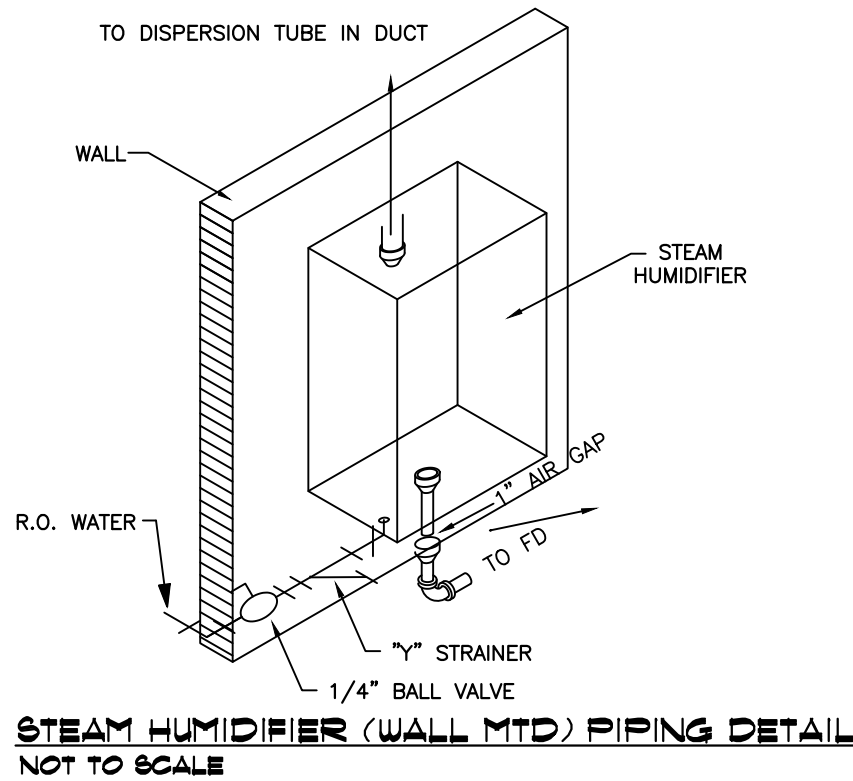
WATER HAMMER ARRESTORS:

FIXTURE: JOSAM 75000-S
INSTALL ONE ARRESTOR PER GROUP OF FIXTURES IN ACCESSIBLE LOCATION.

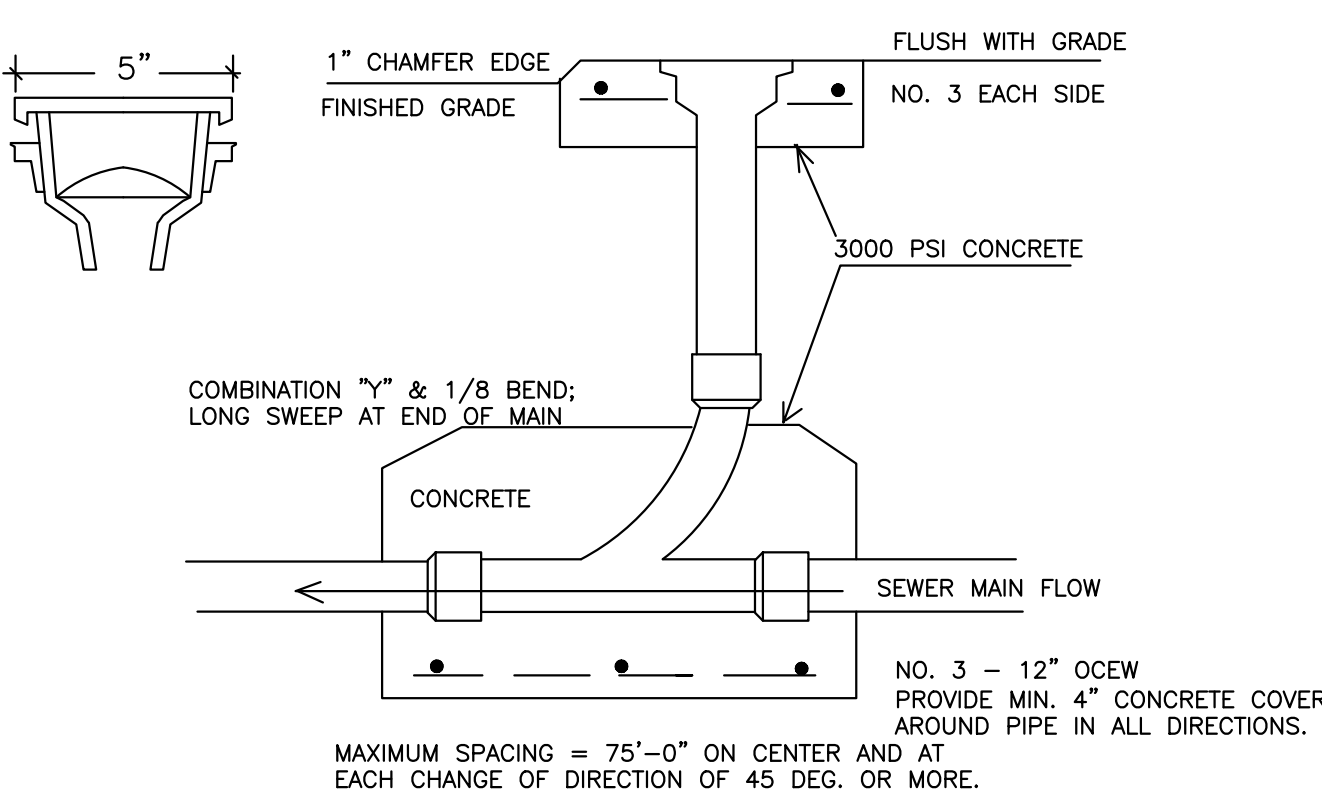


NOTE: PLUMBING CONTRACTOR SHALL FURNISH A SUITABLE FLASHING AS RECOMMENDED BY THE ROOFING MANUFACTURER. FLASHING SHALL BE INSTALLED AND MADE WATERPROOF BY ROOFING CONTRACTOR IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS.

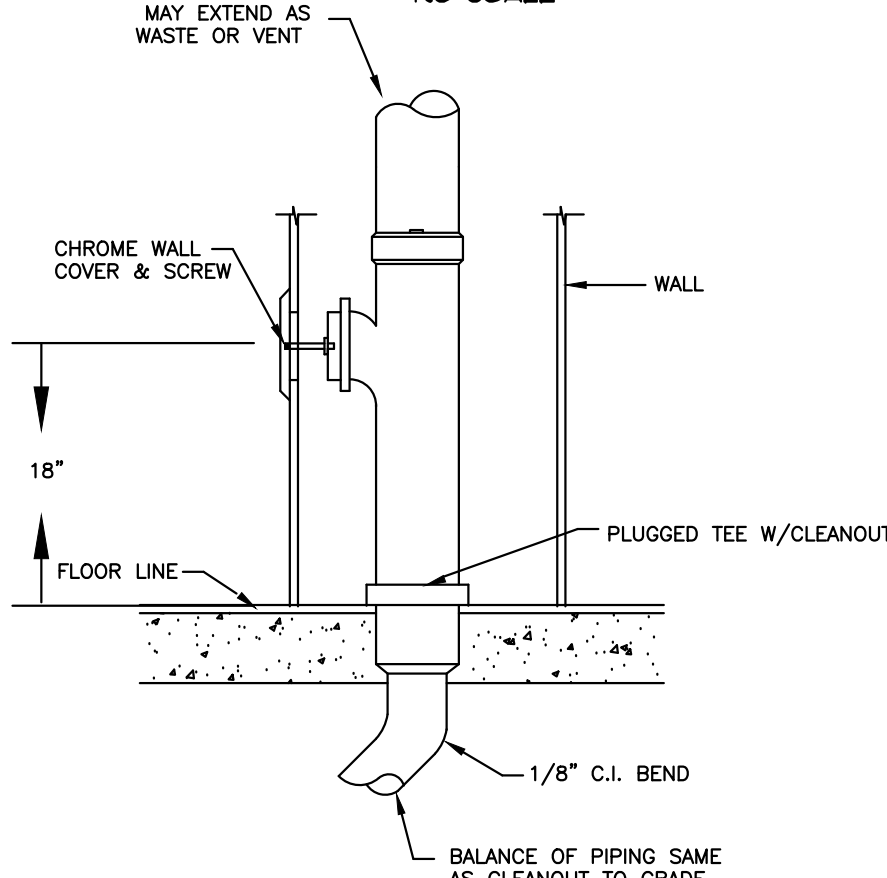
TYPICAL VENT THRU ROOF DETAIL NO SCALE



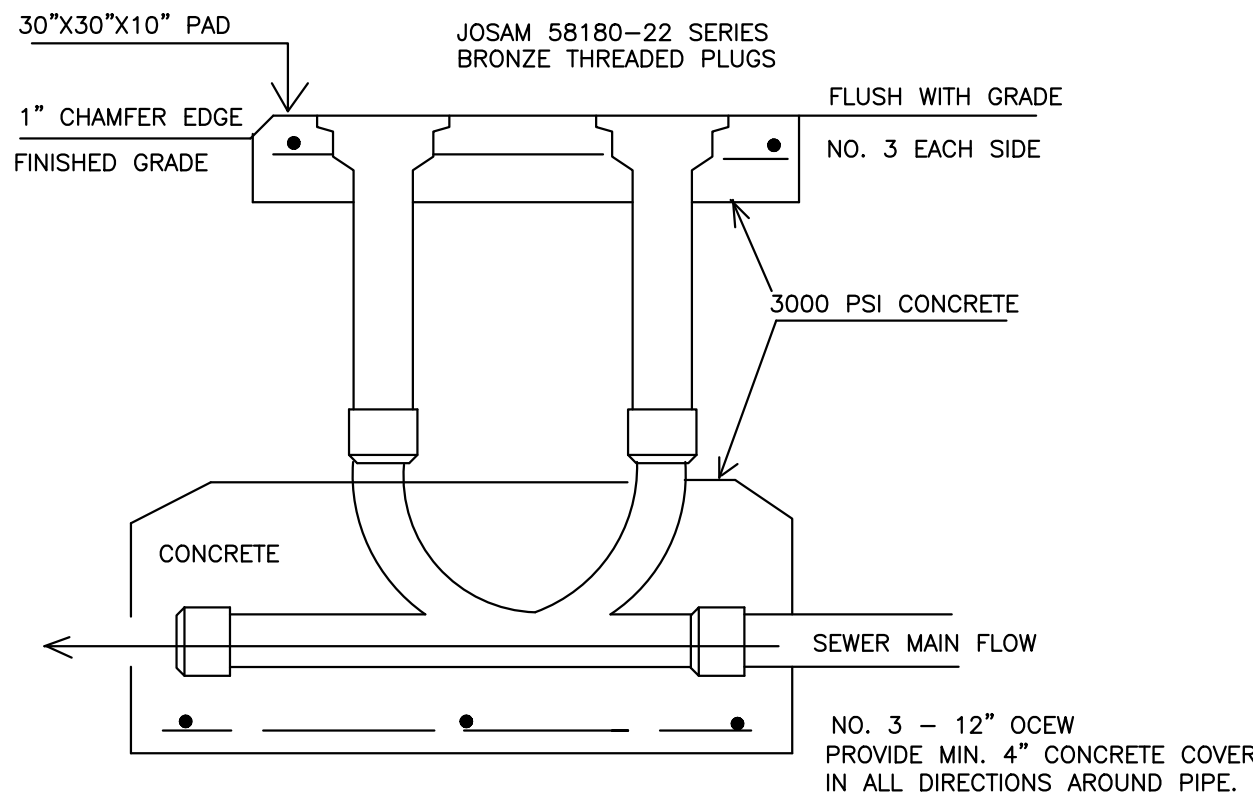
STEAM HUMIDIFIER (WALL MTD) PIPING DETAIL NOT TO SCALE



LINE CLEANOUT DETAIL NO SCALE



WALL CLEANOUT DETAIL NO SCALE



GENERAL PLUMBING NOTES

- CONTRACTOR SHALL COMPLY WITH 2009 INTERNATIONAL PLUMBING CODE AND ALL APPLICABLE LOCAL CODES AND AMENDMENTS.
- CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO MINIMIZE CONFLICTS.
- CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO OWNER PROVIDED EQUIPMENT.
- PLUMBING CONTRACTOR IS RESPONSIBLE FOR CONDENSATE DRAINS FROM AIR HANDLER UNITS.
- SLEEVE AND FIRE CAULK ALL PENETRATIONS OF RATED ASSEMBLIES.
- SLEEVE ALL PENETRATIONS OF SLAB.
- PROVIDE UNIONS AT WATER HEATERS. PROVIDE COUPLINGS TO ALL EQUIPMENT AS REQUIRED. PROVIDE PHYSICAL PROTECTION FOR METERS AND PIPING AROUND BUILDING.
- MAINTAIN 5' CLEARANCE BETWEEN WASTE AND WATER LINES.
- PLUMBING FIXTURES MAY BE KOHLER, KILGORE, MANSFIELD, CRANE, AMERICAN STANDARD OR EQUAL. PROVIDE SUPPLY STOPS AT EACH FIXTURE RISER.
- DO NOT SCALE DRAWINGS. FIELD VERIFY LOCATION OF FIXTURES AND LINES.
- INSTALL CUTOFF VALVE IN FLUSH BOX AT WATER SERVICE ENTRANCE TO BUILDING.
- INSTALL GAS SHUT-OFF VALVES WITHIN 6' OF EQUIPMENT.
- INSTALL WATER HAMMER ARRESTORS AT WATER HEATER AND ONE ARRESTOR FOR EACH FIXTURE GROUP IN AN ACCESSIBLE LOCATION.
- MAINTAIN 10' CLEARANCE FROM VENT STACKS TO OUTSIDE AIR INTAKES.
- INSTALL DOUBLE CLEANOUTS AT EXTERIOR OF BUILDING. FURNISH WITH RECESSED COVERS TO PREVENT TRIPPING HAZARD.

MECHANICAL SYMBOL SCHEDULE	
SYMBOL	DESCRIPTION
	GATE VALVE
	GLOBE VALVE
	BALL VALVE
	MOTORIZED VALVE
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
	BUTTERFLY VALVE
	THREE-WAY MOTORIZED VALVE
	SOLENOID VALVE
	CHECK VALVE
	BALANCING VALVE
	GAUGE COCK
	A.S.M.E. TEMPERATURE & PRESSURE RELIEF VALVE
	GAS COCK
	PRESSURE GAUGE
	THERMOMETER
	GAS LINE
	AUTOMATIC AIR VENT
	STRAINER WITH DRAIN VALVE
	FLEXIBLE PIPE CONNECTION
	UNION
	PIPE ANCHOR
	WALL HYDRANT
	FLOW SWITCH
	THERMOSTAT
	HUMIDISTAT
	SANITARY SEWER LINE
	MANHOLE
	COLD WATER LINE
	HOT WATER LINE
	HOT WATER RECIRCULATING LINE
	180 HOT WATER LINE
	HOT WATER SUPPLY LINE
	HOT WATER RETURN LINE
	HYDRONIC SYSTEM SUPPLY LINE
	HYDRONIC SYSTEM RETURN LINE
	CHILLED WATER SUPPLY LINE
	CHILLED WATER RETURN LINE
	CONDENSATE DRAIN LINE WITH FLOW DIRECTION
	FLOW DIRECTION
	AIR LINE
	CUT-OFF VALVE
	VENT LINE
	STORM SEWER LINE
	90 ELL UP
	90 ELL DOWN
	TEE DROPPING DOWN
	TEE RISING UP

NOTE: ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

NOTES:

- FIXTURE SUBSTITUTION PERMITTED PROVIDED ARCHITECT CONCURRENCE OBTAINED AND ADA REQUIREMENTS ADHERED TO STRICTLY.
- WATER CLOSET CONTROLS SHALL BE MOUNTED ON WIDE SIDE OF TOILET AREAS.
- THIS PROJECT IS REQUIRED TO COMPLY WITH ADA AND THE STATE OF TEXAS ACCESSIBILITY STANDARDS (TAS) OF THE ARCHITECTURAL BARRIERS ACT, TAS 9102. ACCESSIBLE PLUMBING FIXTURES SHALL COMPLY WITH THE STANDARDS AND TABLE REQUIREMENTS.
- CONTRACTOR TO INSURE THAT REQUIRED ADA CLEARANCES FOR ALL FIXTURES ARE MET AS MEASURED FROM CENTERLINE OF FIXTURE TO FINISHED WALL. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- EXPOSED INSULATION ON PIPING AND DRAINS TO BE TRUEBRO OR EQUAL. WRAPPED INSULATION WILL NOT BE ALLOWED.

MEP PROJECT #1725

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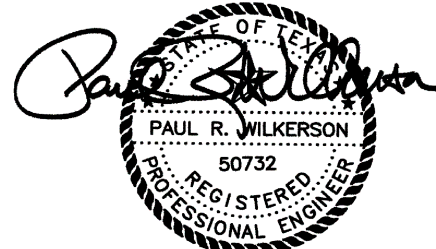
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San Angelo, Texas 76902
325-659-2235
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01-22-18

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FORT CONCHO RECONSTRUCTION
LONG BARRACKS AND MESS HALL 3 & 4
SAN ANGELO, TEXAS

KILLIS ALMOND ARCHITECTS
-ARCHITECTURE - HISTORIC PRESERVATION -PLANNING

342 WILKENS, SAN ANTONIO, TEXAS 78210
(210) 532-3712 FAX (210) 532-9919
www.almond-architects.com

DATE
JANUARY 22ND 2018

DRAWN BY
ALW

CHECKED BY
PRW

PROJECT NUMBER
17-03-03

REVISION	DESCRIPTION	DATE

P-1

1. DO NOT SCALE DRAWINGS. FIELD VERIFY LOCATION OF FIXTURES AND LINES.
2. GENERAL CONTRACTOR AND PLUMBING CONTRACTOR SHALL VERIFY ALL REQUIREMENTS OF THIS PROJECT BEFORE BIDDING AND PROCEEDING WITH WORK.
3. PROVIDE PHYSICAL PROTECTION FOR METERS AND PIPING AROUND BUILDING.
4. PROVIDE COUPLINGS TO ALL EQUIPMENT AS REQUIRED.
5. PLUMBING CONTRACTOR TO COORDINATE VENT STACKS WITH OUTSIDE AIR INTAKES OF EQUIPMENT AND MAINTAIN AT LEAST 10'-0" CLEARANCE OR AS PER LOCAL CODE REQUIREMENTS.
6. PROVIDE SUPPLY STOPS AT EACH FIXTURE RISER. ALL EXPOSED LINES TO BE CHROME PLATED.
7. MAINTAIN 5' CLEARANCE BETWEEN WASTE AND WATER LINES OR PER LOCAL CODES.
8. THE EQUIPMENT ROUGH-INS AS SHOWN ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE. HOWEVER, THE OWNER OR SUPPLIER MAY SUBSTITUTE, OR THIS ITEM MAY VARY FROM THE PLANS. THEREFORE, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PLACEMENT OF ROUGH-INS. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT INSTALLATION OF THE FIXTURES AND EQUIPMENT.
9. PROVIDE TRAP PRIMERS ON ALL FLOOR DRAINS. PROVIDE ACCESSIBLE SHUT-OFF VALVE FOR ALL TRAP PRIMER LINES.
10. INSTALL WATER HAMMER ARRESTERS PER ANSI A112.
11. PROVIDE WOOD BLOCKING AS REQ'D. FOR FIXTURES AND PIPING.
12. INSTALL DOUBLE CLEANOUTS AT EXTERIOR OF BUILDING AND AS REQUIRED BY LOCAL CODES. LOCATE ALL EXTERIOR CLEANOUTS AWAY FROM PEDESTRIAN TRAFFIC AREAS.
13. CONTACT LOCAL UTILITIES FOR APPLICABLE FEES, PERMITS AND CHARGES FOR THIS PROJECT.
14. PROVIDE WATTS USB-B THERMOSTATIC MIXING VALVE AT ALL HANDWASHING FIXTURES, CHECKSTOPS, LIMIT SET AT 110°F. VALVE MUST COMPLY WITH ASSE 1070.
15. INCREASE VTR'S PER LOCAL CODES AND FROST REQUIREMENTS.
16. CONTRACTOR TO INSTALL ALL SHUT-OFF VALVES AS SHOWN ON PLUMBING PLANS AND PLUMBING RISER DRAWINGS.
17. INSTALL VALVES AT ALL DROPS TO FIXTURES.
18. INSULATE ALL WATER LINES IN WITH FIBERGLASS JACKET INSULATION PER SPECS.
19. INSTALL SPLIT BALL VALVES FOR SHUT-OFF AND ISOLATION VALVES.
20. REFER TO SHEET P-3 FOR PIPING SIZES.
21. PLUMBING CONTRACTOR TO COORDINATE SEWER LINE INSTALLATION WITH FOUNDATION DRAWINGS. MAINTAIN 12" CLEARANCE FROM FOOTINGS.
22. ALL EXPOSED WATER LINES TO BE INSTALLED TIGHT TO STRUCTURE ABOVE.
23. PROVIDE ACCESSIBLE ISOLATION VALVES FOR ALL FREEZE PROOF HOSE BIBBS.
24. SLEEVE SEWER LINE AS IT EXTENDS THROUGH FOUNDATION BEAMS. COORDINATE SEWER LINE INSTALLATION WITH STRUCTURAL DRAWINGS TO AVOID FOUNDATION BEAMS AND COLUMNS.
25. INSTALL ISOLATION VALVE AT ALL BRANCHES OF MAIN LINES.

1. INSULATE ALL EXPOSED PIPING PER SPECS. PROVIDE HANGERS AND SUPPORTS PER SPECS. LABEL ALL PIPING PER SPECS. ANY ITEM THAT DOES NOT MEET GOOD WORKMANSHIP STANDARDS WILL BE REPLACED AND CORRECTED AT CONTRACTOR'S EXPENSE.
2. CONTRACTOR IS RESPONSIBLE TO PROVIDE A COMPLETELY OPERATIONAL SYSTEM. FURNISH ALL APPURTENANCES AND OPTIONS TO PROVIDE THE EQUIPMENT AND INSTALLATION ILLUSTRATED ON THESE PLANS.
3. ROUTE CONDENSATE DRAIN LINE FROM AHU TO FLOOR DRAIN. USE COPPER FOR EXPOSED DRAIN PIPING.
4. INSTALL FLOAT SWITCH OR FLOW SWITCH ACCORDING TO CODE FOR CONDENSATE LINES AT ALL HVAC EQUIPMENT.
5. INSTALL WATER CLOSET FLUSH VALVES ON WIDE SIDE OF STALL.
6. PROVIDE PRESSURE REDUCING VALVE FOR WATER SERVICES EQUAL TO WATTS SERIES 2300, 1 1/2", SET AT 75 PSI.
7. ALL EXPOSED PIPING TO BE COPPER.
8. DOMESTIC WATER MAXIMUM DEMAND IS LESS THAN 20 GPM FOR EACH BUILDING.
9. INSTALL 3" FLOOR SINK FOR CONDENSATE DISPOSAL 32" FROM BACK WALL.
10. PROVIDE WATER SOFTENER SYSTEM EQUAL TO CULLIGAN MODEL HET-150-TWIN-DF, 1.5" PIPE SIZE, 18" TANK, ALT. FLOW OPTION.
11. RO SYSTEM SHALL BE EQUAL TO CULLIGAN MODEL AC-30, LARGE TANK (9 GALLON), 119 LITER PER DAY PRODUCTION RATE.

ORDINANCES

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LONG BARRACKS AND MESS HALL 3 & 4
SAN ANGELO, TEXAS

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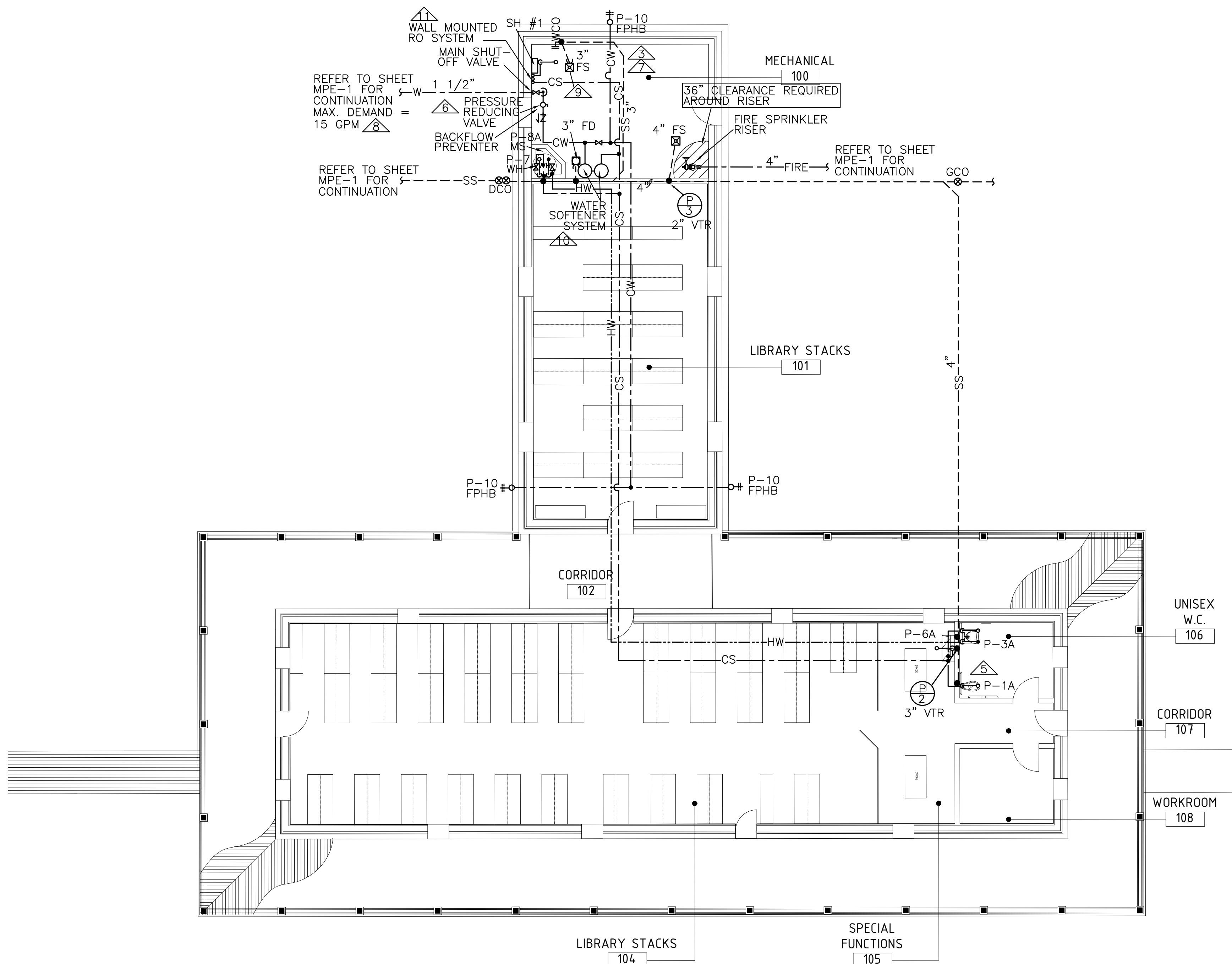
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SHEET 7 OF 20



PLUMBING PLAN - LONG BARRACK AND MESSHALL 3

1-22-18

FORT CONCHO RECONSTRUCTION
LONG BARRACKS AND MESS HALL 3 & 4
SAN ANGELO, TEXAS

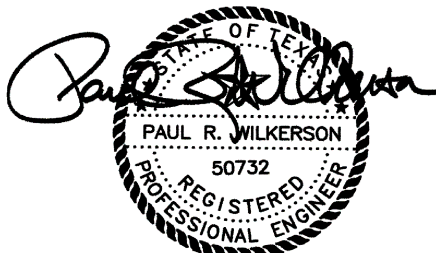
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$$1/8'' = 1'-0''$$



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LONG BARRACKS AND MESS HALL 3 & 4

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342 WILKENS, SAN ANTONIO, TEXAS 78210
(210) 532-3712 FAX (210) 532-9919
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17-03-03

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P-3

SHEET 9 OF 20

MEP PROJECT #1725

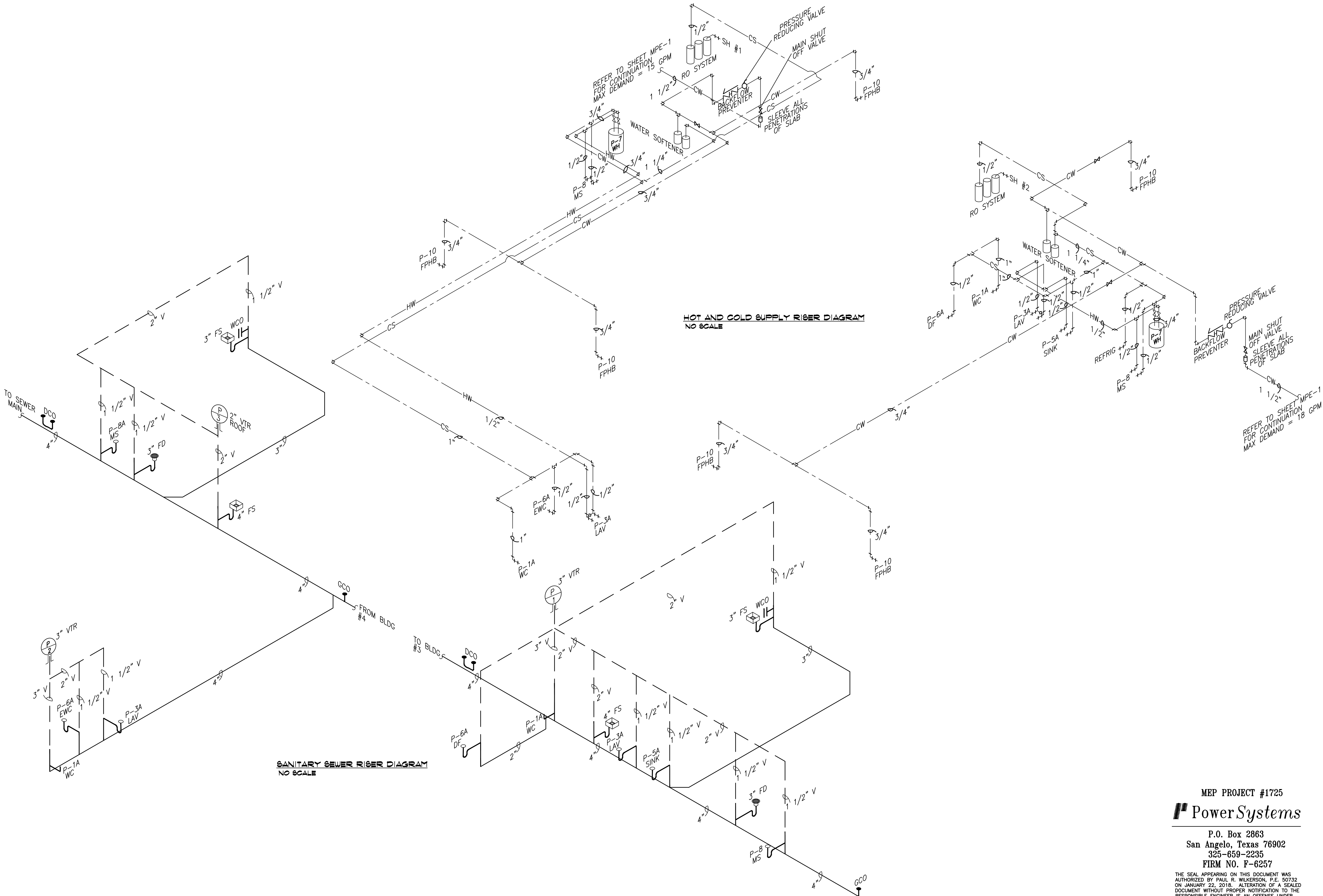
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PLUMBING RISER DIAGRAMS - LONG BARRACKS & MESSHALLS 3 & 4
NONE

FIRE ALARM SYMBOL SCHEDULE		
SYMBOL	DESCRIPTION	REMARKS
	FIRE ALARM CONTROL PANEL	
	FIRE ALARM PANEL	
	FIRE ALARM MANUAL PULL STATION, 46" AFF UON, SUBSCRIPT INDICATES ANNUNCIATION ZONE. NON-ADDRESSABLE	
	SMOKE DETECTOR	
	DUCT SMOKE DETECTOR WITH SAMPLING TUBE	
	RELAY	
	HEAT DETECTOR	
	AUDIBLE/VISUAL ALARM, 6"-8" AFF UON	
	WEATHERPROOF AUDIBLE ALARM	
	ELECTROMAGNETIC DOOR HOLDER	
	VISUAL ALARM, 6"-8" AFF UON	
	SPRINKLER SYSTEM FLOW SWITCH	
	SPRINKLER SYSTEM TAMPER SWITCH	
	KITCHEN HOOD FIRE SUPPRESSION SYSTEM	
	FIRE ALARM SIGNAL POWER SUPPLY	
	AUDIBLE/VISUAL ALARM CEILING MOUNT	

NOTE: ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

DISTRIBUTION SYMBOL SCHEDULE		
SYMBOL	DESCRIPTION	REMARKS
	HOMERUN-TO CIRCUIT NO. 1,3,5 ON PANEL "A"	
	BRANCH CIRCUIT WIRING IN CONDUIT (NEUTRAL, PHASE, SWITCHLEG, GROUND)	
	CKT ROUTED THRU CONTACTOR CONTROLLED BY TIME CLOCK AND/OR PHOTOCCELL	
	CIRCUIT ROUTED THRU CONTACTOR	
	BRANCH CIRCUIT CONCEALED IN WALL OR CEILING	
	BRANCH CIRCUIT OR CONDUIT UNDER FLOOR	
	BRANCH CIRCUIT OR CONDUIT EXPOSED AND/OR SURFACE MOUNTED	
	PHOTOCCELL	
	JUNCTION BOX	
	JUNCTION BOX, FLOOR MOUNTED PEDESTAL	
	JUNCTION BOX, FLOOR MOUNTED FLUSH	
	MANUAL STARTER WITH THERMAL TRIP	
	DISCONNECT SWITCH, AMP/POLE/NEUTRAL/FUSE/ENCLOSURE	
	STARTER	
	COMBINATION STARTER/DISC. SW., AMP/POLE/STARTER/FUSE/ENCLOSURE	
	POWER AND/OR LIGHTING PANELBOARD, REFER TO PANELBOARD SCHEDULE	
	SWITCHBOARD, REFER TO SWITCHBOARD SCHEDULE OR RISER	
	RECESSED DOWNLIGHT	
	SURFACE MOUNTED DOWNLIGHT	
	FLUORESCENT LIGHT FIXTURE (CROSS HATCH INDICATES 24 HOUR OPERATION)	
	WALL MOUNTED BELL	
	GAME CLOCK	
	CALL BUTTON FOR INTERCOM SYSTEM	

NOTE: ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

MISCELLANEOUS SYMBOL SCHEDULE		
SYMBOL	DESCRIPTION	REMARKS
	360° CEILING MOUNTED MOTION DETECTOR	
	180° CEILING MOUNTED MOTION DETECTOR	
	110° CLOSED CIRCUIT TV CAMERA	
	CLOSED CIRCUIT TV CAMERA	
	110° CLOSED CIRCUIT TV CAMERA, CORNER MOUNT	
	GLASS BREAKAGE DETECTOR	
	DOOR CONTACT	
	TELEVISION - CABLE CONNECTION REQUIRED	
	WALLMOUNT SPEAKER FOR INTERCOM	
	WEATHER PROOF INTERCOM HORN	
	KEYPAD FOR SECURITY SYSTEM	
	CEILING MOUNT SPEAKER FOR INTERCOM	

NOTE: ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS.

MISCELLANEOUS SYMBOL SCHEDULE		
SYMBOL	DESCRIPTION	REMARKS
	DUPLEX RECEPTACLE 20A/120V 18" AFF UON	
	RECEPTACLE MOUNTED ABOVE COUNTERTOP	
	RECEPTACLE WITH ISOLATED GROUND	
	FOURPLEX RECEPTACLE 20A/120V 18" AFF UON	
	CLOCK RECEPTACLE 120V 96" AFF UON	
	SPECIAL PURPOSE RECEPTACLE 18" AFF SEE PLANS FOR DETAILS	
	RECEPTACLE MOUNTED HORIZONTALLY	
	DUPLEX RECEPTACLE, FLOOR MTD. FLUSH	
	DUPLEX RECEPTACLE, FLOOR MTD. PEDESTAL	
	WEATHER-PROOF RECEPTACLE 18" AFF UON	
	DUPLEX RECEPTACLE W/SURGE SUPPRESSION 20A/125V 18" AFF UON	
	SINGLE POLE SWITCH 20A, 48" AFF UON	
	THREE-WAY SWITCH 20A, 48" AFF UON	
	SINGLE POLE KEY OPERATED SWITCH 20A, 48" AFF UON	
	DIMMER SWITCH, 48" AFF UON	
	SWITCH WITH PILOT LIGHT, 48" AFF UON	
	VOLUME SWITCH FOR INTERCOM SYSTEM EQUAL TO SOUNDOLUER AT10 INDUCTIVE TYPE	
	RECEPTACLE WITH GROUND FAULT INTERRUPTER, 18" AFF UON	
	DUPLEX RECEPTACLE, SWITCHED	
	DUPLEX RECEPTACLE IN CEILING	
	BOX AND COVER FOR FUTURE HANDRYER, MOUNT PER ARCHITECT'S DRAWINGS	
	EMS SENSOR, 48" AFF UON	
	HEAT DETECTOR	

NOTE: ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

ELECTRICAL COVER SHEET

NONE

GENERAL ELECTRICAL NOTES

- A. ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE 2008 NATIONAL ELECTRICAL CODE AND LOCAL CODES.
- B. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO MINIMIZE CONFLICTS.
- C. ALL WIRE AND CABLE SIZES ARE FOR COPPER. ALUMINIUM WILL NOT BE ALLOWED. MINIMUM WIRE SIZE IS #12. MINIMUM CONDUIT SIZE IS 3/4 INCH. ALL POWER CONDUCTORS TO BE INSTALLED IN CONDUIT. TYPE MC CABLE IS NOT ALLOWED.
- D. NO CONDUCTOR SHALL BE LOADED BEYOND ITS ALLOWABLE AMPACITY.
- E. CONFIRM WITH LOCAL CODES, MECHANICAL CONTRACTOR AND EQUIPMENT VENDORS ON THE LOCATION AND MOUNTING METHOD FOR DISCONNECT SWITCHES, MANUAL MOTOR STARTERS, COMBINATION STARTER/DISCONNECTS, ETC. PRIOR TO ELECTRICAL ROUGH-IN AND INSTALLATION. COMPLY WITH ADA MOUNTING HEIGHTS.
- F. ELECTRICAL CONTRACTOR SHALL DOUBLE CHECK ALL FEEDER CONDUCTOR AND CONDUIT SIZES WITH NEC AND LOCAL CODES PRIOR TO BID, ORDERING OR CUTTING CONDUCTORS.
- G. ELECTRICAL CONTRACTOR SHALL COORDINATE WORK WITH ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER IMMEDIATELY.
- H. UNLESS OTHERWISE NOTED, BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER (THHN OR EQUAL) SIZED AS FOLLOWS:

BREAKER RATING	WIRE SIZE
20 AMP	#12 AWG
30	#10
40	#8
50	#8
60	#6
70	#4
80	#4
90	#3
100	#2
110	#2
125	#1
150	#1/0
175	#2/0
200	#3/0

ALL BRANCH CIRCUITS WITH AN OVERALL LENGTH IN EXCESS OF 75 FEET SHALL BE INCREASED IN WIRE SIZE TO ACCOMMODATE VOLTAGE DROP.

- I. CONTRACTOR SHALL CONNECT MOTORIZED DAMPERS FROM ASSOCIATED UNITS POWER SUPPLY FOR ALL PRV, SEF, SSF MISCELLANEOUS FANS, ETC. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL CONTRACTOR.
- J. ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO OWNER PROVIDED EQUIPMENT.
- K. ALL J-BOXES SHALL BE ACCESSIBLE FOR FUTURE SERVICE PER NEC. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES AND POINTS OF ACCESS.
- L. LIGHT FIXTURES SHALL BE OPERATED BY SWITCH LOCATED IN SAME ROOM UNLESS OTHERWISE NOTED.
- M. CONDUITS SHALL NOT BE ROUTED EXPOSED IN FINISHED AREAS UNLESS NOTED.
- N. SEE MECHANICAL FLOOR PLANS FOR THERMOSTAT LOCATIONS.
- O. PROVIDE STAINLESS STEEL COVERPLATES.
- P. SEAL AROUND ALL EXTERIOR WALL PENETRATIONS.
- Q. DRAWINGS ARE SCHEMATIC IN NATURE AND MAY NOT BE DRAWN EXACTLY TO SCALE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXACT ROUTING OF ALL SERVICES WITH EXISTING CONDITIONS AND ALL OTHER TRADES TO AVOID SPACING OR ROUTING PROBLEMS.
- R. ALL PENETRATIONS OF FIRE RATED PARTITIONS DUE TO THE INSTALLATION OF THE ELECTRICAL SYSTEMS SHALL BE SEALED TO MAINTAIN THE FIRE RATING OF THE WALL.
- S. INSTALL MARKING TAPE IN TRENCH FOR ALL UNDERGROUND UTILITIES.
- T. PERMANENTLY CONNECTED EQUIPMENT NOT SUPPLIED WITH ON/OFF UNIT SWITCH TO SERVE AS A DISCONNECTING MEANS SHALL BE SUPPLIED WITH DISCONNECT AS PER N.E.C. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH ALL DISCONNECTS.
- U. ALL RESTROOM, EXTERIOR AND ROOFTOP RECEPTACLES TO BE GFCI.

ELECTRICAL ABBREVIATIONS

A	AMPERES	MAX	MAXIMUM
A/C	AIR CONDITIONING	MCB	MAIN CIRCUIT BREAKER
AF	ABOVE FINISHED FLOOR	MCC	MOTOR CONTROL CENTER
AUX	AUXILIARY	MDP	MAIN DISTRIBUTION PANEL
ATS	AUTOMATIC TRANSFER SWITCH	MECH	MECHANICAL
AWG	AMERICAN WIRE GAGE	MIN	MINIMUM
		MISC	MISCELLANEOUS
		MLO	MAIN LUG ONLY
		MSB	MAIN SWITCHBOARD
		MTD	MOUNTED
BLDG	BUILDING		
C	CONDUIT		
CB	CIRCUIT BREAKER		
CCTV	CLOSED CIRCUIT TELEVISION		
CKT	CIRCUIT	NEC	NATIONAL ELECTRICAL CODE
CLG	CEILING	NEMA	MANUFACTURER'S ASSOCIATION
DWG	DRAWING	NF	NON FUSED
EA	EACH	NIC	NOT IN CONTRACT
EC	ELECTRICAL CONDUIT	N.C.	NORMALLY CLOSED
EF	EXHAUST FAN	N.O.	NORMALLY OPEN
ELEC	ELECTRIC/ELECTRICAL	NO	NUMBER
EMT	ELECTRICAL METALLIC TUBING	NTS	NOT TO SCALE
EPO	EMERGENCY POWER OFF		
EQUIP	EQUIPMENT	OC	ON CENTER
EWC	ELECTRIC WATER COOLER	PF	POWER FACTOR
FA	FIRE ALARM	PH	PHASE
FACP	FIRE ALARM CONTROL PANEL	PNL	PANEL
G	GROUND	PVC	POLYVINYL CHLORIDE
GFI	GROUND FAULT INTERRUPT	RCPT	RECEPTACLE
		RE-	REFER TO
		RGS	RIGID GALVANIZED STEEL
HP	HORSEPOWER		
HVAC	HEATING/VENTILATION/ AIR CONDITIONING	TYP	TYPICAL
		UL	UNDERWRITER'S LABORATORIES
IG	ISOLATED GROUND		
IMT	INTERMEDIATE METAL	UON	UNLESS OTHERWISE NOTED
J-BOX	JUNCTION BOX	V	VOLTS
		VA	VOLT-AMPERES
KVA	KILOVOLT-AMPERES		
KW	KILOWATTS	WP	WEATHERPROOF

INTERIOR LIGHT FIXTURE SCHEDULE

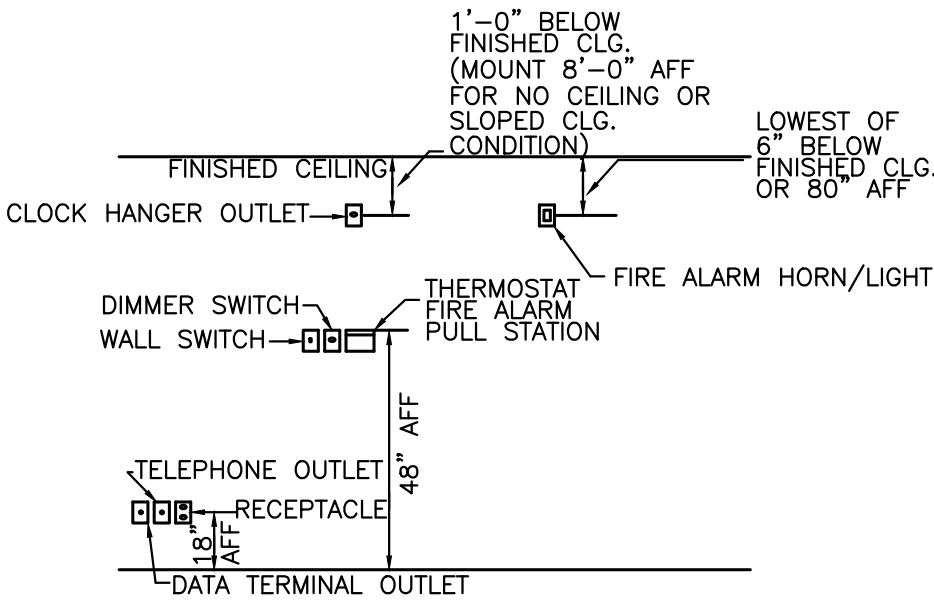
TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS	REMARKS
A1	NEO-RAY	901-DIP-2L35-FD1204-SCJB-11DD-STD-W	280W LED 3500° K	12" INDEX SUSPENDED DIRECT/INDIRECT, SINGLE CABLE JUNCTION BOX, 1-10V DIMMING, MATTE WHITE
A1EM	NEO-RAY	901-DIP-2L35-FD1204-SCJB-11DD-STD-EM-W	280W LED 3500° K	12" INDEX SUSPENDED DIRECT/INDIRECT, SINGLE CABLE JUNCTION BOX, 1-10V DIMMING, MATTE WHITE, BATTERY PACK
A2	NEO-RAY	901-DIP-2L35-FD0805-SCJB-11DD-STD-W	188W LED 3500° K	8" INDEX SUSPENDED DIRECT/INDIRECT, SINGLE CABLE JUNCTION BOX, 1-10V DIMMING, MATTE WHITE
A3	NEO-RAY	901-DIP-2L35-FD00403-SCJB-11DD-STD-W	118W LED 3500° K	4" INDEX SUSPENDED DIRECT/INDIRECT, SINGLE CABLE JUNCTION BOX, 1-10V DIMMING, MATTE WHITE
B	CORELITE	DWI-WA-3-L35-1-D-UNV-4	1 - 33W LED 3500° K	4" DIVIDE WALL MOUNT, 0-10V DIMMING, WHITE FINISH
D	NUVO LIGHTING	NUVO TK427	3-12W LED 3000° K	TRACK KIT 12W ROUND ANGLE ARM, DIMMABLE, BRUSHED NICKEL, 90 CRI
P	METALUX	4SNLED-LD4-26SL-LN-UNV-1.835-CD1-U	22W LED 3500° K	4" STRIP, SEMI-FROST LENS, NARROW BEAM
	SURELITES	CAX 7000-R	LED	EXIT LIGHT BATTERY PACK, FACE OPTIONS PER PLANS, RED

EXTERIOR LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS	REMARKS
XAEM	SURELITES	AEL-1-WH-SD	INCLUDED	EMERGENCY LIGHT MOUNT AT 9'6" AFF, 120V

NOTES:

1. NOT ALL FIXTURES LISTED ARE NECESSARILY USED ON THIS PROJECT.
2. COORDINATE MOUNTING WITH ARCHITECT.
3. ALL INTERIOR FIXTURES TO BE 3500° K. ALL EXTERIOR FIXTURES TO BE 4000° K. UNLESS OTHERWISE NOTED.



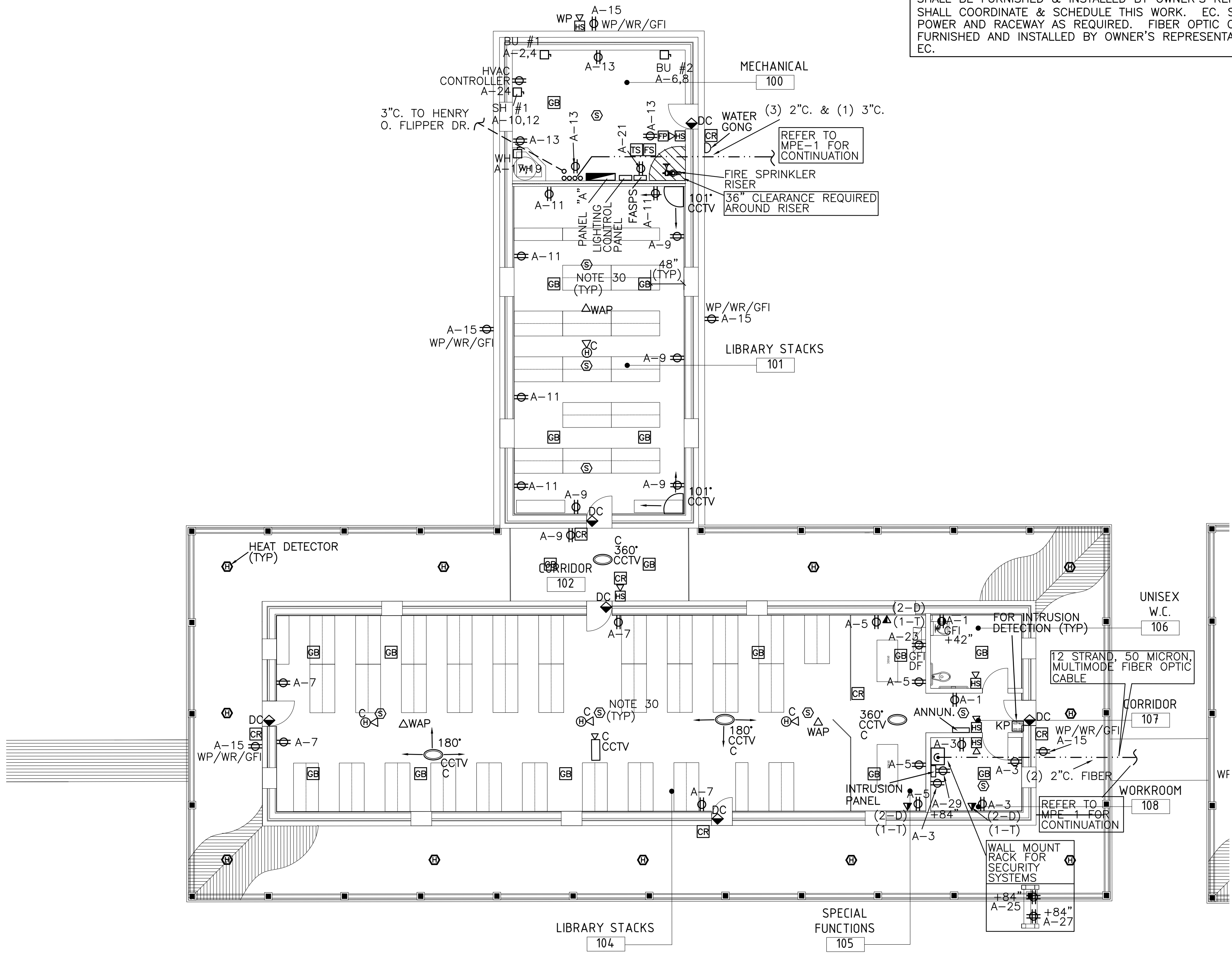
WIRING DEVICE MOUNTING HEIGHTS - TYPICAL

NO SCALE

NOTE: EMS SENSOR AT 60" AFF WIREMOLD AT HEIGHT SHOWN ON PLANS

</

ELECTRICAL PLAN - LONG BARRACK AND MESSHALL 3



ALL PIPING AND CONDUITS BELOW BUILDING SLAB IS TO BE BEDDED IN SAND AND THE EXCAVATION FILLED WITH "FLOWABLE GROUT" TO THE BOTTOM OF THE NEW FLOOR SLAB. REFER TO STRUCTURAL FOR A DETAIL OF PIPING BACKFILL.

PIPING AND CONDUITS ARE TO PENETRATE FOUNDATION BEAMS ONLY IN THE MIDDLE ONE-THIRD OF THE BEAM DEPTH.

PIPING AND CONDUITS ARE TO BE BELOW THE FLOOR SLAB AND ARE TO PENETRATE BEAMS AND SLABS PERPENDICULAR TO THE ELEMENT FACE.

ELECTRICAL CONDUITS ARE NOT TO OCCUR IN THE BUILDING SLAB WHERE CONDUIT IS HORIZONTAL. PROVIDE A MINIMUM OF 3" CLEAR BETWEEN THE CONDUIT AND THE BOTTOM OF A FLOOR SLAB.

FIRE ALARM SYSTEM, CCTV, ACCESS CONTROL & INTRUSION SYSTEMS SHALL BE FURNISHED & INSTALLED BY OWNER'S REPRESENTATIVE. GC SHALL COORDINATE & SCHEDULE THIS WORK. EC SHALL FURNISH POWER AND RACEWAY AS REQUIRED. FIBER OPTIC CABLE SHALL BE FURNISHED AND INSTALLED BY OWNER'S REPRESENTATIVE; RACEWAY BY EC.

GENERAL ELECTRICAL NOTES:

- E.C. IS RESPONSIBLE TO VERIFY ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT FURNISHED ON PROJECT AND INSTALL FACILITIES IN ACCORDANCE WITH REQUIREMENTS.
- REFER TO SHEET E-4 FOR RISER DIAGRAM. REFER TO SHEET E-4 FOR PANEL SCHEDULES. ELECTRICAL CONTRACTOR TO VERIFY SERVICE LOCATION AND DETERMINE REQUIRED FEEDER LENGTHS.
- DEVICE PLATES TO BE STAINLESS STEEL. INCLUDE COST IN BID FOR GREY DEVICES.
- REFER TO SHEET E-1 FOR SYMBOL LEGEND.
- COORDINATE RECEPTACLE HEIGHTS WITH ARCHITECTURAL PLANS.
- VERIFY MOUNTING HEIGHT OF RECEPTACLES AND SWITCHES WITH DETAIL SHOWN ON SHEET E-4. IN ALL CASES INSURE COMPLIANCE WITH ADA REQUIREMENTS OF 48" MAX. FOR SWITCHES; 15" MIN. FOR RECEPTACLES AND JACKS; 48" MAX. FOR THERMOSTATS.
- PROVIDE DISCONNECTS PER NEC FOR ANY PERMANENTLY CONNECTED EQUIPMENT WHICH DOES NOT HAVE INTEGRAL DISCONNECTS.
- APPLICABLE CODES: 2008 NATIONAL ELECTRICAL CODE.
- ALL CIRCUITS TO BE #12 THHN COPPER IN 3/4" CONDUIT MINIMUM UNLESS OTHERWISE NOTED OR REQUIRED.
- SWITCHES, RECEPTACLES, AND DEVICES TO BE LEVITON COMMERCIAL SPECIFICATION GRADE OR EQUAL, COLOR TO BE DETERMINED BY ARCHITECT.
- ALL OUTDOOR & ROOF RECEPTACLES TO BE GFI, WEATHERPROOF.
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EQUIPMENT RATINGS AND VOLTAGE REQUIREMENTS. INSTALL CORRECT OVERCURRENT DEVICE/SWITCH SIZE AND WIRE SIZE.
- CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SYSTEMS ARE OPERATIONAL AT COMPLETION OF PROJECT.
- ALL OUTLETS AND RECEPTACLES INSTALLED THROUGH SHELVING TO BE PROVIDED WITH BOX EXTENDERS. WALL PLATES & BOXES TO BE MOUNTED FLUSH WITH SHELVING MATERIAL.
- EXHAUST FANS TO RUN CONTINUOUSLY WHILE BUILDING IS OCCUPIED OR SWITCH WITH RR LIGHTS. AHU EVAPORATOR FANS TO CYCLE WITH COMPRESSOR.
- GFCI RECEPTACLES TO BE HUBBELL GF5252IA. PROVIDE GFCI RECEPTACLES FOR OUTDOOR CIRCUITS, ROOF RECEPTACLES, KITCHEN AND WITHIN 6' OF SINKS (COUNTERTOP) AND RESTROOMS.
- MOUNT BACKBOXES FOR THERMOSTAT AT 48" AFF TO TOP OF BOX AT LOCATIONS SHOWN ON THIS SHEET.
- WALL BOXES FOR KEYPADS AND ANY CARD READERS, OR SECURITY DEVICES TO BE SUPPLIED BY AND INSTALLED BY CONTRACTOR. COORDINATE WITH SECURITY INSTALLER.
- ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL DISCONNECTS FOR ALL ROOF TOP MOUNTED EQUIPMENT. INSTALL AN INDEPENDENT CIRCUIT TO GFCI CONVENIENCE OUTLET AT RTU'S (FURNISHED WITH EQUIPMENT). ROUTE WIRING THROUGH CURB CONNECTIONS. DO NOT PENETRATE ROOF.
- INSTALL A SEPARATE GFI RECEPTACLE FOR EACH LOCATION SHOWN. DO NOT PIGGYBACK OR DAISY CHAIN TO ONE ANOTHER.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ANY AND ALL ELECTRICAL WORK FOR EQUIPMENT FURNISHED BY OTHERS, WHETHER SPECIFICALLY SHOWN ON PLAN OR NOT. THIS INCLUDES WIRING BETWEEN COMPONENTS.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ELECTRICAL WORK(INFRASTRUCTURE) FOR HVAC CONTROL SYSTEM, SOUND SYSTEM, INTERCOM SYSTEM, CATV SYSTEM, SECURITY SYSTEM, COMPUTER DATA SYSTEM, ETC. REFER TO COMPLETE SPECIFICATIONS. SECURITY SYSTEM IS TO BE INSTALLED BY OWNER'S REPRESENTATIVE. TELEPHONE & INTERCOM ARE TO BE INSTALLED BY OWNER'S REPRESENTATIVE. CONTRACTOR IS RESPONSIBLE FOR COMPLETE INSTALLATION OF CATV SYSTEM & COMPUTER CABLING SYSTEM.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL DEVICE AND BOX LOCATIONS WITH ARCH. DWGS AND EQUIPMENT SO THAT ALL WORK IS CONCEALED AS REQUIRED. IF DEVICES OR BOXES ARE NOT INSTALLED CORRECTLY, CONTRACTOR SHALL RELOCATE THESE AT NO EXPENSE TO OWNER.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE A TURN-KEY COMPLETELY OPERATIONAL SYSTEM FOR ALL SYSTEMS INDICATED ON PLANS AND ALSO MENTIONED IN THE SPECS. THIS SPECIFICALLY INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: ALL CABLING, ALL CONDUITS, ALL TERMINATIONS AND DEVICES, ALL EQUIPMENT, ALL TESTING AND ALL REPAIRS.
- PROVIDE LOCKING COVER FOR EXTERIOR RECEPTACLES MOUNTED BELOW +80" AFF.
- MOUNT WAP AT CEILING.
- BLDG #3 IS SERVED BY FIRE ALARM CONTROL PANEL LOCATED IN BLDG. #4.
- PROVIDE WIRELESS COSA NETWORK CONNECTION WITH ADMINISTRATION BUILDING #1.
- CCTV SYSTEM SHALL BE INTEGRATED WITH COSA NETWORK.
- SMOKE DETECTORS IN BUILDING #3 RARE BOOKS & SPECIAL COLLECTIONS ROOM SHALL BE EQUAL TO NOTIFIER VIEW DETECTOR FSL 851 HIGH SENSITIVITY DETECTORS.
- ALL CCTV WILL REQUIRE FLUSH MOUNT 4" SQUARE BACKBOXES IN CEILING BY EC. COORDINATE WITH SECURITY INSTALLER.
- ATTIC SPACE IS OPEN THROUGHOUT STRUCTURE.

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PAUL R. WILKERSON
REGISTERED PROFESSIONAL ENGINEER
50732
ELECTRICAL

01-22-18

BID SET

FORT CONCHO RECONSTRUCTION
LONG BARRACKS AND MESS HALL 3 & 4
SAN ANGELO, TEXAS

KILLIS ALMOND ARCHITECTS
-ARCHITECTURE - HISTORIC PRESERVATION -PLANNING
342 WILKENS, SAN ANTONIO, TEXAS 78210
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PROJECT NUMBER
17-03-03

REVISION	DESCRIPTION	DATE

E-2.0

MEP PROJECT #1725

PowerSystems

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325-659-2235
FIRM NO. F-6257

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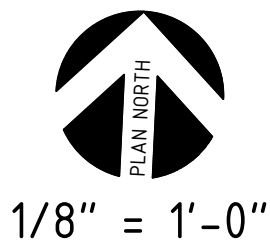
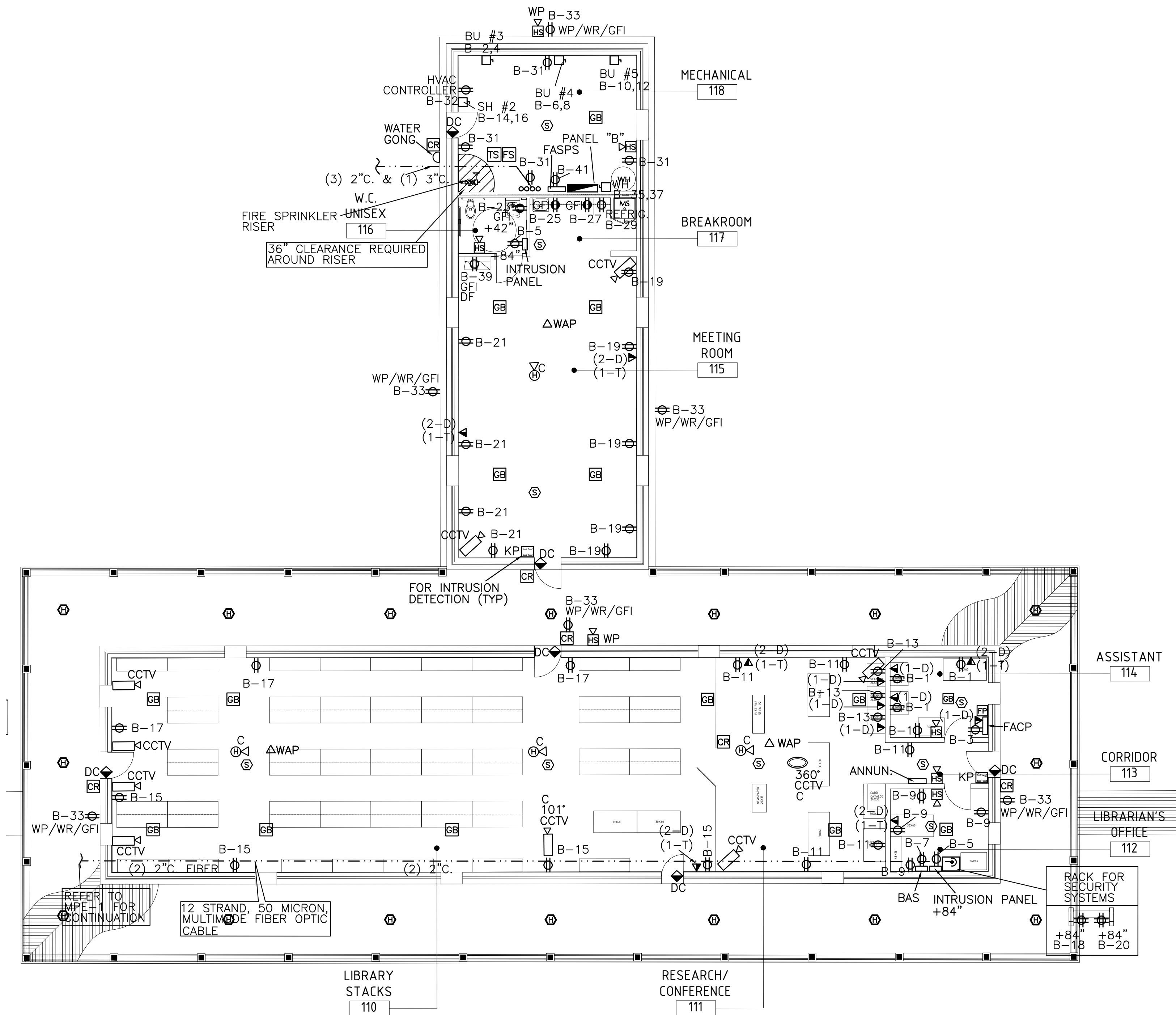
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1/8" = 1'-0"

ELECTRICAL PLAN - LONG BARRACK AND MESSHALL 4



1/8" = 1'-0"

REFER TO SHEET E-2.0
FOR ELECTRICAL NOTES.

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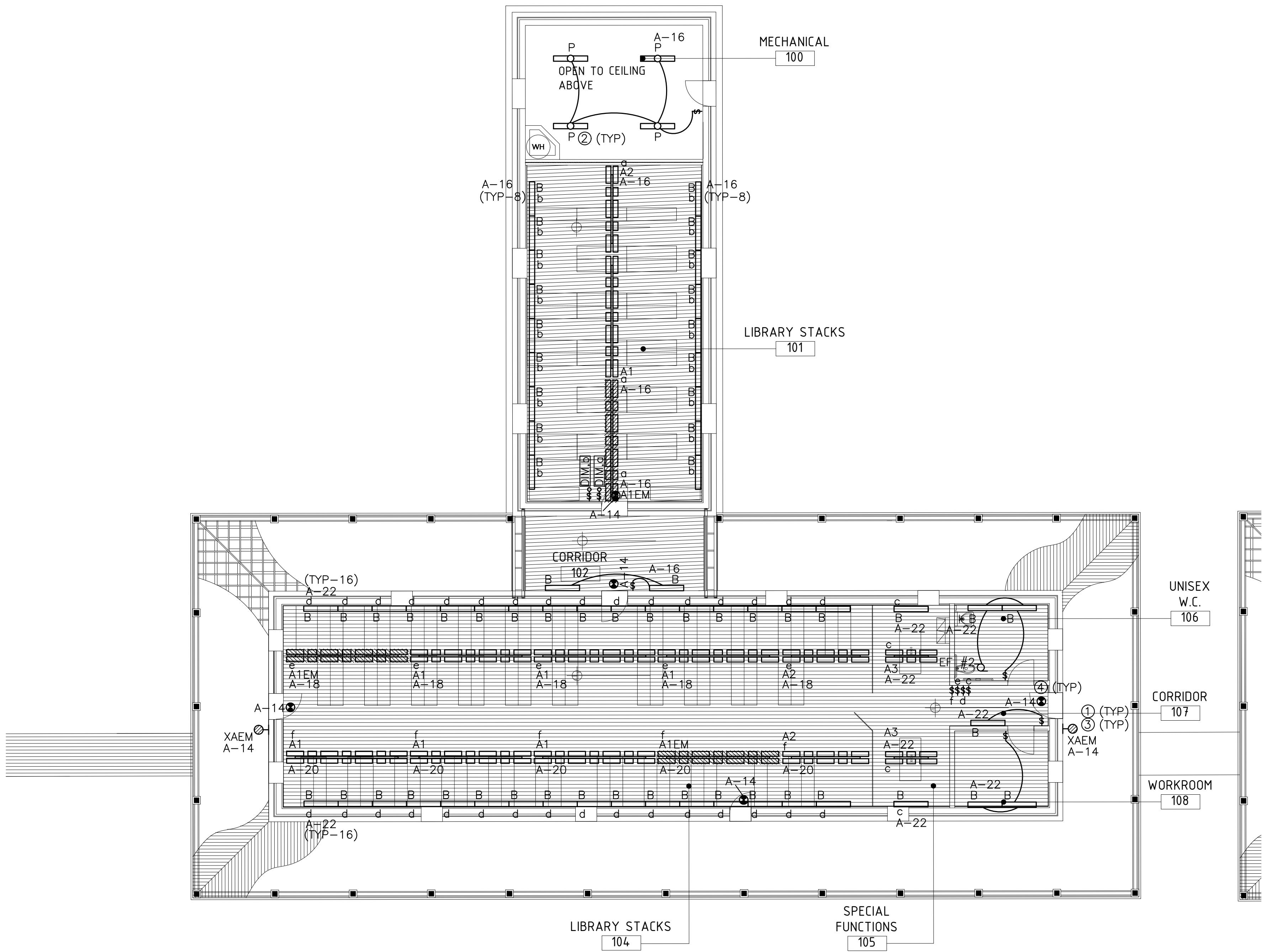
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SHEET 12 OF 20

LIGHTING PLAN - LONG BARRACK AND MESSHALL 3



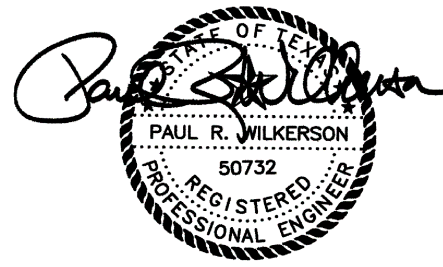
GENERAL LIGHTING NOTES:

1. TOTAL WATTS PER SQUARE FOOT = 1.3. THIS POWER DENSITY COMPLIES WITH THE 2009 IECC.
2. ALL LIGHTING FIXTURES ON THIS SHEET SHALL BE 120 VOLT. SEE SHEET E-1 FOR COMPLETE LIGHTING SCHEDULE. LED LAMPS TO BE 3500°K FOR INTERIOR FIXTURES WHERE POSSIBLE. EQUIVALENT FIXTURES ACCEPTABLE. VERIFY LAMP TEMPERATURE WITH ENGINEER BEFORE ORDERING LAMPS. EXTERIOR LAMPS SHALL BE 4000°K.
3. ALL CIRCUITS TO BE #12 THHN COPPER IN 3/4" CONDUIT UNLESS OTHERWISE NOTED OR REQUIRED.
4. CONTRACTOR SHALL CHECK AND VERIFY FIXTURE QUANTITY AND MAKE ADJUSTMENTS FOR ANY CHANGES IN PLANS DUE TO ADDITIONAL REQUIREMENTS.
5. CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL SYSTEMS ARE OPERATIONAL AT COMPLETION OF PROJECT.
6. NO BREAKERS SHALL BE USED FOR SWITCHING DUTY.
7. ALL LIGHTING TO BE INSTALLED AND OPERATED IN STRICT ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
8. SWITCHES TO BE LEVITON COMMERCIAL SPECIFICATION GRADE, COLOR TO BE DETERMINED BY ARCHITECT. WALL PLATES TO BE STAINLESS STEEL.
9. SEAL ALL PENETRATIONS OF FIREWALLS.

NOTES INDICATED BY "O":

- ① SERVE EMERGENCY LIGHT FIXTURES FROM NEAREST LIGHT CIRCUIT.
- ② MOUNT STRIP FIXTURE TO STRUCTURE. VERIFY WITH ARCHITECT PRIOR TO INSTALLATION. PROVIDE SPACING SIMILAR TO PLAN.
- ③ EXTERIOR EMERGENCY LIGHT FIXTURES TO BE WET LOCATION TYPE PER SCHEDULE.
- ④ SERVE EXIT SIGNS FROM CKT NOTED ON PANEL SCHEDULES. PROVIDE HLO-1 LOCK OFF ON CIRCUIT BREAKER.
- ⑤ ALL LIGHTING & CONTROLS TO BE SUPPLIED BY CONTRACTOR.

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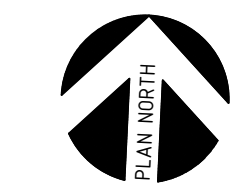
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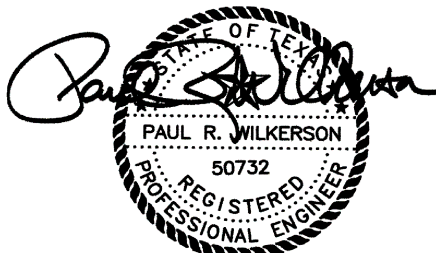
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1/8" = 1'-0"

E-3.0

SHEET 13 OF 20



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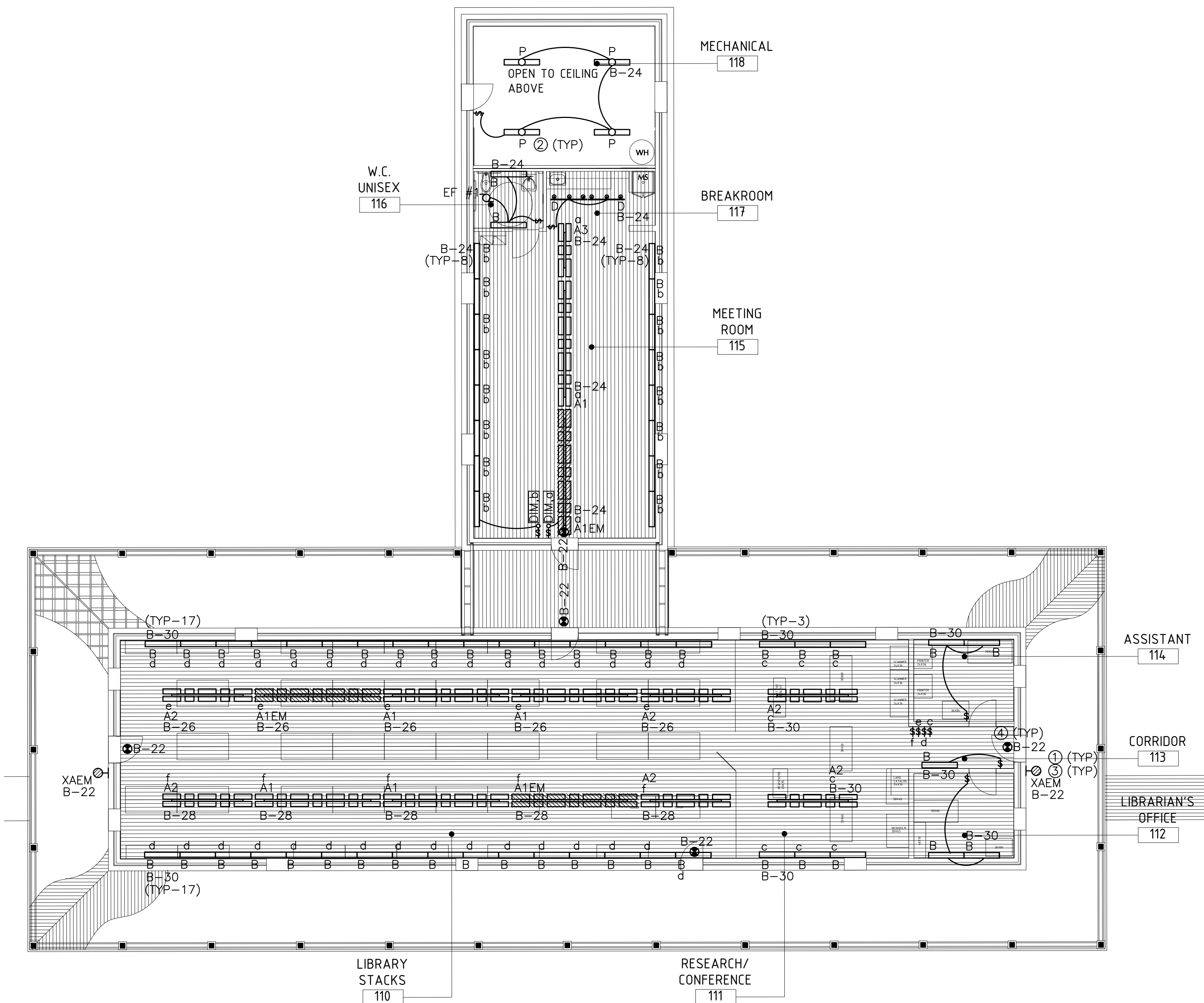
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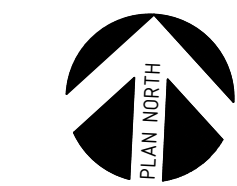
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1/8" = 1'-0"

LIGHTING PLAN - LONG BARRACK AND MESSHALL 4

GENERAL FIRE ALARM NOTES

- 1

FOLLOW ALL NATIONAL, STATE AND LOCAL CODES FOR FACILITY INSTALLATION. EXISTING UTILITY LOCATIONS ARE REPRESENTATIVE IN NATURE ONLY. THIS SHEET IS INTENDED TO ILLUSTRATE NEW WORK ONLY.
- 2

MAINTAIN MINIMUM 10'-0" WORKING CLEARANCE FROM OVERHEAD POWER LINES TO ANY SIGNS OR STRUCTURES.
- 3

CLEARLY LABEL ALL CIRCUIT BREAKERS FEEDING FIRE ALARM SYSTEM COMPONENTS WITH PERMANENT RED LABELS. PROVIDE HLO-1 HANDLE LOCK-OFF ON CB.
- 4

PROVIDE WEATHER PROOF NEMA-3R J-BOX AT ALL INTERSECTIONS AND CHANGES IN DIRECTION.
- 5

FIRE ALARM SYSTEM SHALL PROVIDE SIGNAL TO PREACTION FIRE SPRINKLER SYSTEM.
- 6

PROVIDE CONDUIT SYSTEM FOR FIRE ALARM CABLING. ALL CABLING SHALL BE INSTALLED IN A NEAT MANNER USING STRAPPING AT APPROPRIATE INTERVALS.
- 7

ALL BUILDINGS TO HAVE CONCEALED INSTALLATION UNLESS OTHERWISE NOTED.
- 8

FOR THOSE PLACES WHERE SURFACE MOUNTING IS REQUIRED, PROVIDE WHITE BACK BOX FROM MANUFACTURER COMPATIBLE WITH APPLIANCE.
- 9

APPLICABLE CODES: INTERNATIONAL
2015 INTERNATIONAL BUILDING CODE
2008 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL PLUMBING CODE
CITY OF SAN ANGELO LOCAL ORDINANCES AND AMENDMENTS.
2015 INTERNATIONAL FIRE CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
- 10

PROVIDE MANUAL PULLSTATION AT FACP.
- 11

FURNISH FIRE ALARM SIGNAL POWER SUPPLIES AS INDICATED. PROVIDE DEDICATED 20 AMP CIRCUIT FOR EACH FASPS.
- 12

PROVIDE FULLY SYNCHRONIZED TEMPORAL 3 PATTERN APPLIANCES IN ALL LOCATIONS.
- 13

PROVIDE REMOTE INDICATOR FOR EACH DUCT SMOKE DETECTOR. PROVIDE KEYED TEST SWITCH, RESET, GREEN "POWER ON" LED & RED "ALARM" LED.
- 14

CONTRACTOR IS RESPONSIBLE TO CONNECT ANY DUCT SMOKE DETECTORS TO FACP, IF INSTALLED.
- 15

FIRE ALARM PULL STATIONS TO BE METAL CONSTRUCTION; RED IN COLOR.
- 16

REFER TO THIS SHEET FOR MOUNTING HEIGHT DETAIL. IN ALL CASES MOUNT PULL STATION AT 48" AFF TO TOP OF PULL STATION. IN ALL CASES MOUNT NOTIFICATION APPLIANCES AT 80" AFF TO THE CENTER OF THE STROBE APPLIANCE BOX.
- 17

ALL FIRE ALARM CABLE THAT IS INSTALLED UNDERGROUND IN CONDUIT SHALL BE UL LISTED FOR BELOW GRADE APPLICATIONS. NO CABLING SHALL BE DIRECT BURIED. ALL UNDERGROUND CONDUITS SHALL BE 2" ELEC. GRADE PVC. PROVIDE RIGID CONDUIT FOR ALL EXPOSED RISERS. APPLY GAS TAPE TO ANY RIGID CONDUIT BELOW GRADE TO PREVENT CORROSION.
- 18

ALL CONTROL CIRCUITS FOR SIGNALING POWER SUPPLIES (FASPS) ARE TO BE DEDICATED CIRCUITS FROM FACP. DO NOT DAISY CHAIN. INSTALL ONE FACP NAC CONTROL CIRCUIT PER SIGNALING POWER SUPPLY. DO NOT INSTALL ANY OTHER DEVICES ON THIS CIRCUIT. PROVIDE DEDICATED ELECTRICAL CIRCUIT FOR EACH FASPS.
- 19

CONSTRUCTION DOCUMENTS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO SYSTEM INSTALLATION. CONSTRUCTION DOCUMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL OF THE FOLLOWING:
1. LOCATIONS OF ALARM-INITIATING AND NOTIFICATION APPLIANCES.
2. ALARM CONTROL AND TROUBLE SIGNALING EQUIPMENT.
3. ANNUNCIATION.
4. POWER CONNECTION.
5. CONDUCTOR TYPE AND SIZES.
6. MANUFACTURERS, MODEL NUMBERS AND LISTING INFORMATION FOR EQUIPMENT, DEVICES AND MATERIALS.
7. DETAILS OF CEILING HEIGHT AND CONSTRUCTION.
8. THE INTERFACE OF FIRE SAFETY CONTROL FUNCTIONS.

THE AUTHORITY HAVING JURISDICTION & ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OR ALTERATION OF EQUIPMENT OR WIRING. COMPLETE INFORMATION REGARDING THE SYSTEM OR SYSTEM ALTERATIONS, INCLUDING SPECIFICATIONS, SHOP DRAWINGS, BATTERY CALCULATIONS, AND NOTIFICATION APPLIANCE CIRCUIT VOLTAGE DROP CALCULATIONS SHALL BE SUBMITTED FOR APPROVAL.

ALL SHOP DRAWINGS SHOULD BE DRAWN ON SHEETS OF UNIFORM SIZE AND SHOULD INCLUDE THE FOLLOWING INFORMATION:
(1) NAME OF OWNER AND OCCUPANT
(2) LOCATION, INCLUDING STREET ADDRESS
(3) DEVICE LEGEND
(4) DATE

FLOOR PLAN DRAWINGS SHOULD BE DRAWN TO AN INDICATED SCALE AND SHOULD INCLUDE THE FOLLOWING INFORMATION:
(1) FLOOR IDENTIFICATION
(2) POINT OF COMPASS
(3) GRAPHIC SCALE
(4) ALL WALLS AND DOORS
(5) ALL PARTITIONS EXTENDING TO WITHIN 0.5 M (18 IN.) OF THE CEILING
(6) ROOM DESCRIPTIONS
(7) FIRE ALARM DEVICE/COMPONENT LOCATIONS
(8) LOCATIONS OF FIRE ALARM PRIMARY POWER CONNECTIONS
(9) LOCATIONS OF MONITOR/CONTROL INTERFACES TO OTHER SYSTEMS
(10) RISER LOCATIONS

FIRE ALARM SYSTEM RISER DIAGRAMS SHOULD INCLUDE THE FOLLOWING INFORMATION:
(1) GENERAL ARRANGEMENT OF THE SYSTEM, IN BUILDING CROSS-SECTION
(2) NUMBER OF RISERS
(3) TYPE AND NUMBER OF CIRCUITS IN EACH RISER
(4) TYPE AND NUMBER OF FIRE ALARM SYSTEM COMPONENTS/DEVICES ON EACH CIRCUIT, ON EACH FLOOR OR LEVEL

CONTROL PANEL WIRING DIAGRAMS SHOULD BE PROVIDED FOR ALL CONTROL EQUIPMENT (I.E., EQUIPMENT LISTED AS EITHER A CONTROL UNIT OR CONTROL UNIT ACCESSORY), POWER SUPPLIES, BATTERY CHARGERS, AND ANNUNCIATORS AND SHOULD INCLUDE THE FOLLOWING INFORMATION:
(1) IDENTIFICATION OF THE CONTROL EQUIPMENT DEPICTED
(2) LOCATION(S)
(3) ALL FIELD WIRING TERMINALS AND TERMINAL IDENTIFICATIONS
(4) ALL CIRCUITS CONNECTED TO FIELD WIRING TERMINALS, AND CIRCUIT IDENTIFICATIONS
(5) ALL INDICATORS AND MANUAL CONTROLS, INCLUDING THE FULL TEXT OF ALL LABELS
(6) ALL FIELD CONNECTIONS TO SUPER VISING STATION SIGNALING EQUIPMENT, RELEASING EQUIPMENT, AND FIRE SAFETY CONTROL INTERFACES

TYPICAL WIRING DIAGRAMS SHOULD BE PROVIDED FOR ALL INITIATING DEVICES, NOTIFICATION APPLIANCES, REMOTE ALARM LIGHT EMITTING DIODES (LEDs), REMOTE TEST STATIONS, AND END-OF-LINE AND POWER SUPERVISORY DEVICES.

- 20

INSTALL COLOR CODED CABLING SUCH THAT EACH NAC CIRCUIT IS UNIQUELY IDENTIFIED BY CABLE JACKET COLOR. INSTALL #14 GA. SOLID MIN. CONDUCTOR FOR ALL NAC CIRCUITS.
- 21

FURNISH SELF-POWERED IP DACT COMMUNICATOR AT FACP. PROVIDE BACKUP BATTERY. USE COSA NETWORK FOR REPORTING. COMMUNICATOR TO AUTOMATICALLY NOTIFY MONITORING SERVICE.
- 22

IF, DURING INSPECTIONS, ANY DAMAGED, FRAYED, SKINNED, BARE, OR STRETCHED CABLING IS FOUND, THE CONTRACTOR SHALL REPLACE ALL FIRE ALARM CABLES IN PROJECT AT HIS EXPENSE. CONTRACTOR SHALL BEAR THE COST AND LABOR TO UNCOVER CABLING FOR INSPECTION.
- 23

FIRE ALARM SYSTEM BOXES AND CONDUIT AND CABLING MAY BE INSTALLED BY ELECTRICAL CONTRACTOR UNDER DIRECT, ON-SITE SUPERVISION OF THE LICENSED FIRE ALARM CONTRACTOR, NICET LEVEL 3 MINIMUM. ALL INSTALLATION OF FIRE ALARM SYSTEM COMPONENTS SHALL BE PERFORMED BY THE LICENSED FIRE ALARM CONTRACTOR WITH INSTALLER POSSESSING A NICET LEVEL 2 MINIMUM.
- 24

PROJECT DOCUMENTATION SHALL BE PROVIDED AS FOLLOWS:
*AS-BUILT DRAWINGS (RECORD DRAWINGS)
*OWNER'S MANUALS
*OPERATOR INSTRUCTIONS
*MAINTENANCE & TESTING SCHEDULE
*SERVICE DIRECTORY
- 25

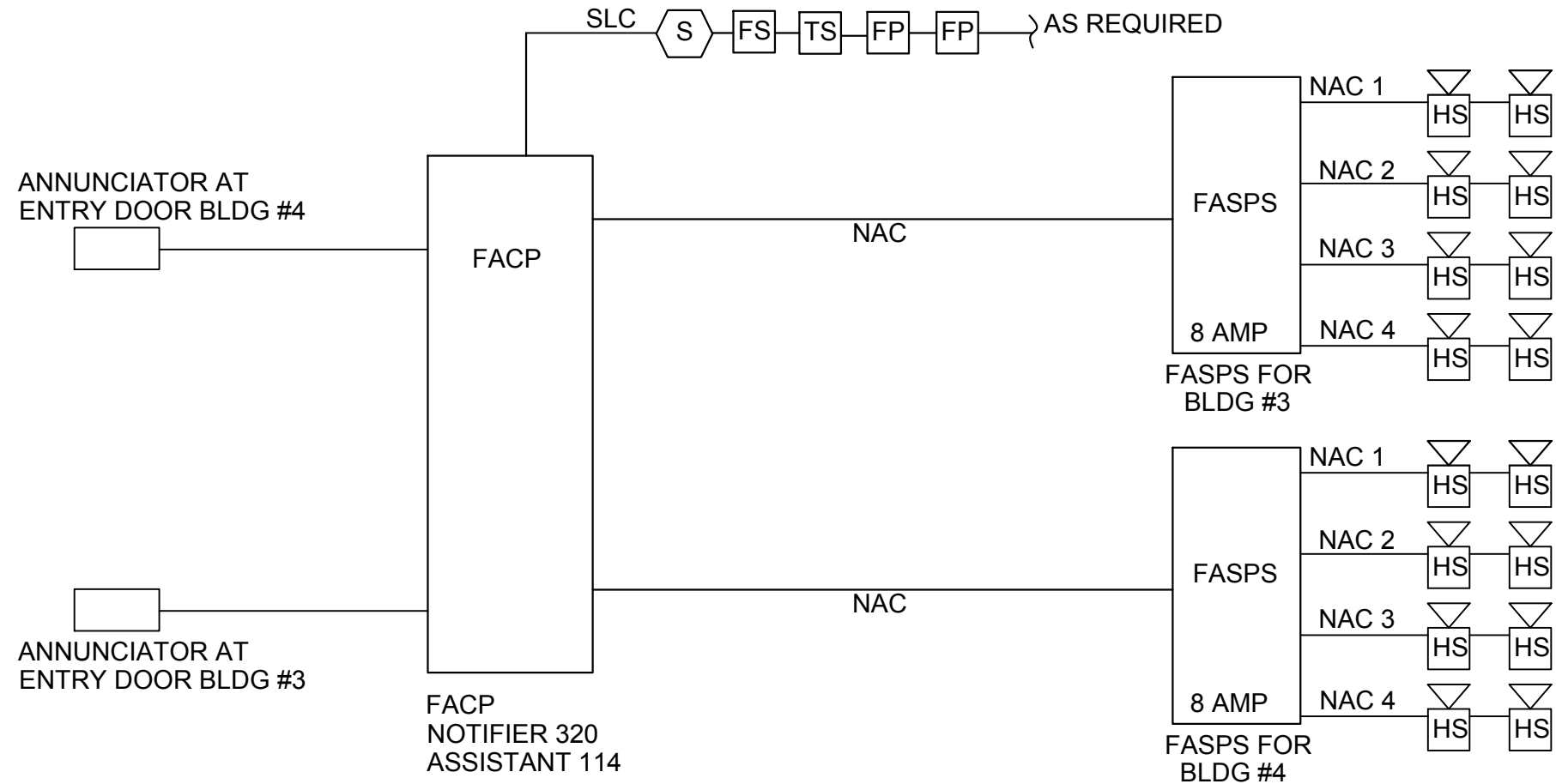
PROVIDE DITEK SURGE SUPPRESSORS AT NETWORK INTERFACE, POWER CONNECTION, FIRE SPRINKLER RISER INTERFACE AND WHERE SLC LOOP ENTERS OR EXITS A BUILDING.
- 26

PROVIDE ISOLATION MODULE WHERE SLC LOOP LEAVES BLDG #4.
- 27

EXTERIOR HEAT DETECTOR SHALL BE EQUAL TO NOTIFIER MODEL 302-AW-194, 194 DEG F ACTIVATION TEMP. THESE DETECTORS SHALL BE PART OF THE DETECTION SYSTEM FOR THE PREACTION FIRE SPRINKLER SYSTEM.

FIRE ALARM SYMBOL SCHEDULE		
SYMBOL	DESCRIPTION	REMARKS
	FIRE ALARM CONTROL PANEL	
	FIRE ALARM SIGNALING POWER SUPPLY	
	FIRE ALARM MANUAL PULL STATION, 46" AFF UON, SUBSCRIPT INDICATES ANNUNCIATION ZONE. NON-ADDRESSABLE	
	SMOKE DETECTOR	
	DUCT SMOKE DETECTOR EQUAL TO FENWALL DH-400 AC/DC	
	HEAT DETECTOR	
	ADA/UL 1971 STROBE SIGNALING APPLIANCE MOUNT @ 80" AFF	
	WEATHERPROOF AUDIBLE ALARM	
	ELECTROMAGNETIC DOOR HOLDER	
	HORN STROBE MOUNT @ 80"AFF ADA/UL 464/1971	
	SPRINKLER SYSTEM FLOW SWITCH	
	SPRINKLER SYSTEM TAMPER SWITCH	
	KITCHEN HOOD FIRE SUPPRESSION SYSTEM	
	JANITOR ROOM SPRINKLER FLOW SWITCH	
	EXISTING DEVICE, TO REMAIN	

NOTE: ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS



FIRE ALARM SYSTEM-ONE LINE DIAGRAM

NO SCALE

CLASS "B" WIRING
ALL FIRE ALARM CABLING IN CONDUIT

MEP PROJECT #1725

Power Systems

P.O. Box 2863
San Angelo, Texas 76902
325-659-2235
FIRM NO. F-6257

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01-22-18

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FORT CONCHO RECONSTRUCTION
LONG BARRACKS AND MESS HALL 3 & 4

SAN ANGELO, TEXAS

KILLIS ALMOND ARCHITECTS

ARCHITECTURE · HISTORIC PRESERVATION · PLANNING

342 WILKENS, SAN ANTONIO, TEXAS 78210
(210) 532-3212 · FAX (210) 532-9919
www.almond-architects.com

DATE

JANUARY 22ND 2018

DRAWN BY

ALW

CHECKED BY

PRW

PROJECT NUMBER

17-03-03

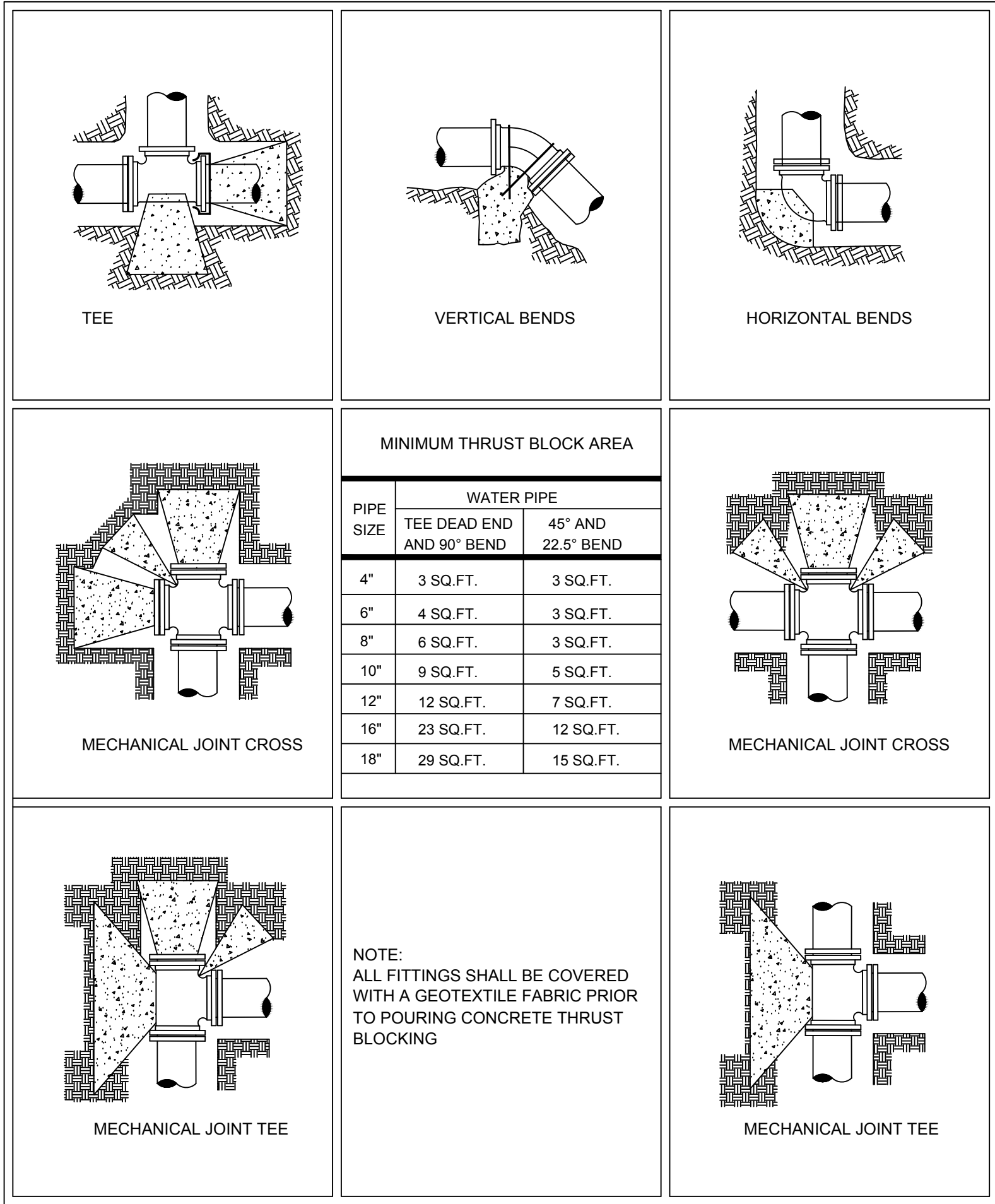
REVISION

DESCRIPTION

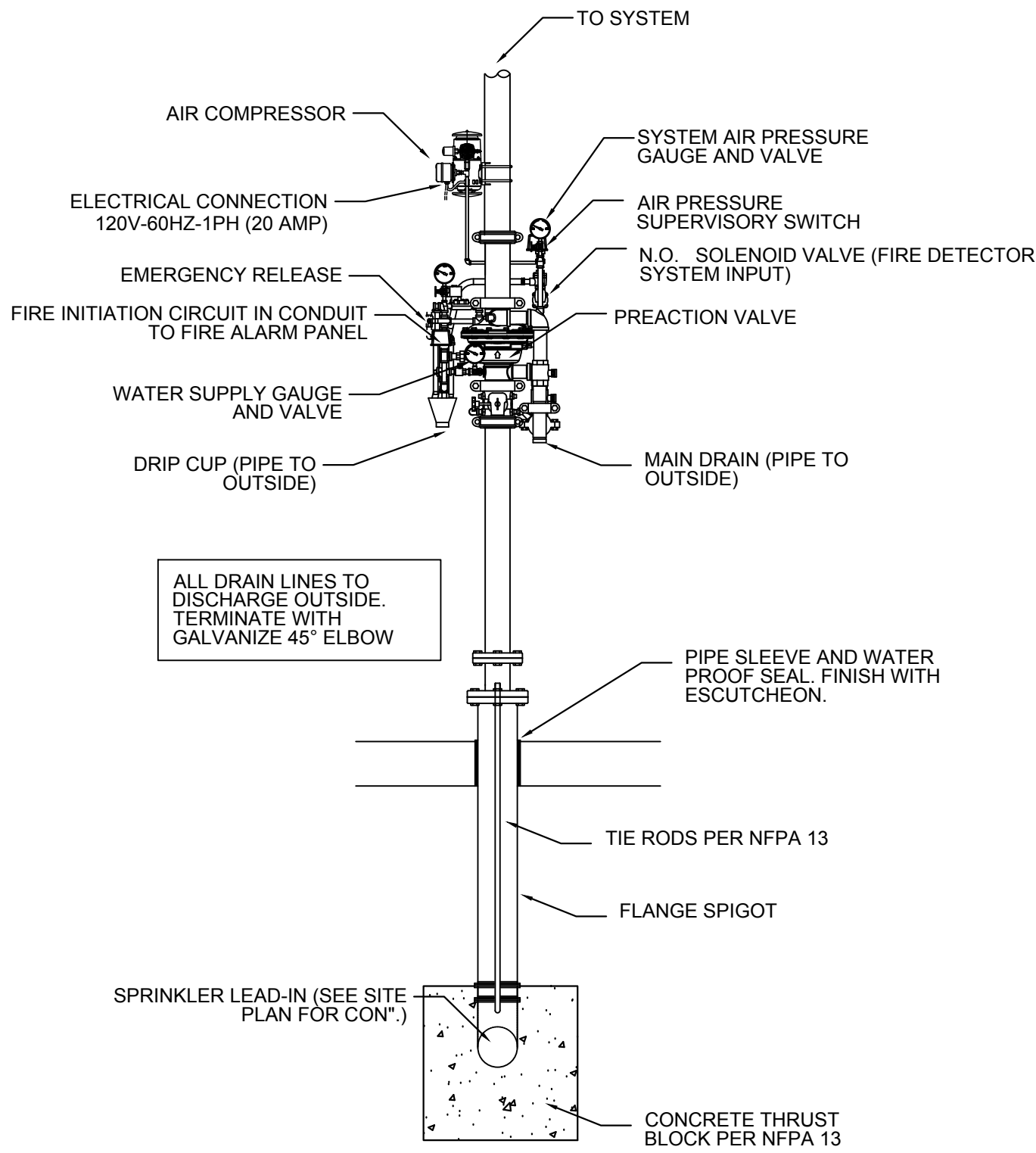
DATE

E-5

FIRE ALARM SYSTEM NOTES & DETAILS
NONE



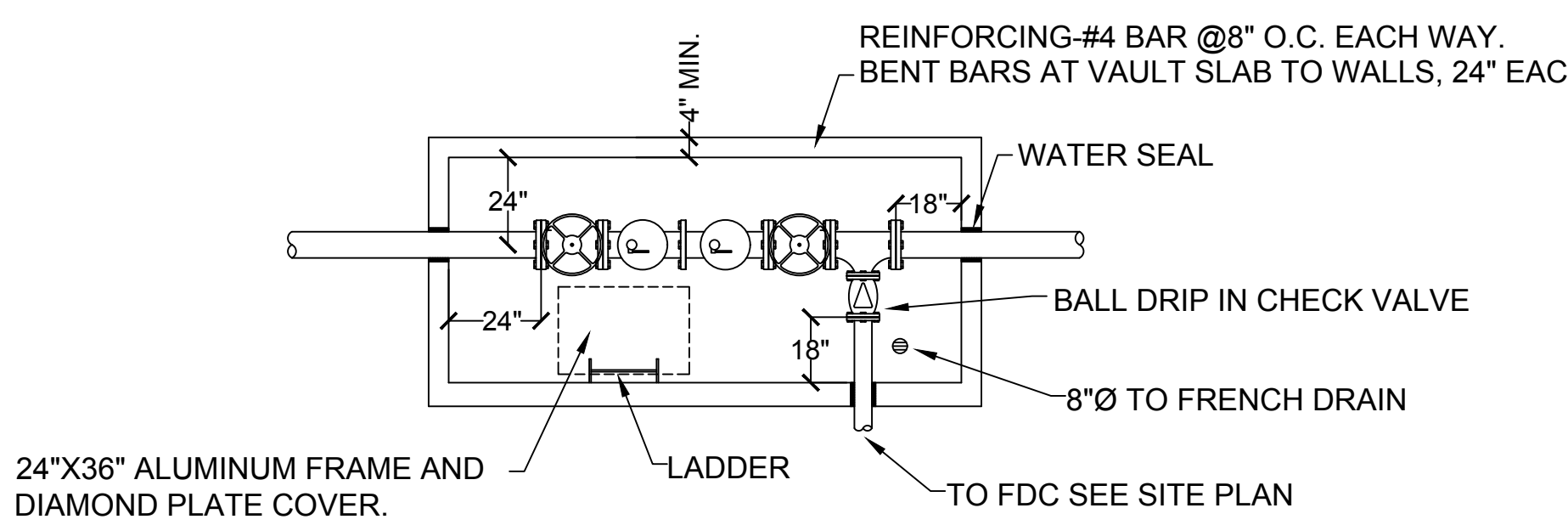
Underground Notes:
All material to be UL/FM approved for fire service.
All underground to comply with N.F.P.A. #24.
Concrete thrust block to be provided at all changes in pipe direction.
Minimum bury depth to be 36" to top of pipe.
New underground pipe to be tested at 200psi for 2hrs.
All underground fittings to be mechanical joint, UNO.



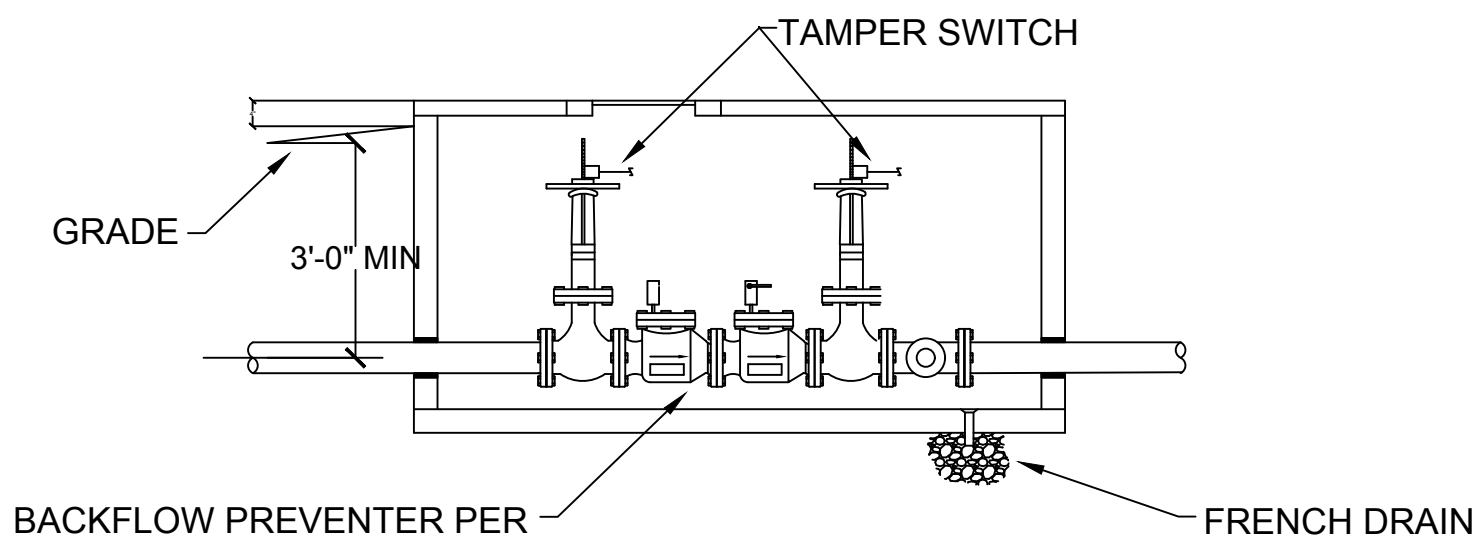
PREACTION SYSTEM RISER DETAIL
NO SCALE

PREACTION SYSTEM OPERATION

1. THE SYSTEM PIPING IS PRESSURIZED WITH AIR, SUPPLIED BY THE RISER MOUNTED AIR COMPRESSOR, TO SUPERVISE THE INTEGRITY OF THE PIPING SYSTEM.
2. IF THE SYSTEM PIPING OR A SPRINKLER HEAD IS DAMAGED, THE SUPERVISORY PRESSURE IS REDUCED AND A "LOW AIR" SUPERVISORY ALARM IS ACTIVATED.
3. IN FIRE CONDITION, WHEN THE DETECTION SYSTEM OPERATES, THE DETECTOR SYSTEM CONTROL PANEL OPENS THE NORMALLY CLOSED SOLENOID VALVE AND THE SYSTEM IS CHARGED WITH WATER.
4. ONCE A SPRINKLER HEAD IS FUSED, WATER WILL FLOW FROM THE SYSTEM.
5. IF A SITUATION OCCURS THAT REMOVES BOTH THE PRIMARY AND SECONDARY POWER SUPPLIES, THE PNEUMATIC ACTUATOR BECOMES THE RELEASING MECHANISM AND THE SYSTEM WILL OPERATE AS A DRY PIPE SYSTEM.

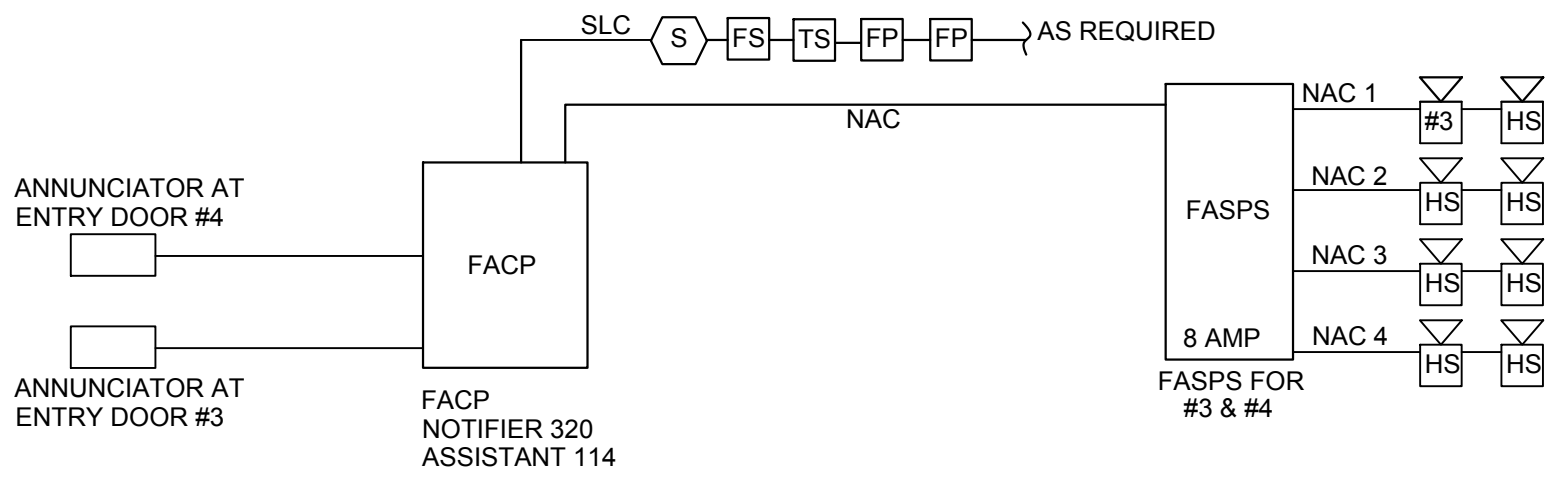


PLAN



ELEV

SPRINKLER VALVE PIT
NO SCALE



FIRE ALARM SYSTEM-ONE LINE DIAGRAM
NO SCALE

CLASS "B" WIRING
ALL FIRE ALARM CABLING IN CONDUIT

MEP PROJECT #1725

PowerSystems

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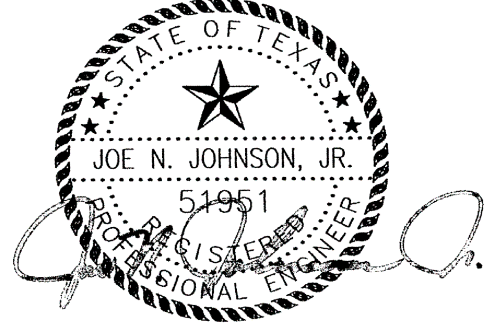
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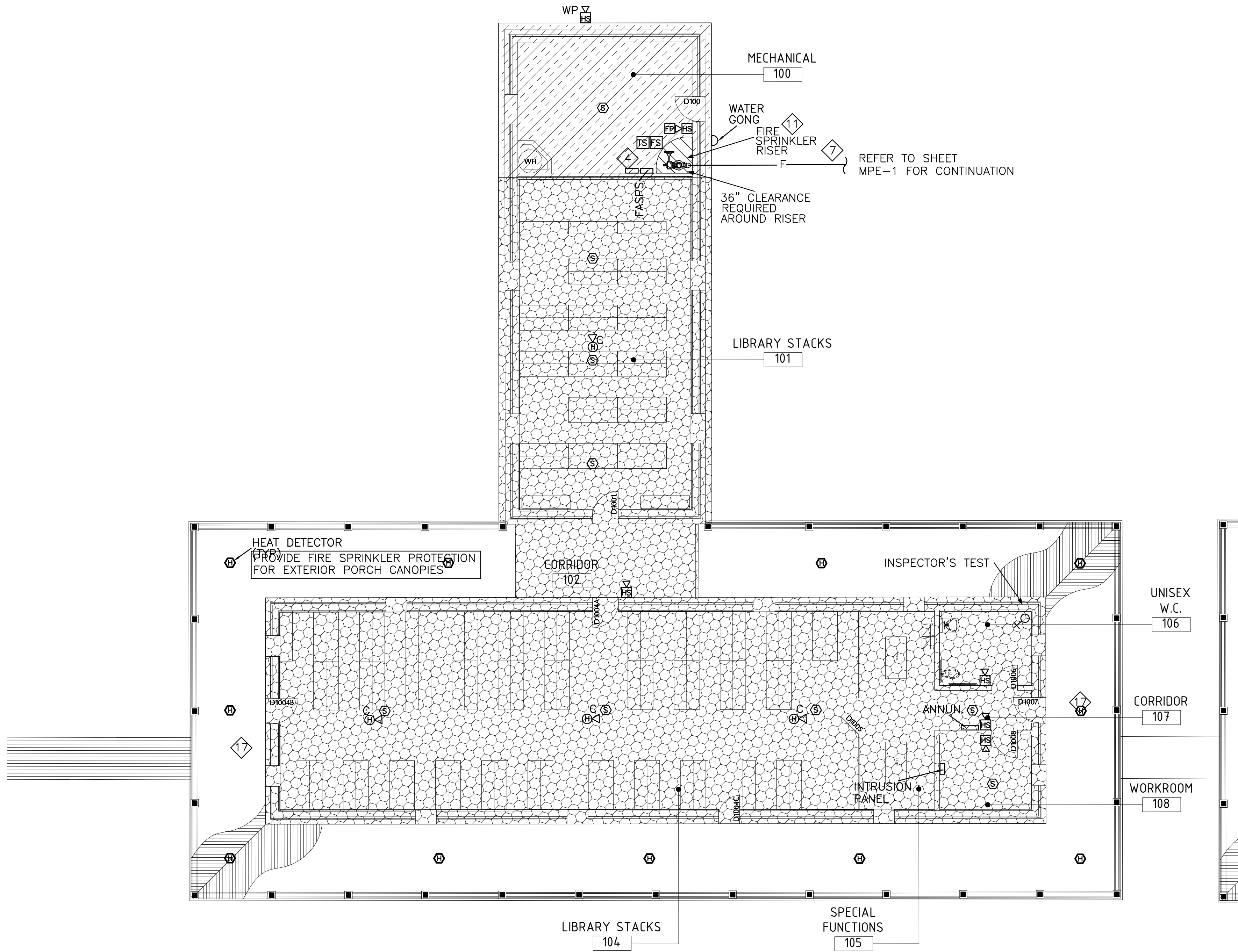
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SAN ANGELO, TEXAS

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CHECKED BY	PRW
PROJECT NUMBER	17-03-03

REVISION	DESCRIPTION	DATE

FIRE PROTECTION PLAN - LONG BARRACK AND MESSHALL 3



FIRE PROTECTION NOTES:

- PIPE SIZES SHOWN FOR REFERENCE BASED ON PRELIMINARY CALCULATIONS ONLY. ENTIRE HATCHED AREAS ON PLAN SHALL BE HYDRAULICALLY CALCULATED AS FOLLOWS:
FOR LIGHT HAZARD OCCUPANCIES, PROVIDE MINIMUM DENSITY OF 0.1 GPM PER S.F. FOR ORDINARY HAZARD GROUP 2, PROVIDE MINIMUM DENSITY OF 0.2 GPM PER S.F. ENTIRE SPRINKLER INSTALLATION SHALL BE IN ACCORDANCE WITH LATEST EDITION OF NFPA 13.
SHALL ALSO INCLUDE 100 GPM FOR OUTSIDE HOSE STREAM. CONTRACTOR TO FOLLOW ROUTING WHERE FIRE LINES ARE SHOWN ON PLANS.
PLANS. INSTALLER SHALL FURNISH AND INSTALL SPRINKLER PIPING IN ACCORDANCE WITH FIRE SPRINKLER SUBMITTAL DRAWINGS.
- COORDINATE SPRINKLER PIPING AND SPRINKLER HEADS WITH ARCHITECTURAL, STRUCTURAL, HVAC, PLUMBING AND ELECTRICAL WORK.
- PROVIDE DRAIN VALVE AND MAIN DRAIN FOR SYSTEM AS REQUIRED AT RISERS AND MANIFOLDS. TERMINATE DISCHARGE LINE OUTDOORS.
- FIRE SPRINKLER RISER: REFER TO DETAIL, SHEET FP-1.
- REFER TO SHEET MPE-1 FOR LOCATION OF FIRE DEPARTMENT CONNECTION.
- REFER TO SHEET FP-1 FOR THRUST BLOCK DETAILS.
- INSTALL 6" C900 PVC FIRE LINE COMPLETE WITH CITY CONNECTION IN ACCORDANCE WITH APPLICABLE NFPA STANDARDS. THIS WORK TO BE DONE BY LICENSED CONTRACTOR FOR FIRE SPRINKLER INSTALLATION. PROVIDE TEST CERTIFICATES PER NFPA 13.
- DUCT DETECTORS REQUIRED ON RTU UNITS LARGER THAN 5T CAPACITY (SUPPLY & RETURN SIDE) AND ALL RTU UNITS THAT SERVICE A MEANS OF EGRESS (CORRIDORS).
- PROVIDE BACKFLOW PREVENTER ON FIRE RISER.
- BUILDING IS ALL LIGHT HAZARD DESIGN UNLESS OTHERWISE NOTED.
- FLOW TEST INFORMATION IS NOT AVAILABLE FROM THE CITY/COUNTY.
- SPRINKLER ATTIC WITH DRY TYPE SYSTEM IN ACCORDANCE WITH NFPA 13.
- PROVIDE INSULATION TENT FOR WET FIRE SPRINKLER LINES INSTALLED IN THE ATTIC AND KEEP THESE LINES BELOW ANY CEILING INSULATION.
- INSTALL WEATHERPROOF ELECTRICAL HORN FOR FIRE SPRINKLER SYSTEM. ELECTRICAL CONTRACTOR TO PROVIDE 120V CIRCUIT.
- SUPPORT SPRINKLER MAINS AT A SPACING NOT TO EXCEED 8'-0". ALL CONNECTIONS TO METAL BLDG. PURLINS ARE TO BE INTO WEB.
- PROVIDE REMOTE TEST SWITCH FOR DUCT SMOKE DETECTOR. INSTALL AT 80" A.F.F.
- PROVIDE PROTECTION OF COMBUSTIBLE PORCHES, PATIOS AND OVERHANGS. CONNECT TO PREACTION SYSTEM. PROVIDE PROPER DRAINAGE PER NFPA 13.
- CONTRACTOR IS RESPONSIBLE TO PROPERLY SIZE ALL LINES AND PROVIDE VALVES AND ACCESSORIES AS REQUIRE TO DELIVER A FULLY OPERATIONAL SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE DRAWINGS AND CALCULATIONS TO THE AHJ FOR APPROVAL.

FIRE PROTECTION LEGEND	
	NFPA ORDINARY HAZARD GROUP 1 PROVIDE INSTITUTIONAL HEADS
	NFPA ORDINARY HAZARD GROUP 1 PROVIDE SPRINKLER PROTECTION IN ACCORDANCE WITH NFPA 13 FOR THE USE AND OCCUPANCY INTENDED.
	NFPA 13 LIGHT HAZARD (ALL AREAS UNLESS OTHERWISE NOTED) STANDARD PENDENT HEADS

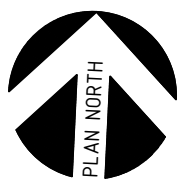
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PowerSystems

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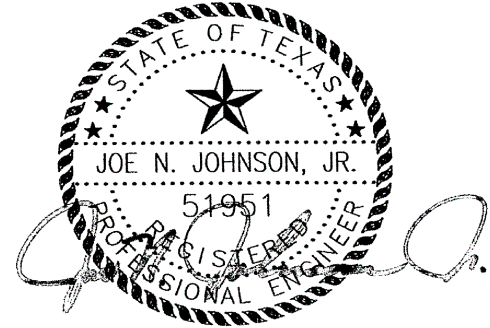


1/8" = 1'-0"

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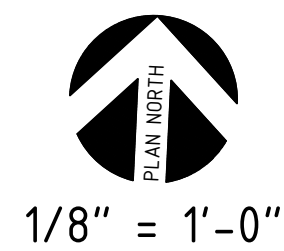
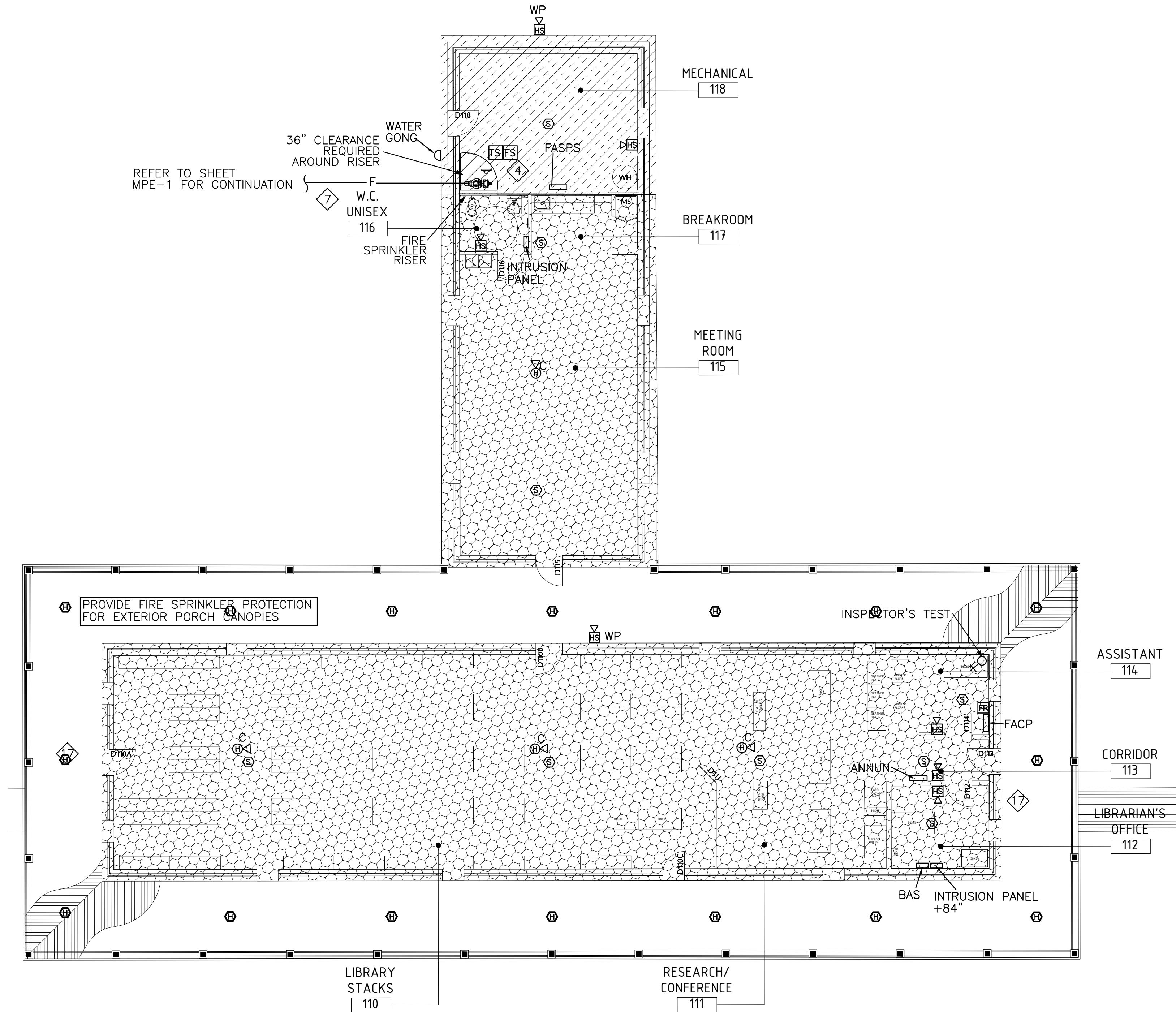
PROJECT NUMBER
17-03-03

REVISION	DESCRIPTION	DATE

FP-2.0

SHEET 19 OF 20

FIRE PROTECTION PLAN - LONG BARRACK AND MESSHALL 4



REFER TO SHEET FP-2.0
FOR FIRE PROTECTION
NOTES.

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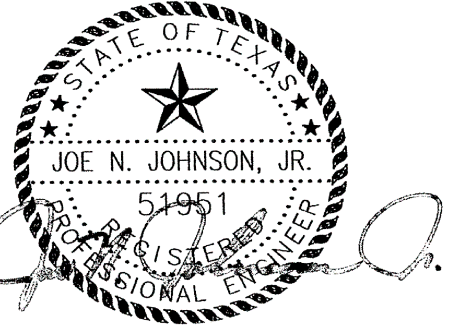
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Proposed Resolution of Support for Reconstruction Project of Fort Concho Barracks & Mess Halls 3 & 4

The Fort Concho Museum Board and the Fort Concho Foundation Board move that reconstruction of the fort's Barracks and Mess Halls 3 & 4 begins with the approved construction plans to house the Fort's extensive book collection. The two boards believe there are sufficient funds on hand held by the San Angelo Area Foundation for the reconstruction of Barracks and Mess Hall 3. The City will accept bids and the Area Foundation will pay the bills with the funds currently dedicated for this project. The boards also support the acceptance of alternate bids for the reconstruction of Barracks & Mess Hall 4 per the approved construction documents.

This resolution was reviewed, discussed, and approved at the regular quarterly meeting of the Fort Concho Foundation Board and the regular monthly meeting of the Fort Concho Museum Board on Tuesday, November 17, 2020



Carol Harrison

President/Fort Concho Foundation Board



Roger Banks

President/Fort Concho Museum Board

**MEMORANDUM OF UNDERSTANDING
FOR FORT CONCHO CONSTRUCTION PROJECT
BARRACKS AND MESS HALLS 3 AND 4
BETWEEN**

THE CITY OF SAN ANGELO AND THE SAN ANGELO AREA FOUNDATION

This memorandum of understanding (MOU), by and between the CITY OF SAN ANGELO ("CITY") and the SAN ANGELO AREA FOUNDATION ("SAAF"). In consideration of the mutual promises and agreements set forth, CITY and SAAF agree as follows:

I. GENERAL PROVISIONS

- A. This affiliation is for the sole and limited purpose of a construction project at Ft. Concho that would involve construction of the Barracks and Mess Halls 3 and 4 ("PROJECT").
- B. This agreement shall be effective on _____, 2020 and continue until such time the PROJECT has been fully constructed and accepted by CITY or both parties agree in writing to terminate the agreement.
- C. Nothing herein shall be deemed to create an association, partnership, or joint venture between CITY and SAAF.
- D. Point of contact for activities conducted under this memorandum shall be Rick Weise, Assistant City Manager.

II. CITY SHALL:

- A. Allow the construction of the PROJECT at Ft. Concho with review and approval by the CITY's architect.
- B. Provide input and direction into the design and construction of the PROJECT from designated CITY personnel.
- C. Provide professional engineering and inspection services to SAAF related to the project as are necessary and agreed between the City Engineer, City Building Official and SAAF point of contact.
- D. Review and approve plans in accordance with City requirements and processes and ensure through inspection of the project that the PROJECT is constructed in accordance with such plans. The city architect has the authority to reject plans that in their sole discretion are deficient or do not meet city standards or regulations.
- E. Upon final acceptance of the project and transfer of all ownership of the PROJECT to the CITY from SAAF, City shall be solely responsible for all ongoing maintenance related to the

PROJECT. All authority related to the future operation and maintenance of the PROJECT shall lie solely with CITY.

III. SAAF SHALL:

- A. Bid the PROJECT with input and direction of the City of San Angelo, Fort Concho staff as well as any other person the CITY requests provide input into the construction process. The project shall be bid with a base bid for the Barracks 3 and Mess Hall 3 with an add alternate of Barracks 4 and Mess Hall 4. The contract may be awarded, subject to consultation, approval, and attestation of adequate funding for the PROJECT.
- B. Ensure any substantive changes to the approved design completed by Killis Almond, AIA, are approved by City Staff. Proper approval shall be in the manner determined solely by the City Manager.
- C. Be responsible for all costs and activities associated with the design, bidding, insurance, and construction of the PROJECT. Insurance requirements for construction and architectural firms are attached to this agreement as Exhibit A and SAAF agrees to require said firms it may hire to provide proof for such insurance and name the City and SAAF as additional insured.
- D. Ensure the CITY is listed as an additional insured on any insurance policies related to the construction of the PROJECT. Copies of such insurance shall be provided to the City Risk Manager prior to any construction activities taking place and shall remain in place until such time the PROJECT is dedicated to and accepted by the CITY.
- E. SAAF shall provide to the CITY a performance bond in the amount of the project. Such bond shall be provided prior to work commencing on the PROJECT. In the alternative, SAAF may in writing provide a financial assurance that in the event the donor does not provide adequate funding to complete the PROJECT, SAAF will utilize other funds to ensure completion.
- F. Work with the City Architect to ensure the plans for the PROJECT are followed and the PROJECT is built to the agreed specifications.
- G. Comply with all City permitting and approval processes.
- H. Upon completion of the construction of the PROJECT and acceptance by the CITY, SAAF shall formally in writing transfer all ownership and responsibility for the PROJECT to the CITY.

IV. IT IS FURTHER AGREED THAT:

- A. The terms and conditions of this MOU may be amended, deleted or expanded only by written agreement of the parties approved by the respective boards.
- B. The MOU shall be construed under laws of Texas, and if any provisions shall be invalid under the laws, such invalidity shall not violate the entire agreement, but it shall be construed as if not

containing the particular provisions held to be invalid, and all rights and obligations of the parties shall be construed and enforced accordingly.

- C. Both of the parties hereto and the individuals executing this agreement for them represent to the party that it has the requisite power and authority to make and enter this agreement, and said agreement does not violate any provisions of the corporate charter or by-laws of any corporate party or statute, act or ordinance under which any unincorporated institution or party hereto is organized, or violate any agreement or commitment executed or made by any party.
- D. Notices required to be sent hereunder shall be sent prepaid registered mail with return receipt requested, and are effective upon receipt.

Notices sent to CITY shall be sent to:

Rick Weise, Assistant City Manager
City Hall
72 West College
San Angelo, TX 76903
325-657-4241
rick.weise@cosatx.us

Notices sent to SAAF shall be sent to:

Matt Lewis
San Angelo Area Foundation
221 S. Irving St.
San Angelo, TX 76903
325-947-7071
mlewis@saafound.org

- E. This writing shall constitute the sole agreement between the parties.
- F. This agreement was approved by the Executive Board of SAAF on December 10, 2020.

Executed this ____ day of _____ 2020, after approval by the San Angelo City Council.

SAN ANGELO AREA FOUNDATION

By: Matt Lewis, President & CEO

CITY OF SAN ANGELO

ATTEST:

Daniel Valenzuela, City Manager

Julia Antilley, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Theresa James, City Attorney

Rick Weise, Assistant City Manager

**EXHIBIT A
INSURANCE REQUIREMENTS**

The City of San Angelo requires contractors doing business with the City to provide and continuously maintain in effect at all times during the contract term insurance coverages as indicated on this Special Insurance Rider. Prior to commencement of Work, Contractor shall provide the City's Risk Management Office with a Certificate of Insurance on ACCORD 25 Form that confirms that Contractor has insurance coverages in compliance with the City's minimum insurance requirements set forth herein.

☒ **Commercial General Liability:** Minimum Limits: \$1,000,000 Each Occurrence
\$1,000,000 Personal and Advertising Injury
\$2,000,000 General Aggregate
\$1,000,000 Products/Completed Operations Aggregate
\$100,000 Fire Damage

☒ **Business Auto Liability for any auto:** Minimum Limits: \$1,000,000 Combined
Single Limits

☒ **Workers Compensation (applicable if Contractor has any employees):**

Minimum Limits - WC EL - Statutory Limits
Disease \$500,000 each accident
Disease \$500,000 each employee
\$500,000 policy limit

☐ **Professional Liability / Errors and Omissions:**
Minimum Limits: \$2,000,000 Combined Single
Limits

☒ **Builder's Risk (All Risk):** This insurance shall include contractual liability in its coverage, and the coverage under this policy shall survive the term of this Agreement as long as any liability could be asserted. Li it of liability per claim shall not be less than:

Combined Single Limits \$2,000,000.00

☐ **Environmental/Pollution Liability:** Minimum Limits: \$2,000,000 Combined
Single Limits

☐ **Cyber Liability:** Minimum Limits: \$5,000,000

Coverage:

- Privacy Notification and Crisis Management Expense
- Information Security and Privacy Liability
- Regulatory Defense and Penalties
 - Payment Card Industry Fines and Assessments
 - Website Media
 - Business Interruption
 - Extra Expense
 - Data Assets coverage
 - Cyber-Extortion
 - Computer Fraud
 - Funds Transfer Fraud
 - Social Engineering/Fraudulent Instruction Coverage

☐ **Liquor Liability:** Minimum Limits: \$_____

☒ **Other:**

The certificate of insurance shall indicate that the City of San Angelo is provided by endorsement a Waiver of Subrogation in favor of the City on all policies.

All insurance policies required herein shall be drawn in the name of Contractor with the City of San Angelo as an additional insured to include its employees, agents, and Council persons by endorsement on all policies except workers compensation.

Certificate Holder:

City of San Angelo
72 W. College Avenue
San Angelo, Texas 76903

If you have any questions concerning compliance with the City's minimum insurance requirements, please call the Risk Management Department at 325-657-4359.

Contractor agrees to comply with City of San Angelo Special Insurance Rider requirements.

CONTRACTOR:

By: _____

Name and Title of Authorized Representative

(Signature)

Date: _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sidney Walker, Civic Events Manager, Civic Events, 3256539577

Meeting Date: December 15, 2020

Item type: Regular Item

Caption:

Consider allocating up to \$227,000 from the Civic Event's fund balance for facility improvements (Presentation made by Civic Events Manager Sidney Walker)

Summary/History:

Below are requested improvements for Civic Events for FY21.

Fire Suppression System: The Foster Communications Coliseum has been yellow tagged for the fire sprinkler system. The yellow tag is due to a missing cover plate, outdated gauge, and the water pump is inoperable. We would like to fix this as soon as possible and the cost is approximately \$40,000.

Point of Sale stations: With the new concessionaire agreement, we would like to purchase POS (Point of Sale) stations for San Angelo Host. Due to Covid-19, we are trying to get as close to contactless payment as possible. The POS stations will help reduce hand-to-hand transactions, the City will receive real time sales, and customers will be able to pay with credit cards at most concession areas. The approximate cost to purchase the POS stations is \$20,000.

Internet and Wifi: Currently, the Foster Communications Coliseum, McNease Convention Center, and the Bill Aylor Sr. Memorial River Stage do not have adequate internet services for our customers or clients. We would like to be able to upgrade our facilities with adequate wi-fi services and/or internet capabilities. This would help provide a better experience and serve as a great amenity to have at each venue for our customers. Below explains each venue's current infrastructure and cost to upgrade.

Convention Center: The Convention Center has a modem in place for clients with PowerPoint presentations that need a direct hook-up or a dedicated line to plug in for internet services. Having this modem helps presenters with any audio or visuals in their presentation. However, the Convention Center does not offer great wi-fi services for our guests for conventions, luncheon presentations, or vendor shows. The cost to upgrade wi-fi services at the Convention Center is approximately \$36,000. The monthly service fee would be approximately \$150.

River Stage: The River Stage has a modem in place for City staff but we do not provide promoters, bands, and other crewmembers who may need internet, or any type of wifi access. In addition, without strong access, it is difficult to scan tickets for events. Currently, we use the internet services at Municipal Pool but the service can be weak at times due to the limited reach. We have discussed this issue in the past with IT and they recommended that we get Suddenlink to put in a dedicated line. With the upgrades to the ticket box office and concession stand, it is important that we have great internet service in those areas for ticket scanning and for point of sale stations. We also recommend providing internet and wi-fi services for the backstage and for the dressing rooms. The installation fee is approximately \$10,000 plus an additional \$21,000 to get the infrastructure of the access points in place. The total cost is approximately \$31,000. The monthly service fee would be approximately \$150.

Coliseum: The Coliseum only has minimal wi-fi capabilities that should only be accessible to City staff. Whenever we have large events like SASSRA, WWE, or a large vendor show we have them directly contact an internet provider of their choice to provide the service. Most coliseums and arenas have wi-fi accessible areas in their venue. The cost to provide internet and wifi to the entire coliseum is approximately \$190,000. I believe we should have areas in the Coliseum that have strong access points for service like the box office, main lobby, dressing rooms, backstage area and VIP area. It would be even more beneficial to have great internet service in concession areas for the point of sales stations. The cost to provide service at these locations at the Coliseum would approximately be \$80,000. The monthly service fee would be approximately \$150.

We are proposing to use the savings of \$60,000 from our FY20 facility improvement projects to fix the Fire Sprinkler System at the Coliseum and to purchase the Point of Sale stations.

We are also proposing that we enhance the internet and wi-fi services for the Convention Center, Coliseum, and the River Stage. The total cost for the installations would be approximately \$147,000. We are also requesting an additional \$20,000 for any contingencies.

Financial Impact:

Currently, our Fund 410 balance is \$1,473,006. On Oct 29, the Civic Events Advisory Board made a recommendation for us to move forward with the proposal passing 4-0.

Recommended Improvements	Cost
Fire suppression system	\$40,000
Point of Sale stations	\$20,000
Internet/wi-fi services	\$147,000
Project contingency	\$20,000
Total Cost	\$227,000

Proposed Funding	
FY20 improvement savings	\$60,000
Civic Events Fund 410 balance	\$167,000
Total Funding	\$227,000

* Our 90 day fund balance for Civic Events is \$350,000.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|---|
| 1. | Civic Events - FUND 410 | Civic Events - FUND 410.pdf |
| 2. | Council Slides - Facility ImprovementsFY21 | Council Slides - Facility ImprovementsFY21.pptx |

Presentation:

Sidney Walker

Approvals/Reviews:

Sidney Walker

Created/Initiated

Carl White
Theresa James
Nolan Sosa
Tina Dierschke
Theresa James
Julia Antilley

Approved
Approved
Approved
Approved
Approved
Final Approval

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures Fiscal Year through October 31, 2020

8% of
Year Lapsed

Civic Events - Fund 410

	Dept	Original Budget	Current Budget	Month Actual	YTD Total	YTD W/Enc	Over/(Under) Budget	% Realized
Beginning Fund Balance*		1,494,865	1,494,865			1,494,865		
REVENUES:								
Transfer from Hotel Occupancy Tax Fund		925,818	925,818	77,152	77,152	77,152	(848,666)	8%
Venue Performance:								
<u>Coliseum</u>	6601							
Revenues		211,500	211,500	8,459	8,459	8,459	(203,041)	4%
Expenditures		198,085	198,085	17,756	17,756	29,432	(168,653)	15%
Revenue Over/(Under) Expenditures		13,415	13,415	(9,297)	(9,297)	(20,973)	(34,388)	
<u>Concessions</u>	6607							
Revenues		50,000	50,000	-	-	-	(50,000)	0%
Revenue Over/(Under) Expenditures		50,000	50,000	-	-	-	(50,000)	
<u>Auditorium</u>	6602							
Revenues		-	-	200	200	200	200	0%
Expenditures		-	-	-	-	-	-	0%
Revenue Over/(Under) Expenditures		-	-	200	200	200	200	
<u>Riverstage</u>	6605							
Revenues		24,500	24,500	-	-	-	(24,500)	0%
Expenditures		25,142	25,142	179	179	3,179	(21,963)	13%
Revenue Over/(Under) Expenditures		(642)	(642)	(179)	(179)	(3,179)	(2,537)	
<u>Convention Center</u>	6603							
Revenues		182,500	182,500	6,968	6,968	6,968	(175,532)	4%
Expenditures		150,185	150,185	6,816	6,816	34,067	(116,118)	23%
Revenue Over/(Under) Expenditures		32,315	32,315	152	152	(27,099)	(59,414)	
<u>Farmers Market/Pavilion/Paseo Grounds</u>								
Revenues	6606	16,500	16,500	658	658	658	(15,842)	4%
Expenditures		14,516	14,516	-	-	3,000	(11,516)	21%
Revenue Over/(Under) Expenditures		1,984	1,984	658	658	(2,342)	(4,326)	
<u>Total Venue Performance</u>								
Revenues		485,000	485,000	16,285	16,285	16,285	(468,715)	3%
Expenditures		387,928	387,928	24,751	24,751	69,678	(318,250)	18%
Revenue Over/(Under) Expenditures		97,072	97,072	(8,466)	(8,466)	(53,393)	(150,465)	
<u>Staff and Other Expenditures</u>	6604							
Personnel		777,447	777,447	60,035	60,035	60,035	(717,412)	8%
Administration		237,601	237,601	17,465	17,465	17,463	(220,138)	7%
Capital & Maintenance	6699	-	-	-	-	17,427	17,427	0%
Non-Departmental Expenditures		1,015,048	1,015,048	77,500	77,500	94,925	(920,123)	
<u>Other Revenues</u>	6604							
Interest		22,158	22,158	634	634	634	(21,524)	3%
Advertising Revenue		30,000	30,000	-	-	-	(30,000)	0%
Other Revenues		52,158	52,158	634	634	634		
Revenue Over/(Under) Expenditures		60,000	60,000	(8,180)	(8,180)	(70,532)		
Restricted for Facility Use Fees		115,000	115,000			309		
Ending Fund Balance		1,439,865	1,439,865			1,424,024		

*Preliminary



City Council Facility Improvements

December 15, 2020



Civic Events FY20 facility improvements

- Bill Aylor Sr. Memorial River Stage:
- Restroom maintenance and upgrade
- Concession Stand/Ticket Box maintenance and upgrade
- Drainage issue



River Stage maintenance and remodel



Civic Events FY20 facility improvements

- Farmers Market and El Paseo:
- Parking lot sealcoating & striping



Farmers Market & Paseo sealcoating



Civic Events FY20 facility improvements

- McNease Convention Center:
- Upgraded to LED lighting in the main ballroom



LED lighting at Convention Center



Civic Events FY20 facility improvements

- \$60,000 in facility improvement project savings.



Fire suppression system

- Foster Communications Coliseum
- Yellow tagged for fire sprinkler system.
- Top priority
- **\$40,000 - approximate cost.**



Internet and wi-fi services

- McNease Convention Center
- Needs additional access points to give better services to our customers who attend luncheons, tradeshow, and conventions.
- \$36,000 approximate cost
- \$150 monthly fee



Internet and wi-fi services

- Bill Aylor Sr. Memorial River Stage
- Needs internet infrastructure in the box office, dressing rooms, concession stand and additional areas.
- \$21,000 – approximate cost
- \$150 monthly fee



Internet and wi-fi services

- **Foster Communications Coliseum**
- Needs internet infrastructure at the box office, concession stands, and lobby.
- \$80,000 – approximate cost
- \$150 monthly fee



Point of Sale stations

- Coliseum, River Stage, and Convention Center
- Contactless payment option
- Reduce hand-to-hand transactions
- City receives real time sales
- Concessionaire will be able to accept credit cards at most concession areas.



Civic Events FY21 recommended facility improvements

• Item	Venue	Cost
• Fire suppression system	Coliseum	\$40,000
• Point of Sale stations	Col/CC/RS	\$20,000
• Internet/wi-fi services	Col/CC/RS	\$147,000
• <u>Project contingency</u> _____		



Civic Events FY21 proposed funding

• Proposed Funding Source	Amount
• FY20 improvement savings	\$60,000
• <u>Civic Events Fund Balance</u>	<u>\$167,000</u>
• Total estimated cost:	\$227,000
• * Fund 410 balance – 1,424,024 (as of Oct 31, 2020)	





City Council Facility Improvements

December 15, 2020



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 15, 2020

Item type: Regular Item

Caption:

Second reading of an ordinance amending Chapter 8 "Offenses and Nuisances", Article 8.11 "Outdoor Lighting", Section 8.11.002 "Outdoor Lighting Standard" to clarify lighting standard measurements (Presentation made by Neighborhood & Family Services Director Bob Salas)

Summary/History:

Currently, Sec. 8.1.11.002, identifies the lighting standard as "all outdoor luminaires shall be located, adequately shielded, and directed such that **no light** shines beyond the boundaries of the property...". City staff is unable to measure a "no light" standard and virtually impossible for businesses to adhere to that standard.

In addition, Council directed staff to investigate the impact of LED lighting on light trespass and measurements. According to Pete Strasser, the Technical Director of the International Dark-sky Association, standard illuminance meter can indeed read the light from an LED and give an accurate measurement. The values are in foot candles or lux; it makes no difference. What these light meters don't tell you, and can't, is the appearance to the human eye. LEDs emit a significant amount of blue light, much more than the traditional high pressure sodium lamps they are replacing. As such, our perception of the LED light is that it appears brighter, even though the numbers on a meter may be identical with different sources. There is no "equivalence meter" for LED lighting as we are talking about a physiological phenomenon happening with color receptors and our brain interpretation. A little bit of blue light goes a long way. If you are replacing a high pressure sodium lamp with an LED, and the illuminance values are the same, the LED source will appear much brighter. He recommends not making the mistake of making an illuminance for illuminance level conversion. If you do, the LED lighted area will appear profoundly brighter. For trespass evaluation, a 0.25 footcandle reading will be seen for any source, but our eyes will see the LED light as brighter.

Cities do not create special provisions to accommodate LED lighting, with shielding still being the preferred method of managing light trespass. However, several Texas cities, to include McKinney and El Paso, have set the maximum allowable intensity to be measured at 0.25 in residential neighborhoods instead of 0.50 which is currently in our ordinance. Reducing the intensity level will help ameliorate the light trespass issues.

Staff requests approval to amend the ordinance to read "Any luminaries shall be located, adequately shielded, and directed so as not to produce glare or direct illumination across a bounding property line of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source and reflector so selected that acting together the light beam is controlled and not directed across any bounding property line above a height of three feet. The allowable maximum intensity measured at the property line abutting a residential use shall be 0.25 footcandles."

Amending the ordinance will provide staff the ability to measure the lighting standard similar to that of light trespass which is 0.25 footcandles.

Financial Impact:

No fiscal impact.

Other Information/Recommendation:**Attachments:**

- | | | |
|----|--|---|
| 1. | Enacting OrdinanceLIGHT TRESPASS 2020 | Enacting OrdinanceLIGHT TRESPASS 2020.docx |
| 2. | Light trespass Exhibit A.DOCX (002) 2020 | Light trespass Exhibit A.DOCX (002) 2020.DOCX |

Presentation:

Bob Salas

Approvals/Reviews:

Bob Salas	Created/Initiated
Theresa James	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING CHAPTER 8 “OFFENSES AND NUISANCES”, ARTICLE 8.11 “OUTDOOR LIGHTING”, SECTION 8.11.002 “OUTDOOR LIGHTING STANDARD” AND SECTION 8.11.005 “LIGHT TRESPASS”; PROVIDING FOR SEVERABILITY; AND CREATING AN EFFECTIVE DATE

WHEREAS, the City of San Angelo has an ordinance that regulates light trespass onto a person’s property, and

WHEREAS, there is an apparent conflict within the language of the ordinance as currently written that causes confusion and difficulty in enforcement, and

WHEREAS, it is necessary to amend the ordinance in order to clarify the light trespass requirements.

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

SECTION 1. THAT Chapter 8, Article 8.11 Sections 8.11.002 and 8.11.005 are hereby amended as depicted in Exhibit A

SECTION 2. THAT the terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 3. THAT this Ordinance shall take effect and be in full force and effect from and after the date of its passage unless otherwise replaced by the San Angelo City Council.

INTRODUCED with public hearing on the 17th day of November, 2020 and finally **PASSED, APPROVED AND ADOPTED** on this the 15th day of December, 2020.

THE CITY OF SAN ANGELO

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

EXHIBIT A

Chapter 8, Article 8.11, Sections 8.11.002 and 8.11.005 shall be amended as set out below.

Sec. 8.11.0025 — Lighting standard and light trespass

Any ~~use of~~ luminaries shall be located, adequately shielded, and directed~~operated~~ so as not to produce glare or direct illumination across the a bounding property line ~~from a visible source of illumination~~ of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source and reflector so selected that acting together the light beam is controlled and not directed across any bounding property line above a height of three feet. The allowable maximum intensity measured at the property line abutting a residential use shall be 0.25 footcandles.

Sec. 8.11.005 RESERVED.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 15, 2020

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance approving case PD20-03, rezoning property from the General Commercial and Single-Family Residential zoning districts to a Planned Development zoning district to allow for sports facility, related recreational activities and events, and other improvements as shown on the concept plan; being 21.536 acres located at 2838 S. College Hills Blvd. (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

On July 2, 2019, the applicant received a Special Use approval from City Council for a new multi-use sports facility with related recreational activities that included a golf driving range, outdoor miniature golf, and outdoor events on 21.536 acres of leased land from the City (SU19-02). It was discovered in August 2020 that the applicant added a new caliche parking lot, a portion of which was in the FEMA floodway, without necessary permits or approvals. This area was shown for a future building on the approved Special Use concept plan. The applicant has now applied for a Planned Development (PD20-03) to allow a caliche (all-weather) surface parking lot on their concept plan, which would not be allowed by the Special Use nor under the normal terms of the zoning ordinance. The application also includes lighting details of new LED lights to address nearby complaints of light trespass.

Financial Impact:

N/A

Other Information/Recommendation:

On November 16, 2020, the Planning Commission recommended unanimous APPROVAL by a vote of 5-0, subject to nine conditions, adding Condition #9 that all parking shall be paved per the requirements of the Zoning Ordinance within three (3) years, and amending Condition #7 to add that all site lighting be shielded.

Attachments:

- | | | |
|----|------------------------|----------------------------|
| 1. | Ordinance (PD20-03) | Ordinance (PD20-03).docx |
| 2. | Staff Report (PD20-03) | Staff Report (PD20-03).pdf |

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher	Created/Initiated
Hillary Bueker	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved

Theresa James
Julia Antilley

Approved
Final Approval

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTY: **21.536 ACRES IN THE J. MCNEESE SURVEY NO. 0176.25, ABSTRACT NO. 1641; LOCATED AT 2838 SOUTH COLLEGE HILLS BOULEVARD;** FROM THE GENERAL COMMERCIAL (CG) AND SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICTS TO A PLANNED DEVELOPMENT (PD) ZONING DISTRICT TO ALLOW FOR A SPORTS FACILITY, RELATED RECREATIONAL ACTIVITIES AND EVENTS, AND OTHER IMPROVEMENTS AS SHOWN ON THE CONCEPT PLAN; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD20-03: 2838 South College Hills Boulevard

WHEREAS, on the 16th day of November, 2020, 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 (PD20-03) Zoning District to allow for a sports facility, related recreational activities and events, and other improvements as shown on the approved Concept Plan, as further depicted on **Exhibit “A”** of this Ordinance (**“PD Concept Plan”**); and,

WHEREAS, on the 15th day of December, 2020, City Council held a public hearing on PD20-03, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit “A” of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned PLANNED DEVELOPMENT (PD20-03) ZONING DISTRICT;

The real property generally located east of the intersection of South College Hills Boulevard and Millbrook Drive; being 21.536 acres in the J. McNeese Survey No. 0176.25, Abstract No. 1641, City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit

“B” of this Ordinance, shall henceforth be permanently zoned as follows: Planned Development (PD20-03) 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 (**“PD Boundary Map”**).

SECTION 3: The use of the hereinabove described property shall be subject to all applicable regulations contained in **Exhibit “C”** of this Ordinance (**“Applicable Regulations”**), and 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 herein 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 **15th day of December, 2020**, and finally PASSED, APPROVED AND ADOPTED on this the **12th day of January, 2021**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit “A” (PD Concept Plan)

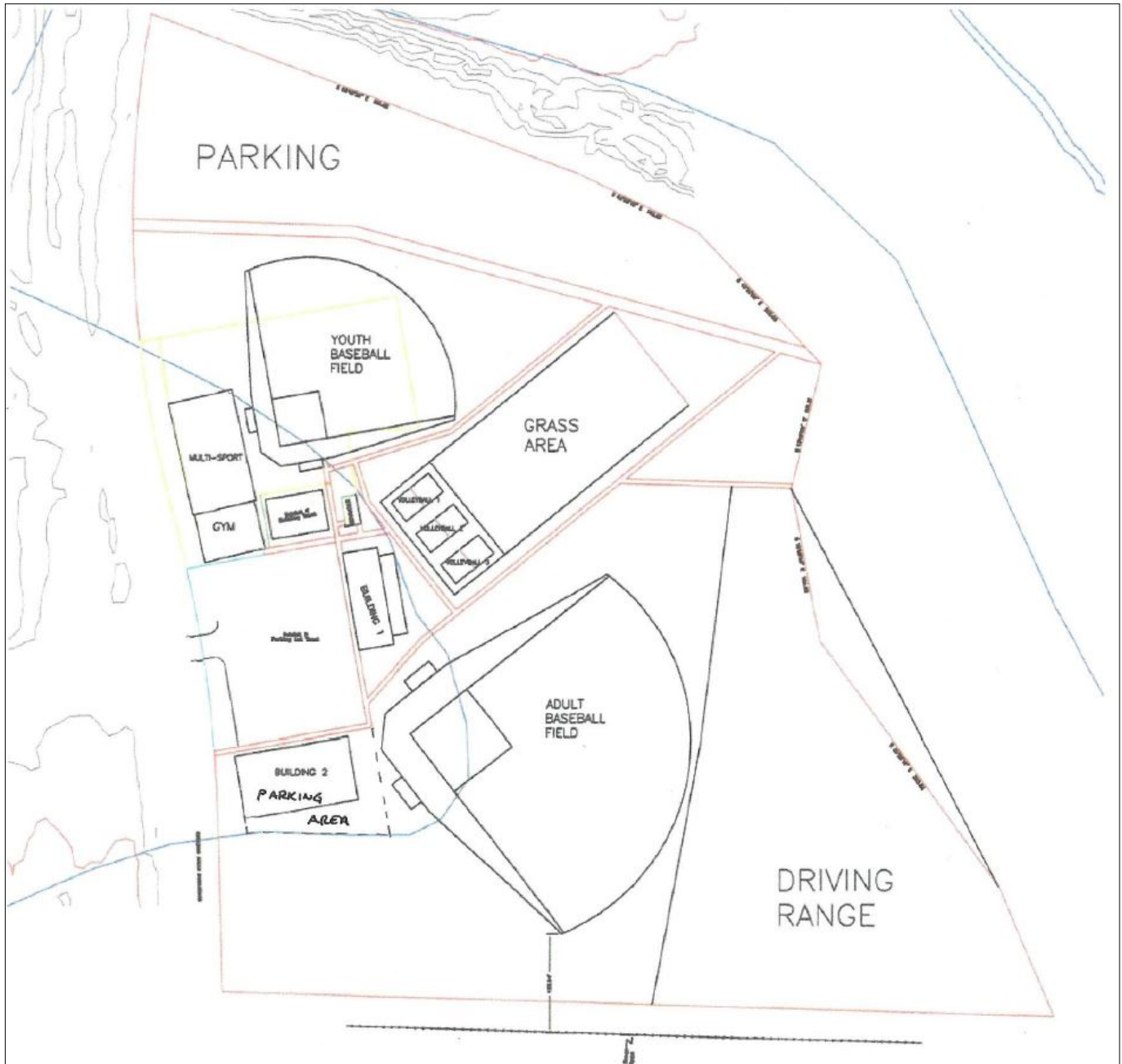
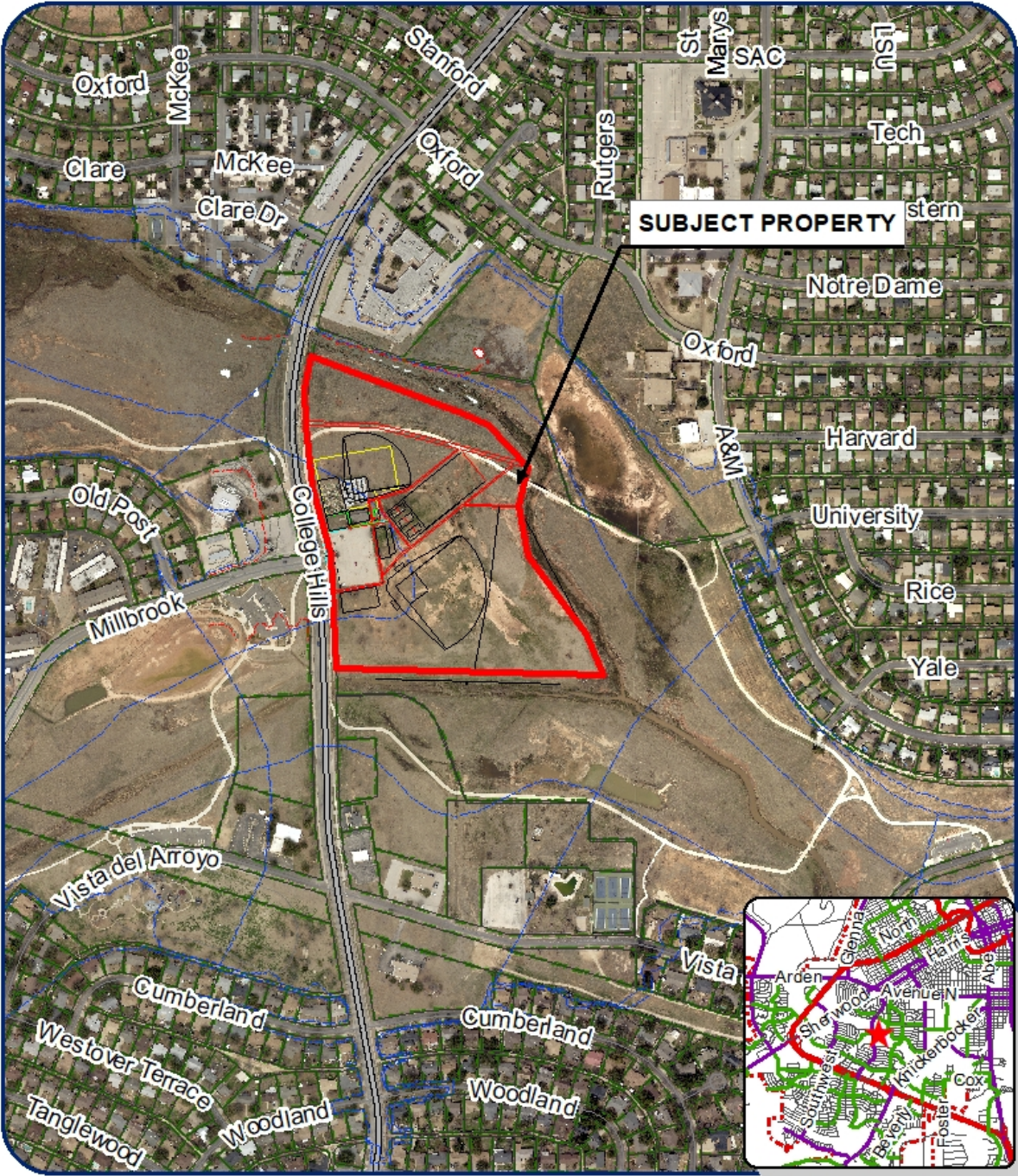


Exhibit “B” (PD Boundary Map)-



PD Zoning Case File

PD20-03: 2838 S. College Hills Blvd.

Council District: Lane Carter (SMD#5)
Neighborhood: Vista Del Arroyo
Scale: 1" approx. = 500 ft
Subject Property: 2838 South College Hills Blvd

Legend

Subject Properties: —
Current Zoning: CG and RS-1
Requested Zoning Change: PD
Vision: Open Space



Exhibit “C”

Applicable Regulations

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. The minimum front yard setback for the gym building shall remain 22.5 feet.
3. Overall site use shall be in accordance with a revised Concept Plan showing only paved parking. Major changes to the use of this property shall be approved through an amendment to this Planned Development District with approval from the Planning Commission and City Council. Minor deviations may be approved by the Planning Director.
4. The applicant shall obtain approval from the City’s Flood Plain Manager for all development within the floodplain/floodway, as required.
5. The applicant shall be required to obtain approval of an amendment to their Urban Design Review to be approved by the Planning Director prior to development.
6. The applicant shall be required to obtain approval of a Parking Lot Permit for the new parking lot to be approved by the Planning Director prior to development.
7. All site lighting on the premises shall be downward emitting if necessary, must be shielded, and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands. All outdoor lighting shall be turned off between 10:30 p.m. and 6:30 a.m., and all outdoor events shall be limited to between 6:30 a.m. and 10:30 p.m.
8. That approval of the PD Ordinance revokes and replaces Special Use SU19-02.
9. All parking shall be paved per the requirements of the Zoning Ordinance within three (3) years.

CITY COUNCIL – December 15, 2020
STAFF REPORT



APPLICATION TYPE:	CASE:		
Special Use	PD20-03: 2838 South College Hills Boulevard		
SYNOPSIS:			
On July 2, 2019, the applicant received a Special Use approval from City Council for a new multi-use sports facility with related recreational activities that included a golf driving range, outdoor miniature golf, and outdoor events on 21.536 acres of leased land from the City (SU19-02). It was discovered in August 2020 that the applicant added a new caliche parking lot, a portion of which was in the FEMA floodway, without necessary permits or approvals. This area was shown for a future building on the approved Special Use concept plan. The applicant has now applied for a Planned Development (PD20-03) to allow a caliche (all-weather) surface parking lot on their concept plan, which would not be allowed by the Special Use nor under the normal terms of the zoning ordinance. The application also includes lighting details of new LED lights to address nearby complaints of light trespass.			
LOCATION:		LEGAL DESCRIPTION:	
2838 South College Hills Boulevard; generally located east of the intersection of South College Hills Boulevard and Millbrook Drive		Being 21.536 acres in the J. McNeese Survey.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #5 – Lane Carter Vista Del Arroyo Neighborhood	CG and RS-1	OS – Open Space	21.536 acres
THOROUGHFARE PLAN:			
South College Hills Boulevard – Urban Arterial Street, Required: 80' right-of-way, 64' pavement, Provided: 100' right-of-way, 64' pavement			
NOTIFICATIONS:			
6 notifications mailed within 200-foot radius on November 5, 2020. One received in support of the request within the 200-foot radius and one against outside the 200-foot radius. Three residents on Cumberland Drive outside the 200-foot radius have filed complaints with Code Compliance regarding light trespass from the facility.			
STAFF RECOMMENDATION:			
Staff's recommendation is for City Council to APPROVE a Rezoning from the General Commercial (CG) and Single-Family Residential (RS-1) Zoning Districts to a Planned Development (PD) Zoning District to allow for a sports facility, related recreational activities and events, and other improvements as shown on the concept plan; being 21.536 acres located at 2838 South College Hills Boulevard, subject to nine conditions, adding Condition #9 that all parking shall be paved per the requirements of the Zoning Ordinance within three (3) years, and amending Condition #7 to add that all site lighting be shielded.			
PROPERTY OWNER/PETITIONER:			
Property Owner: City of San Angelo; Applicant: Mr. Shawn Box (Next Level Sports)			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@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 subject property is designed "Open Space" in the City's Comprehensive Plan to "Provide a balanced system of parks, open space, and recreational facilities in terms of function and location". The multi-use sports facility and related recreational uses is compatible with this designation, providing additional recreational opportunities for San Angelo residents.
2. **Consistent with Zoning Ordinance. *Whether and the extent to which the proposed special use would conflict with any portion of this Zoning Ordinance.*** Planning Staff believe that the existing CG zoning which applies to the Special Use area should continue as the underlying zoning for the PD. The CG zoning recognizes the retail commercial nature of the sports facility. Staff recommends that language be incorporated into the PD to recognize the 22.5-foot front yard setback for the gym building which has already received approval. The paved parking lot (not including the new caliche lot) contains 80 parking spaces and the current uses require 65. *Staff objects to the applicant's request to allow a caliche parking lot as part of the PD.* Section 511.A.2 of the Zoning Ordinance approved in May 2019 by City Council requires "minimum spacing, maneuvering, and paving standards to ensure longevity and adequacy of parking lots throughout the City." Staff does not believe there is justification for a caliche parking lot at this location, which is visible from South College Hills Boulevard, a minor arterial road. The parking lot, which can hold up to 50 vehicles, is immediately adjacent to the FEMA floodway and stormwater runoff issues become a major concern. Further, a caliche lot makes it difficult to clearly identify parking spaces and maneuvering areas, leading to potential accidents. The ordinance makes exceptions only for special events, temporary uses, and storage and repair of vehicles or equipment. Staff conducted several site visits and verify this parking lot is used regularly for customers and not only for special or temporary events or other uses.
3. **Compatible with Surrounding Area. *Whether and the extent to which the proposed special use is compatible with existing and anticipated uses surrounding the subject land.*** The proposed uses would be compatible with the surrounding area, and is located in close proximity to other recreational uses including the Red Arroyo Trail and College Hills Swim and Racquet Club, as well as several retail areas to the west and north.
4. **Changed Conditions. *Whether and the extent to which there are changed conditions that require an amendment.*** The allowance for a new caliche parking lot triggered the PD request. This allows a change to the approved Special Use concept plan to allow a parking lot as an option in an area reserved for a future building.
5. **Effect on Natural Environment. *Whether and the extent to which the proposed special use would result in significant adverse impacts on the natural environment, including but not***

limited to water or air quality, noise, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment. To mitigate environmental concerns, the City's Engineering Services is requiring the applicant to obtain a floodplain development permit for all development in the FEMA floodplain (including the new parking lot), to remove the portion of the caliche parking lot in the floodway, and provide erosion controls around the affected area until stabilization occurs. In addition, the Planning Division will require a Parking Lot Permit per Section 511.C. of the Zoning Ordinance.

6. **Community Need. Whether and the extent to which the proposed special use addresses a demonstrated community need.** The multi-use sports facility provides a wide range of sports including baseball, volleyball, and the continued golf driving range, as well as indoor facilities to serve San Angelo residents.
7. **Development Patterns. Whether and the extent to which the proposed special use would result in a logical and orderly pattern of urban development in the community.** Current development patterns would not change. Access would continue to be from South College Hills Boulevard, a minor arterial road which can accommodate large traffic volumes.

Lighting Issues:

The City's Code Compliance Division received three complaints about light trespass from the applicant's outdoor light fixtures. These three residents live on Cumberland Drive and light glare can be seen from their rear yards, even though they are over 1,500 feet from the closest light pole. The applicant has provided lighting details indicating that lighting (lumens) has already been reduced by 75% with new LED fixtures and readjusting the lights on a slanted angle. The applicant indicated this will change to 70% once new fixtures are added on two of the light poles, but still represents a significant reduction. The applicant also provided a photometric lighting plan showing foot candles between 0.0 and 2.8 to the floodway. From this point, there is an additional 1,500 to the closest homes and Staff is confident there will no light trespass. Code Compliance is the division responsible for enforcing the outdoor lighting provisions in Article 8.11 of the City Code, however, the Planning Division recommends the PD incorporate the following to assist in this regard: That all lighting be turned off by 10:30pm and that lighting remains angled downward to reduce light trespass toward neighboring properties.

Planning Commission Recommendation:

On November 16, 2020, the Planning Commission recommended unanimous **APPROVAL** by a vote of 5-0 the rezoning from the General Commercial (CG) and Single-Family Residential (RS-1) Zoning Districts to a Planned Development (PD) Zoning District to allow for sports facility, related recreational activities and events, and other improvements as shown on the concept plan; being 21.536 acres located at 2838 South College Hills Boulevard, **subject to nine conditions, adding Condition #9 that all parking shall be paved per the requirements of the Zoning Ordinance within three (3) years, and amending Condition #7 to add that all site lighting be shielded.** The following is the complete excerpt of the draft minutes from the November 16, 2020, meeting for this case:

Jeff Fisher, Principal Planner, presented the zoning case. He explained that the applicant received a Special Use for a sports facility and outdoor recreational uses last year, but added a new caliche parking lot a few months ago without an approval. Mr. Fisher explained that a PD option would allow a caliche parking lot if approved by City Council, and that the Special Use option does not allow the paving requirements of the Zoning Ordinance to be waived. He also indicated that the PD will allow Staff to impose some new conditions on the outdoor lighting. Mr. Fisher then advised the Commissioners that of the 6 notices that were mailed, Staff received one opposition letter to the PD, and three letters objecting to the outdoor light fixtures. He also displayed the applicant's concept plan, lighting plan, and light fixture details from the applicant showing the LED lumens reduced by 70% once the new fixtures are installed. Mr. Fisher then outlined Staff's recommendation to approve the proposed PD zoning with a paved parking lot and subject to eight conditions as presented, on the grounds that the multi-use sports facility and outdoor uses are compatible with the Open Space Future Land Use; that the property will comply with the underlying CG standards except for the parking lot which staff requests is paved and striped; and that the use is compatible with other recreational uses in the area including the Red Arroyo Trails and College Hills Swim and Racquet Club.

Commissioner Davis asked when the Swim and Racquet Club turned off their lights.

Daniel Fisher, City Code Compliance Officer, responded that he believes they turn their lights off by 10:00 p.m.

Commissioner Davis if the applicant will be placing screens on the lights.

Daniel Fisher indicated that the lights were brighter than what was originally.

Jeff Fisher indicated that he understood that the lights have been titled on an angle, but that the applicant has chosen not to shield them for concern of his driving range not being visible for his customers.

Vice Chair Jackson asked if the LED lights were brighter than a regular bulb.

Hillary Bueker, Planning Manager, indicated that we would require more information from a lighting expert to know specifics, but that she concurred that the lights were visible.

Jeff Fisher indicated that one of the complainants in her letter had requested a lighting engineer to ensure that lights would not disturb surrounding properties.

Chair Stribling asked if Staff had details about the boundary line between the FEMA floodplain and floodway and if the applicant was allowed to develop in each of these areas.

Lance Overstreet, City Engineer, indicated that construction in the floodway would require a no-rise study and that no rise in flood levels would be allowed. He further explained that in the floodplain, development could occur provided it was at least two feet above flood elevation.

Chair Stribling asked if that meant the developer could construct a parking lot in the floodway.

Mr. Overstreet responded that this would not be allowed without the no-rise study.

Chair Stribling opened public comment.

Marianne White, owner of 302 Cumberland Drive, recommended a lighting expert, and that the LED lights are four times brighter at night. She explained that the applicant lowered the lights down but titled one back out.

Mr. Shawn Box, applicant, indicated that the original lights were shining outward but now they have been adjusted, and a lighting plan shows there is no light trespass past the property line. He acknowledged there was still some glare. Mr. Box also explained that all parking in the floodway has been removed. He indicated that having to pave the parking lot would require him to have to remove it again if he constructs a building here.

Jeff Fisher indicated that if Mr. Box constructs a building in the caliche parking area, he will not require to pave the parking lot because a building is now in this location instead. However, he also explained that if a building goes in this location, it too will require parking and the applicant is tight for space as most of the remainder of the land is within the floodway.

Jennifer Pape and Shane Bearden, residents of 2014 Cumberland Drive, expressed their opposition due to uncontrolled light. Ms. Pape explained that LED lights are brighter and despite shining downward they are more visible than the previous fixtures. She expressed concerns that a light meter cannot be used to adequately measure LEDs. Mr. Bearden concurred that there is no reduction in light.

Ms. Bueker explained to the Commissioners that any PD conditions must be enforceable and that Staff does not have the equipment to measure lumens. She explained that shielding the lights could be an option.

Mr. Bearden raised additional concerns if the new baseball fields were added in future.

Chair Stribling closed public comment.

Commissioner Spano indicated he was comfortable with the current parking lot as it is but not necessarily for ten years.

Chair Stribling asked what could be done to ensure that eventually the parking lot is paved.

Ms. Bueker indicated that a condition could be implemented to ensure that parking is eventually paved within a certain amount of time, but expressed concerns of this timeframe being too long given the caliche parking lot is in the floodplain.

Commissioner Uherik left the meeting at 10:45 a.m.

Jeff Fisher explained that the Commission could choose to approve with a caliche parking lot, require it be paved immediately after Council approval, or require it be paved within a certain amount of time after Council approval, should Council approve the case.

Chair Stribling asked if three years would be long enough before having to pave the parking lot.

Mr. Box explained that would be plenty of time.

Commissioner Davis made a motion to **RECOMMEND APPROVAL** of a rezoning from the General Commercial (CG) and Single-Family Residential (RS-1) Zoning Districts to a Planned Development (PD) Zoning District to allow for a sports facility, related recreational activities and events, and other improvements as shown on the concept plan; being 21.536 acres located at 2838 South College Hills Boulevard, subject to nine conditions, adding Condition #9 that all parking shall be paved per the requirements of the Zoning Ordinance within three (3) years, and amending Condition #7 to add that all site lighting be shielded. Vice Chair Jackson seconded the motion. The motion carried unanimously 5-0.

Recommendation:

Staff's recommendation is for City Council to **APPROVE** a Rezoning from the General Commercial (CG) and Single-Family Residential (RS-1) Zoning Districts to a Planned Development (PD) Zoning District to allow for a sports facility, related recreational activities and events, and other improvements as shown on the concept plan; being 21.536 acres located at 2838 South College Hills Boulevard, **subject to nine conditions, adding Condition #9 that all parking shall be paved per the requirements of the Zoning Ordinance within three (3) years, and amending Condition #7 to add that all site lighting be shielded.**

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. The minimum front yard setback for the gym building shall remain 22.5 feet.
3. Overall site use shall be in accordance with a revised Concept Plan showing only paved parking. Major changes to the use of this property shall be approved through an amendment to this Planned Development District with approval from the Planning Commission and City Council. Minor deviations may be approved by the Planning Director.
4. The applicant shall obtain approval from the City's Flood Plain Manager for all development within the floodplain/floodway, as required.
5. The applicant shall be required to obtain approval of an amendment to their Urban Design Review to be approved by the Planning Director prior to development.

December 15, 2020

6. The applicant shall be required to obtain approval of a Parking Lot Permit for the new parking lot to be approved by the Planning Director prior to development.
7. All site lighting on the premises shall be downward emitting if necessary, must be shielded, and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands. All outdoor lighting shall be turned off between 10:30 p.m. and 6:30 a.m., and all outdoor events shall be limited to between 6:30 a.m. and 10:30 p.m.
8. That approval of the PD Ordinance revokes and replaces Special Use SU19-02.
9. All parking shall be paved per the requirements of the Zoning Ordinance within three (3) years.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Response Letters
Site Concept Plan
Lighting Plan
Existing and New Lighting
Application

**PD Zoning Case File****PD20-03: 2838 S. College Hills Blvd.**

Council District: Lane Carter (SMD#5)

Neighborhood: Vista Del Arroyo

Scale: 1" approx. = 500 ft

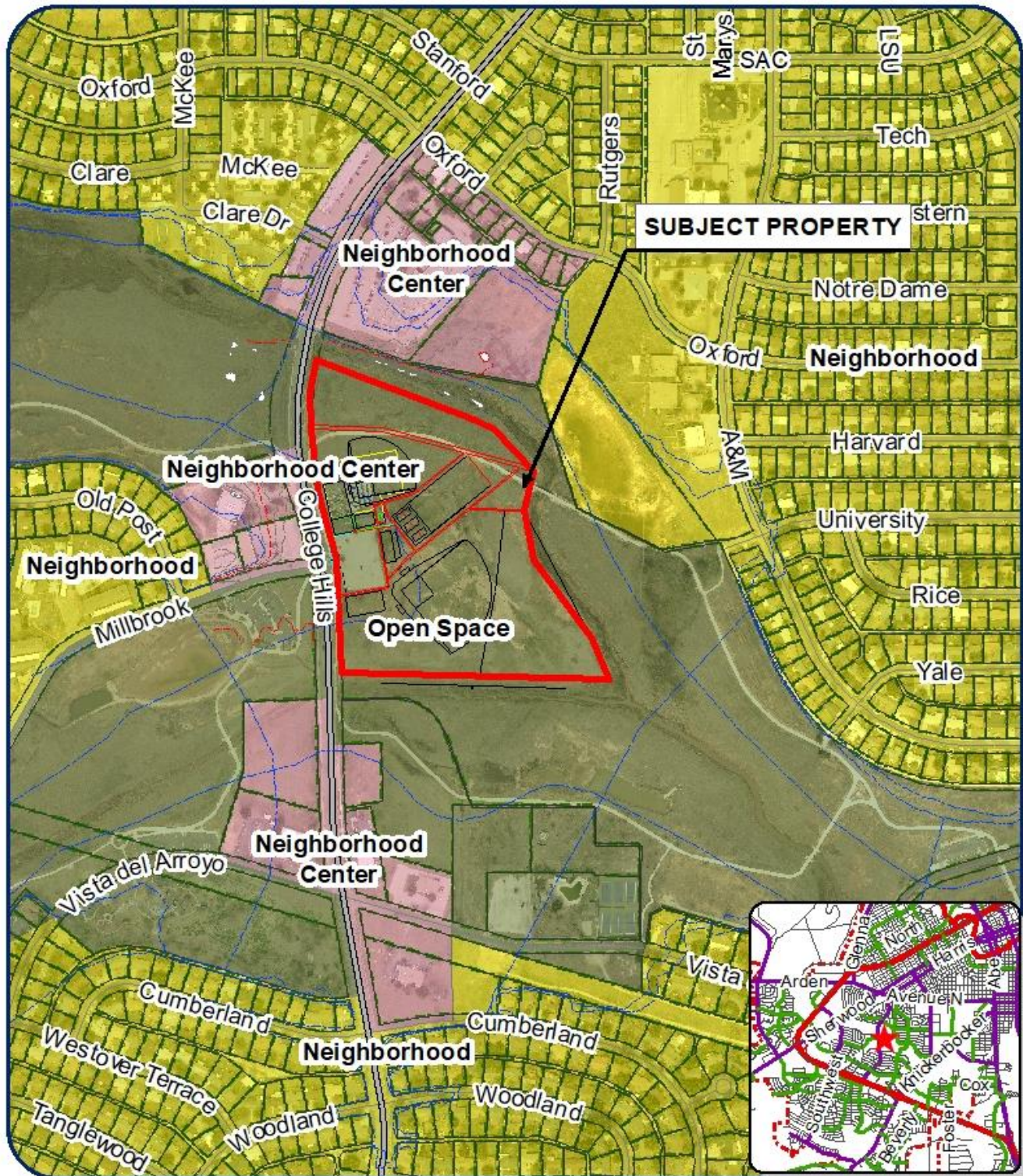
Subject Property: 2838 South College Hills Blvd

LegendSubject Properties: —Current Zoning: **CG and RS-1**Requested Zoning Change: **PD**Vision: **Open Space**

N



December 15, 2020

**PD Zoning Case File****PD20-03: 2838 S. College Hills Blvd.**

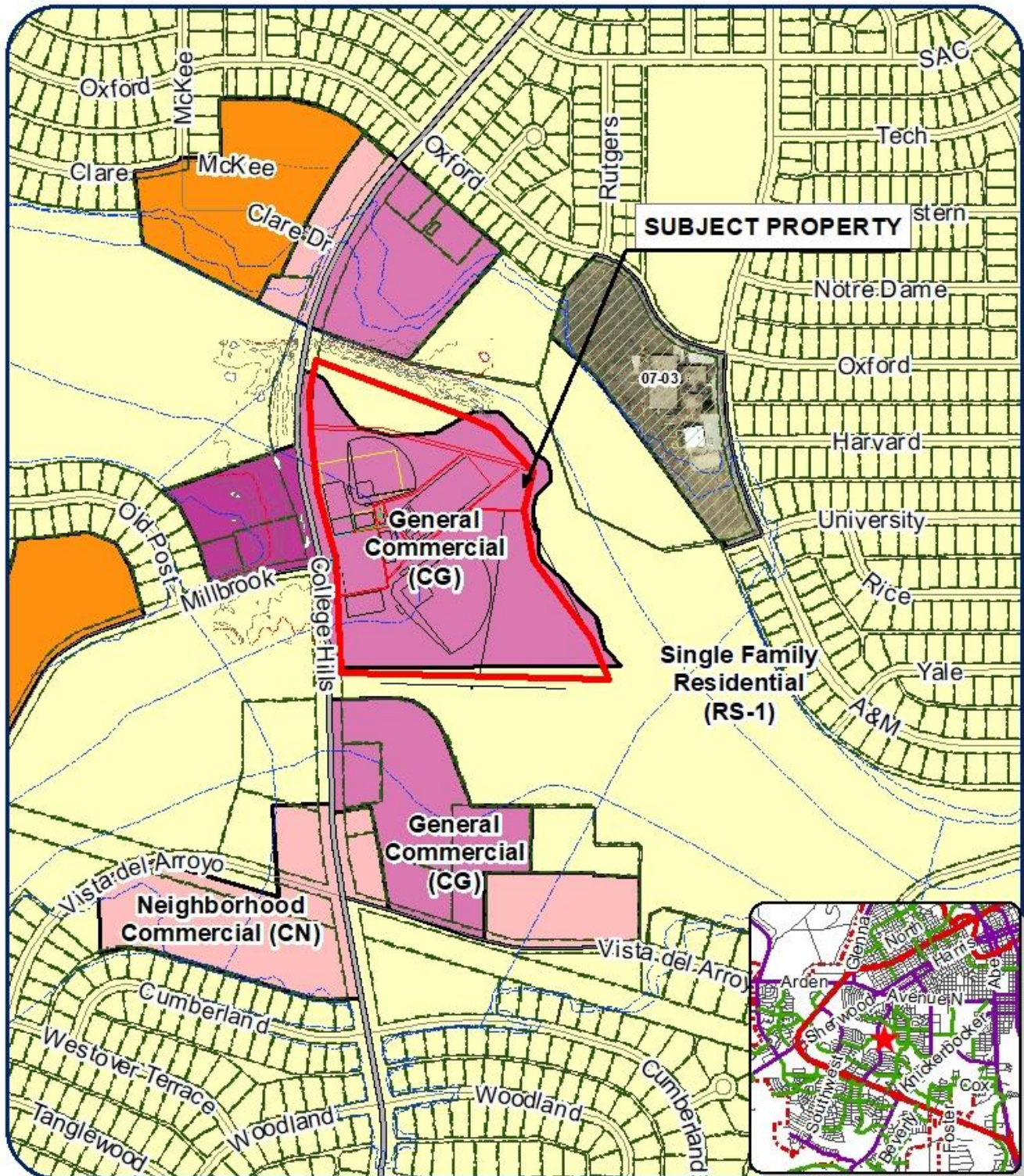
Council District: Lane Carter (SMD#5)

Neighborhood: Vista Del Arroyo

Scale: 1" approx. = 500 ft

Subject Property: 2838 South College Hills Blvd

LegendSubject Properties: —Current Zoning: **CG and RS-1**Requested Zoning Change: **PD**Vision: **Open Space**

**PD Zoning Case File****PD20-03: 2838 S. College Hills Blvd.**

Council District: Lane Carter (SMD#5)

Neighborhood: Vista Del Arroyo

Scale: 1" approx. = 500 ft

Subject Property: 2838 South College Hills Blvd

Legend

Subject Properties:

Current Zoning: **CG and RS-1**Requested Zoning Change: **PD**Vision: **Open Space**

N



Photos of Site and Surrounding Area

SOUTH



NORTH



WEST



EXISTING MULTI-SPORT BUILDINGS



NEW CALICHE PARKING LOT



NEW CALICHE PARKING LOT



Photos of Site and Surrounding Area

OUTDOOR DRIVING RANGE



OUTDOOR DRIVING RANGE



EXISTING LIGHT FIXTURE



NIGHT VIEW FROM ALLEY SOUTH OF PROPERTY



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

(✓)

IN FAVOR

()

IN OPPOSITION

REASON(S)

In favor of the sports complex.

NAME: *A.J. Moore - CEO of San Angelo YMCA*

ADDRESS: *353 S. Randolph St.*

San Angelo, TX. 76903

SIGNATURE:

A.J. Moore

PD20-03: 2838 South College Hills Boulevard

Property owner number: 6

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

Public Comment

Item No. III. 3. A. Rezoning: PD 20-03: 2838 College Hills Boulevard

November 16, 2020

I, Jennifer R. Pape, and R. Shane Bearden, my fiancé, reside at 3014 Cumberland Dr. San Angelo, TX 76904 (SMD 5) and are **in opposition of PD 20-03**. Our home, which has been in my family for almost 40 years, as well as our neighbors' homes and other homes in the surrounding area of Next Level Sports have been having trouble with glare and light coming from the driving range since February 2020 which is still not resolved. The lights illuminate our back yards, patios, back of house, inside the home through and around edges of closed curtains and shades from approximately 1500-1800 ft away. This is a violation of city ordinance Sec. 8.11.005 on Light trespass.

I attempted to speak to the owner regarding the lights as soon as they were placed in February 2020 and the owner walked off, leaving me to speak with the electrician. The electrician said he "knew it was a matter of time before the neighbors would start coming to complain" and how he "begged the owner not to put up those new lights" due to them being "too bright". I tried to file a complaint in March but Mr. Ibarra said there would be no action taken due to Covid. I was finally able to file a formal complaint with code compliance in early May, who sent an officer out in June to observe the lighting and said "the owner will have to shield the lights". The officer took photos and did a light meter reading (which is inaccurate since LED lights cannot be measured the same way as metal halide lights). I got a call a few weeks later from code compliance stating per the owner of the complex, the lights were corrected. We observed no changes and the officer came to our home again to observe no change as well. For months, Shane and I continued calling code compliance and the police department to inform them of the light trespass and noise from the music which was sometimes until 1 and 2am, disturbing our sleep (the light comes through the shades in the living room and around the edges of our blackout curtains in the bedroom). There was no enforcement or changes in the lighting. Code compliance still communicated with me that the owner was reluctant to change the lighting or shield it. At the end of September, we noticed the driving range lights were angled downward and turned off by 10:30pm but the light and glare still shined onto our homes and other area homes. Then we noticed one light turned back up facing our home directly and when I called code compliance, I was told by Mr. Rudy Ibarra and Mr. Bob Salas of neighborhood services that by order of the city manager, enforcement of outdoor lighting ordinance violations are on hold in order to amend city ordinance 8.11.002 on

outdoor lighting standard. We don't understand why section 8.11.005 of the ordinance on light trespass was never and still not enforced since it is not the part of the ordinance being amended. As it stands now, when we sit on our back patio porch swing, or anywhere in our back yard, the lights from the driving range still shine directly into our faces and onto our bodies as well as the back of our home including the windows. This is how it is every evening from approximately 5:15pm to 10:30 pm, **7 days per week**. We have not been able to enjoy our back yard since February, constantly trip and stumble in the yard since the glare blocks our ability to see the ground, we must shield our eyes with our hand to see the person we are talking to, are concerned this LED light shining into our eyes could eventually be damaging to our eyesight, and have even heard stories of people tripping on uneven surfaces on the red arroyo trail. These lights are also distracting to drivers on Vista del Arroyo, College Hills, and Cumberland streets.

For decades, neither my family nor I have had any issues from the previous driving range (same location of Next Level Sports) which had metal halide bulbs. After speaking to some electricians and other lighting professionals, and after much research on LED vs. metal halide lighting, we noticed some inaccuracies in Mr. Box's report of his driving range lighting which explain why the lights are brighter and reach our homes. According to the report Mr. Box submitted, page 10 of the photo under New Lighting, he wrote he replaced the metal halide bulbs with LED bulbs; however, not all of the LED's are the equivalent replacements of the previous metal halide bulbs. 9 of the 18 LED bulbs (the 300 watt LED's) Mr. Box placed are the equivalent to 9 metal halide bulbs (at 1000 watts each). The other 9 LED bulbs Mr. Box selected **far exceed the equivalent wattage and lumens** of the previous metal halide bulbs. Mr. Box also did not properly calculate the lumens emitted by LED's and therefore **he has chosen luminaires that are overpowered and thus brighter than their previous counterpart metal halides**. LED lights may have fewer lumens but LED lights will emit 4 times more visible light, making it brighter. Light meter readings in foot candles are also inaccurate when using the same meter on LED lights as you would to measure metal halides. Metal halide lights produce mostly photopic lumens that can be detected with a meter whereas LED lights produce mostly scotopic lumens. When calculating lumens on LED lights, one must use an S/P ratio, which Mr. Box did not do on page 10 of his report submitted. Mr. Box did NOT have a reduction of light emitted from the new LED lights he placed when compared to the previous metal halides; he greatly increased the light emitted and has not properly controlled the beams.

We will not be in favor of the zone change or expansion of the complex until the owner shows he can be responsible by hiring a lighting engineer or LED light expert to utilize the lights for the maximum benefit of the complex by selecting appropriate lights, shielding and reflecting as to not disturb surrounding properties.

From: Marianne White [mailto:mwhite0304@gmail.com]
Sent: Friday, November 13, 2020 1:49 PM
To: Fisher, Jeff <jeff.fisher@cosatx.us>
Subject: Re: Message from WHITE MARIANNE (9792182170)

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

Thank you for your email. Unfortunately I am affected even though I'm not in the 200' radius. The lights are horrendous at night. After dark, I can walk through my house without turning on any lights. You can see quite clearly,
Marianne White



Fri 11/6/2020 2:08 PM

Ibarra, Rudy

RE: Next Level - Lighting

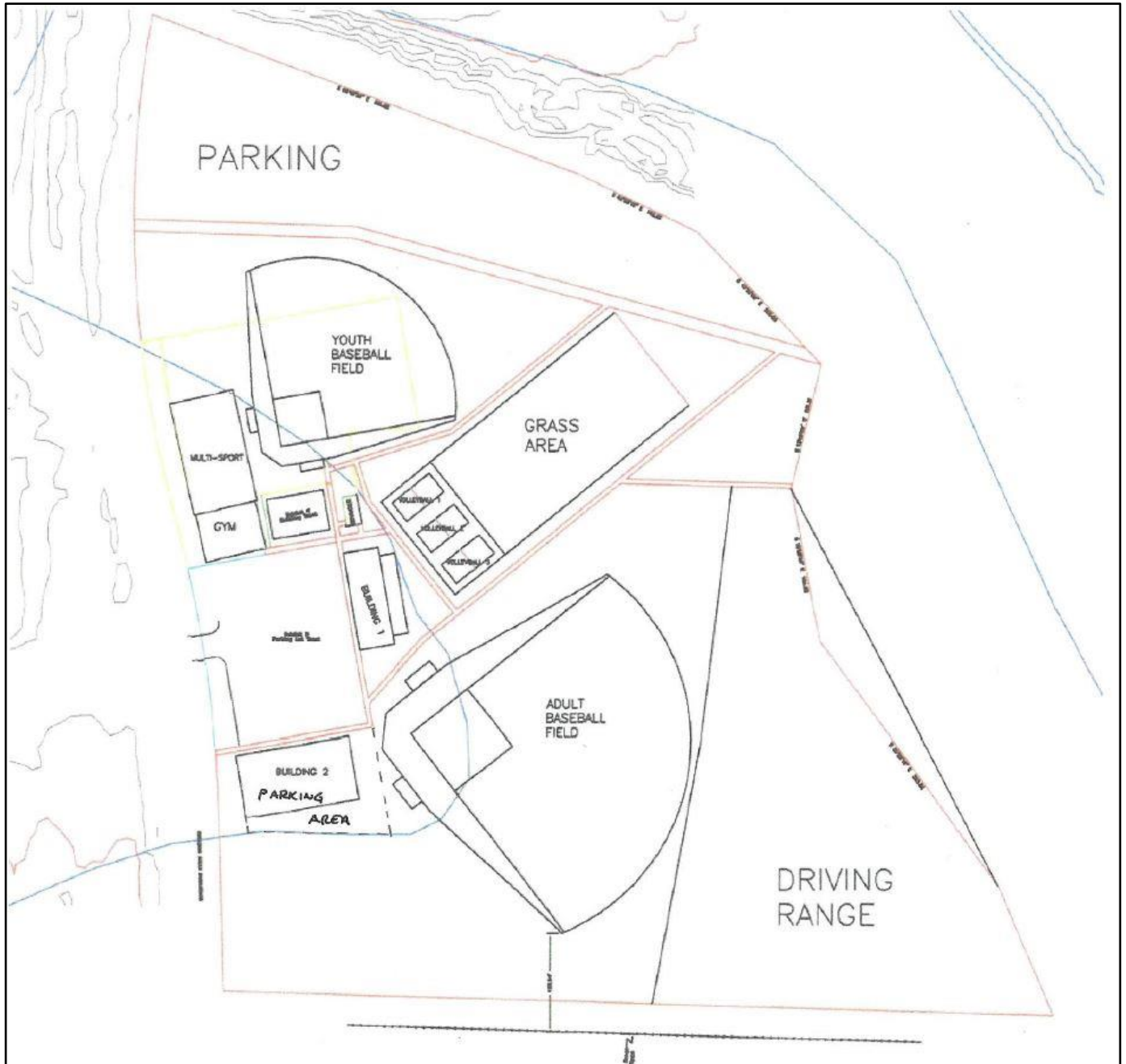
To  Fisher, Jeff;  Fisher, Daniel

 You replied to this message on 11/6/2020 2:32 PM.

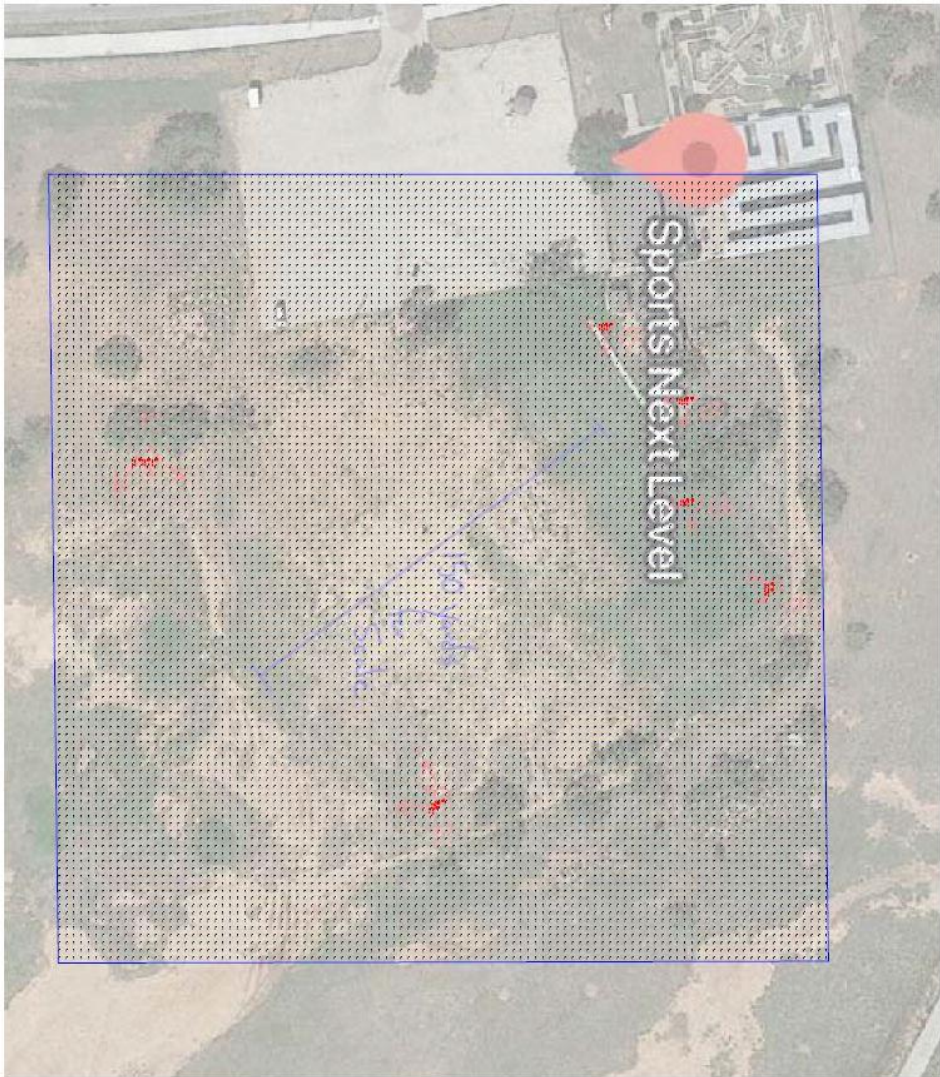
FYI on the lighting standard, that part of the rule is on hold per CMO. The complainants names/addresses are as follows:

Jennifer Pape 3014 Cumberland, ph.# 325-374-1424
James Parry 3008 Cumberland
Amanda Brag 3002 Cumberland

Site Concept Plan



Lighting Plan



General Notes		Lighting Notes		Landscape Notes		Other Notes	
1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
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33	34	35	36	37	38	39	40
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993	994	995	996	997	998	999	1000

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TEXAS LIGHTING SOLUTIONS

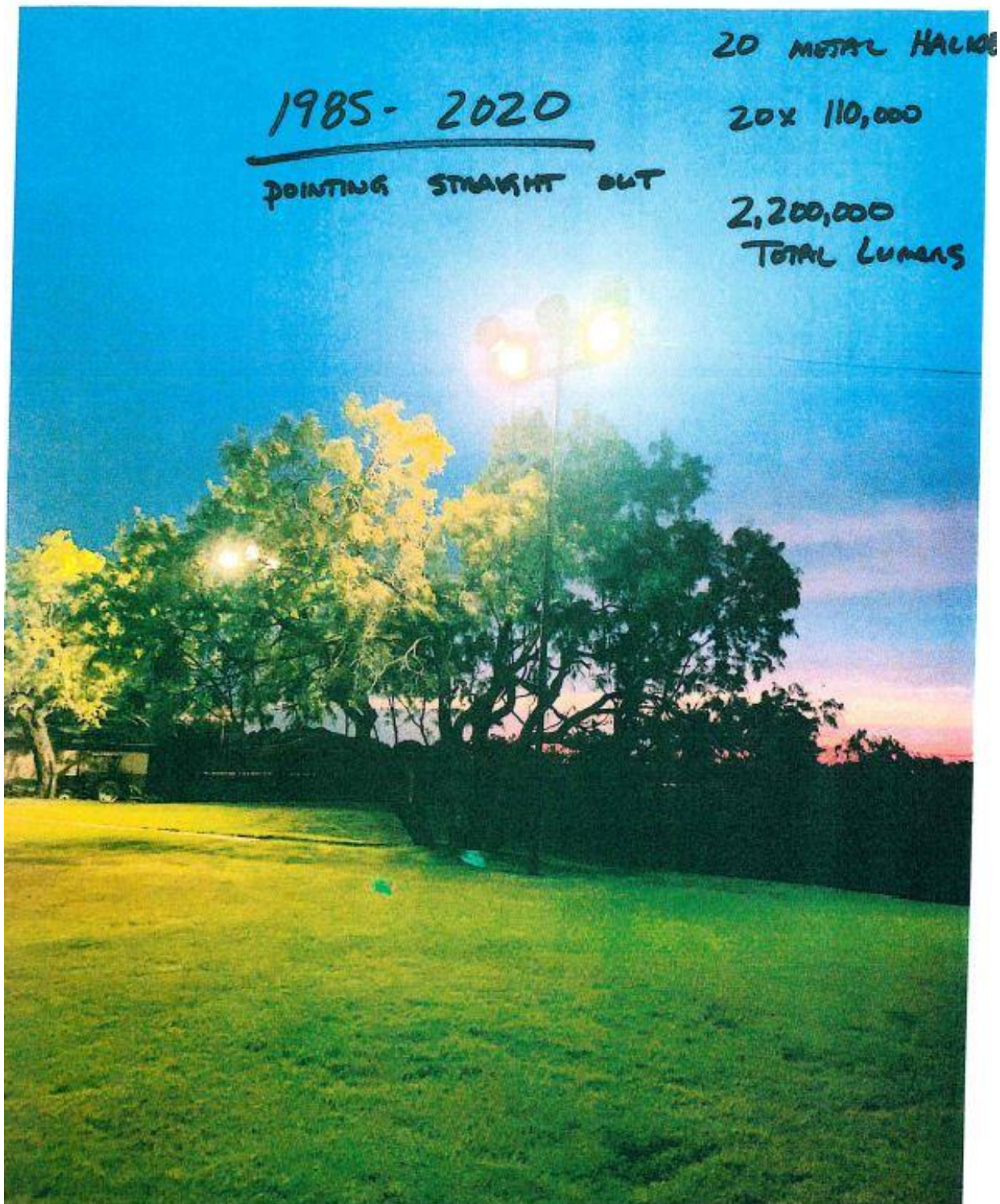
831 WEST EULESS BLVD, SUITE 105
EULESS, TEXAS 76040
TEL: 972-267-9300
TLS CONSULTANT WELINGTON MARINHO
CLIENT: CARY HOUSTON



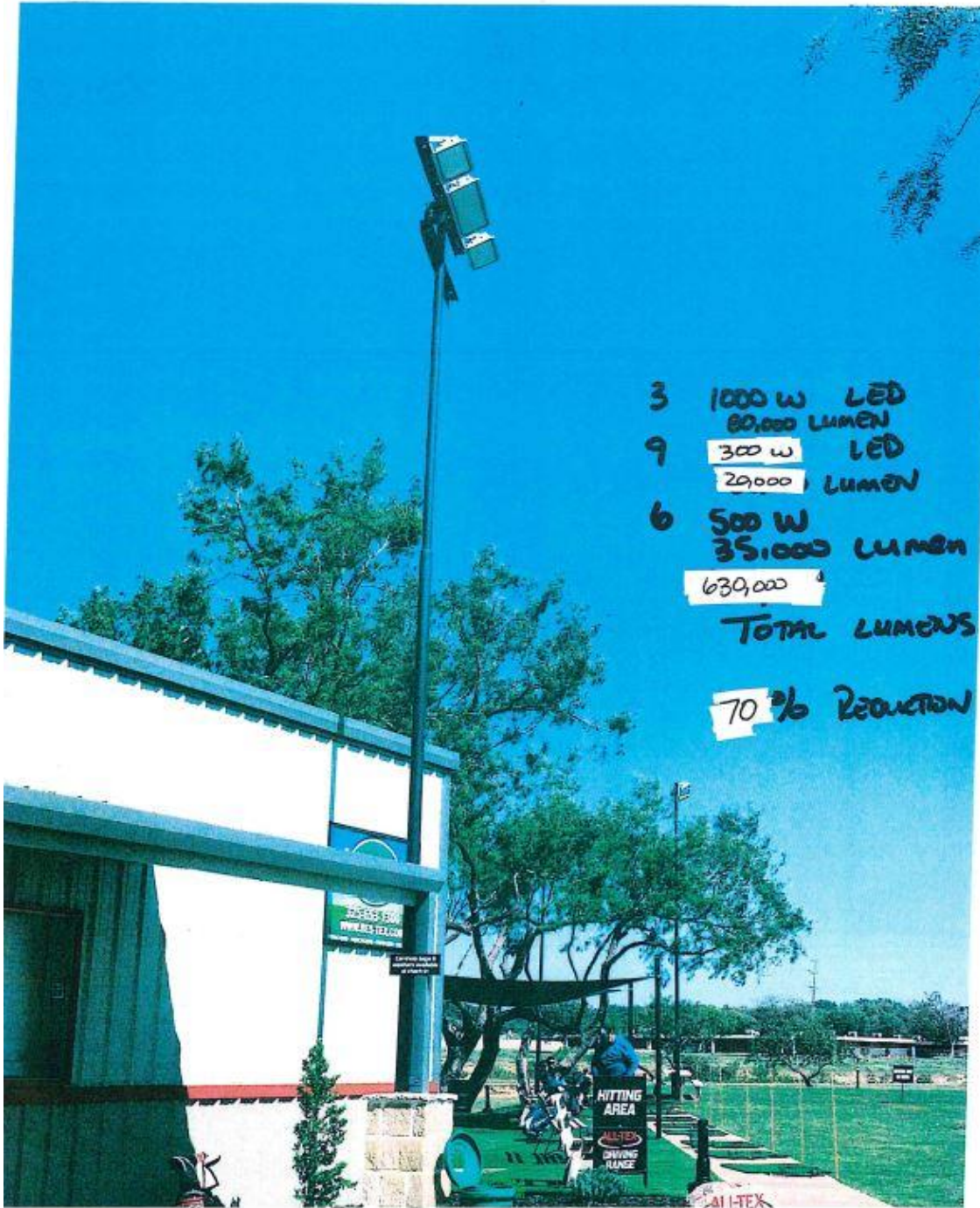
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PROJECT: 1" = 32'-0"
DATE: 11/19/2020
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

Existing Lighting



New Lighting



Effective April 1, 2020



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



Planned Development (PD) - Zone Change or Site Plan

Section 1: Basic Information

Name of Applicant(s): STANAN BOX

☒ Owner ☐ Representative (Notarized Affidavit Required)

Mailing Address: 2838 COLLEGE HILLS BLVD SAN ANGELO TX 76904
City State Zip Code

Contact Phone Number: 325-374-2590 Contact E-mail Address: INFO@SPORTSNEXTLEVEL.COM

Subject Property Address: 2838 COLLEGE HILLS BLVD SAN ANGELO TX 76904
City State Zip Code

21 ACRES

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

Lot width (in feet): _____ Lot depth (in feet): _____ Lot area (in acreage or square feet): _____

Existing Zoning: CG (Zoning Map available on [City Maps](#))

Section 2: Type of PD Request (minimum one acre property is required):

1. New PD District (City Council approval required) ☒ Text Amendment to PD District Ordinance (City Council approval required) ☐
Major Site Plan Amendment (Planning Commission approval required) ☐ Minor Site Plan Amendment (Planning Director approval required) ☐
2. Concept Plan attached? Yes ☒ No ☐

Notes:

1. For site plan amendments, the Planning Director shall determine if the plan is deemed minor or major based on the criteria outlined in [Section 210](#) of the Zoning Ordinance.
2. The concept plan shall be drawn to scale and shall include but not be limited to: locations of new and existing buildings on the property with required zoning setbacks; outdoor uses and storage areas; location of all drive approaches and maneuvering areas; layout, striping and surfacing of all parking and loading spaces; sidewalks; and required fencing. Additional requirements such as landscaping, dumpster screening, and lighting may be provided on the concept plan or separate plan as determined by the Planning Director at time of submission or afterwards.

Section 3: Site Specific Details (Use separate attachment if necessary)

Existing Use of Property: SPECIAL USE TO ALLOW FOR A GOLF DRIVING RANGE;
OUTDOOR MULTI USE SPORTS FACILITIES AND RELATED RECREATIONAL ACTIVITIES;
OUTDOOR MINOR GOLF, OUTDOOR EVENTS, ON PROPERTY ZONED CG

*Proposed Use of Property: SAME USE AS ABOVE AND A NEW ALL WEATHER
SURFACE (CALKITE) PARKING LOT DIMENSIONS

I understand that City Council is required by law to consider the following criteria when making a zone change decision, and I assert that my request meets all of the required criteria based on my explanation(s) below:

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. (Vision Plan Map available on [City Maps](#) and see pages 34-44 in [San Angelo Strategic Plan](#))

Explanation: SPORTS COMPLEX AND OUTDOOR RECREATIONAL AREA
ARE COMPATIBLE WITH FUTURE LAND USE OF
OPEN SPACE

2. **Consistent with Zoning Ordinance.** Whether and the extent to which the proposed amendment would conflict with any portion of this [Zoning Ordinance](#).

Explanation: THE FACILITY COMPLIES W ALL ZONING STANDARDS
AND THE PD WILL ALLOW AN ALL WEATHER
PARKING SURFACE.

Effective April 1, 2020

Section 3: Site Specific Details continued

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.

Explanation: YES LOCATION IS NEXT TO RED ARROY TRAIL
AND OTHER RECREATIONAL USES

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

Explanation: NEW PARKING LOT WAS BUILT AND PD
WOULD ALLOW ALL WEATHER SURFACE

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.

Explanation: WORKED WITH ENGINEERING ON MAKING SURE
NOTHING IS IN FLOW WAY

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

Explanation: THE NEW PARKING LOT WILL HELP ACCOMMODATE
THE EVENTS THAT GO ON AT COMPLEX PLUS
EXTRA PARKING FOR TRAIL WALKERS

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.

Explanation: NO CHANGES. ACCESS WILL BE FROM COLLEGE HILLS

Section 4: 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 PD 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;

☒ Minor site plan amendments may be approved or denied by the Planning Director, or referred by the Director to the Planning Commission for a decision where a revision constitutes a substantial alteration from the original approved plan. An applicant may appeal a denial by the Planning Director to the Planning Commission within 30 days of the decision.

☒ Major site plan amendments may be approved, approved with conditions, or denied by the Planning Commission at a public hearing. An applicant may appeal a denial by the Planning Commission to the City Council within 30 days of the decision.

☒ 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 PD zone change is applied to the property, not the property owner.

☒ For PD zone changes, one or more notice sign(s) will be placed on the subject property by the Planning Department. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the PD zone change request.

☒ For PD zone changes, the Planning Commission shall conduct a public hearing and shall recommend that the City Council approve, approve with modifications, or deny the proposed amendment. If the Planning Commission recommends approval of a PD zone change request, the case must still go before City Council for final action.

☒ A recommendation by the Planning Commission to deny a request for a PD zone change may be appealed in writing to City Council within 10 days, or the decision is considered final.

Effective April 1, 2020

- ☒ For PD zone changes, a public hearing and final decision will be made by City Council.
- ☒ The City Council may approve, approve with modifications, or deny the proposed PD zone change. Where the Planning Commission has recommended denial, or written protest against such amendment is made and signed by (a) the owners of 20 percent or more of the area subject to the zone change or (b) the owners of 20 percent or more of the area within 200 feet of the affected area, then the proposed amendment shall require a favorable vote of at least three-fourths of all the members of the City Council to become effective. The area of rights-of-way and streets shall be included in any computation of land area under this subsection.
- ☒ Appeal of a City Council decision to deny a PD zone change shall be made within 30 days to the applicable state District Court in Tom Green County.
- ☒ If a PD 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.
- ☒ The applicant shall ensure at the time of permitting, that the proposed uses and buildings comply with all development standards of the new zoning district(s) and the general development standards of the Zoning Ordinance including setbacks, parking, and any required privacy fencing. These requirements are outlined in San Angelo's Zoning Ordinance.
- ☒ 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) SHAWN BOY Signature [Signature] Company/Organization (If Applicable) _____ Date 11/2/20
 Representative Name (Print) _____ Signature _____ Company/Organization _____ Date _____

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: PD ____ -- ____

Fully-dimensioned concept plan: ☐

Select from the following:

New PD District nonrefundable fee (\$600.00): \$ _____ Date paid: ____/____/____
 Text Amendment or Major Site Plan Amendment (\$225.00): \$ _____ Receipt #: _____
 Minor Site Plan Amendment (\$125.00): \$ _____ Receipt #: _____
 Newspaper Notice Fee \$125.00 (minor site plans exempt) \$ _____ Receipt #: _____
 Sign Deposit \$20.00 (minor site plans exempt) \$ _____ Receipt #: _____

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

Related Case(s)? ☐ Yes ☐ No If yes, case nos.: ____ -- ____

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

City Council hearing date: ____/____/____ Newspaper publication date: ____/____/____

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 15, 2020

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance approving:

1. CP20-07, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Open Space and Neighborhood Center Future Land Uses to the Neighborhood Land Use, located at 607 and 609 Locust St.
2. Z20-18, a rezoning from the Single Family Residence zoning district to the Two Family Residence zoning district, being 0.321 acres located at 607 and 609 Locust St. (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

The applicant has applied for a Comprehensive Plan Amendment from Neighborhood Center and Open Space to Neighborhood, and to rezone the two lots from the Single Family Residence (RS-1) Zoning District to the Two Family Residence (RS-2) Zoning District. The applicant intends on building a duplex on each of the subject lots. These two lots were part of the recent city owned land sale that was the old City maintenance building area.

Financial Impact:

N/A

Other Information/Recommendation:

At the November 16, 2020 regular Planning Commission meeting the Commission voted unanimously to recommend approval of the amendment to the Comprehensive Plan and the rezoning to Two Family Residence (RS-2), (6-0).

Attachments:

- | | |
|------------------------|--------------------------|
| 1. Ordinance (CP20-07) | Ordinance (CP20-07).docx |
| 2. Ordinance (Z20-18) | Ordinance (Z20-18).docx |
| 3. Staff Report CC | Staff Report CC.pdf |

Presentation:

Jon James

Approvals/Reviews:

Sherry Bailey	Created/Initiated
Hillary Bueker	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved

Julia Antilley

Final Approval

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS LOCATED AT 607 AND 609 LOCUST STREET BEING 0.3213 ACRES, FROM "NEIGHBORHOOD CENTER AND OPEN SPACE" TO "NEIGHBORHOOD;" PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

CP-20-07

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

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

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

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

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

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

The real properties located at 607 and 609 Locust Street, specifically being 0.3213 acres in Lots 3 and 4, Block 15, Angelo Heights Addition; San Angelo, Tom Green County, Texas; from “Neighborhood Center and Open Space” to “Neighborhood;”

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

SECTION 3: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 4: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **15th day of December, 2020**, and finally ADOPTED on this the **12th day of January, 2021**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

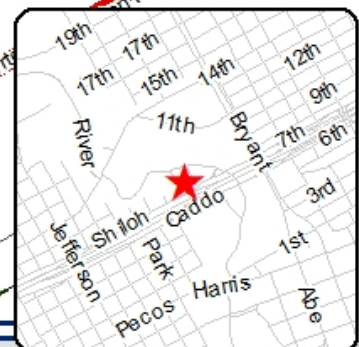
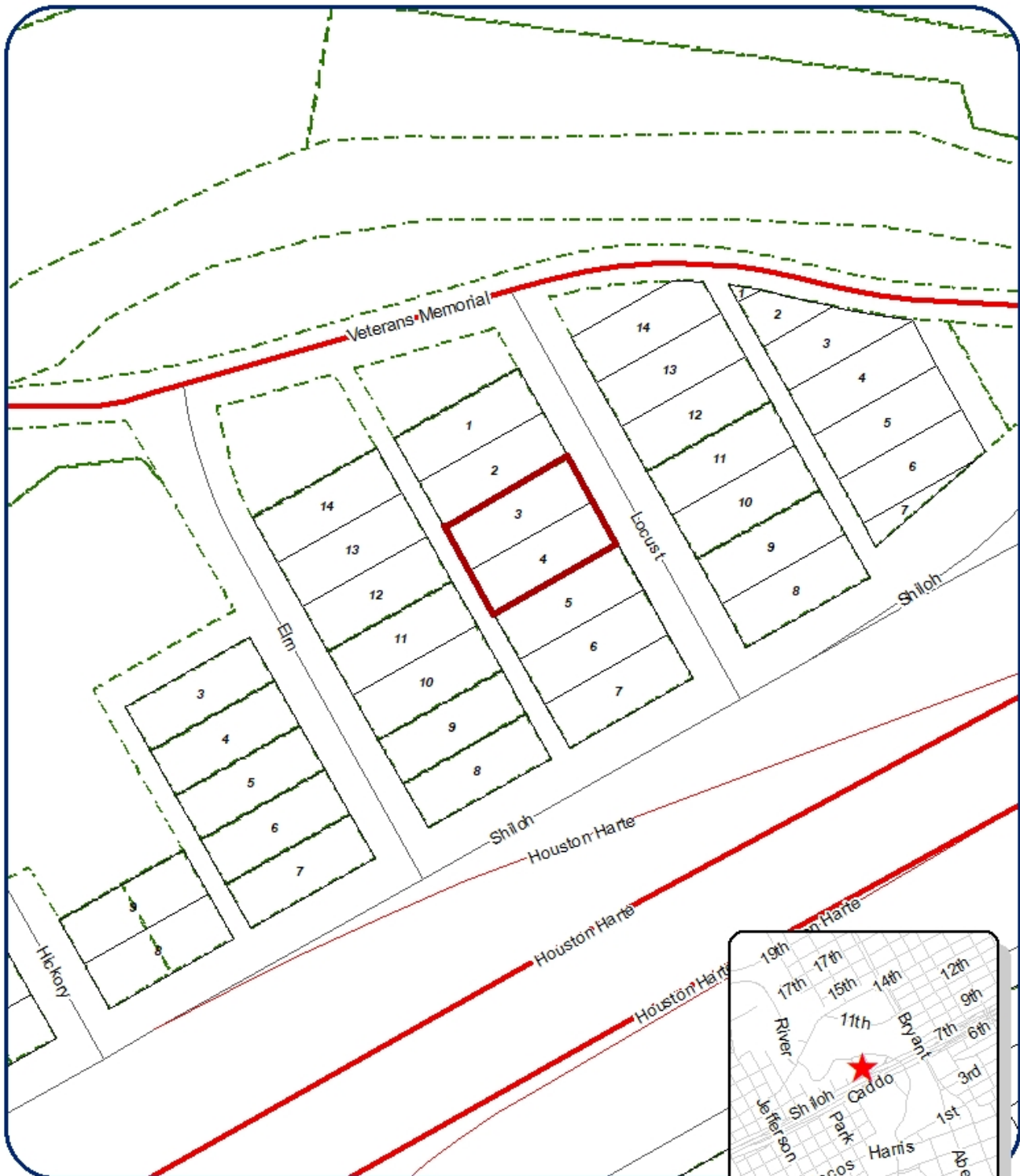
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



Location Map CP20-07

607 & 609 Locust Street

Council District 4 - Lucy Gonzales

Neighborhood: Central

Scale: 1" approx. = 125 ft

Lots 3 & 4, Blk. 15, Angelo Heights Addition

Legend

Subject Properties:
 Current Zoning: **RS-1**
 Requested CP Change: **Neighborhood**
 Vision: **NC & OS**



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 607 AND 609 LOCUST STREET, FROM THE SINGLE-FAMILY RESIDENCE (RS-1) ZONING DISTRICT TO THE TWO FAMILY RESIDENCE (RS-2) ZONING DISTRICT; GENERALLY LOCATED MID-BLOCK ON LOCUST STREET, BETWEEN VETERANS MEMORIAL DRIVE AND SHILOH STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

Z20-18: 607 & 609 Locust Street

WHEREAS, on the 16th day of November, 2020, 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 Zoning District; and,

WHEREAS, on the 15th day of December, 2020, the City Council held a public hearing on Z20-18, 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 Zoning District:

The real properties located at 607 and 609 Locust Street, generally located mid-block on Locust Street, between Veterans Memorial Drive and Shiloh Street; more particularly described as approximately 0.3213 acres being Lots 3 & 4, Block 15, 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 on the **15th day of December, 2020**, and finally ADOPTED on this the **12th day of January, 2021**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

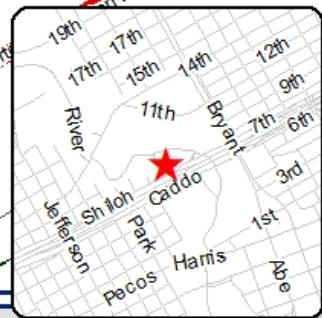
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



Location Map Z20-18

607 & 609 Locust Street

Council District 4 - Lucy Gonzales
Neighborhood: Central
Scale: 1" approx. = 125 ft

Lots 3 & 4, Blk. 15, Angelo Heights Addition

Legend

Subject Properties:
Current Zoning: **RS-1**
Requested CP Change: **Neighborhood**
Vision: **NC & OS**

N



CITY COUNCIL – December 15, 2020
STAFF REPORT



APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment & Rezoning		CP20-07 & Z20-18: 607 & 609 Locust Street	
SYNOPSIS:			
The applicant has applied for a Comprehensive Plan Amendment from Neighborhood Center and Open Space to Neighborhood, and to rezone two lots from the Single Family Residence (RS-1) Zoning District to the Two Family Residence (RS-2) Zoning District. The applicant intends on building a duplex on each of the subject lots.			
LOCATION:		LEGAL DESCRIPTION:	
607 and 609 Locust Street, generally located north of Shiloh Street		Lots 3 & 4, Block 15, Angelo Heights Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD: District 4 – Lucy Gonzales Neighborhood: Central	Single Family Residence (RS-1)	Open Space & Neighborhood Center	0.3213 acres
THOROUGHFARE PLAN:			
Locust Street: Urban Local Street Required: 50' right-of-way, 40' pavement or 36' pavement with a 4' sidewalk Provided: 60' right-of-way, 36' pavement			
NOTIFICATIONS:			
9 notifications were mailed within a 200-foot radius of the property on October 29, 2020. No response was received in favor or against to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a Comprehensive Plan Amendment from Neighborhood Center and Open Space to Neighborhood and APPROVAL of a rezoning to the Two Family Residence (RS-2) Zoning District located at 607 & 609 Locust Street. Planning Commission on a unanimous vote (6-0) recommended APPROVAL.			
PROPERTY OWNER/PETITIONER:			
Miguel Duran			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			

Additional Information:

The applicant recently purchased these two lots from a city bid sale. This area although zoned Single-Family is a mixed use area. The city building on the front three lots has historically been used as a city maintenance building. The building to the north of these two lots is owned by a non-profit and used as a chemical dependence center. Across the street the property is owned by a non-profit and functions as a meeting center. The building on the corner was a building construction facility for a long while. The building at the other end of the block on Shiloh is a Bed and Breakfast. Though the area has evolved over time into a mixed use area it functions well and maintains a neighborhood feel. The Future Land Use for the block is split between Neighborhood Commercial and Open Space. The Open Space designation is both a result of the adjacent location of the River and the designation of the area as Flood Plain. The applicant would like to re-designate both lots Neighborhood which would then allow him to request to rezone the two lots to Two - Family Residence (RS-2). The two duplexes will have to be built above the Base Flood Elevation. However, the close proximity of the river also makes this area a pleasant place to live. The two lots the applicant has purchased are also in the River Corridor Overlay area which will necessitate a design review by the Design Historic Review Commission (DHRC). The new units will be a positive addition to the area.

Comprehensive Plan Amendment Analysis: The comprehensive plan states that the intent of Neighborhood Center is to “Establish Neighborhood Centers that take on a more pedestrian-friendly character, are more integrated with and connected to their surroundings, and cluster buildings to generate synergies between complementary uses. The Neighborhood Center allows for a mix of uses that could include residential but the second lot is designated Open Space which is intended to “interconnected a series of parks, trails, enhanced multi-modal streetscapes, and natural areas that provide recreation, improved air and water quality, and natural habitat.” After discussion with the applicant it was determined the best approach would be to amend the Comprehensive Plan to Neighborhood which would allow the rezoning. In looking at the Neighborhood Center designation a case could be made for housing under mixed use. However, Open Space does not allow for commercial or residential development. This area of the community has historically been residential or a mixed use area. Water and sewer infrastructure is in the alley and street, the area is platted and there exists a real mixed use approach to this neighborhood. The area is still a vital area with multiple uses thriving. The Open Space Land Use make sense for the area along the river, the trail and park area on the north side of the Veterans Memorial River Drive. It is an area that is a jewel in the City of San Angelo’s community planning. However, extending the Open Space designation across the street into the residential and commercial area where uses exist is harder to understand. Staff believes a case could be made for looking at this area more closely in the future, but for now, changing the designation to Neighborhood on these two lots will allow this development and will help keep an area prospering.

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 proposed RS-2 zoning will be consistent with the Neighborhood Future Land Use in the City's Comprehensive Plan once CP20-07, the Comprehensive Plan Amendment necessitated by this rezoning request, is approved. The City is in support of that amendment. The Neighborhood policies in the Comprehensive Plan encourage the diversity of housing types and the mix of age, income, and housing choices within San Angelo neighborhoods. The proposed rezoning is a good example of the mix of uses within a neighborhood that are compatible. This neighborhood is bounded by Shiloh Street, a service road for Houston Harte Expressway on the south and the Veterans Memorial N. River Drive on the north.
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 lots meet the width and square footage requirement for the Two Family Residence (RS-2) Zoning District. The Zoning Ordinance contains specific development standards that must be met by this Zoning Category and those will be adhered to by this development.
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 area of San Angelo is an older area that has had to adapt as conditions have changed over the years. With the construction of the Houston Harte Expressway this area was compressed between the expressway and the river. Neighborhoods have evolved and uses have blended. The duplex use intended for these two lots is appropriate for this area of mixed uses and will contribute to the overall neighborhood feel.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** With the growth of the City to the southwest and the evolution of this area the neighborhoods have adapted to change. This area is a good example of uses working within an area to help keep the neighborhood relevant and alive. It can be anticipated that this area will continue to change and the additional construction of two duplexes will help maintain the neighborhood.
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. This area is adjacent to the river and within the River Corridor Overlay District. Maintaining the natural areas and the river habitat while accommodating storm water runoff is a very important aspect of this neighborhood area. As the development of these two duplexes moves through the system attention will be paid to the environmental needs of this neighborhood. Of note for both the applicant and the Planning Commission is the fact that this property is within the 100 year Floodplain. The applicant will have to address the construction requirements of building above the Base Flood Elevation line and having flood insurance.



6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Planning Staff believe there is a demonstrated community need for additional housing in this area. The R-2 zoning will provide a housing type that is missing in much of San Angelo. It allows rental living without having to be confined to a large multiple family unit. It is supportive of single family living within a safe environment.
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 proposed zoning will result in a logical and orderly development pattern while still providing for choice

and flexibility. The accesses to the site and the major traffic movement patterns are beneficial to the neighborhood as well as to the city. Continuing to develop within a neighborhood to encourage infill contributes to overall pattern of development and growth the City encourages.

Recommendation:

Staff's recommendation is for **APPROVAL** of a Comprehensive Plan Amendment from Neighborhood Center and Open Space to Neighborhood and **APPROVAL** of a rezoning to the Two Family Residence (RS-2) Zoning District located at 607 & 609 Locust Street.

Planning Commission:

A. 607 and 609 Locust Street

i. CP20-07: 607 and 609 Locust Street

A request for approval of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Open Space and Neighborhood Center Future Land Uses to the Neighborhood Land Use, being 0.321 acres located at 607 and 609 Locust Street.

ii. Z20-18: 607 and 609 Locust Street

A request for a rezoning from the Single Family Residence (RS-1) Zoning District to the Two Family Residence (RS-2) Zoning District, being 0.321 acres located at 607 and 609 Locust Street.

Sherry Bailey, Principal Planner, presented the proposed Comprehensive Plan Amendment and Rezoning cases. She explained that the applicant purchased these lots from the city and plans to put duplexes on them and requires an RS-2 zoning. She further explained that the Future Land Use of one of the lots is Open Space and the other is Neighborhood Center, both of which require the Comprehensive Plan Amendment to Neighborhood to allow the residential uses.

Chair Stribling asked if there was an apartment complex in this area.

Ms. Bailey responded that an apartment complex was located further west.

Ms. Bailey showed a floodplain and floodway map to show that the lots were not in the floodway but were in the floodplain and that the applicant is aware he has to build above the base floor level. She indicated that Staff mailed out 9 notices and did not receive any responses in favor or opposed. Ms. Bailey then outlined Staff's recommendation to approve the Comprehensive Plan on the grounds that the community has historically been residential or mixed use; that amending the plan allows the existing mix of uses in the area to continue; and that the Open Space designation is more appropriate across Veterans Memorial River Drive in the open area by the water. Ms. Bailey then outlined Staff's support for the rezoning on the grounds that this is an area with a mix of uses already; that the existing lots will comply with the RS-2 provisions; that the neighborhood area has two-family uses and other uses already; and that duplexes will help meet the need for additional rental property.

Chair Stribling opened public comment.

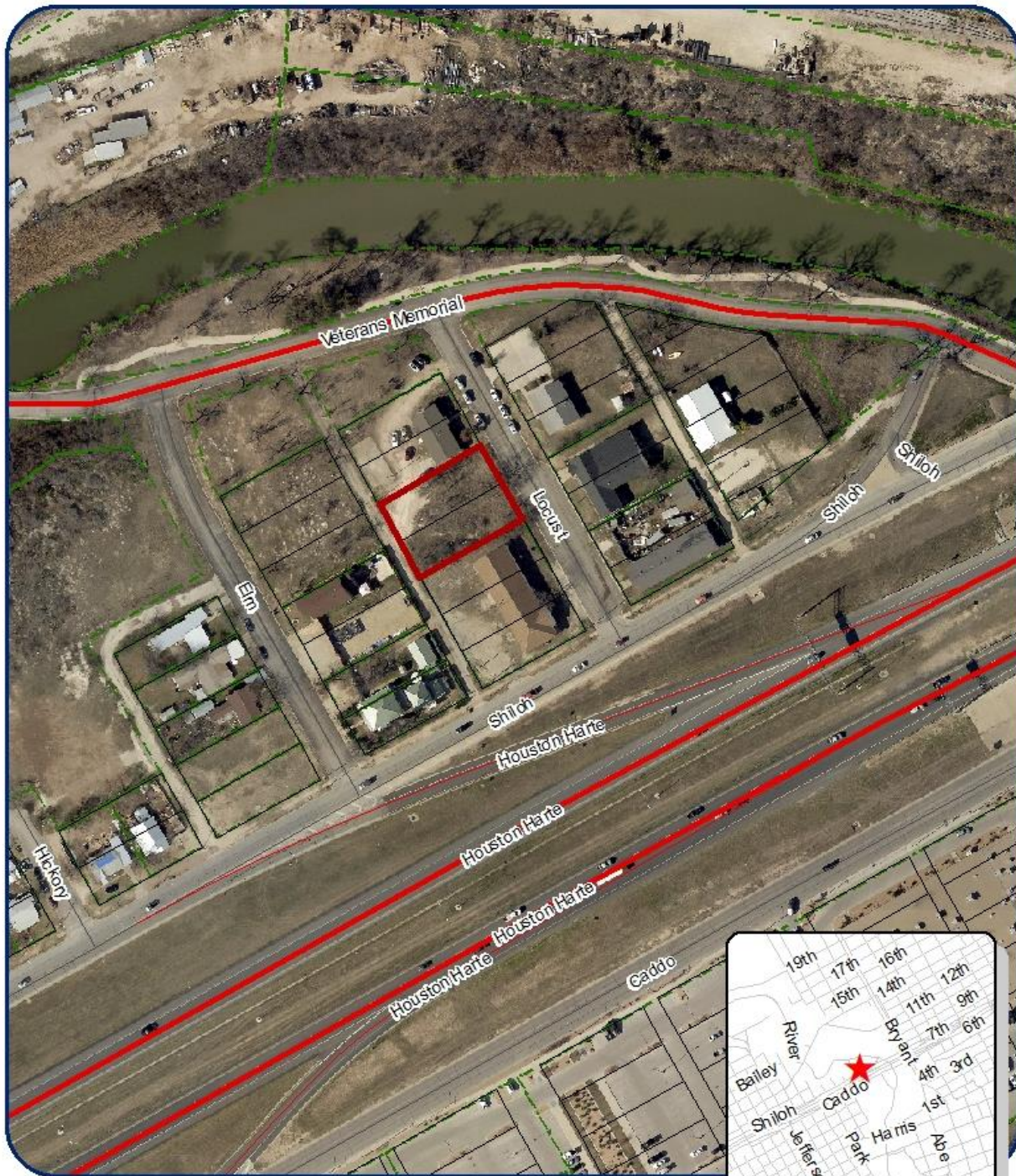
Hillary Bueker, Planning Manager, mentioned that there was no one available for public comment.

Chair Stribling closed public comment.

Commissioner Davis made a motion to RECOMMEND APPROVAL of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Open Space and Neighborhood Center Future Land Uses to the Neighborhood Land Use; and to RECOMMEND APPROVAL of a rezoning from the Single Family Residence (RS-1) Zoning District to the Two Family Residence (RS-2) Zoning District; being 0.321 acres located at 607 and 609 Locust Street. Vice Chair Jackson seconded the motion. The motion carried unanimously 6-0.

Attachments:

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



Location Map Zoning 20-18
607 & 609 Locust Street

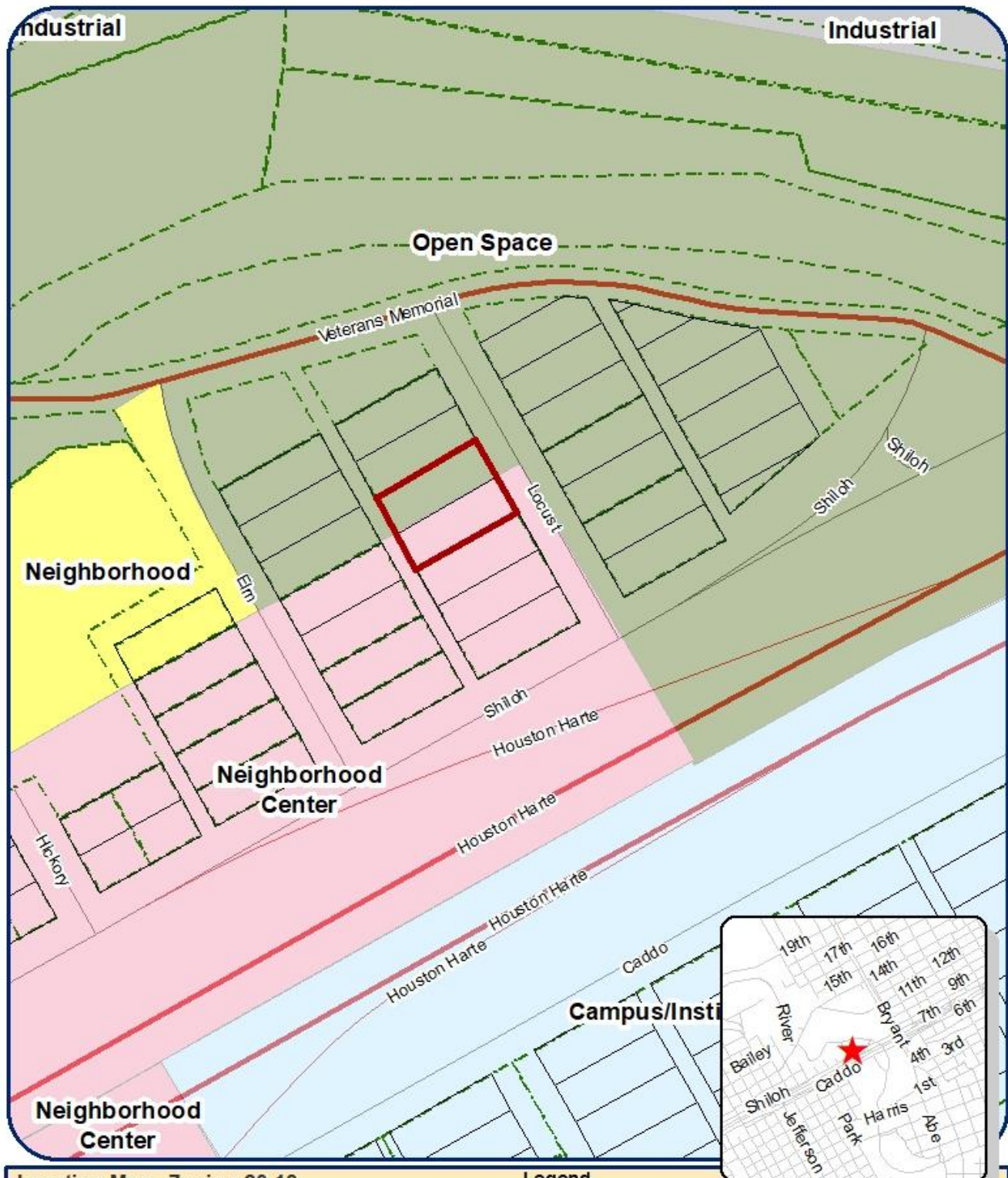
Council District 4 - Lucy Gonzales
Neighborhood: Central
Scale: 1" approx. = 150 ft

Lots 3 & 4, Blk 15, Angelo Heights Addition

Legend

Subject Properties: 
Current Zoning: **Single Family (RS-1)**
Requested Zoning Change: **Two Family (RS-2)**
Vision: **((CN) & (OS))**





Location Map Zoning 20-18

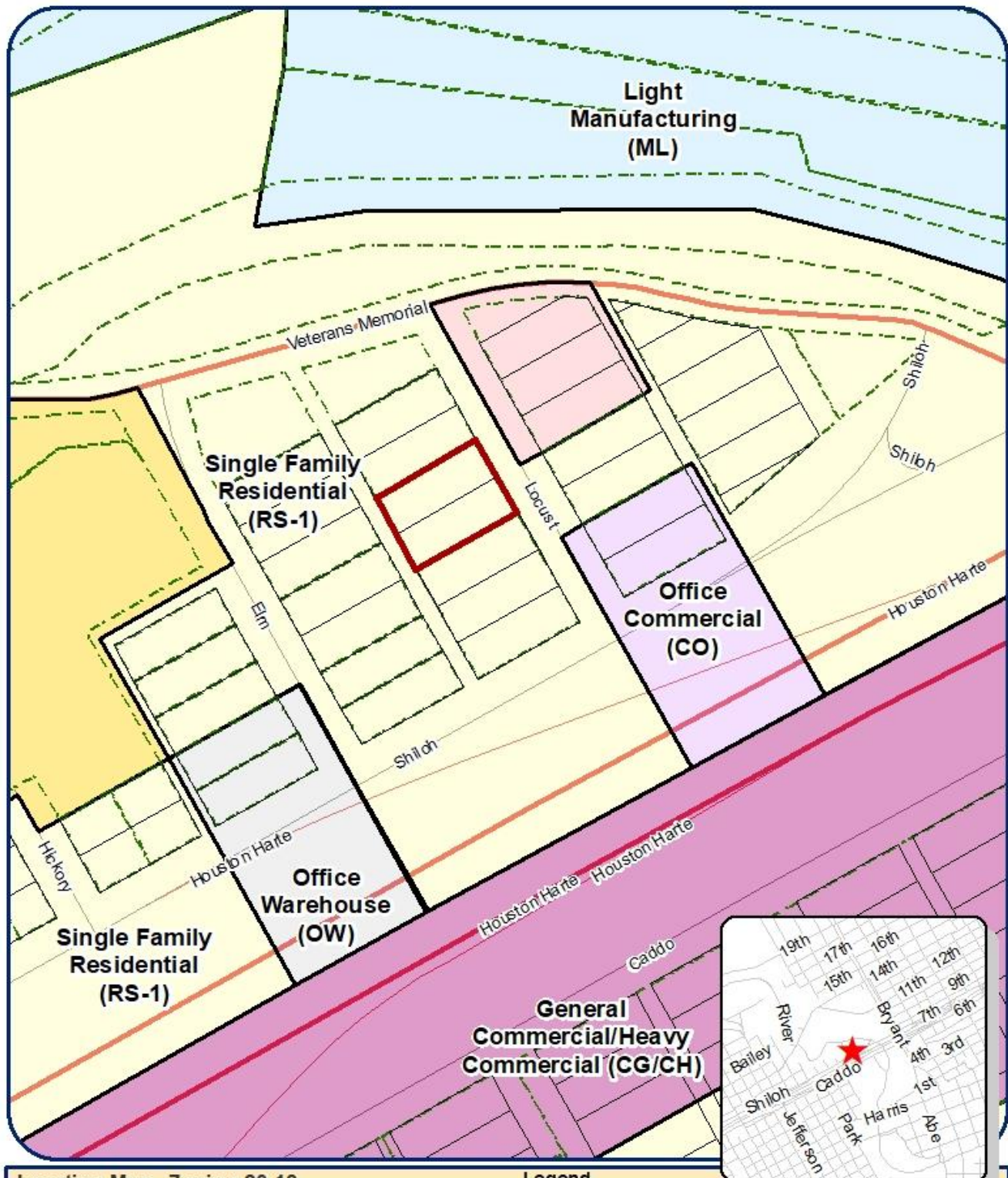
607 & 609 Locust Street

Council District 4 - Lucy Gonzales
Neighborhood: Central
Scale: 1" approx. = 150 ft

Legend

Subject Properties: ■
Current Zoning: ■ **Single Family (RS-1)**
Requested Zoning Change: ■ **Two Family (RS-2)**
Vision: ■ **((CN) & (OS))**

Lots 3 & 4, Blk 15, Angelo Heights Addition



Location Map Zoning 20-18

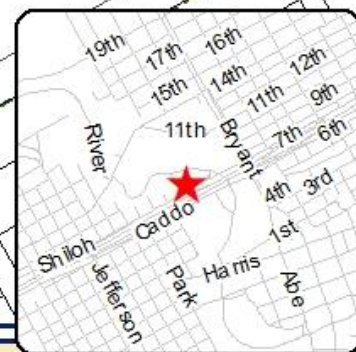
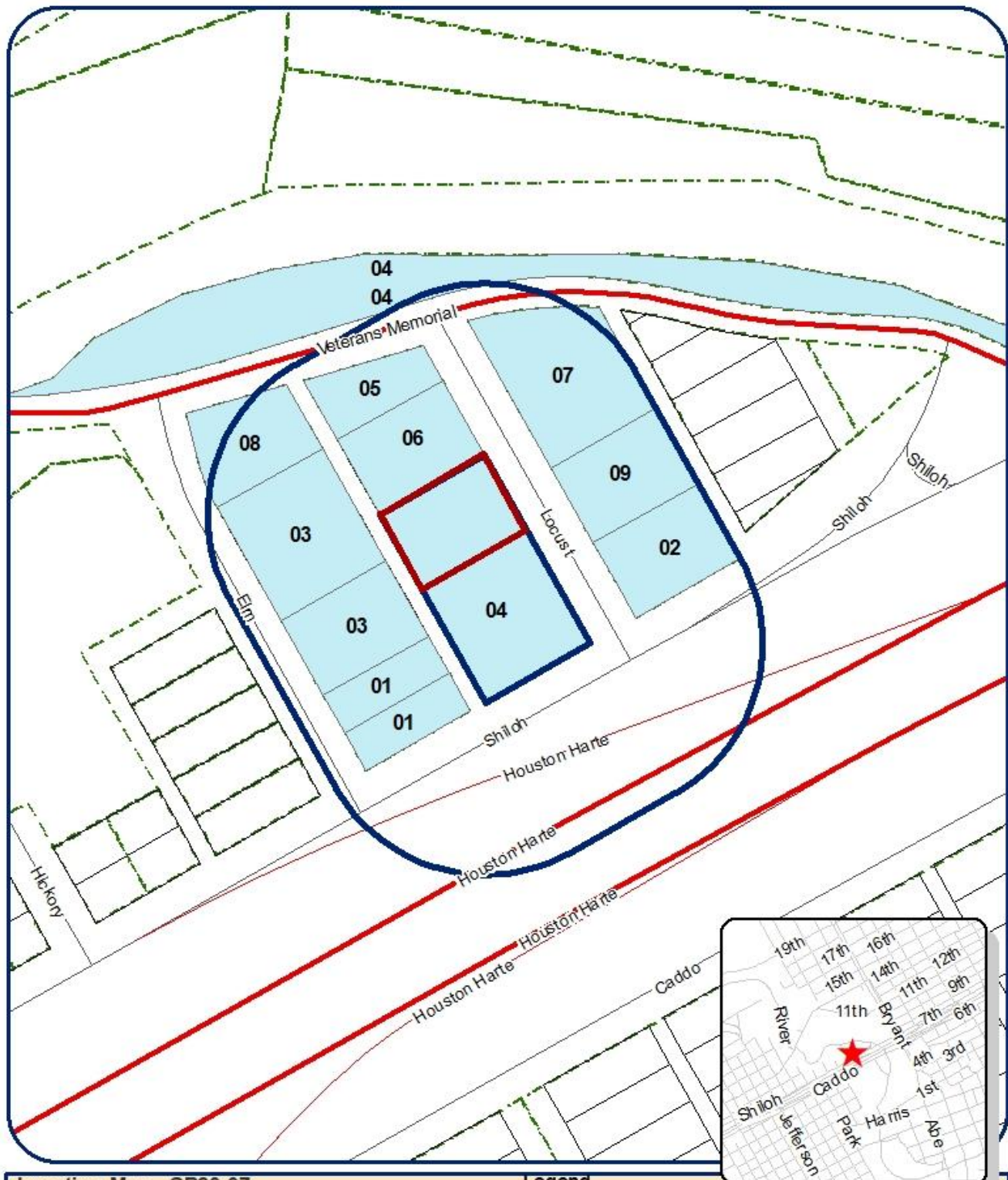
607 & 609 Locust Street

Council District 4 - Lucy Gonzales
Neighborhood: Central
Scale: 1" approx. = 150 ft

Legend

Subject Properties:
Current Zoning: **Single Family (RS-1)**
Requested Zoning Change: **Two Family (RS-2)**
Vision: **((CN) & (OS))**

Lots 3 & 4, Blk 15, Angelo Heights Addition



Location Map CP20-07

607 & 609 Locust Street

Council District 4 - Lucy Gonzales
Neighborhood: Central
Scale: 1" approx. = 145 ft
Lots 3 & 4, Block 15, Angelo Heights Addition

Legend

Subject Properties: —
Current Zoning: **RS-1**
Requested CP Change: **Neighborhood**
Vision: **OS & NC**

N



Photos

Subject property and adjacent neighbor.



Property adjacent that used to be owned by the City used for maintenance.



The two lots where the duplexes will be built.



Effective January 3, 2017



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

Application for Request to Amend Comprehensive Plan



Section 1: Basic Information

Name of Applicant(s): Miguel Duran
☒ Owner ☐ Representative (Notarized Affidavit Required)
Mailing Address: 1110 Ashford Dr. San Angelo TX 76901
City State Zip Code
Contact Phone Number: 951-741-9983 Contact E-mail Address: Duran929@hotmail.com
Subject Property Address: 607 and 609 Locust St. San Angelo TX 76901
City State Zip Code
Lot Size: 50X140 Each Zoning: RS1

Section 2: Site Specific Details

Existing Use of Property: Vacant Lots
Proposed Use of Property: RS2
Existing Comprehensive Plan Land Use Designation: 607-Neighborhood - 609-Open Space
Requested Comprehensive Plan Land Use Designation: 607-Neighborhood - 609-Open Space

Reason(s) and justification(s) for requesting Comprehensive Plan Amendment:

The Neighborhood Designation Allowed me to Rezone my Properties
to RS2 to build Duplexes

Effective January 3, 2017

Section 3: Applicant(s) Acknowledgement

Please initial the following:

MP This process does NOT change the zoning on the property. Future applications filed for zone change will be evaluated by comparing the request against the Comprehensive Plan category, to insure consistency as required by the Local Government Code. This Code directs cities to make zoning decisions in accordance with this planning document.

MP Filing of this application is simply a request that the Planning Commission consider an amendment to the Comprehensive Plan map. Both the Planning Commission and City Council have the option to determine no amendment is necessary. If amendment is deemed necessary, staff will recommend updates based on the facts and evidence collected, and in accordance with the principles of the Comprehensive Plan adopted in 2009.

MP If approved, the Comprehensive Plan Amendment is applied to the property and runs with the land; it does not apply to the property owner(s).

MP The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a Comprehensive Plan Amendment request, the request must still go before City Council for final action.

MP If a Comprehensive Plan Amendment request is granted by City Council, a Zone Change application must still be filed to begin the rezoning process. While such applications may be filed concurrently, refund of a rezoning application fee is not possible; as such, it may be advisable to wait for a final decision on said Comprehensive Plan Amendment before proceeding with a rezoning request.

MP Comprehensive Plan Amendments are not done on a property by property basis, since zoning is largely based upon anticipating & mitigating the effects and unintended consequences land uses have on their surroundings. The neighborhood or area where your property lies will be evaluated and studied by staff, the Planning Commission, and City Council.

MP Areas will be examined no more than once per calendar year. The analysis, study, and evaluation by staff, the Planning Commission is a three month process; City Council must also adopt any changes.

MP 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.

Miguel Duran
Signature of licensee or authorized representative

10-15-20
Date

Miguel Duran
Printed name of licensee or authorized representative

Name of business/Entity of representative

FOR OFFICE USE ONLY:

Case No.: CPA.: _____ Planning Commission Date: ____/____/____

City Council Date(s): ____/____/____

Non-Refundable Fee: \$ _____ Receipt #: _____ Date paid: ____/____/____

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

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): Miguel Duran
☒ Owner ☐ Representative (Notarized Affidavit Required)

Mailing Address: 1110 Ashford Dr. City: San Angelo State: TX Zip Code: 76901
Contact Phone Number: 957-741-9983 Contact E-mail Address: Duran929@hotmail.com

Subject Property Address: 607 & 609 Locust St. City: San Angelo State: TX Zip Code: 76901
Legal Description (can be found on property tax statement or at www.tamgreencad.com): L3 & 4 B15, Angelo Hts

Existing Zoning: RS1 Proposed Zoning: RS2 Lot size: 50x140 Each
(Zoning Map available on [City Maps](#))

Section 2: Site Specific Details

Existing Use of Property: Vacant + Lots

*Proposed Use of Property: Duplexes

*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 - 4 PM, MON - FRI

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Shelly Paschal, Planner, Planning and Development Services, 325-657-4210

Meeting Date: December 15, 2020

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance approving case Z20-19, a rezoning from the Single-Family Residential zoning district to the Two-Family Residential zoning district, located at 1602 Kenwood Dr. (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

A request for approval of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District. The applicant is requesting this zone change to legalize the existing structures on this property. The home and the accessory apartment were built in 1956 according to the Tom Green Tax Appraisal District.

Financial Impact:

N/A

Other Information/Recommendation:

On November 16, 2020, the Planning Commission recommended APPROVAL of the request by a unanimous vote of 5-0.

Attachments:

- | | | |
|----|------------------|----------------------|
| 1. | Z20-19_Ordinance | Z20-19_Ordinance.pdf |
| 2. | Z20-19_CC_Report | Z20-19_CC_Report.pdf |

Presentation:

Jon James

Approvals/Reviews:

Shelly Paschal	Created/Initiated
Hillary Bueker	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Julia Antilley	Final Approval

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTY: **LOCATED AT 1602 KENWOOD DRIVE, FROM THE SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT TO THE TWO-FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT**; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z20-19: 1602 Kenwood Drive

WHEREAS, on the 16th day of November, 2020, 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 Residential (RS-2) Zoning District; and,

WHEREAS, on the 15th day of December, 2020, City Council held a public hearing on Z20-19, 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 RESIDENTIAL (RS-2) Zoning District:

The real properties located at 1602 Kenwood Drive; more particularly described as 0.207 acres, specifically being Lot 1, Block 55, Park 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 on the **15th day of December, 2020**, and finally ADOPTED on this the **12th day of January, 2021**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



CITY COUNCIL – December 15, 2020 & January 12, 2021
STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning		Z20-19: 1602 Kenwood Drive	
SYNOPSIS:			
A request for approval of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District. The applicant is requesting this zone change to legalize the existing structures on this property. The home and the accessory apartment were built in 1956 according to the Tom Green Tax Appraisal District.			
LOCATION:		LEGAL DESCRIPTION:	
1602 Kenwood Drive		Being 0.207 acres, specifically being Lot 1, Block 55, Park Heights Addition, City of San Angelo, Tom Green County, Texas	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #5 – Lane Carter Neighborhood – Santa Rita	Single-Family Residential (RS-1)	Neighborhood	0.207 acres
THOROUGHFARE PLAN:			
Kenwood Drive – Local Street, 50' ROW required (73' existing), 40' pavement required (35' provided) West Avenue L – Local Street, 50' ROW required (75' existing), 40' pavement required (32' provided)			
NOTIFICATIONS:			
25 notifications were mailed within a 200-foot radius on October 30, 2020. One response has been received in support and One response has been received in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family (RS-2) Zoning District.			
PROPERTY OWNER/PETITIONER:			
Property Owner: Connor Wilson Representative: Russell Gully			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Extension 1533 shelly.paschal@cosatx.us			

Additional Information:

The existing single-family home and accessory apartment were built on this subject property according to the Tom Green County Tax Appraisal District in 1956. The applicant is wanting to legalize the existing structures on the subject property. Due to the age of the homes in this area, it is not uncommon for two residences to have been built on one tract of land.

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 residential. The Neighborhood policies in the Comprehensive Plan encourage the diversity of housing types and the mix of age, income, and housing choices within San Angelo neighborhoods. The zone change proposed is compatible with that designation in that both single family and two family residential fit under the Neighborhood residential designation as they 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 a variety of structure types within the residential districts. As a result, the neighborhoods exhibit a checkerboard of uses approved over time. The lot meets the size requirements for a two family structure in RS-2. Parking requirements for each unit will be met on the lot and setbacks are consistent with the RS-2 requirements.
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 area of San Angelo is an older area that has had to adapt as conditions have changed over the years. The property is located within an area that has mixed uses and zoning districts. Several properties in this area currently have accessory dwellings. Directly to the east of the subject property is zoned RS-2, and this request would extend the adjacent RS-2 onto the subject property.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The existing uses on the subject property and surrounding properties have existed since the 1950s. The zoning was R-1 at that time, but didn't allow this type of use, two-family. However, there is an RS-2 directly east of the subject property. This area of town is known to have lots of accessory apartments, which over time turn into a second residence on the property. This is demonstrated by the fact that many of these type of uses have been located within this larger neighborhood 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. The two existing residences will remain and there will not be any additions that will have an adverse impact on the natural environment.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Planning Staff believes there is a demonstrated community need in San Angelo for more living opportunities other than single-family homes. Allowing this 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 housing types while allowing the transition to adaptable neighborhoods.

Planning Commission Recommendation:

On November 16, 2020, the Planning Commission recommended **APPROVAL by a unanimous vote of 5-0** of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District at 1602 Kenwood Drive. The following is the complete excerpt of the draft minutes from the November 16, 2020, meeting for this case:

2. Rezoning

City Council has final authority for approval of rezonings.

C. Z20-19: 1602 Kenwood Drive

A request for a rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District, being 0.207 acres located at 1602 Kenwood Drive.

Shelly Paschal, Planner, presented the proposed rezoning. She indicated that she sent out 25 notices for the rezoning. Mrs. Paschal explained that she did receive one response in opposition and zero responses in favor and there was a few phone calls, but there were no major concerns. Mrs. Paschal explained that based on the zone change criteria, City Planning Staff supports this proposed zone change and recommends approval.

Chairman Stribling opened public comment.

Mr. Russell Gully, the representative for the applicant, expressed that he would like the Commission to support and approve this requested zone change.

Chairman Stribling closed public comment.

Commissioner Jackson made a motion to recommend APPROVAL of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District, located at 1602 Kenwood Drive. Commissioner Spano seconded the motion. The motion carried by a unanimous vote

(5-0).

Recommendation:

Staff's recommendation is for City Council to: **APPROVE** a rezoning from Single-Family Residential (RS-1) zoning district to the Two-Family (RS-2) zoning district.

Attachments:

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





Location Map Z20-19

1602 Kenwood Drive

Council District 5 - Lane Carter

Neighborhood: Santa Rita

Scale: 1" approx. = 100 ft

1602 Kenwood Drive, being Lot 1, Block 55, Park Heights Addition

Legend

Subject Properties:

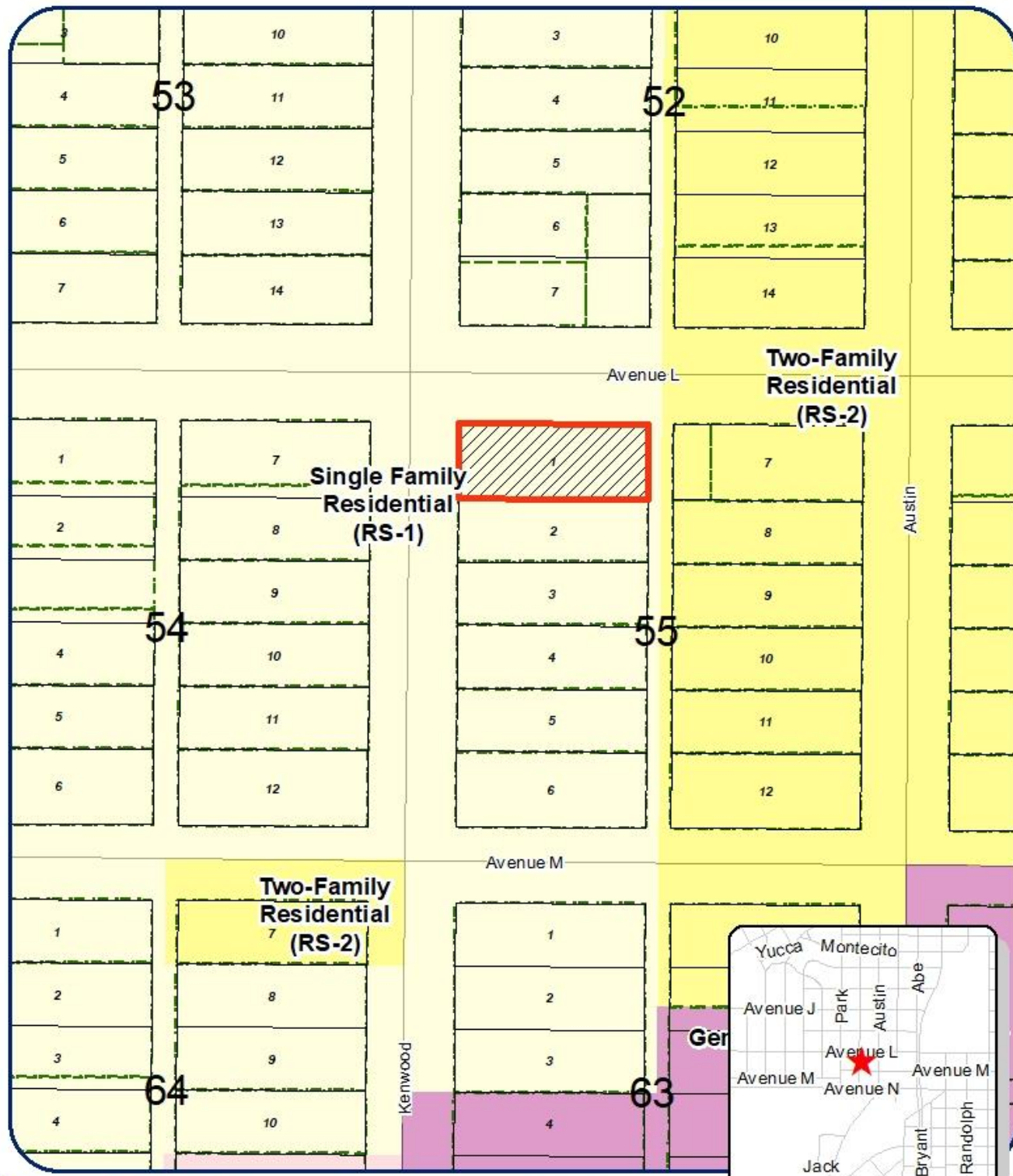
Current Zoning: **RS-1**

Requested Zoning Change: **RS-2**

Vision: **Neighborhood**

N





Location Map Z20-19

1602 Kenwood Drive

Council District 5 - Lane Carter

Neighborhood: Santa Rita

Scale: 1" approx. = 100 ft

1602 Kenwood Drive, being Lot 1, Block 55, Park Heights Addition

Legend

Subject Properties:

Current Zoning:

Requested Zoning Change:

Vision:

RS-1

RS-2

Neighborhood

N





Location Map Z20-19

1602 Kenwood Drive

Council District 5 - Lane Carter

Neighborhood: Santa Rita

Scale: 1" approx. = 100 ft

1602 Kenwood Drive, being Lot 1, Block 55, Park Heights Addition

Legend

Subject Properties:

Current Zoning:

Requested Zoning Change:

Vision:

RS-1
RS-2
Neighborhood

N



Site and surrounding property photos



Front Residence



Rear Residence

Examples of other homes near subject property



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

(☒)

IN FAVOR

()

IN OPPOSITION

REASON(S)

We see no reason to object.

NAME: SIOBHAN & DAVID ROTH

ADDRESS: 1517 AUSTIN STREET

SAN ANGELO, TX 76903

SIGNATURE:

Z20-19: 1602 Kenwood Drive

Property owner number: 15

If you have any questions about these proceedings, please call Mrs. Shelly Paschal, Planner, with the City of San Angelo's Planning Division at telephone number 325-657-4210. The Planning Division staff may also be reached by email at shelly.paschal@cosatx.us.

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

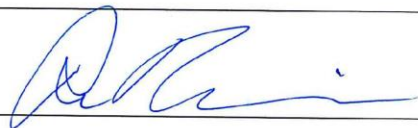
(X) IN OPPOSITION

REASON(S)

- 1) Public Safety : KENWOOD is already A busy Roadway AND OFTEN CARS ARE PARKED ON THE CURB. Additional Residents will only increase AN already congested AREA.
- 2) DEVALUE Property AS THE AREA IS SINGLE FAMILY.
- 3) CHANGE CHARACTER OF THE NEIGHBORHOOD

NAME: RON TREPANIER

ADDRESS: 1300 DORAL RD SAN ANGELO TX 76904

SIGNATURE: 

Z20-19: 1602 Kenwood Drive

Property owner number: 10

If you have any questions about these proceedings, please call Mrs. Shelly Paschal, Planner, with the City of San Angelo's Planning Division at telephone number 325-657-4210. The Planning Division staff may also be reached by email at shelly.paschal@cosatx.us.

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): Connor Wilson

☒ Owner ☐ Representative (Notarized Affidavit Required)

2438 Industry Blvd Abilene Texas 79605

Mailing Address City State Zip Code

325-450-9364 cdwilson0302@yahoo.com

Contact Phone Number Contact E-mail Address

1602 Kendwood Drive San Angelo Texas 76903

Subject Property Address City State Zip Code

Lot 1, Block 55, Park Heights Addition

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

Existing Zoning: RS-1 Proposed Zoning: RS-2 Lot size: 60x150

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

Section 2: Site Specific Details

Existing Use of Property: Two Family residential

*Proposed Use of Property: Two Family residential

*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.

Connor Wilson		10/15/2020
Owner Name (Print)		Date
Russell Gully	cn=Russell Gully, o, ou, email=rg@skge.com, c=US 2020.10.12 11:27:44 -0500	10-12-2020
Representative Name (Print)	Signature	Date
	Company/Organization (If Applicable)	
	SKG Engineering	
	Company/Organization	

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: Z ____ -- ____

Fully-dimensional site plan: ☐

Nonrefundable fee: \$ ____ Receipt #: ____ Date paid: ____/____/____

Sign Deposit \$37.50 Receipt #: ____ Date paid: ____/____/____

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

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

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

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

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

Publication date: ____/____/____

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 15, 2020

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance providing for the abandonment of approximately 7,200-sq ft (0.165 acres) of alley right-of-way, located north of E. Washington Dr. between S. Chadbourne St. and Orient St. (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

The applicant has applied to abandon an existing 7,200 square-foot (0.165-acre) alley that extends in an L-formation, running north-south from East Washington Street and then turning east-west to Orient Street. The purpose of the abandonment is to provide additional land for the applicants' vehicle repair business for parking and to pave the east-west portion of the alley as a second access.

Financial Impact:

N/A

Other Information/Recommendation:

On November 16, 2020, the Planning Commission recommended unanimous **APPROVAL** by a vote of 5-0 to approve the requested abandonment, subject to three conditions of approval as presented.

Attachments:

- | | | |
|----|--|--|
| 1. | Ordinance (Alley-Abandon_Millspaugh_Bl14) | Ordinance (Alley-Abandon_Millspaugh_Bl14).pdf |
| 2. | Staff Report (Alley-Abandon_Millspaugh_Bl14) | Staff Report (Alley-Abandon_Millspaugh_Bl14).pdf |

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher	Created/Initiated
Hillary Bueker	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Julia Antilley	Final Approval

AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF A PORTION OF AN ALLEY RIGHT-OF-WAY COMPRISING OF APPROXIMATELY 0.165 ACRES (7,200 SQUARE FEET) WITHIN BLOCK 14 OF THE MILLSPAUGH ADDITION; LOCATED NORTH OF EAST WASHINGTON DRIVE BETWEEN SOUTH CHADBOURNE STREET AND ORIENT 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 the public alley right-of-way within Block 14 of the Millspaugh Addition, 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 right-of-way 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, comprising of approximately 0.165 acres (7,200 square feet) of alley right-of-way within Block 14 of the Millspaugh Addition, Tom Green County, Texas, more particularly described and depicted in **Exhibit “A,”** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions 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:

- a) Per Land Development and Subdivision Ordinance, Chapter 1.V, submit, obtain approval, and officially record 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 36 months of City Council's decision.
 - 1. On the replat provide a 20-foot wide unobstructed access easement within the abandoned alley to accommodate existing and future utilities.
- b) Per the Schedule of Fees and Charges adopted by City Council Resolution 2020-004, dated January 7, 2020, payment shall be remitted, per the assessment formula, for all of the abandoned alley right-of-way.
- c) After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned alley(s).

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, the Mayor of the City of San Angelo is hereby authorized to execute and deliver quit claim deeds conveying the subject tracts of abandoned right-of-way described and depicted in **Exhibit "A,"** to the owners 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 **15th day of December, 2020**, and finally PASSED, APPROVED AND ADOPTED on this the **12th day of January, 2020**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

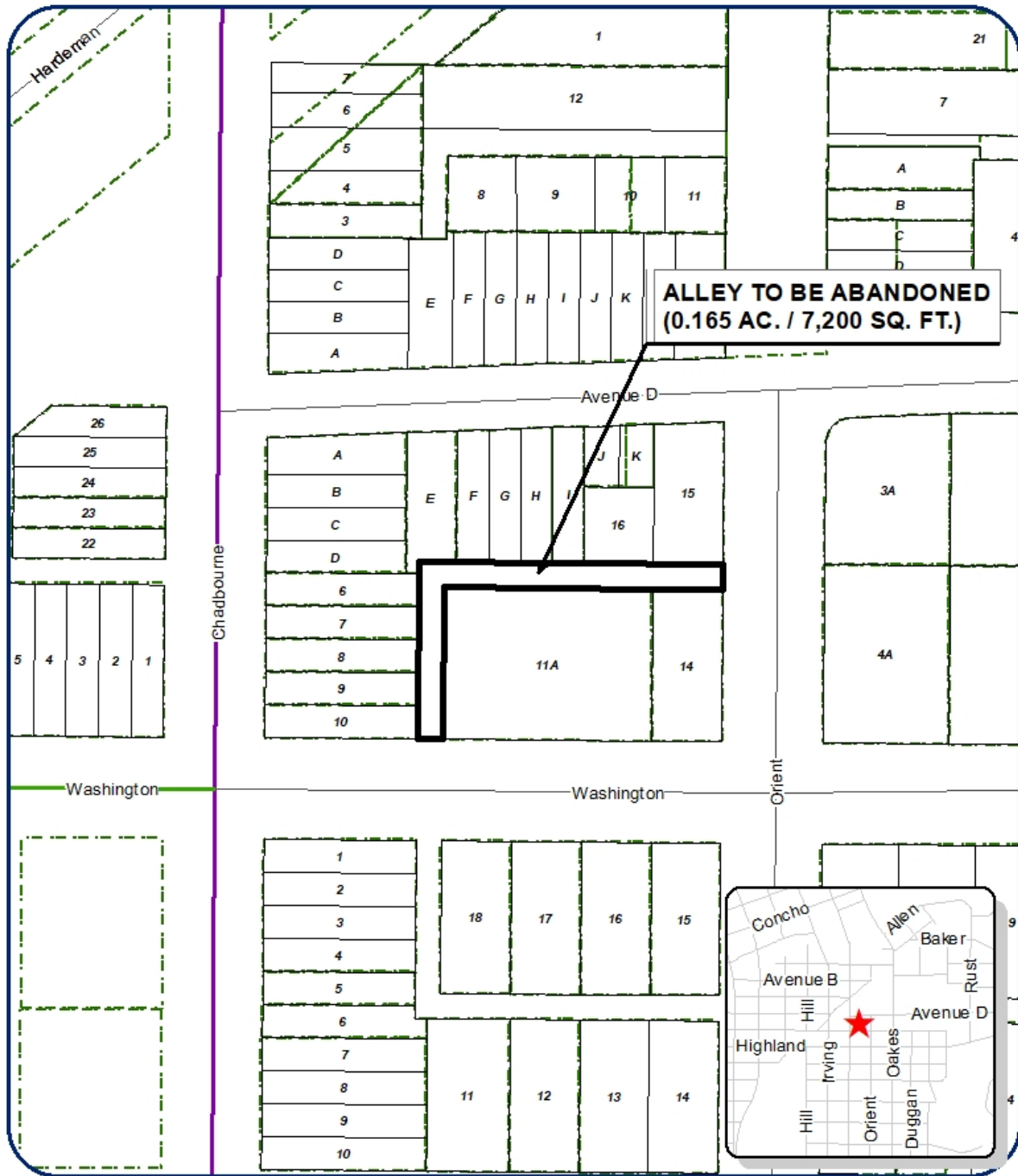
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



Alley Abandonment

Millspaugh Addition, Block 14

Council District: Harry Thomas - District 3

Neighborhood: Fort Concho

Scale: 1" approx. = 100 ft

0.165 acres north of E. Washington Dr. between Chadbourne and Orient Sts

Legend

Subject Properties:

Current Zoning: CG/CH

Requested Zoning Change: N/A

Vision: Commercial



CITY COUNCIL – December 15, 2020
STAFF REPORT



APPLICATION TYPE:		CASE:	
Alley Right-of-way Abandonment		0-100 block of East Washington Street (Garcia)	
SYNOPSIS:			
The applicant has applied to abandon an existing 7,200 square-foot (0.165-acre) alley that extends in an L-formation, running north-south from East Washington Street and then turning east-west to Orient Street. The purpose of the abandonment is to provide additional land for the applicants' vehicle repair business for parking, and to pave the east-west portion of the alley as a second access (see Additional Information).			
LOCATION:		LEGAL DESCRIPTION:	
North of East Washington Drive between South Chadbourne Street and Orient Street		Being a 7,200 square-foot alley in Block 14 of the Millspaugh Addition	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #3 – Harry Thomas Fort Concho Neighborhood		CG/CH	Commercial
			SIZE:
			0.165 ac. (7,200 sq. ft.)
THOROUGHFARE PLAN:			
East Washington Drive – Urban Local Street, Required: 50' right-of-way, 40' pavement or 36' with 4' sidewalk; Provided: 80' right-of-way; 48' pavement Orient Street – Urban Local Street, Required: 50' right-of-way, 40' pavement or 36' with 4' sidewalk; Provided: 80' right-of-way; 36' pavement and no sidewalk			
NOTIFICATIONS:			
13 notifications were mailed within a 200-foot radius of the property on October 30, 2020. On November 30, 2020, Staff sent out letters to all owners abutting the alley via certified mail advising if they wish to purchase their incremental half. No responses have been received for or against to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Alley Right-of-Way Abandonment of a 7,200 square-foot alley in Block 14 of the Millspaugh Addition, subject to three Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Mario and Grace Garcia			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Ext. 1550 jeff.fisher@cosatx.us			



Staff Report – Alley ROW Abandonment, 0-100 block of East Washington Street (Garcia)
December 15, 2020

Analysis:

City Staff circulated to all relevant municipal departments, as well as public and private utility companies. Staff received responses from City Engineering, and Altice (formerly Suddenlink), Frontier Communications, AEP, and Atmos indicating they would support the abandonment provided an unobstructed access easement is provided for their mains, lines, and cables located in the alley (see below).

Staff also conducted a site visit to the property on Thursday, October 29, 2020. The north-south alley is current being used to park vehicles related to the applicants' vehicle repair business due to lack of space. If approved, the alley could be used for this purpose.

The proposed abandonment would not contradict any applicable City Ordinance. The alley was originally platted as part of Block 14 in the Millspaugh Addition in 1888, and the applicants replatted three of their lots east of the alley in 2017. The applicant will be required to replat the alley abandonment area into the adjacent lot(s); and pay the required assessment formula fee.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and as indicated above, conducted a site visit to the property to determine the appropriateness of abandoning this public right-of-way.

- *Traffic patterns:* Staff does not believe that traffic patterns would be negatively affected by the alley closure. The east-west portion of this alley remains unpaved and is not used by any adjacent business owner. The north-south alley is shared between the applicants' business at 18 E. Washington Drive, and the properties to the west which have their storefronts and parking area facing Chadbourne Street, not the alley side. As indicated, the applicant intends to pave the east-west portion of the alley to provide a second access to their property, and the additional land north-south would allow more space for parking. Providing none of the adjacent owners have objections, Staff supports the abandonment.
- *Utilities:* All of the utility providers that responded were in support of the request provided an unobstructed access easement was provided to access their facilities. These utilities include a City sewer main extending east-west from Orient Street in the alley; above ground and underground cables for Frontier; aerial lines for AEP and Altice, and underground lines for Atmos. The unobstructed access easement can be used for paved driveways satisfying the applicant's future plans.
- *Community Impact:* There would be no negative community impact if this alley was abandoned. As indicated, none of the adjacent businesses which front onto neighboring streets use the east-west portion which is a grassed, unpaved area. The north-south alley appears to be used only by the applicants for additional parking for their business.
- *Public Benefit:* Abandoning this alley would not remove any current public benefit as the east-west portion is unpaved and unused, and the north-south portion would be used for additional land for the applicant's business. That said, surrounding property owners at this time have yet

Staff Report – Alley ROW Abandonment, 0-100 block of East Washington Street (Garcia)
December 15, 2020

to respond. Therefore, Staff is recommending approval based on no opposition from adjacent owners. If adjacent owners object later in the process, Staff may reconsider the recommendation of approval.

Planning Commission Recommendation:

On November 16, 2020, the Planning Commission recommended unanimous **APPROVAL** by a vote of 5-0 to approve the abandonment of approximately 7,200 square feet (0.165 acres) of alley right-of-way, located north of East Washington Drive between South Chadbourne Street and Orient Street, subject to three conditions of approval as presented. The following is the complete excerpt of the draft minutes from the November 16, 2020, meeting for this case:

Jeff Fisher, Principal Planner, presented the proposed alley right-of-way abandonment. He explained that the owners of 18 East Washington Drive who own an auto collision business want to abandon this L-shaped alley to use for a new driveway and additional parking. He indicated that of the 13 notices mailed, Staff received none in favor or against. Mr. Fisher explained that Staff is recommending approval based on no opposition from adjacent owners. He indicated that at least one hour directly north according to the applicants, property owner #12 on the notification list, had no objections. Mr. Fisher outlined Staff's rationale to recommend approval with three conditions on the grounds that the east-west portion is unused and unpaved and only one other owner can access the north-south portion but has their storefront facing Chadbourne Street; that an unobstructed access easement will satisfy City Engineering and all private utility companies who have lines in the alley; that there is no community impact; and no public benefit provided the adjacent owners confirm they have no objections.

Chair Stribling asked if the City received written responses yet from all abutting property owners.

Mr. Fisher responded that as of now Staff have not received written responses from abutting owners but that it is Staff's intent to attempt to have these responses before City Council.

Chair Stribling asked what the timeframe is for receiving these responses.

Mr. Fisher explained that ideally this is as soon as possible, and normally, if the abutting owners do not respond, that Council would approve the abandonment with abutting owners entitled to half of the alley abutting their properties.

Chair Stribling expressed that adjacent owners need adequate time to respond.

Hillary Bueker, Planning Manager, explained that the Real Estate Division sends out certified letters to abutting owners to allow them time to respond.

Mr. Brandon Dyson, Deputy City Attorney, explained that all abutting owners have the opportunity to acquire their half of the alley but that an owner that wants to acquire part of an alley must have land touching it.

Chair Stribling clarified that he wanted to make sure the abutting property owners were in agreement and received notice.

**Staff Report – Alley ROW Abandonment, 0-100 block of East Washington Street (Garcia)
December 15, 2020**

Ms. Bueker explained that Staff would attempt to have the majority of responses from adjacent owners before taking this abandonment to Council.

Chair Stribling opened public comment.

Mr. Mario Garcia, one of the applicants, explained that they were purchasing the Gunter Building to the west, and that they own the property to the east abutting the east end of the alley. He further explained that he wants to the alley to expand his business.

Chair Stribling closed public comment.

Commissioner Davis made a motion to RECOMMEND APPROVAL of a request to approve the abandonment of approximately 7,200 square feet (0.165 acres) of alley right-of-way, located north of East Washington Drive between South Chadbourne Street and Orient Street, subject to three conditions of approval as presented. Commissioner Self seconded the motion. The motion carried unanimously 5-0.

Recommendation:

Staff recommends **APPROVAL** of the Alley Right-of-Way Abandonment of a 7,200 square-foot alley in Block 14 of the Millspaugh Addition, subject to **three Conditions of Approval:**

1. Per Land Development and Subdivision Ordinance, Chapter 1.V, submit, obtain approval, and officially record 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 36 months of City Council's decision.
 - a. On the replat provide a 20-foot wide unobstructed access easement within the abandonment alley to accommodate existing and future utilities.
2. Per the Schedule of Fees and Charges adopted by City Council Resolution 2020-004, dated January 7, 2020, payment shall be remitted, per the assessment formula, for all of the abandoned alley right-of-way.
3. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned alley(s).

NOTES:

1. Future replatting may require roadway improvements.
2. If the access easement is paved, it shall be paved and constructed to applicable standards under the International Fire Code Pursuant, Article 6,03 "Fire Code" of the City of San Angelo Code of

Ordinances.

3. No fencing or buildings may be placed within the unobstructed access easement.

Attachments:

Aerial Map

Future Land Use Map

Zoning Map

Photographs

Previous Subdivision Plats

Application

December 15, 2020

**Alley Abandonment****Millspaugh Addition, Block 14**

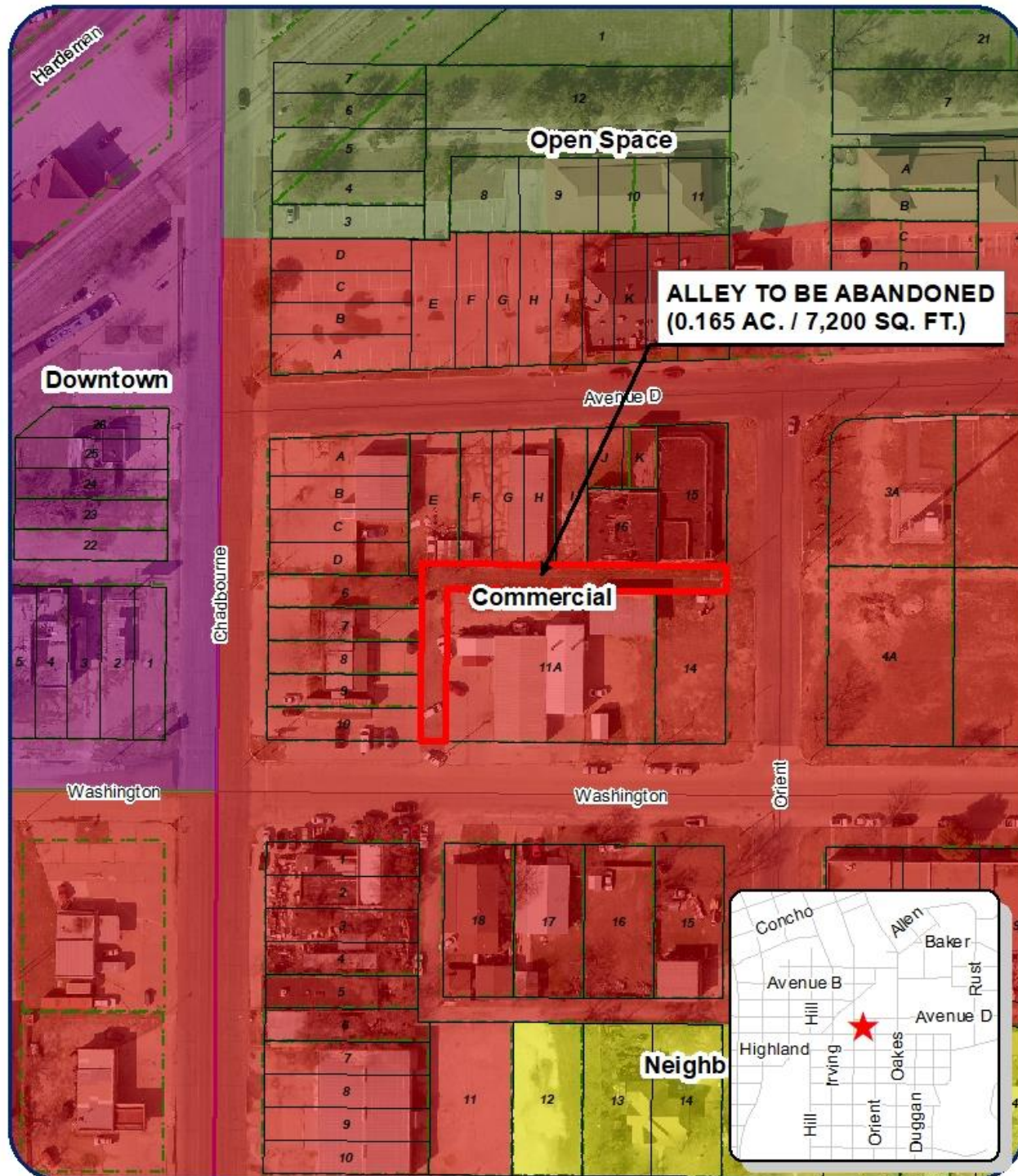
Council District: Harry Thomas - District 3

Neighborhood: Fort Concho

Scale: 1" approx. = 100 ft

LegendSubject Properties: Current Zoning: **CG/CH**Requested Zoning Change: **N/A**Vision: **Commercial****0.165 acres north of E. Washington Dr. between Chadbourne and Orient Sts**

December 15, 2020

**Alley Abandonment****Millspaugh Addition, Block 14**

Council District: Harry Thomas - District 3

Neighborhood: Fort Concho

Scale: 1" approx. = 100 ft

Legend

Subject Properties:

Current Zoning: CG/CH

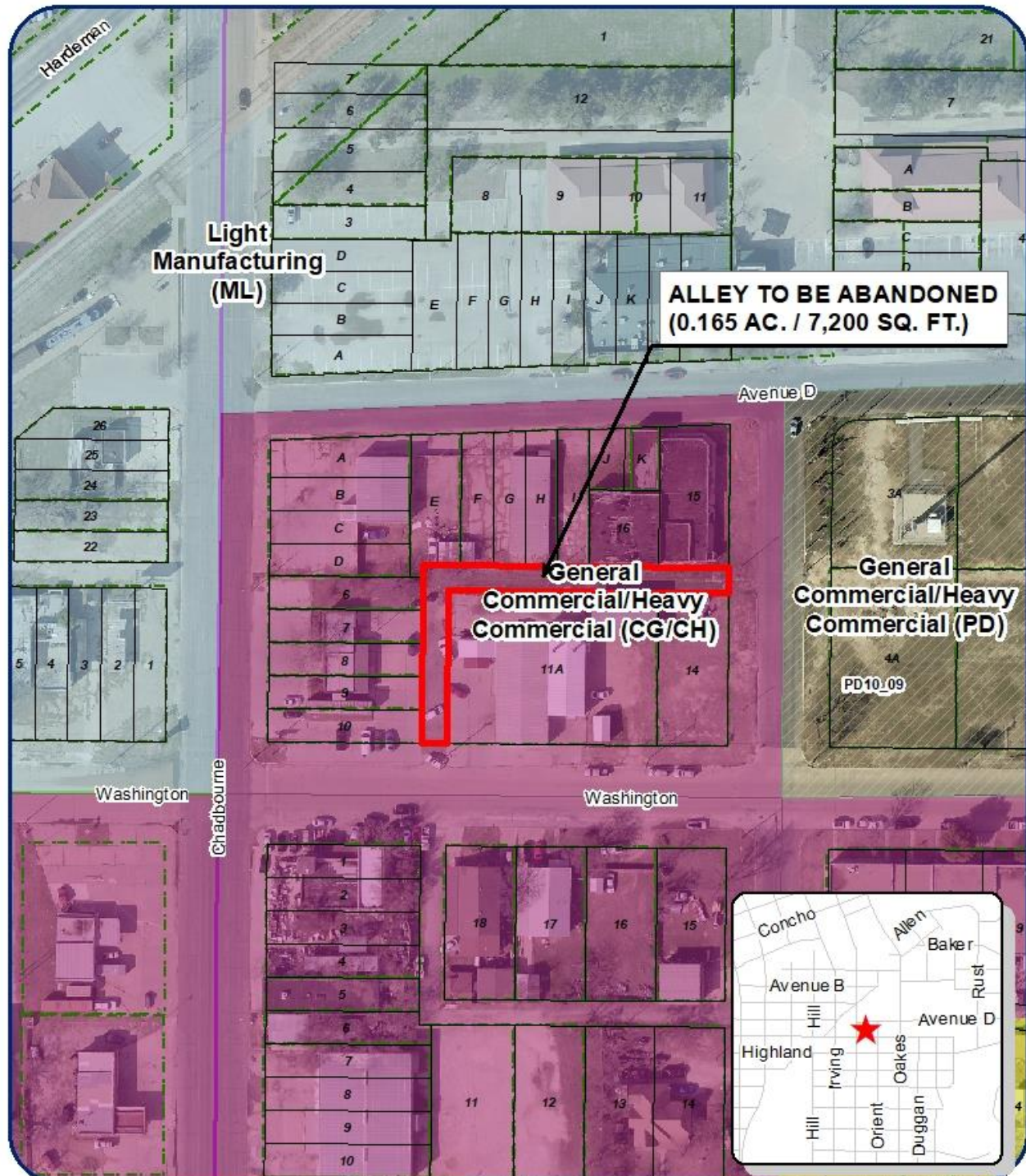
Requested Zoning Change: N/A

Vision: Commercial



0.165 acres north of E. Washington Dr. between Chadbourne and Orient Sts

December 15, 2020

**Alley Abandonment****Millspaugh Addition, Block 14**

Council District: Harry Thomas - District 3

Neighborhood: Fort Concho

Scale: 1" approx. = 100 ft

Legend

Subject Properties:

Current Zoning: **CG/CH**Requested Zoning Change: **N/A**Vision: **Commercial****0.165 acres north of E. Washington Dr. between Chadbourne and Orient Sts**

Photos of Site and Surrounding Area

NORTH-SOUTH ALLEY PORTION TO BE
ABANDONED VIEW FROM WASHINGTON DRIVE



ADJACENT BUSINESS TO EAST
VIEW FROM WASHINGTON DRIVE



EAST-WEST ALLEY PORTION TO BE ABANDONED
VIEW FROM ORIENT STREET



LOOKING SOUTH FROM AVENUE D



Staff Report – Alley ROW Abandonment, 0-100 block of East Washington Street (Garcia)

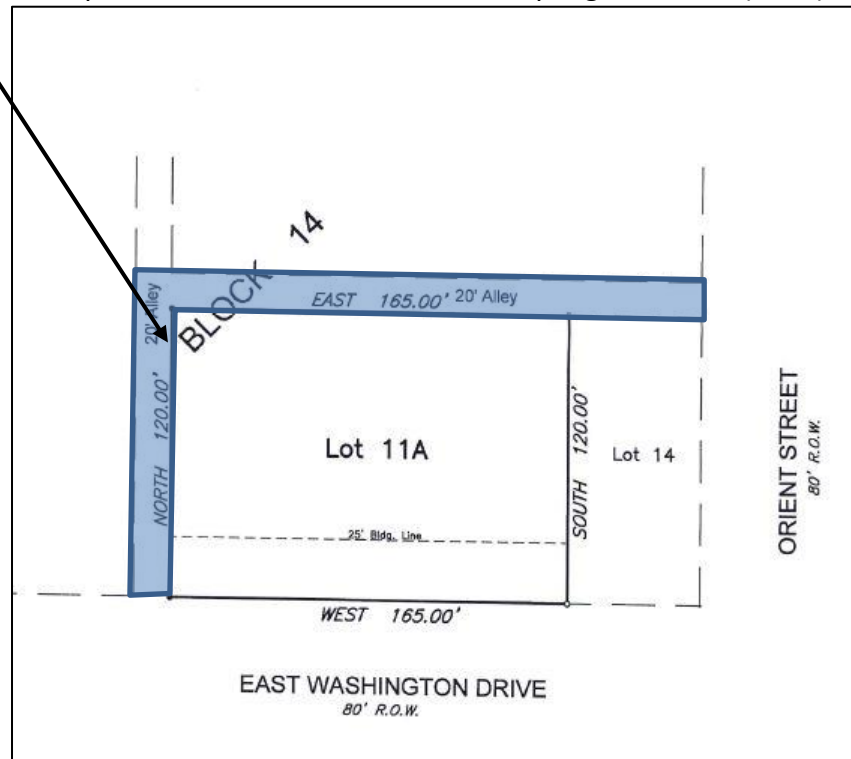
December 15, 2020

Original Plat Millspaugh Addition (1888)



7,200-SQUARE FOOT
ALLEY TO BE
ABANDONED

Replat of Lots 11, 12, 13, Blk 14, Millspaugh Addition (2017)



Staff Report – Alley ROW Abandonment, 0-100 block of East Washington Street (Garcia)
December 15, 2020

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)**

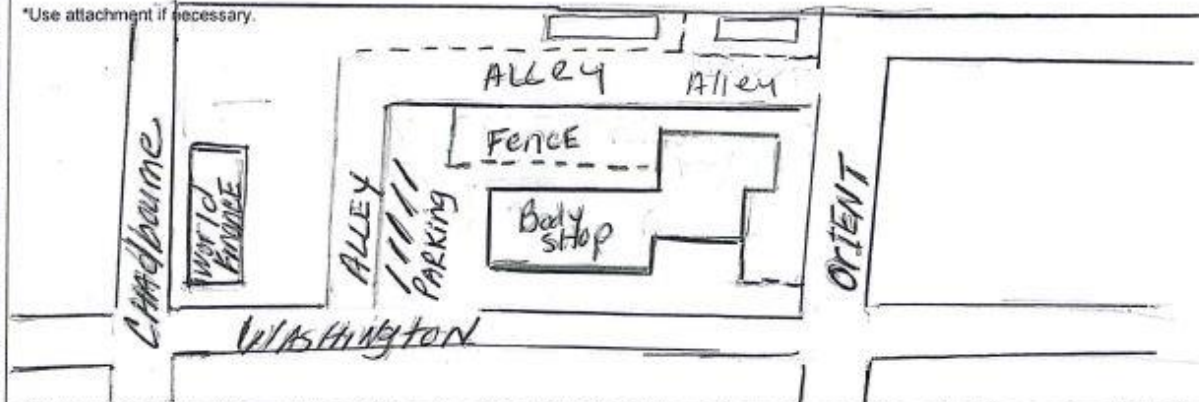
**Section 1: Basic Information**

Name of Applicant(s): MARCO A. GARCIA / Duane Garcia
☒ Owner ☐ Representative (Affidavit Required)
 Mailing Address: 18 E. WASHINGTON Dr SAN ANGELO, TX 76903
 City State Zip Code
 Contact Phone Number: (325) 703-6397 Contact E-mail Address: txlonestargrace@gmail.com
 Subject Property Address: 18 E. WASHINGTON (Alley) SAN ANGELO, TX 76903
 City State Zip Code
 Acres: 0.455, LOT 11A, BIK 14 Subd: RP OF LOTS 11, 12 & 13 BIK 14
 Legal Description (can be found on property tax statement or at www.tamgreencad.com)
28 E. WASHINGTON ACRES 0.152, LOT 14 BIK 14 Subd: MILLSPAUGH
 Lot Size: _____ Zoning: Commercial 1

Section 2: Site Specific Details

Subdivision Name: MILLSPAUGH ADDITION
 Lots and/or Blocks Affected: LOT 11A, BIK 14 and LOTS 11, 12 & 13 - Alley
Runs in front of Chadbourne through Orient St. Alley
also runs to the side of parking area of the main building
 General Description of Location: Body Shop Business Located on 18 E. Washington
The Alley is located behind the Shop & on the side of the
Parking area - Behind World Finance building
 Reason for Abandonment: SEE diagram
This Alley is NOT USED By the City or for the
intended purpose.

*Use attachment if necessary.



December 15, 2020

Effective January 3, 2017

Section 3: Applicant's acknowledgement

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

Signature of licensee or authorized representative
affirming the truth of the above statement.

Date

Printed name of licensee or authorized representative

Name of business/Entity of representative

FOR OFFICE USE ONLY:

Date of Application:

Non-Refundable Fee: \$

Receipt #:

Date paid:

Date of hearing by Planning Commission:

Date of hearing by City Council:

Reviewed/Accepted by: