



City Council Agenda 02/16/2021

Notice is hereby given of a regular meeting of the City of San Angelo City Council scheduled for February 16, 2021 at 8:30 a.m.

The meeting will be held in person, weather permitting, or virtually (via Zoom). To determine the meeting location, please visit the City Council's website at: <https://www.cosatx.us/government/city-council>

The Meeting Agenda and the Agenda Packet are posted online at <https://www.cosatx.us/government/city-council/agenda-minutes-and-agenda-packets>.

A recording of the meeting will be available to the public in accordance with the Open Meetings Act upon written request.

If the meeting is held virtually, anyone who wishes to speak remotely during **statutorily mandated Public Hearing for items 6c, 6d, 6e, 6f, 6g, and 6h** must send their request to Julia.Antilley@cosatx.us by noon February 15, 2021 to register as a speaker and obtain information regarding how to make public comment during the meeting.

Members of the public who wish to submit **Public Comment** on other agenda items must send their written comments via email to Julia.Antilley@cosatx.us by noon February 15, 2021.

The subject line must be in the following format: "Public Comment, [item number] – February 16, 2021."

All emails must include your name and address or SMD.

Please note all Public Comment emails relevant to posted agenda items received by the deadline will be published as part of the agenda packet prior to the meeting and are therefore public record.

Call 325-657-4405 for staff assistance.

PUBLIC NOTICE FOR VIRTUAL MEETING: In accordance with an order of the Office of the Governor issued March 16, 2020, a Regular Meeting of the City Council of the City of San Angelo scheduled for February 16, 2021 at 8:30 a.m., located at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas will not be open to the public. There will be no public access to the regular meeting location. A public, free-of-charge audio/video broadcast of the meeting will be available on the City's YouTube channel at youtube.com/CityofSanAngelo.

If the meeting is held in person, anyone who wishes to speak remotely during **Public Hearing** or **Public Comment** may follow the processes outlined above or may attend physically in Council Chambers.

PUBLIC NOTICE FOR IN PERSON MEETING: Notice is hereby given of a Regular Meeting of the City Council of the City of San Angelo to be held February 16, 2021 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 outlined agenda items.

1. Call to Order

2. Chaplain Prayer & Pledges

3. Proclamations/Recognitions

- a. Recognition of John Rangel for his retirement after 30 years of service to the City of San Angelo
- b. Proclamation of February 12, 2021 as the NAACP Local Chapter's 75th 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 February 2, 2021 City Council regular meeting minutes (Julia Antilley)
- b. Consider authorizing the Mayor or City Manager to negotiate and execute a lease agreement between the City and American Legion Post 572, for the building and property on 616 N. Washington St. for activities associated with the Boy Scouts of America program (Carl White)
- c. Consider approving the purchase of wireless internet access points for the Foster Communications Coliseum in the amount of \$79,308.01 from Computer Solutions via DIR-TSO-4167 and authorizing the City Manager to execute all related documents (Carl White)
- d. Consider authorizing the purchase of Hot-Applied Crack Seal Material from Crafcro, Inc. via Sourcewell Contract #052417-CFC in the amount of \$200,000, budgeted per fiscal year, and authorizing the City Manager to execute all related documents (Patrick Frerich)
- e. Consider a resolution to temporarily suspend issuance of certain sign permits for a period of approximately 6 months within the area designated "Downtown" in the City's adopted Comprehensive Plan for billboard signs over 250-sq ft and digital signs pending potential changes to zoning district boundaries (Jon James)
- f. Consider approving Tax Increment Reinvestment Zone funding for a sidewalk project on Martin Luther King Dr., from N. 17th St. to N. 19th St., in an amount not to exceed \$70,000 (Jon James)
- g. Consider approving Tax Increment Reinvestment Zone incentive funding for three private projects in the North TIRZ area for the properties located at 1212 N. Chadbourne, 1218 N. Chadbourne and 2218 MLK totaling \$225,000 and three private projects in the South TIRZ area for the properties located at 200 S. Magdalen, 214 S. Chadbourne, and 220 N. Chadbourne totaling \$104,583.08 (Jon James)
- h. Consider ratifying a resolution by the COSADC Board authorizing the Board President to negotiate and execute a professional services agreement with Centurion Planning and Design, LLC in an amount not to exceed \$5,800 to perform professional engineering and design services for the structural design of two monument signs at the intersection of Hwy 67 Frontage Rd. and Monument Dr. at the entrance to Phase 2 of the San Angelo Business & Industrial Park, a project authorized under Chapter 501 of the Development Corporation Act for infrastructure improvements necessary for development of a portion of the San Angelo Business & Industrial

Park (Robert Schneeman)

- i. Consider ratifying a resolution by the COSADC Board authorizing the Board President to negotiate and execute a professional services agreement with Parkhill Smith & Cooper, Inc. (Parkhill) in an amount not to exceed \$25,000 to perform professional engineering and design services for the preparation of A Storm Water Pollution Prevention Plan and technical specifications for lot clearing to be performed at Phase 2 of the San Angelo Business & Industrial Park, a project authorized under Chapter 501 of the Development Corporation Act for infrastructure improvements necessary for development of a portion of the San Angelo Business & Industrial Park (Robert Schneeman)

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. MLK/Parks restroom discussion
- b. Consider resolutions of general support for construction of affordable housing projects as part of the 2021 annual Low Income Housing Tax Credit (LIHTC) program for:
 1. San Angelo Crossing - located at the northwest corner of W. Houston Harte Expy. and Northwest Dr.
 2. San Angelo Terrace - located behind the BLVD Apartments (Presentation made by Neighborhood & Family Services Director Bob Salas)
- c. First reading and public hearing on and ordinance approving EMS Compliance and Fire Compliance Assignment Pay (Presentation made by Fire Chief Brian Dunn)
- d. Public hearing on proposed annexation and first reading of an ordinance annexing into the City of San Angelo, by petition of the property owner, for 1.658 acres out of Casper Berberich Survey 177, Abstract No. 52, Tom Green County, Texas; and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Planning & Development Services Director Jon James)
- e. First reading and public hearing of ordinances:
 1. amending the City of San Angelo Comprehensive Plan, changing certain lands from the "Neighborhood" Future Land Use to the "Transitional" Future Land Use, being 1.658 acres; and
 2. rezoning property from the Single-Family Residential zoning district to the General Commercial zoning district, Lots 1, 2 & Tract A in the Lucky Lou Addition, being 8.916 acres generally located south of Loop 306, west of Old Stone Dr., and east of N. Bentwood Dr. (Presentation made by Planning & Development Services Director Jon James)
- f. Public hearing and first reading of an ordinance approving case Z20-22, a request for approval of a rezoning from the Neighborhood Commercial, General Commercial, General Commercial/Heavy Commercial, and Low Rise Multi-Family Residential zoning districts to the Central Business District, being 0.54 acres located at 2 N. Koenigheim St. and 2.72 acres west of Martin Luther King Dr., north of W. Harris Ave., and south of W. College Ave. (Presentation made by Planning & Development Services Director Jon James)

- g. Public hearing and first reading of an ordinance approving a request to name private streets to Tractor Trl. and Roy Robb Dr., over the complete length from N. US Hwy. 67/277 extending 0.25 miles southeast and then 0.45 miles northeast, located in northeast San Angelo near the Tom Green County Detention Center (Presentation made by Planning & Development Services Director Jon James)
- h. 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, grants, and programs (Presentation made by Finance Director Tina Dierschke)

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 a contract for judicial services at Municipal Court
- b. 551.072 Deliberations about Real Property regarding:
 - 1. Block 18, San Angelo Addition
 - 2. Block 1, Kleck Addition

8. Follow Up and Administrative Issues

- a. Consider items discussed in Closed Session, if needed
- b. Consideration of approving various Board nominations
 - Construction Board of Adjustment & Appeals:** John Rogers (SMD3) to a second term ending February 2023, Brooks Wehner (SMD5) to a third term ending February 2023, Lyndon Butler (SMD6) to a third term ending February 2023, Scott Allison (Mayor) to a first full term ending February 2023, Roger Julien (Mayor) to a second term ending February 2022 and David Jacobo (Mayor) to a third term ending February 2022
 - Economic Development Corporation:** Max Puello (SMD3) to a second term ending February 2023, Erika Lara (SMD4) to a second term ending February 2023, Garland Freeze (SMD6) to a second term ending February 2023
 - Fort Concho Museum Board:** Roger Banks (Mayor) to a third term ending January 2023
- c. Announcements and consideration of Future Agenda Items

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the City of San Angelo's website and on the bulletin board at City Hall in the City of San Angelo, Texas, on the 12th day of February 2021, at 3:32 p.m.



Julia Antilley, City Clerk

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

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

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

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

Recognition

Today, the City of San Angelo is honoring one of our own, John Rangel, Building Maintenance Supervisor. On February 28, 2021, John will retire after 30 years of dedicated public service to the citizens of San Angelo and our organization.

While building maintenance has been John's primary responsibility, he has had several occasions to assist with Emergency Operations for our community, including recovering from tornados, hailstorms, flood events and hurricane-related evacuations.

May 25, 1995: A hailstorm damaged several City buildings, vehicles and traffic signals – **John was there!**

August 25, 2005, and Sept. 24, 2005: The City prepares for evacuations from Louisiana and Texas coastal communities during hurricanes Katrina and Rita – **John was there!**

March 2020: COVID-19 required staff to prepare for different workspaces to ensure the safety of staff and citizens – **John was there!**

May 21, 2020: Tornadic winds, hail and rain once again caused significant damage to City buildings and vehicles – **John was there!**

John recalls these significant events as just another day in the life of a City employee. He says working alongside his fellow coworkers from the many different departments has always been the culture at the City of San Angelo and he hopes it will continue to be so.

John will remain active in the San Angelo community with his family, friends and parishioners at St. Joseph Catholic Church, where he serves as a deacon.

The City of San Angelo is grateful for John's dedication and service to his hometown.

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

JOHN RANGEL

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

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 16th day of February, 2021.

Brenda Gunter
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, February 2, 2021

Present:

Mayor Brenda Gunter
Mayor Pro tem Harry Thomas, SMD 3
Council Member Tommy Hiebert, SMD 1
Council Member Tom Thompson, SMD 2
Council Member Lucy 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 8:32 a.m. on Tuesday, February 2, 2021 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

There were no proclamations or recognitions.

4. Public Comment

ASU Small Business Development Center Director Dave Erickson spoke regarding the COVID-19 Economic Resources Task Force and their efforts to assist the small business community with recovery plans. Their work included assisting businesses with applying for forgivable loans and grants, and working with lenders and CPAs to understand the various recovery programs.

Assistant Director of Operations Patrick Frerich reminded citizens of the Master Drainage Plan and urged them to reply to the survey online. Alternatively, citizens can call Operations (325-657-4206). All input is due Friday, February 5, 2021. Survey results will be submitted to City Council within a few months.

Council Member Thomas expressed his appreciation to citizens who reached out to him regarding his wife's illness.

5. Consent Agenda

- a. Approval of the City Council January 12, 2021 and January 19, 2021 regular meeting minutes and the January 19, 2021 special joint meeting with COSADC minutes (Julia Antilley)
- b. Authorization of a cooperative purchase of High-Density Mineral Bond Surface Treatment (HA5) from Andale Construction, Inc. in the amount of \$1,114,317.17 through an Interlocal Agreement with the City of Hurst, Texas and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- c. Approval of Change Order #2 to ES-03-20 Chadbourne Street Improvements Project - Phase A to Ti-Zack Concrete, Inc. reducing the total contract amount by \$153,300 and authorizing the City Manager to negotiate and execute all related documents (Kevin Pate)

- d. Approval of the purchase of GridSmart Camera Systems from Texas Highway Products, LTD through Buyboard Contract #608-20 in the amount of \$48,888 and the purchase of Battery Backup Systems from Paradigm Traffic Systems through Buyboard Contract #603-20 in the amount of \$14,400 and authorizing the City Manager to negotiate and execute all related documents (Kevin Pate)
- e. Award of FC-01-21 Fire Sprinkler Rehabilitation in the amount of \$52,320 to Automatic Fire Protection for repairs and replacement of sprinkler heads and related equipment at the Chase State Office Building at 622 S. Oakes (Bob Bluthardt)
- f. Approval of a purchase of rifle-resistant body armor for the San Angelo Police Department SWAT team in the amount of \$60,975.20 from Galls via BuyBoard #524-17 and authorizing the City Manager to negotiate and execute all related documents (Frank Carter)
- g. Adoption of a resolution authorizing an Advanced Funding Agreement between the City of San Angelo and the State of Texas as per the terms of TxDOT's Highway and Bridge Replacement and Rehabilitation Program in the amount of \$109,259.36 and authorizing the City Manager to execute all related documents (Shane Kelton) (Pg. 49, 2021-015)
- h. Adoption of a resolution authorizing the City's application to the Texas Parks and Wildlife Boating Access Grant and authorizing the City Manager to negotiate and execute all related documents (Carl White) (Pg. 50, 2021-016)
- i. Adoption of a resolution allowing the Fire Department to donate outdated Self Contained Breathing Apparatus to area volunteer fire departments (Brian Dunn) (Pg. 51, 2021-017)
- j. Second reading and adoption of an ordinance amending Chapter 5 "Business and Commerce", Article 5.04 "Itinerant Merchants" by amending Section 5.04.003 "Hours of Solicitation" (Theresa James) (Pg. 52, 2021-018)
- k. Second reading and adoption of an ordinance providing for the abandonment of approximately 218-sq ft of street right-of-way out of the southwest corner of S. College Hills Blvd. and Valleyview Blvd. (Jon James) (Pg. 54, 2021-019)
- l. Second reading and adoption of an ordinance approving case Z20-20, a rezoning from the Single-Family Residence zoning district to the General Commercial zoning district being 0.32 acres located at 1622 LaFollette St. and 4 lots directly west of 1622 LaFollette St., being 0.30 acres in the 1600 Block of LaFollette (Jon James) (Pg. 57, 2021-020)

Motion: Council Member Carter made a motion, seconded by Council Member Gonzales, to approve the Consent Agenda, with the exception of item 5g. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member Hiebert made a motion, seconded by Council Member Thompson, to approve item 5g, as presented by Public Works Projects Administrator Charles Michalewicz. The motion carried unanimously (7) ayes to (0) nays.

6. Regular Agenda

- a. Presentation of the 2020 City of San Angelo Development Corporation and San Angelo Chamber of Commerce EDD Annual Report (Presentation made by Economic Development Director Guy Andrews and Chamber of Commerce Vice President of Economic Development Michael Looney)

No Action Taken on this Item.

- b. Adoption of a resolution supporting the Designation of San Angelo as the Visual Arts Capital of Texas (Presentation made by CVB Vice President Diann Bayes) (Pg. 60, 2021-021)

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

- c. Approval of a discount for rental fees at the Texas Bank Sports Complex for organizations bringing in 40 or more out-of-town teams to participate in tournaments (Presentation made by Recreation Manager Brent Casey)

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

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 Ford Ranch
- b. 551.074 Personnel Matters regarding the annual evaluation of the City Manager

8. Follow Up and Administrative Issues

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

Motion: Council Member Carter made a motion, seconded by Council Member Thompson, to authorize the City Manager to negotiate and execute all documents necessary for the sale of the remaining approximate 20,005 acres of the property commonly known as the Ford Ranch to Lendon Hamlin for a price of no less than \$1,385 per acre. The motion carried unanimously (7) ayes to (0) nays.

- b. Announcements and consideration of Future Agenda Items

Council Member Gonzales asked for a presentation of the MLK Park bathrooms at the next meeting.

9. Adjournment

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

There being no further business, the meeting adjourned at 10:34 a.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on Council

meetings may be obtained from the City Clerk's Office or a video of the entire meeting may be purchased from the Public Information Officer at 481-2727. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

DRAFT

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 16, 2021

Item type: Consent Item

Caption:

Consider authorizing the Mayor or City Manager to negotiate and execute a lease agreement between the City and American Legion Post 572, for the building and property on 616 N. Washington St. for activities associated with the Boy Scouts of America program (Carl White)

Summary/History:

Consideration of authorizing the Mayor or City Manager to negotiate and execute a lease agreement between the City and American Legion Post 572, for the building and property on 616 North Washington St. for activities associated with the Boy Scouts of America program.

Staff recommends approval of a lease agreement which is for a 3-year term. The property in question is the building and nearby grounds located at 616 North Washington Street (on City property overlooking the North Concho River near 14th Street).

Financial Impact:

There is no cost associated with this lease. The lease requires Mobile Maintenance, LLC, to maintain the property during the term of the lease.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

Presentation:

Carl White

Approvals/Reviews:

Carl White

Theresa James

Tina Dierschke

Theresa James

Julia Antilley

Created/Initiated

Approved

Approved

Approved

Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Nolan Sosa, Purchasing Manager, Parks and Recreation, 325-657-4219

Meeting Date: February 16, 2021

Item type: Consent Item

Caption:

Consider approving the purchase of wireless internet access points for the Foster Communications Coliseum in the amount of \$79,308.01 from Computer Solutions via DIR-TSO-4167 and authorizing the City Manager to execute all related documents (Carl White)

Summary/History:

On Dec 15, 2020, City Council approved Civic Events FY21 facility improvement projects which included a purchase of wireless internet access points at the Foster Communications Coliseum. On Jan 19, 2021, the budget amendment was approved and now we are seeking City Council's approval for the amount of \$79,308.01 for the purchase stated above. The access points and upgrade will allow the Concessionaire to accept credit/debit card transactions at our facility.

Financial Impact:

Fund 410 Balance is currently at 1,429,380 as of Dec 31, 2020.

Other Information/Recommendation:

Staff recommends approving the purchase of wireless internet access points in the amount of \$79,308.01 from Computer Solutions via DIR-TSO-4167 and authorizing the City Manager to execute all related documents.

Attachments:

- | | |
|--------------------------|---------------------------|
| 1. Quote - Coliseum WiFi | Quote - Coliseum WiFi.pdf |
|--------------------------|---------------------------|

Presentation:

Carl White, Sidney Walker

Approvals/Reviews:

Nolan Sosa	Created/Initiated
Carl White	Approved
Sidney Walker	Approved
Carl White	Approved
Theresa James	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Julia Antilley	Final Approval



**Great South Texas Corp dba
Computer Solutions**
814 Arion Parkway, Suite 101
San Antonio, Texas 78216
United States
http://www.comsoltx.com
(P) (210) 369-0300
(F) 210-369-0389

Quote (Open)

Date

Feb 29, 2020 01:40 PM
CST

Expiration Date

02/28/2021

Modified Date

Feb 02, 2021 10:43 AM CST

Doc

1022198 - rev 1 of 1

Description

Foster Communications Coliseum WiFi

SalesRep

Watkins, Craig
(P) 210-369-0355
(F) 210-369-0389

Customer Contact

Deardorff, AJ
(P) 325-486-3794
aj.deardorff@cosatx.us

Customer

City of San Angelo (17406)
Deardorff, AJ
72 W College Ave
San Angelo, TX 76903
United States

Bill To

City of San Angelo
Payables, Accounts
72 W College Ave
San Angelo, TX 76903
United States

Ship To

City of San Angelo
AJ DEARDORFF, IT DEPT
72 W College Ave
San Angelo, TX 76903
United States

Contract Programs:

Cisco
DIR-TSO-4167 Expires
07/03/2021 - Cisco

Certifications: WBE/SBE/HUB+
1942650013800 Exp:
04/26/2022

Sales Order Type: Regular
Order - Ship to Consol

Customer PO:

Terms:

Undefined

Ship Via:

FedEx Ground

Special Instructions:

Carrier Account #:

#	Description	Part #	List Price	Qty	Unit Price	Total
Arena Seating Area/Floor & Concourse Wireless Access Points, Antennas & Licenses						
1	Meraki MR53 Cloud Managed AP	MR53-HW	\$1,699.00	12	\$679.60	\$8,155.20
2	Meraki MR Enterprise License, 1YR	LIC-ENT-1YR	\$150.00	12	\$60.00	\$720.00
						Subtotal \$8,875.20
Oberon Wireless AP Enclosures & Mounts						
3	Oberon Right Angle Wireless Access Point Mount	1011-00-WH	\$0.00	5	\$101.11	\$505.55
						Subtotal \$505.55
Floor-Level LAN Access Switch & License						
4	Meraki MS120-8FP 1G L2 Cloud Managed 8x GigE 124W PoE Switch	MS120-8FP-HW	\$1,322.50	1	\$529.00	\$529.00
5	Meraki MS120-8FP Enterprise License and Support, 1 Year	LIC-MS120-8FP-1YR	\$65.00	1	\$26.00	\$26.00
						Subtotal \$555.00
MDF & IDF LAN Access Switches & Licenses & SFPs						
6	Meraki MS250-48FP L3 Stck Cld-Mngd 48x GigE 740W PoE Switch	MS250-48FP-HW	\$10,420.00	2	\$4,168.00	\$8,336.00
7	Meraki MS250-48FP Enterprise License and Support, 1YR	LIC-MS250-48FP-1YR	\$625.00	1	\$250.00	\$250.00
8	Meraki 1000Base SX Multi-Mode	MA-SFP-1GB-SX	\$500.00	4	\$200.00	\$800.00

#	Description	Part #	List Price	Qty	Unit Price	Total
9	Meraki 1 GbE SFP Copper Module	MA-SFP-1GB-TX	\$434.50	1	\$173.80	\$173.80
						Subtotal \$9,559.80
Internet Firewall + Web Content Filter + Licenses						
10	Meraki MX250 Router/Security Appliance	MX250-HW	\$9,995.00	1	\$3,998.00	\$3,998.00
11	Meraki MX250 Advanced Security License and Support, 1YR	LIC-MX250-SEC-1YR	\$10,000.00	1	\$4,000.00	\$4,000.00
						Subtotal \$7,998.00
Floor-Level Temporary Rolling WiFi Cabinet & Accessories						
12	StarTech.com Server Rack Cabinet 31in Deep Enclosure - 12U - Rack - cabinet - black - 12U - 31"	RK1233BKM	\$609.99	1	\$503.29	\$503.29
13	APC Basic Rack-Mount PDU Power distribution strip (rack-mountable) - AC 120 V - 1.8 kW - input: NEMA 5-15 - output connectors: 10 (NEMA 5-15) - 1U - 19" - 12 ft - black - for P/N: AR3100, SC450R1X542, SUA2200X115, SUM3000RML2U, SUM3000RML2U-TU, SURTA3000XL-TU	AP9562	\$131.00	1	\$83.17	\$83.17
						Subtotal \$586.46
Structured Cabling Services						
14	Structured Cabling Services - Facility Solutions Group	FSG-SVC	\$0.00	1	\$33,790.00	\$33,790.00
Note: Scope of Work to Provide and Install:						
1. CAT 6 cabling to (13) wireless access point locations to be terminated on new patch panels with new patch cords.						
2. Install (13) Wireless access points (provided by Computer Solutions).						
3. Install (10) new data drops, re-pull (6) existing data drops, Install (1) new wall mount rack, install (1) new NEMA 3R Wall mount cabinet, and pull out, re-install, reterminate and test existing 6 strand fiber.						
4. Label and test to ensure proper performance and connectivity						
5. Tero Technologies will provide a manufacturer's warranty for a period of no less than (25) Twenty-five years.						
						Subtotal \$33,790.00
Installation & Configuration Services						
15	Installation and Configuration Services Please see SOW for task-level breakdown.	COMSOL-SVC	\$0.00	1	\$17,438.00	\$17,438.00
						Subtotal \$17,438.00

Thank you for the opportunity to provide this quote.

Due to the recent COVID-19 pandemic, component shortages may cause items to have longer than usual estimated shipping dates. If an item goes on backorder and the manufacturer increases the cost of the product, the increased cost will be passed along to our customers. We will alert customers as soon as we know when a price increases on backordered items.

Freight charges are estimates only.

Returns are subject to approval and may include a restocking fee.

Leasing Only: The information provided is a proposal and is subject to credit approval. The proposal provides an approximate monthly payment for hardware, software and services based upon the contract type and term in months. Taxes, fees and insurance are not included. Any change in the amount financed will change this information.

This document and the information contained is PROPRIETARY and CONFIDENTIAL and may not be duplicated, redistributed or displayed to any other party without the written permission of Computer Solutions.

Subtotal: \$79,308.01
Tax (0.000%): \$0.00
Shipping: \$0.00
Total: \$79,308.01
(List Price: \$68,210.99)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Patrick Frerich, Asst. Director of Operations, Street and Bridge, (325) 657-4206

Meeting Date: February 16, 2021

Item type: Consent Item

Caption:

Consider authorizing the purchase of Hot-Applied Crack Seal Material from CrafcO, Inc. via Sourcewell Contract #052417-CFC in the amount of \$200,000, budgeted per fiscal year, and authorizing the City Manager to execute all related documents (Patrick Frerich)

Summary/History:

The City of San Angelo solicited quotes for the purchase of Polyflex Type 3 Hot-Applied Crack Sealant from CrafcO, Inc. via Sourcewell cooperative purchasing.

Crack sealant is used to seal cracks in the asphalt roadway as a preventative maintenance procedure. This application is primarily used ahead of, and in preparation for, the sealcoating and other street preservation procedures.

Quotes were solicited for an annual purchase of approximately 360,000 pounds of material. Authorization will allow for a purchase contract through the end of CrafcO, Inc. Sourcewell contract (October 2, 2021). Should Sourcewell extend CrafcO, Inc.'s current contract, the City's contract will likewise automatically renew annually for no more than four (4) one-year extensions.

Financial Impact:

Purchases of Polyflex Type 3 Hot Applied Crack Sealant are budgeted annually at \$200,000 from the Street and Bridge operating expense budget.

Other Information/Recommendation:

Staff recommends authorizing the purchase of Hot-Applied Crack Seal Material from CrafcO, Inc. via Sourcewell Contract #052417-CFC in the amount of \$200,000 per fiscal year with the option of no more than four (4) one-year extensions as CrafcO, Inc.'s Sourcewell contract extends, respectively.

Attachments:

- | | |
|---|--|
| 1. CrafcO - Sourcewell Contract 052417-CFC - Expires 2021.10.02 | CrafcO - Sourcewell Contract 052417-CFC - Expires 2021.10.02.pdf |
| 2. CrafcO Quote | CrafcO Quote.pdf |
| 3. CrafcO Sourcewell Sealant Pricing | CrafcO Sourcewell Sealant Pricing.pdf |

Presentation:

Patrick Frerich

Approvals/Reviews:

Patrick Frerich

Created/Initiated

Patrick Frerich
Shane Kelton
Theresa James
Nolan Sosa
Tina Dierschke
Julia Antilley

Approved
Approved
Approved
Approved
Approved
Final Approval

FORM E
CONTRACT ACCEPTANCE AND AWARD



(Top portion of this form will be completed by NJPA if the vendor is awarded a contract. The vendor should complete the vendor authorized signatures as part of the RFP response.)

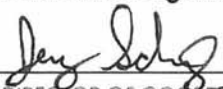
NJPA Contract #: 052417-CFC

Proposer's full legal name: Crafcu, Inc.

Based on NJPA's evaluation of your proposal, you have been awarded a contract. As an awarded vendor, you agree to provide the products and services contained in your proposal and to meet all of the terms and conditions set forth in this RFP, in any amendments to this RFP, and in any exceptions that are accepted by NJPA.

The effective date of the Contract will be October 2, 2017 and will expire on October 2, 2021 (no later than the later of four years from the expiration date of the currently awarded contract or four years from the date that the NJPA Chief Procurement Officer awards the Contract). This Contract may be extended for a fifth year at NJPA's discretion.

NJPA Authorized Signatures:



NJPA DIRECTOR OF COOPERATIVE CONTRACTS
AND PROCUREMENT/CPO SIGNATURE

Jeremy Schwartz
(NAME PRINTED OR TYPED)



NJPA EXECUTIVE DIRECTOR/CEO SIGNATURE

Chad Coquette
(NAME PRINTED OR TYPED)

Awarded on September 29, 2017

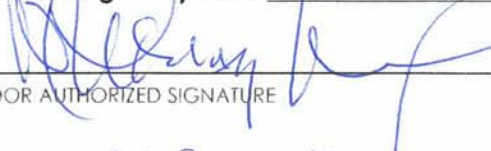
NJPA Contract # 052417-CFC

Vendor Authorized Signatures:

The Vendor hereby accepts this Contract award, including all accepted exceptions and amendments.

Vendor Name Crafcu, Inc.

Authorized Signatory's Title Vice President National Sales Manager



VENDOR AUTHORIZED SIGNATURE

N. Thomas Kelly
(NAME PRINTED OR TYPED)

Executed on Oct. 2nd, 2017

NJPA Contract # 052417-CFC



6165 W. Detroit St.
Chandler, AZ 85226
(602) 276-0406 (800) 528-8242
FAX: (480) 940-0313

QUOTE

BBBQ40161

Date Quoted 9/10/2020
EXPIRATION DATE 10/10/2020

Quote To:	Account Code:	Ship To:	Account Code:
------------------	----------------------	-----------------	----------------------

City of San Angelo

Joe Ynojosa

1943 St. Anne
San Angelo, TX 76905
United States of America

Phone: 325-227-0359

Fax:

Email: joe.ynojosa@cosatx.us

Project Title: San Angelo - PF3 - Joe Ynojosa

Bid Date:

Bid Number: Sourcewell # 052417-CFC

Project Start Date:

Ship Before:

Quote Effective Dates: 9/10/2020 TO 10/10/2020

Terms: NET 30

F.O.B.: PPD-ADD FREIGHT

Ship Via: Truck/Common Carrier

Sales Group:

Quoted By: Mike Romano

Sales Office: TX4- Mike Romano

Estimated Time to Ship After Receipt of Order: Quoted at time of order

Customer: City of San Angelo

Project Title: San Angelo - PF3 - Joe Ynojosa

Quote Number BBBQ40161

Date 09-10-20

SALES TAX EXEMPT CERTIFICATE MUST BE PROVIDED AT THE TIME OF ORDER OR SALES TAX WILL BE ADDED TO YOUR ORDER

Part #	Description	Unit	Qty.	Quote Price	Ext. Price
34521-SRC-BOX-LTL	POLYFLEX TYPE 3	LB	2,250	\$0.5771	\$1,298.4750
34521-SRC-BOX-TL	POLYFLEX TYPE 3	LB	45,000	\$0.5130	\$23,085.0000
Total					\$24,383.48

COMMENTS:

For questions or coments please call or email:
Mike Romano 210-865-5025
mike.romano@crafco.com

Sourcewell # 052417-CFC

Truck load, (45,000 lbs.), price is \$.513 lb.
Less than truck load price is \$.5771 lb.

Material comes in 30 lb. boxes
75 boxes to a pallet
pallet weights 2250 lbs.

NOTE:**WARNING:**

Products on this quote may be labeled in accordance with California Proposition 65.

California purchasers refer to <http://crafco.com/resources/Prop-65.xlsx>

For Terms and Conditions of purchases go to: www.crafco.com/Terms-of-Sale.pdf

Quantities may be limited at Crafco's discretion.

Pricing and availability are subject to change without notice.

Pricing does not include applicable taxes. Tax exemption forms must be on file prior to invoicing. Unpaid sales tax will be reported to State and Local tax authorities. Extension is net after terms.

FOB DEFINITIONS:

CFR- Seller pays for the carriage of goods up to the named port of destination.

CIF- Same as CFR with exception that the seller is required to obtain insurance for the goods while in transit to the named port of destination.

CIP- Same as CPT with exception that the seller is required to obtain insurance for the goods while in transit.

COL- Collect

CPT- Seller pays for the carriage of the goods up to the named place of destination.

DAF- Seller pays for transportation to the named place of delivery at the frontier. Rail or Road.

DAP- Seller delivers when the goods are placed at the disposal of the buyer on the arriving means of transport ready for unloading at the named place of destination.

DDP- Seller is responsible for delivering the goods to the named place in the country of the buyer, and pays all costs in bringing the goods to the destination including import duties and taxes.

DDU- Seller delivers the goods to the buyer to the named place of destination in the contract of sale.

DEQ- Same as DES, but the passing risk does not occur until the goods have been unloaded at the port of discharge.

DES- Seller pays the same freight and insurance costs but the passing risk does not occur until the ship has arrived at the named port of destination and the goods made available for unloading to the buyer.

DLB- Delivered, buyer pays.

DLV- Delivered, seller pays.

EXW- Seller makes the goods available at their premises, or at another named place.

FAS- Seller delivers when the goods are placed alongside the buyer's vessel at the named port of destination.

FCA- Seller delivers the goods, cleared for export, at a named place (possibly including the seller's own premises).

FH- Free House.

FOB- Seller bears all costs and risks up to the point the goods are loaded on board the vessel.

PPA- Delivered; freight included.

PPD- Delivered; freight separate.

UN- Not free.

Pavement Preservation Products Restocking Policy

Crafco will only accept the return of products that have been authorized in writing in advance. To obtain authorization contact your customer service representative. A written authorization will be faxed or emailed to you. A copy of the RETURN AUTHORIZATION must accompany the material being returned.

Not all products are returnable. Products that have a shelf life or are considered made to order or special order may not be returned. No used parts may be returned.

All returns are subject to restocking charges.

All products returned must be in the original packaging and be in good and salable condition. Crafco reserves the right to charge repackaging charges in addition to restocking charges.

Restocking Charges

PARTS (*) 15%

EQUIPMENT Non Returnable

SEALANT (*) 25%

SILICONE Non Returnable

GEOCOMPOSITES Non Returnable

MASTIC (*) 25%

POLYPATCH (*) 25%

TECHCRETE (*) 25%

OTHER STANDARD INVENTORIED ITEMS (*) 25%

CUSTOMER IS RESPONSIBLE FOR ALL SHIPPING COST ON RETURNED MATERIAL.

(*) Not all purchases are returnable. Any part or product that is non-standard or obsolete is not returnable. Request information on the acceptability for returns for any specific product when ordering.

Crafco is a global leader in pavement preservation solutions for asphalt and concrete. We have supply centers nationwide with more than 3,000 products to meet your maintenance and repair needs.

Crafco offers:

- Sales & rentals
- Expertise & exceptional service
- Repairs and preventative maintenance
- Financing & online quotes available

Crafco equipment comes with a two-year warranty — twice that of any other manufacturer.



EQUIPMENT



Pavement Preparation

- Blowers
- Grazors
- Hot air lances
- Routers
- Saws
- Sweepers

Pavement Marking

- Grinders
- Stripers

Maintenance & Preservation

- Applicators (*Marker adhesive & sealant*)
- Compactors (*plate & stomper*)
- Hot air lances
- Hotbox reclaimers
- Melters (*Marker adhesive & sealant*)
- Patchers (*Mastic*)
- Recyclers (*Asphalt & infrared*)
- Sealcoaters

MATERIALS



Pavement Preparation

- Cleaners
- Primers

Pavement Marking

- Glass beads
- Overlay pavement markers (*temporary and permanent*)
- Paint (*aerosol, solvent, and water-based and traffic zone*)
- Tape (*marking and removable*)
- Thermoplastic (*extrude, preformed, and primer*)

Maintenance & Preservation

- Asphaltic bridge plug joint material
- Backer rod
- Bridge deck waterproofing
- Cold patch
- Geocomposites
- Hot-pour crack and joint sealants (*all grades*)
- Joint adhesive
- Marker adhesive
- Permanent ACP and PCCP patching materials
- Sand and filler
- Sealcoat (*asphalt emulsion, coal tar, and LP*)
- Sealcoat additives
- Silicone joint sealants

TOOLS



Pavement Preparation

- Chalk
- Measuring wheel

Maintenance & Preservation

- Brushes
- Lutes
- Push brooms & handles
- Rakes
- Shovels
- Squeegees
- Tampers
- Tips

Pavement Marking

- Over 300 unique stencils, including arrows, handicap, letters, parking lot, numbers and more. Custom stencils available.

WORK ZONE



Safety Gear

- Burn kit
- Coats
- Gloves
- Hard Hats
- Pants
- Safety Glasses
- T-Shirts
- Tyvek® disposable apparel
- Vests

Traffic Control

- ADA pads
- Barricades
- Cones
- Delineators & divertors
- Drums
- Lights
- Parking blocks
- Sand bags & stakes
- Signs
- Snow fence
- Speed bumps
- Traffic & pavement markings

Crafco is an authorized distributor of the following brands

Premium brands

- Billy Goat
- Bone Safety
- Copeland Coating
- Crafco
- Ennis Flint
- Franklin Paint
- KM International
- MK Diamond
- ML Kishigo
- Multiquip
- RAE Paints
- STAR
- Swarco

Other quality brands

- Alta Traffic Solutions
- BioChem
- Black Top Tools
- Cascade Asphalt
- Edge Eyewear
- Emulso Corp.
- Graco
- JBC
- Keson
- Little Wonder
- Magnolia
- Maintenance Inc
- Marshalltown
- Pavement Tool
- Pexco
- RedMax
- Seattle Glove
- Seymour
- Sho-Me
- Smith Manufacturing
- Superior Signals
- Titan Laboratories
- Trantex
- United Rotary Brush
- US Tape
- Work Area Protection Corp.

Demonstrations, samples or specifications:

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shop@crafco.com
crafco.com

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Sourcewell Contract Price Sheet for Sealant

SEALANT			Sourcewell Discounted Price per the Contract(*)				Sourcewell Quote Distributor Cost (*)	
			Column A	Column B	Column C	Column D	Column E	Column F
Part	Description	UOM	Sourcewell Box Truckload Price	Sourcewell PlexiMelt Truckload Price	Sourcewell Box LTL Price	Sourcewell PlexiMelt LTL Price	Distributor Box Cost	Distributor Pleximelt Cost
33339-3	MASTIC ONE LEVELING MASTIC	LB	0.5958	0.6578	0.6702	0.7400	0.5362	0.5920
34952-35	TECHCRETE R STANDARD	LB		1.3253		1.4909		1.1928
34952SF-35	TECHCRETE FIBRE MASTIC-GREY	LB		1.2809		1.4410		1.1528
34953-35	TECHCRETE TBR STANDARD	LB		1.1215		1.2617		1.0094
34969-5	HP CONCRETE COLD PATCH	BAG	25.1760		28.3230		25.1760	
34977-5	HP ASPHALT COLD PATCH	BAG	10.5241		11.8396		10.5241	
33601-3	POLYFLEX 601	LB	0.4282	0.4814	0.4817	0.5416	0.3854	0.4332
34200-3	PARKING LOT SEALANT TYPE 2	LB	0.5352	0.5884	0.6021	0.6619	0.4817	0.5296
34201-3	ROADSAVER 201	LB	0.5916	0.6448	0.6655	0.7254	0.5324	0.5803
34202-3	PARKING LOT SEALANT TYPE 1	LB	0.5749	0.6281	0.6467	0.7066	0.5174	0.5653
34211-3	ROADSAVER 211	LB	0.5379	0.5911	0.6052	0.6650	0.4841	0.5320
34221-3	ROADSAVER 221	LB	0.5923	0.6455	0.6664	0.7262	0.5331	0.5810
34222-3	ROADSAVER 222	LB	0.5989	0.6521	0.6737	0.7336	0.5390	0.5869
34231-3	ROADSAVER 231	LB	0.6094	0.6626	0.6855	0.7454	0.5484	0.5963
34232-3	ASPHALT RUBBER TYPE 2	LB	0.4394	0.4926	0.4944	0.5542	0.3955	0.4434
34233-3	ASPHALT RUBBER 233	LB	0.4986	0.5518	0.5609	0.6207	0.4487	0.4966
34234-3	ASPHALT RUBBER TYPE 4	LB	0.5007	0.5539	0.5633	0.6231	0.4506	0.4985
34237-3	ASPHALT RUBBER 237	LB	0.4282	0.4814	0.4817	0.5416	0.3854	0.4332
34241-3	ASPHALT RUBBER PLUS	LB	0.5474	0.6006	0.6158	0.6756	0.4926	0.5405
34244-3	ASPHALT RUBBER PLUS TYPE 2	LB	0.5730	0.6262	0.6447	0.7045	0.5157	0.5636
34250-3	POLYFIBER TYPE 3	LB	0.5855	0.6387	0.6587	0.7185	0.5270	0.5748
34251-3	POLYFIBER TYPE 4	LB	0.5778	0.6310	0.6500	0.7098	0.5200	0.5679
34269-09	HOT MARKER ADHESIVE	LB	0.5355	0.5887	0.6024	0.6623	0.4819	0.5298
34270-09	FLEXIBLE MARKER ADHESIVE	LB	0.9635	1.0167	1.0840	1.1438	0.8672	0.9151
34270-09-CA1	FLEXIBLE MARKER ADHESIVE-CA AP	LB	0.9608	1.0140	1.0809	1.1407	0.8647	0.9126
34270-06-TX1	FLEXIBLE MARKER ADHESIVE-TX AP	LB	0.9608	1.0140	1.0809	1.1407	0.8647	0.9126
34270-09-WA1	FLEXIBLE MARKER ADHESIVE WA AP	LB	0.9608	1.0140	1.0809	1.1407	0.8647	0.9126
34515-3	ROADSAVER 515	LB	0.5426	0.5958	0.6105	0.6703	0.4884	0.5363
34516-3	POLYFLEX CA TYPE 4	LB	0.5315	0.5847	0.5980	0.6578	0.4784	0.5263
34517-3	CRAFCO DF	LB	0.6600	0.7132	0.7425	0.8023	0.5940	0.6419
34518-3	POLYFLEX TYPE 2	LB	0.5226	0.5758	0.5879	0.6477	0.4703	0.5182
34519-3	FIBER ASPHALT 519	LB	0.5141	0.5673	0.5783	0.6382	0.4627	0.5105
34521-3	POLYFLEX TYPE 3	LB	0.5130	0.5662	0.5771	0.6370	0.4617	0.5096
34522-3	ROADSAVER 522	LB	0.6604	0.7136	0.7430	0.8028	0.5944	0.6423
34524-3	PAVEMENT JOINT ADHESIVE	LB	0.6317	0.6849	0.7107	0.7705	0.5685	0.6164
34526-3	POLYFLEX TYPE 4	LB	0.5101	0.5633	0.5739	0.6337	0.4591	0.5070
34532-3	SUPERFLEX	LB	0.5948	0.6480	0.6691	0.7290	0.5353	0.5832
34533-3	SUPERFLEX HT	LB	0.6308	0.6840	0.7097	0.7695	0.5677	0.6156
34534-3	ROADSAVER 534	LB	0.5142	0.5674	0.5785	0.6383	0.4628	0.5107
34535-3	ROADSAVER 515MN	LB	0.5863	0.6395	0.6595	0.7194	0.5276	0.5755
34539-3	CRAFCO FLEX SUPREME	LB	0.5790	0.6322	0.6513	0.7112	0.5211	0.5690
34540-3	FIBER ASPHALT SEALANT 540	LB	0.5147	0.5679	0.5790	0.6389	0.4632	0.5111
34541-3	ASPHALT RUBBER 541	LB	0.5478	0.6010	0.6163	0.6761	0.4930	0.5409
34543-3	ROADSAVER LOW TACK SEALANT	LB	0.5314	0.5846	0.5978	0.6577	0.4783	0.5261
34544-3	POLYFIBER SEALANT 544	LB	0.4586	0.5118	0.5159	0.5758	0.4127	0.4606
34546-3	ROADSAVER LOW TACK TYPE 1	LB	0.5580	0.6112	0.6277	0.6876	0.5022	0.5501
34547-3	POLYFLEX 547	LB	0.5226	0.5758	0.5879	0.6477	0.4703	0.5182
34548-3	FIBER ASPHALT SEALANT 548	LB	0.4846	0.5378	0.5451	0.6050	0.4361	0.4840
34902-05	ROADSAVER SILICONE	GLL	35.0840		39.4695		31.5756	
34902-45	ROADSAVER SILICONE	GLL	34.9580		39.3278		31.4622	
34902-QT	ROADSAVER SILICONE	EA			16.4430		12.7800	
34903-05	ROADSAVER SILICONE SL	GLL	35.7140		40.1783		32.1426	
34903-45	ROADSAVER SILICONE SL	GLL	35.6020		40.0523		32.0418	
34903-QT	ROADSAVER SILICONE SL	EA			17.6400		13.7200	
(*) All Prices are FOB shipping point. Freight charges are to be added to the invoice.								

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 16, 2021

Item type: Consent Item

Caption:

Consider a resolution to temporarily suspend issuance of certain sign permits for a period of approximately 6 months within the area designated "Downtown" in the City's adopted Comprehensive Plan for billboard signs over 250-sq ft and digital signs pending potential changes to zoning district boundaries (Jon James)

Summary/History:

Staff has received numerous complaints regarding recent permits issued for billboard signs in or near the downtown area. Areas zoned Central Business District (CBD) and areas within the Downtown Design District do not allow billboard signs. However, those boundaries do not currently reflect the whole area designated as "Downtown" in the City's adopted Comprehensive Plan.

Therefore, staff is recommending a suspension on the issuance of certain sign permits, for billboards and digital signs, within this area to give the Planning Commission and City Council time to review these zoning boundaries and possibly take action to modify those boundaries to better reflect the recommendations of the Comprehensive Plan.

This suspension would extend approximately 6 months to August 17, 2021 to give adequate time for consideration of these issues.

Financial Impact:

N/A

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | Resolution - Temporary suspension of sign permits (Feb 2021) ver3 | Resolution - Temporary suspension of sign permits (Feb 2021) ver3.docx |
|----|---|--|

Presentation:

Jon James

Approvals/Reviews:

Jon James	Created/Initiated
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved

Julia Antilley

Final Approval

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, TO TEMPORARILY SUSPEND ISSUANCE OF CERTAIN SIGN PERMITS WITHIN THE AREA DESIGNATED AS “DOWNTOWN” IN THE CITY’S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of San Angelo (“City”) is in the process of redesign and reconstruction of a portion of the historic downtown to protect the historic nature of the area; and

WHEREAS, certain areas of the City, including parts of downtown, allow billboard signs where adopted City plans discourage such signs; and

WHEREAS, planned changes to zoning district boundaries and design district boundaries are in process that would address inconsistencies between the Comprehensive Plan and current zoning designations; and

WHEREAS, the process to implement these changes will take time, during which new signs in conflict with plan recommendations and the redesign and reconstruction of the historic downtown could be permitted and installed; and

WHEREAS, suspension of the issuance of new sign permits until one or more of these changes can be adopted will ensure that the intent of the City’s plans as they relate to sign regulations will not be impeded while these changes are being considered.

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

Section 1. The issuance of any new sign permit for a freestanding sign subject to Section 12.04.005(b)(1)(A)(2) regarding signs over 250 square feet, or any Electronic Message Sign, is temporarily suspended for the area designated as “Downtown” in the City’s adopted Comprehensive Plan from the effective date of this resolution through August 17, 2021, or as may be extended by the City Council to allow for the adoption of amendments to the City’s zoning district boundaries.

Section 2. The intent of this suspension is only for signs that fall under the current ordinance provisions for billboard-type signs over 250 square feet in size, formerly regulated as “off-site” signs, and for signs that include electronic messages, and does not apply to permits for other types of signs, such as attached signs, temporary signs, or portable signs.

Section 3. Interpretations of the applicability of this suspension shall be made by the Planning Director.

Section 4. The terms and provisions of this Resolution shall be deemed to be severable in that if any portion of this Resolution shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Resolution.

Section 5. This Resolution shall be effective from and after the date of adoption.

ADOPTED on this 16th day of February, 2021.

THE CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 16, 2021

Item type: Consent Item

Caption:

Consider approving Tax Increment Reinvestment Zone funding for a sidewalk project on Martin Luther King Dr., from N. 17th St. to N. 19th St., in an amount not to exceed \$70,000 (Jon James)

Summary/History:

Concho Valley Transit is working on a new bus stop and shelter near the intersection of MLK Drive and North 19th. However, their plans do not include connecting the new bus shelter to the adjacent streets. This proposed public improvement project would extend a sidewalk that would connect to the existing sidewalks at the intersection of MLK and N. 19th and continuing along the east side of MLK Drive south to the existing sidewalk which runs north from the intersection of MLK and N. 17th. This fills a gap in the sidewalk system of approximately 1 1/2 blocks and provides connectivity to the proposed bus shelter.

The funds for this project will come out of a set-aside, which was designated in the TIRZ fund specifically for public improvement projects in the North area of the TIRZ. **This particular fund has \$103,740 available**, out of the total available in the North TIRZ area of \$1,484,772.

Financial Impact:

No impact on the City's General Fund.

This will authorize up to \$70,000 out of the funds designated for public improvements in the North area of the Tax Increment Reinvestment Zone.

Other Information/Recommendation:

At their January 26, 2021 regular meeting, the TIRZ Board recommended funding this project in an amount not to exceed \$70,000 unanimously by a 6-0 vote.

Attachments:

Presentation:

Jon James

Approvals/Reviews:

Jon James

Created/Initiated

Jon James

Approved

Brandon Dyson

Approved

Jon James

Approved

Theresa James

Approved

Julia Antilley

Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Shannon Scott, Economic Development Specialist, Development Services, 325.653.7197

Meeting Date: February 16, 2021

Item type: Consent Item

Caption:

Consider approving Tax Increment Reinvestment Zone incentive funding for three private projects in the North TIRZ area for the properties located at 1212 N. Chadbourne, 1218 N. Chadbourne and 2218 MLK totaling \$225,000 and three private projects in the South TIRZ area for the properties located at 200 S. Magdalen, 214 S. Chadbourne, and 220 N. Chadbourne totaling \$104,583.08 (Jon James)

Summary/History:

At the monthly TIRZ Board meeting conducted January 26th, 2021 the TIRZ Board approved funding 3 TIRZ North Projects out of the North TIRZ Private funds for a total of \$225,000 and 3 TIRZ South Projects out of the South TIRZ Private funds for a total of \$104,583.80. The details of these projects include:

North:

1212 N. Chadbourne: The funding amount requested was \$75,000 and the Board unanimously approved funding in the full amount of \$75,000 to include: demolition of the existing building and constructing a new 30 x 40 building, new fencing for outside storage screening, the removal and disposal of existing concrete and pouring a new concrete slab, new signage and new landscaping. The Board requested that they provide a landscaping plan to be approved by the Planning Director.

1218 N. Chadbourne: The funding amount requested was \$75,000 and the Board unanimously approved funding in the full amount of \$75,000 to include: demolition of the existing building and constructing a new 30 x 40 building, new fencing for outside storage screening, the removal and disposal of existing concrete and pouring a new concrete slab, new signage and new landscaping. The Board requested that they provide a landscaping plan to be approved by the Planning Director.

2218 MLK – Franco's Café, LLC: The funding amount requested was \$75,000 and the Board unanimously approved funding in the full amount of \$75,000 to include: upgrades to the façade by installing new walls, doors, lighting, windows, new paint, a new roof, new signage, a new concrete foundation, a new service window and security system, ADA ramps and rails and new paving.

South:

200 S. Magdalen – Old Central Firehouse Pizzeria & Taproom: The funding amount requested was \$61,418 and the Board unanimously approved funding in the full amount of \$61,418 to include: upgrades to the façade to include the removal of a patio window and exterior door replacement as well as a new outdoor patio with wheel chair ramp accessibility and new landscaping.

214 S. Chadbourne – Plateau Brewing Company, LLC: The funding amount requested was \$29,280.75 and the Board

unanimously approved funding in the full amount of \$29,280.75 to include: the installation of a new fire sprinkler and alarm system.

220 N. Chadbourne – Roots: The funding amount requested was \$13,884.33 and the Board unanimously approved funding in the full amount of \$13,884.33 to include: upgrades to the façade to include a new illuminated sign demolition materials, the installation of new windows and doors as well as new paint panels.

Financial Impact:

3 TIRZ North projects out of the TIRZ North Private Incentives in the amount of \$225,000, out of \$1,141,195 available.

3 TIRZ South projects out of the TIRZ South Private Incentives in the amount of \$104,583.08, out of \$233,429 available.

Other Information/Recommendation:

At the monthly TIRZ Board meeting conducted January 26th, 2021 the TIRZ Board approved funding 3 TIRZ North Projects out of the North TIRZ Private funds for a total of \$225,000 and 3 TIRZ South Projects out of the South TIRZ Private funds for a total of \$104,583.80. All projects were approved unanimously on 6-0 votes.

Attachments:

Presentation:

Jon James

Approvals/Reviews:

Shannon Scott	Created/Initiated
Jon James	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: Robert Schneeman, Economic Development Coordinator, Economic Development, 325.653.7197

Meeting Date: February 16, 2021

Item type: Consent Item

Caption:

Consider ratifying a resolution by the COSADC Board authorizing the Board President to negotiate and execute a professional services agreement with Centurion Planning and Design, LLC in an amount not to exceed \$5,800 to perform professional engineering and design services for the structural design of two monument signs at the intersection of Hwy 67 Frontage Rd. and Monument Dr. at the entrance to Phase 2 of the San Angelo Business & Industrial Park, a project authorized under Chapter 501 of the Development Corporation Act for infrastructure improvements necessary for development of a portion of the San Angelo Business & Industrial Park (Robert Schneeman)

Summary/History:

At their regular meeting November 18, 2020 the COSADC Board gave staff direction to proceed with a project to construct new entrance monument signs similar to those existing in Phase 1 of the Industrial Park, at the Monument Drive entrance to Phase 2 of the Industrial Park. Since structural drawings of those existing monuments no longer exist, the new monument signs will require engineered structural drawings. Staff requested from and received the attached proposal from Centurion Planning and Design. Staff recommends approval of this item. COSADC approved the resolution at their meeting on January 27, 2021.

Financial Impact:

\$5,800 from Future Projects to a new project account; Budget Amendment required and in process

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | Resolution Monument Signs-Rev | Resolution Monument Signs-Rev.pdf |
| 2. | COSA Business and Industrial Park Monument Signs | COSA Business and Industrial Park Monument Signs.pdf |
| 3. | Business Park Monument Sign Transmittal Letter 1-7-21 | Business Park Monument Sign Transmittal Letter 1-7-21.pdf |
| 4. | Business Park Monument Sign Scope of Services 1-7-21 | Business Park Monument Sign Scope of Services 1-7-21.pdf |

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman
Guy Andrews
Theresa James

Created/Initiated
Approved
Approved

Nolan Sosa
Tina Dierschke
Theresa James
Julia Antilley

Approved
Approved
Approved
Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH CENTURION PLANNING AND DESIGN, LLC IN A SUM NOT TO EXCEED \$ 5,800 TO PERFORM PROFESSIONAL ENGINEERING AND DESIGN SERVICES FOR THE STRUCTURAL DESIGN OF TWO MONUMENT SIGNS AT THE INTERSECTION OF HWY 67 FRONTAGE ROAD AND MONUMENT DRIVE AT THE ENTRANCE TO PHASE 2 OF THE SAN ANGELO BUSINESS & INDUSTRIAL PARK, A PROJECT AUTHORIZED UNDER CHAPTER 501 OF THE DEVELOPMENT CORPORATION ACT FOR INFRASTRUCTURE IMPROVEMENTS NECESSARY FOR DEVELOPMENT OF A PORTION OF THE SAN ANGELO BUSINESS AND INDUSTRIAL PARK, SUBJECT TO APPROVAL OF THE CITY COUNCIL.

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

WHEREAS, COSADC is the owner and operator of the San Angelo Business and Industrial Park the development of which is necessary to promote or develop new or expanded business enterprises; and

WHEREAS COSADC wishes to provide sign monumentation at the entrance to Phase 2 of the Business & Industrial Park; and

WHEREAS construction of these monument signs will require professional engineering design services; and

WHEREAS COSADC has requested and received a qualified proposal to perform said engineering design services from Centurion Planning and Design, LLC in the amount of \$5,800; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO Development Corporation Board of Directors that:

The City of San Angelo Development Corporation offers this Resolution in support of City Council approval of a Project funding engineering and professional design services in a sum not to exceed \$5,800 for the structural design of two monument signs to be located at the intersection of the Hwy 67 Frontage Road and Monument Drive. The Board further authorizes the Board President to negotiate and execute a professional services agreement with Centurion Planning and Design, LLC for such services, subject to City Council approval of the Project.

ADOPTED on this the 27th day of January 2021.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

ATTEST:

Nora Nevarez, Corporation Secretary

Todd Kolls, President

APPROVED AS TO FORM

Brandon Dyson, Assistant City Attorney

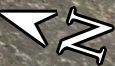
APPROVED AS TO CONTENT

Guy Andrews, Director of
Economic Development

Untitled Map

Write a description for your map.

Legend



January 7, 2021

Mr. Robert A. Schneeman
Economic Development Project Manager
69 N. Chadbourne Street
San Angelo, Texas 76903

Dear Mr. Schneeman,

The purpose of this letter is to present you with a Scope of Services to provide professional engineering services for the COSA Business and Industrial Park Monument Signs Project.

It is our understanding that the scope of work involves the design of two new monument signs for the COSA Business and Industrial Park entryways. The work includes showing a location for each sign, designing structural foundations for each sign, and planning a landscaping layout around each sign.

The professional services for this project include two (2) elements: 90% Design Submittal and 100% Design Submittal. The estimated fee for these elements is \$5,800.00. Our team is prepared to begin work immediately upon approval of the fee and contract by the COSA Development Corporation.

We appreciate the opportunity to work with COSADC on this project. If you have any questions, please do not hesitate to contact me at (325) 757-1001.

Thank you,

A handwritten signature in blue ink, appearing to read "David Alexander".

David Alexander, P.E.
Principal Engineer



SCOPE OF WORK AND FEE
COSA Business and Industrial Park Monument Signs
San Angelo, Texas
January 7, 2021

The following Scope of Work (SOW) describes the consultant work effort required to provide basic professional engineering services for the City of San Angelo (COSA) Business and Industrial Park Monument Sign project for the City of San Angelo Development Corporation (Owner) by Centurion Planning & Design, LLC. (Consultant).

It is the Consultant's understanding that the scope of work involves the design of two new monument signs for the COSA Business and Industrial Park entryways. The work includes showing a location for each sign, designing structural foundations for each sign, and planning a landscaping layout around each sign.

It is the Consultant's understanding the design of the signs themselves will mimic the existing signs at the Business Park. As such, Consultant will work with the existing sign supplier for the sign face design. Design of the actual sign face type is not part of this scope of work.

ELEMENT 1 – Preliminary 90% Design Submittal

Task 1.1 – Existing Data Collection

Consultant will compile existing info available from the Owner. This includes geotechnical information and existing project site plans, cad files and any relevant existing information. After receiving existing information, Consultant will coordinate with any subconsultants to get them the required information for structural foundation design.

Task 1.2 – Prepare 90% Design Documents

Preparation of 90% design drawings. The drawings will show scope, extent, and character of the work to be performed and will be submitted to the Owner for review. Consultant anticipates the plan set to consist of approximately five (5) plan sheets and an associated specification book.

Plans will include site location/layout, structural foundation design, landscaping layout, and all associated details.

Task 1.3 – Opinion of Probable Project Cost

Based upon the information derived from the 90% design plans, an opinion of probable project cost (OPPC) will be generated for construction of proposed improvements. The OPPC will be submitted to the Owner for review along with the plans and specifications.

Task 1.4 – Additional Information (as needed)

Advise the Owner if any additional information is required. Surveying will not be conducted as basic services in this proposal.

Consultant services under the 90% design submittal phase will be complete after the 90% design review plans are submitted to the Owner.

ELEMENT 2 – Final 100% Design Submittal

Task 2.1 – Preparation of Final 100% Design Submittal

Address Owner comments from the 90% design submittal. Prepare 100% final design submittal documents including plans and specifications. The documents will provide for the construction of the improvements including the scope, extent, and character of the work to be performed by a Contractor. The documents will be submitted to the Owner for final review prior to sealing.

Task 2.2 – Opinion of Probable Project Cost

Based upon the information derived from the 100% design plans, a finalized OPPC will be generated for construction of proposed improvements. The OPPC will be submitted to the Owner for review along with the plans and specifications.

Task 2.3 – Final Documents

Submit 2 copies of final plans and specifications ready for pricing or bidding to the COSADC.

Consultant's services under the 100% Design Submittal Phase will be considered complete when final copies are submitted to the Owner.

PROJECT DESIGN FEE

The table below lists the design fees associated with each of the four elements listed above, as well as the total design fee for the project.

Element	Description	Fee
1	90% Design Submittal	\$3,400
2	100% Design Submittal	\$2,400
	TOTAL	\$5,800

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 16, 2021

Item type: Consent Item

Caption:

Consider ratifying a resolution by the COSADC Board authorizing the Board President to negotiate and execute a professional services agreement with Parkhill Smith & Cooper, Inc. (Parkhill) in an amount not to exceed \$25,000 to perform professional engineering and design services for the preparation of A Storm Water Pollution Prevention Plan and technical specifications for lot clearing to be performed at Phase 2 of the San Angelo Business & Industrial Park, a project authorized under Chapter 501 of the Development Corporation Act for infrastructure improvements necessary for development of a portion of the San Angelo Business & Industrial Park (Robert Schneeman)

Summary/History:

At their regular meeting November 18, 2020 the COSADC Board gave staff direction to proceed with a project to Phase 2 of the Industrial Park. Since structural drawings of those existing monuments no longer exist, the new monument signs clear brush from the proposed lot areas in Phase 2. The project will require preparation of a Storm Water Pollution Prevention Plan (SWPPP) and technical specifications for the work to be performed. Staff requested from and received the attached proposal from Parkhill Engineers in the amount of \$18,000 plus reimbursables. Staff recommends approval of this item not to exceed \$25,000. COSADC approved this resolution at their January 27, 2021 meeting.

Financial Impact:

\$25,000 from Future Projects to a new project. Budget Amendment in process.

Other Information/Recommendation:

Attachments:

- | | |
|----------------------------------|-----------------------------------|
| 1. Resolution Brush Clearing-Rev | Resolution Brush Clearing-Rev.pdf |
| 2. Phase 2 Lot Exhibit- | Phase 2 Lot Exhibit-.pdf |

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Guy Andrews	Approved
Theresa James	Approved
Tina Dierschke	Approved
Julia Antilley	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH PARKHILL SMITH & COOPER, INC. (PARKHILL) IN A SUM NOT TO EXCEED \$ 25,000 TO PERFORM PROFESSIONAL ENGINEERING AND DESIGN SERVICES FOR THE PREPARATION OF A STORM WATER POLLUTION PREVENTION PLAN AND TECHNICAL SPECIFICATIONS FOR LOT CLEARING TO BE PERFORMED AT PHASE 2 OF THE SAN ANGELO BUSINESS & INDUSTRIAL PARK, A PROJECT AUTHORIZED UNDER CHAPTER 501 OF THE DEVELOPMENT CORPORATION ACT FOR INFRASTRUCTURE IMPROVEMENTS NECESSARY FOR DEVELOPMENT OF A PORTION OF THE SAN ANGELO BUSINESS AND INDUSTRIAL PARK, SUBJECT TO APPROVAL OF THE CITY COUNCIL.

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

WHEREAS, COSADC is the owner and operator of the San Angelo Business and Industrial Park the development of which is necessary to promote or develop new or expanded business enterprises; and

WHEREAS COSADC wishes to provide cleared lots to enhance potential salability; and

WHEREAS bidding this project will require engineering services for the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and technical specifications describing the work to be performed; and

WHEREAS COSADC has requested and received a qualified proposal to perform said engineering services from Parkhill in the amount of \$18,000 plus reimbursables, which are not expected to exceed \$7,000; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO Development Corporation Board of Directors that:

The City of San Angelo Development Corporation offers this Resolution in support of City Council approval of a Project funding engineering services in a sum not to exceed \$25,000 for preparation of a SWPPP and technical specifications for lot clearing. The Board further authorizes the Board President to negotiate and execute a professional services agreement with Parkhill for such services, subject to City Council approval of the Project.

ADOPTED on this the 27th day of January 2021.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

ATTEST:

Nora Nevarez, Corporation Secretary

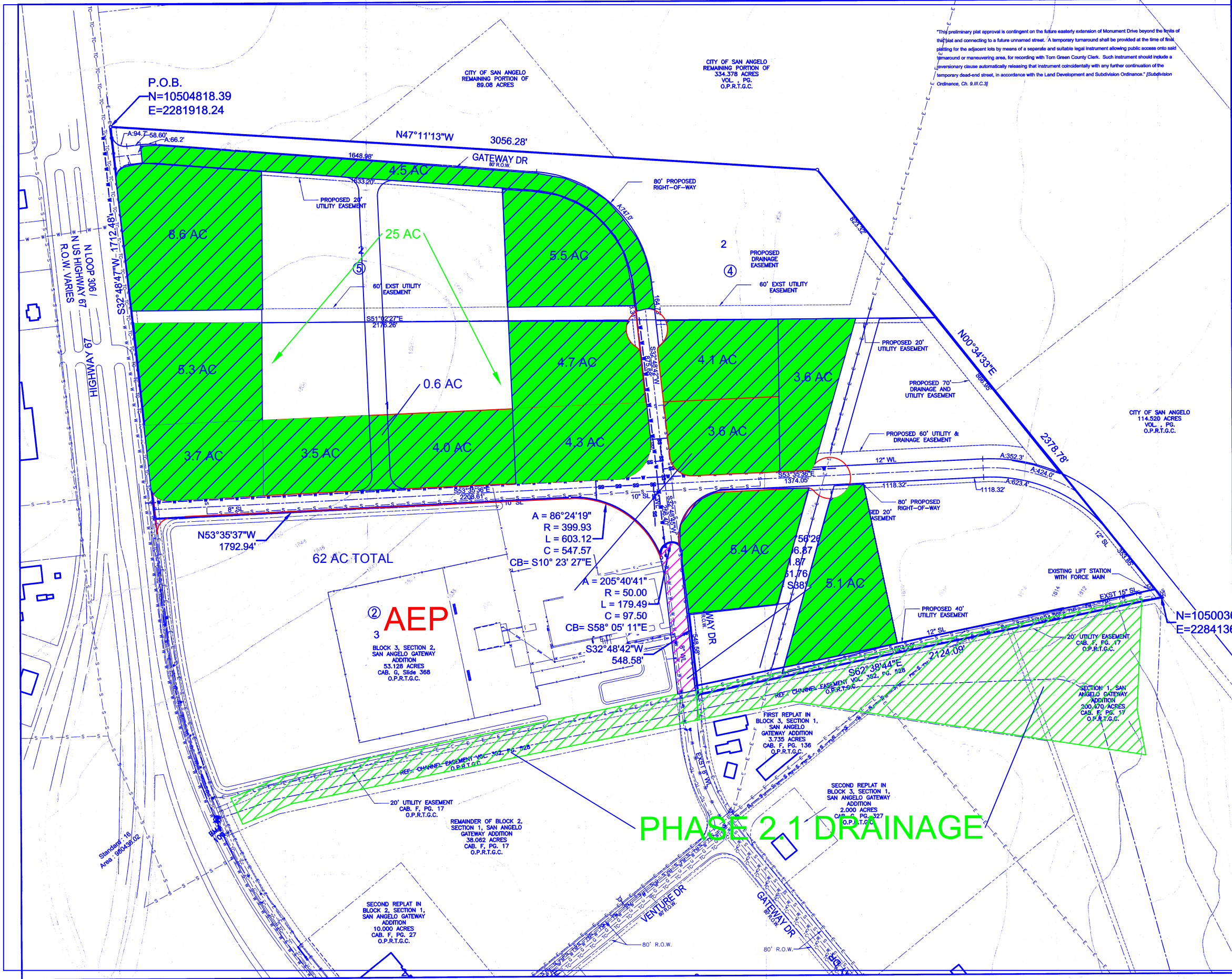
Todd Kolls, President

APPROVED AS TO FORM

Brandon Dyson, Assistant City Attorney

APPROVED AS TO CONTENT

Guy Andrews, Director of
Economic Development



Revised Preliminary Plat

SAN ANGELO GATEWAY

ADDITION SECTION 2

CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

Owner / Developer: The City of San Angelo Development Corporation

Being a 153.114 Remainder of 408.674 Ac.

Located in, C.C.S.D. & R.G.N.G. RR. CO., SURVEY NO. 1111,

City of San Angelo and County of Tom Green, Texas

200'

100'

0'

200'

Original Scale: 1"=200'

LEGEND

EXISTING LOT LINES & RIGHT OF WAY

PROPOSED PLAT LIMITS

PROPOSED STREET ROW

PROPOSED PLATTED LOT LINES

PROPOSED EASEMENTS

PROPOSED CENTERLINE ROAD

LOT COUNT / ACREAGE

	LOT COUNT	ACREAGE
COMMERCIAL	4	117.920
OPEN SPACE	1	20.103
STREETS	-	15.109
TOTAL	5	153.132

CERTIFICATE OF APPROVAL

APPROVED FOR PRELIMINARY PURPOSES ON THE 11TH DAY OF December, 2018. CITY

PLANNING COMMISSION, SAN ANGELO, TEXAS.

CHAIRMAN

SECRETARY

OWNER & DEVELOPER:

THE CITY OF SAN ANGELO DEVELOPMENT CORP.

500 Rio Concho Dr.

San Angelo, TEXAS 76903

ENGINEER:

Parkhill, Smith & Cooper, Inc.

1700 W Wall St., #100

Midland, Texas 79701

432-697-1447

SURVEYOR:

Aaron Burrell Land Surveyors, LLC.

415 W. Wall St., #204

Midland, Texas 79701

Revised Preliminary Plat

SAN ANGELO

GATEWAY ADDITION

SECTION 2

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 16, 2021

Item type: Regular Item

Caption:

MLK/Parks restroom discussion

Summary/History:

At the February 2, 2021 Council Meeting, Council Member Gonzales requested an update on restrooms.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Julia Antilley
Theresa James
Julia Antilley

Created/Initiated
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 16, 2021

Item type: Regular Item

Caption:

Consider resolutions of general support for construction of affordable housing projects as part of the 2021 annual Low Income Housing Tax Credit (LIHTC) program for:

1. San Angelo Crossing - located at the northwest corner of W. Houston Harte Expy. and Northwest Dr.
2. San Angelo Terrace - located behind the BLVD Apartments (Presentation made by Neighborhood & Family Services Director Bob Salas)

Summary/History:

Each year, the Texas Department of Housing and Community Affairs (TDHCA) makes funding available for single and multi-family rental construction projects through a very competitive project selection process. A resolution of support from the city helps projects score higher on the state's scoring process. This year there are two (2) separate projects by the same developer, Trinity Housing Development Texas, LLC competing for funding and staff is requesting approval of resolutions of support for both projects in order for each to gain the most points possible. The proposed projects are as follows:

San Angelo Crossing - Same project as last year, previously called Walnut Trails. 3-story apartments for all ages located at the Northwest corner of W. Houston Harte Expressway and Northwest Drive. Project was awarded a resolution of support last year, but was not awarded tax credits.

San Angelo Terrace - Location behind the BLVD Apartments. Developer will extend Appaloosa trail for access and frontage. Currently in the ETJ, but developer will request annexation and extend necessary utilities. 3-story apartments for all ages.

While only one project in our area which includes Odessa and Midland will be awarded tax credits, staff supports both affordable housing projects.

Financial Impact:

No impact to the City's budget.

Other Information/Recommendation:

Staff recommends approval of resolutions of general support for both LIHTC projects.

Attachments:

- | | |
|--|--|
| 1. San Angelo Crossing Resolution for Feb 16 | San Angelo Crossing Resolution for Feb 16.docx |
| 2. San Angelo Terrace Resolution for Feb 16 | San Angelo Terrace Resolution for Feb 16.docx |

Presentation:

Bob Salas

Approvals/Reviews:

Bob Salas	Created/Initiated
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, IN SUPPORT OF THE APPLICATION OF COBBLESTONE SAN ANGELO CROSSING, LP TO BE MADE TO THE HOUSING TAX CREDIT PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR AN AWARD AND ALLOCATION OF 2021 LOW INCOME HOUSING TAX CREDIT PROGRAM FUNDS FOR THE CONSTRUCTION OF AFFORDABLE HOUSING FOR LOW INCOME CITIZENS, KNOWN AS SAN ANGELO CROSSING, TO BE LOCATED AT THE NORTHWEST CORNER OF W. HOUSTON HARTE EXPRESSWAY AND NORTHWEST DRIVE

WHEREAS, the City of San Angelo, Texas, has a Community Development Program, implemented pursuant to Article 1.06 of the City of San Angelo Code of Ordinances, adopted pursuant to the Texas Community Development Act of 1975, Texas Local Government Code Chapter 373; and,

WHEREAS, one of the primary goals of the Community Development Program is to improve the living and economic conditions of persons of low and moderate income; and,

WHEREAS, Cobblestone San Angelo Crossing, LP intends to submit to the Low Income Housing Tax Credit (LIHTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) for an award and allocation of 2021 competitive nine percent (9%) LIHTC Program funds for the construction of affordable housing for low income citizens, to be known as San Angelo Crossing, TDHCA #21113 to be located at the northwest corner of W Houston Harte Expressway and Northwest Drive in the City of San Angelo (the "Project"); and,

WHEREAS, consistent with the primary goals of the Community Development Program the City of San Angelo has previously supported federal assistance to encourage construction of qualified Low Income Housing Tax Credit development projects;

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

Section 1. The City Council for the City of San Angelo adopts the foregoing recitals as true and correct, and hereby affirms that it supports the application of Cobblestone San Angelo Crossing, LP to the Low Income Housing Tax Credit (HTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) for an award and allocation of 2021 competitive nine percent (9%) LIHTC Program funds for the construction of affordable housing for low income citizens, known as San Angelo Crossing, to be located at the northwest corner of W. Houston Harte Expressway and Northwest Drive in the City of San Angelo, Texas.

Section 2. That this resolution shall take effect immediately from and after its adoption.

Section 3. The City Clerk is hereby authorized and directed to certify this resolution to the Texas Department of Housing and Community affairs.

PASSED, APPROVED, AND ADOPTED this 16th day of February 2021.

CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

BY: _____
Julia Antilley, City Clerk

APPROVED AS TO CONTENT:

Robert Salas, Neighborhood & Family
Services Director

APPROVED AS TO FORM:

Theresa James, City Attorney

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, IN SUPPORT OF THE APPLICATION OF COBBLESTONE SAN ANGELO TERRACE, LP TO BE MADE TO THE HOUSING TAX CREDIT PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR AN AWARD AND ALLOCATION OF 2021 LOW INCOME HOUSING TAX CREDIT PROGRAM FUNDS FOR THE CONSTRUCTION OF AFFORDABLE HOUSING FOR LOW INCOME CITIZENS, KNOWN AS SAN ANGELO TERRACE, TO BE LOCATED ON APPALOOSA TRAIL.

WHEREAS, the City of San Angelo, Texas, has a Community Development Program, implemented pursuant to Article 1.06 of the City of San Angelo Code of Ordinances, adopted pursuant to the Texas Community Development Act of 1975, Texas Local Government Code Chapter 373; and,

WHEREAS, one of the primary goals of the Community Development Program is to improve the living and economic conditions of persons of low and moderate income; and,

WHEREAS, Trinity Housing Development Texas, LLC intends to submit to the Low Income Housing Tax Credit (LIHTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) for an award and allocation of 2021 competitive nine percent (9%) LIHTC Program funds for the construction of affordable housing for low income citizens, to be known as San Angelo Terrace, to be located on Appaloosa Trail, south of Sherwood Way (the "Project"); and,

WHEREAS, consistent with the primary goals of the Community Development Program the City of San Angelo has previously supported federal assistance to encourage construction of qualified Low Income Housing Tax Credit development projects;

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

Section 1. The City Council for the City of San Angelo adopts the foregoing recitals as true and correct, and hereby affirms that it supports the application of Cobblestone San Angelo Terrace, LP to the Low Income Housing Tax Credit (HTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) for an award and allocation of 2021 competitive nine percent (9%) LIHTC Program funds for the construction of affordable housing for low income citizens, known as San Angelo Terrace, to be located on Appaloosa Trail south of Sherwood Way, in the City of San Angelo, Texas.

Section 2. That this resolution shall take effect immediately from and after its adoption.

Section 3. The City Clerk is hereby authorized and directed to certify this resolution to the Texas Department of Housing and Community affairs.

PASSED, APPROVED, AND ADOPTED this 16th day of February 2021.

CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

BY: _____
Julia Antilley, City Clerk

APPROVED AS TO CONTENT:

Robert Salas, Neighborhood & Family
Services Director

APPROVED AS TO FORM:

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 16, 2021

Item type: Regular Item

Caption:

First reading and public hearing on and ordinance approving EMS Compliance and Fire Compliance Assignment Pay
(Presentation made by Fire Chief Brian Dunn)

Summary/History:

The San Angelo Fire Department will have to assume several new responsibilities in administering and ensuring DSHS (Department of State Health Services) and TCFP (Texas Commission on Fire Protection) procedures Starting in January 2021. TCFP has decided that they will no longer write curriculum for any certification courses other than basic structural firefighting. This means that someone from this department must take on the responsibility of writing the curriculum for all the other courses that we certify our personnel in. The list is as follows:

ARFF-Aircraft Rescue Fire Fighting
PADO-Pumper Apparatus Driver Operator
Incident Safety Officer
Fire Instructor
Fire Investigator
Fire Inspector
Officer 1
Officer 2
Officer 3
Officer 4
Wildland Fire Fighting
Plans Examiner
Hazardous Materials Incident Commander
Haz-Mat Technician

TCFP wrote the curriculum for all of these classes in the past. It is now the responsibility of the department that is giving the certification class to write an up dated curriculum each time the source material changes which is every 2-3 years. Several of these certifications are vital to the city on a daily basis such as the ARFF which allows us to keep enough aircraft firefighters to keep the airport and commercial air traffic coming and going to and from the city. Another one is fire inspector so as to keep the public safe within the buildings in the city.

Added Responsibilities for the Fire Compliance Assignment:

Oversee Compliance with TCFP
Oversee compliance with SFFMA
Develop and write certification courses
Run basic fire academy for SAFD

Run basic fire academy for high school and adults when implemented
Liaison with TCFP, TEEX, SFFMA, and GAFB
Coordinate and lead Area School

Howard College is moving from completing the paramedic portion of training that we currently are enrolled in from 12 months to about 30 months. The impact for the city in this is that the recruits that we hire can't begin work for us until they are completely certified. Currently they are completely fire and EMS certified in about 16 months. The new total certification period would be about 36 months. We are working on a MOA (Memorandum of Agreement) with Howard so that we may continue to instruct our own paramedic class under their credentialing umbrella. This will allow us to continue to complete our entire training for fire and EMS in 16 months. There are several things that we need to do to make sure we comply with DSHS in several areas. The EMS compliance assignment would be responsible for the following:

Oversee compliance with DSHS (Department of State Health Services)
Oversee ordering and inventory of EMS supplies
Evaluation and correction of QA/QI (Quality Assurance/Quality Improvement)
Liaison between medical director, hospitals, nursing homes
Ensure all SAFD personnel are up to date on all training and certifications
Serve as CPR instructor for SAFD and future public CPR program
Serve as Administrator of Record for DSHS
Hold EMS Coordinator Certification in the future
Hold EMS Instructor

This assignment pay would be in the amount of \$1250 per month to take on these responsibilities and whomever is placed in this assignment would be in an Exempt position.

If we hired 2 FTE's (full time employees) it would be a minimum of about \$150,000 with benefits.

If we paid each position 10 hours of overtime per week it would cost about \$61,000 per year.

The assignment pay comes out to \$37,332 with the benefits attached.

I can adjust some budgets to pay for this, through savings of the department doing some of items internally. We aren't asking for any extra funding to accomplish this assignment pay. We are at council because it happens in 143 civil service and must be approved by council.

Financial Impact:

\$37,332 within the fire departments operating budget. No outside funding needed.

Other Information/Recommendation:

Attachments:

1. ORD amending Chapter 2 Assignment Pay ORD amending Chapter 2 Assignment Pay .docx

Presentation:

Brian Dunn

Approvals/Reviews:

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

ORDINANCE 2021-0xx

AN ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE CITY OF SAN ANGELO, TEXAS AMENDING CHAPTER 2 "ADMINISTRATION AND PERSONNEL", ARTICLE 2.08 "CLASSIFIED SERVICE", SECTION 2.08.016 "ASSIGNMENT PAY" BY ADDING SUBSECTION E "EMS COMPLIANCE AND FIRE COMPLIANCE"; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

- 1) THAT**, Chapter 2, Article 2.08, Section 2.08.016 "Assignment Pay" is hereby amended by adding subsection (e) as follows:

"(e) EMS Compliance and Fire Compliance. Firefighters assigned by the Chief to oversee EMS Compliance or Fire Compliance for the San Angelo Fire Department shall be eligible for additional assignment pay in the amount of \$1250 per month for each month assigned."

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

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

SEVERABILITY:

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

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

INTRODUCED on the 16th day of February, 2021, and finally **PASSED, APPROVED** and **ADOPTED** on this the 2nd day of March, 2021.

THE CITY OF SAN ANGELO:

Brenda Gunter, Mayor

ATTEST:

Julia Antilley, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 16, 2021

Item type: Regular Item

Caption:

Public hearing on proposed annexation and first reading of an ordinance annexing into the City of San Angelo, by petition of the property owner, for 1.658 acres out of Casper Berberich Survey 177, Abstract No. 52, Tom Green County, Texas; and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

The property owner is requesting annexation of a triangle piece to square off a larger piece of property that is partially within the city limits along the South Loop 306 Service Road between Old Stone Drive and North Bentwood Drive. The property owner has already platted this property and plans to bring forward a rezoning request to zone the property General Commercial.

Financial Impact:

There is no anticipated financial impact for this annexation.

Other Information/Recommendation:

Staff informed the Planning Commission that the property owner was requesting annexation at the December 14, 2020 Planning Commission meeting where they approved the Lucky Lou Preliminary and Final Plats. Then at the January 25, 2021 Planning Commission meeting the Planning Commission approved the proposed rezoning of the Lucky Lou property which is on the City Council agenda for February 16, 2021. No formal recommendation is required from the Planning Commission.

Attachments:

- | | |
|--------------|----------------|
| 1. 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

AN ORDINANCE ANNEXING INTO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ON PETITION OF PROPERTY OWNERS, TERRITORY GENERALLY DESCRIBED AS 1.658 ACRES OF LAND OUT OF CASPER BERBERICH SURVEY 177, ABSTRACT NO. 52, AND BEING OUT OF A 31.987 TRACT, TOM GREEN COUNTY, TEXAS; SITUATED IMMEDIATELY SOUTH/SOUTHEAST OF THE CITY LIMITS; GENERALLY LOCATED SOUTH OF LOOP 306, WEST OF 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 1.658 acres situated immediately south/southeast of the City, generally located south of Loop 306, west of 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 December 15, 2020; and,

WHEREAS, a public hearing on the annexation was held, the 16th of February, 2021, 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 16th day of February, 2021, and finally PASSED, APPROVED AND ADOPTED on this the 2nd day of March, 2021.

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)

"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

EXHIBIT "A" MAP

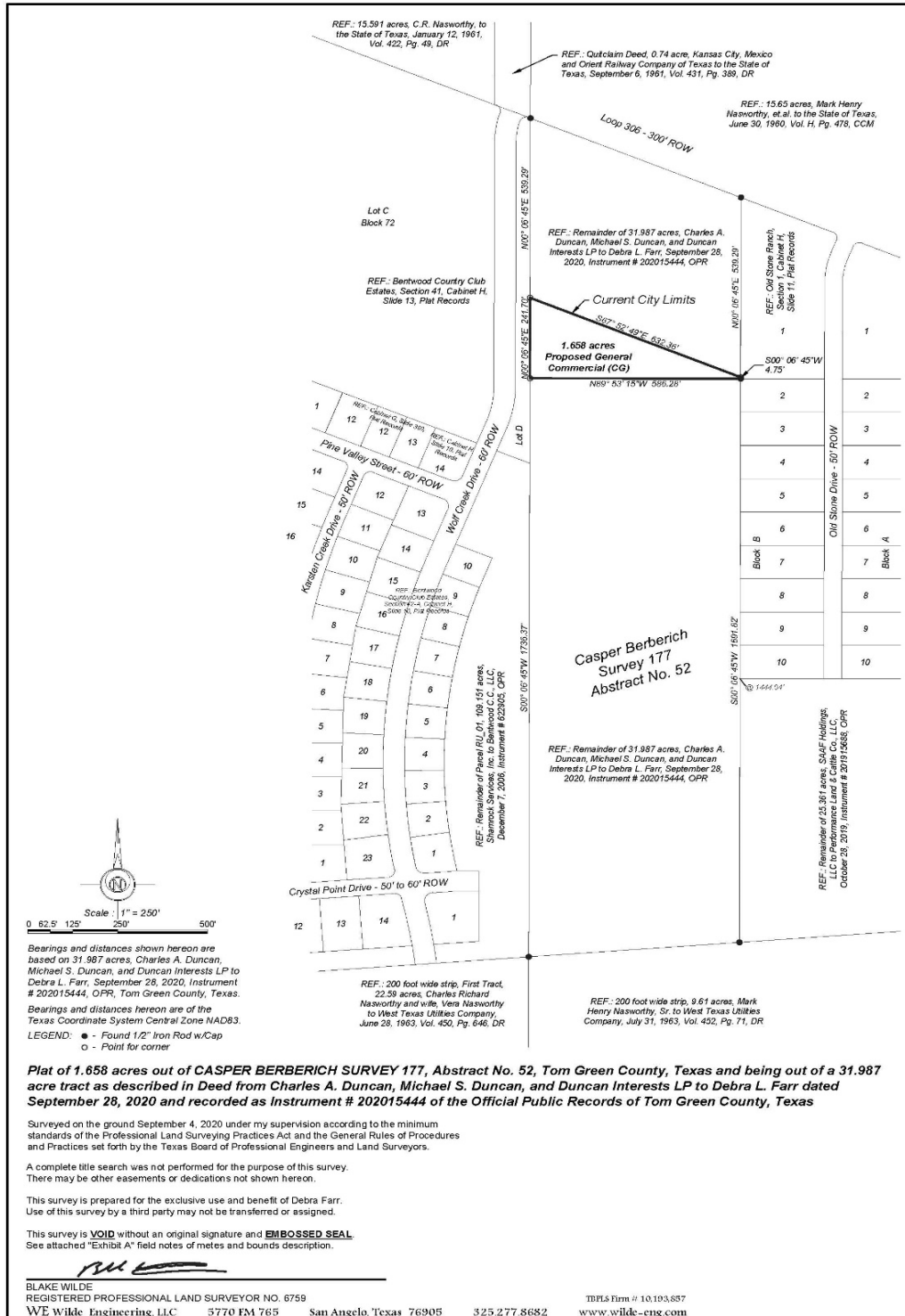


EXHIBIT B

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 March, 2021, 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

LUCKY LOU ADDITION (OWNER)

By: _____
Debra L. Farr
Owner

Approved as to Form and Legality:

Theresa James, City Attorney

**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 1.658 acres of land out of Casper Berberich Survey 177, Abstract No. 52, City of San Angelo, Tom Green County, Texas and said 1.658 acre tract also being out of that certain 31.987 tract as described in deed from Charles A. Duncan, Michael S. Duncan interest LP to Debra L. Farr recorded as instrument # 202015444 official public records 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 hydrant 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 at such time as required by development plans and platting, 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.

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: February 16, 2021

Item type: Regular Item

Caption:

First reading and public hearing of ordinances:

1. amending the City of San Angelo Comprehensive Plan, changing certain lands from the "Neighborhood" Future Land Use to the "Transitional" Future Land Use, being 1.658 acres; and
2. rezoning property from the Single-Family Residential zoning district to the General Commercial zoning district, Lots 1, 2 & Tract A in the Lucky Lou Addition, being 8.916 acres generally located south of Loop 306, west of Old Stone Dr., and east of N. Bentwood Dr. (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

A request for approval of an amendment to the City of San Angelo Comprehensive Plan, CP20-08, changing certain lands from the Neighborhood Future Land Use to the Transitional Land Use, being 1.658 acres and a request for approval of a rezoning, Z20-21, from the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, being 8.916 acres out of Casper Berberich Survey 177, Abstract No. 52, (Lots 1, 2 & Tract A Lucky Lou Addition) Tom Green County & Texas; generally located south of Loop 306, west of Old Stone Drive and east of North Bentwood Drive.

Financial Impact:

N/A

Other Information/Recommendation:

The Planning Commission at their January 25, 2021 meeting voted unanimously (6-0) to recommend that the City Council approve the request for a future land use amendment and rezoning.

Attachments:

- | | |
|------------------------|--------------------------|
| 1. Staff Report | Staff Report.pdf |
| 2. Ordinance (CP20-08) | Ordinance (CP20-08).docx |
| 3. Ordinance (Z20-21) | Ordinance (Z20-21).docx |

Presentation:

Jon James

Approvals/Reviews:

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

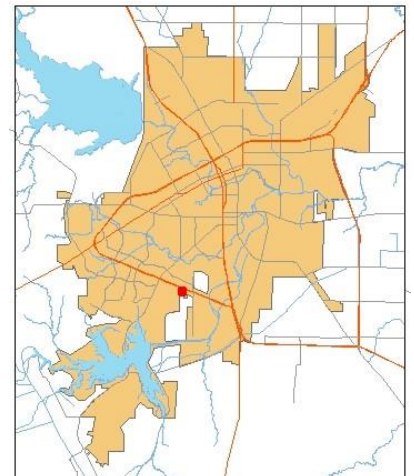
Theresa James
Julia Antilley

Approved
Final Approval

CITY COUNCIL – FEBRUARY 16, 2021
STAFF REPORT



APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment & Rezoning		CP20-08 & Z20-21: Lucky Lou	
SYNOPSIS:			
A request for approval of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Future Land Use to the Transitional Land Use, being 1.658 acres and a request for approval of a rezoning from the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, being 9.182 acres out of Casper Berberich Survey 177, Abstract No. 52, (Lots 1, 2 & Tract A Lucky Lou Addition) Tom Green County & Texas; generally located south of Loop 306, west of Old Stone Drive and east of North Bentwood Drive.			
LOCATION:		LEGAL DESCRIPTION:	
Loop 306 Service Road between Old Stone Drive and North Bentwood Drive		9.182 acres out of Casper Berberich Survey 177, Abstract No. 52, (Lots 1, 2 & Tract A Lucky Lou Addition) Tom Green County & Texas	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD: District 1 – Tommy Hiebert Neighborhood: Country Club	Single Family Residence (RS-1) / Unzoned (ETJ)	Neighborhood & Transitional	9.182 acres
THOROUGHFARE PLAN:			
<u>Loop 306 Frontage Road</u> – TxDOT service road, 30 feet pavement, 300 foot Right-of-Way for the Expressway			
NOTIFICATIONS:			
4 notifications were mailed within a 200-foot radius of the property on January 8, 2021. No response was received in favor or against, to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a request to approve a Comprehensive Plan amendment to Transitional for 1.658 acres and the rezoning to General Commercial (CG) for 9.182 acres, generally located south of Loop 306, west of Old Stone Drive and east of North Bentwood Drive.			
PROPERTY OWNER/PETITIONER:			
Owner: Debbie Farr Petitioner: Erica Carter; Carter- Fentress Engineering			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			



Additional Information:

The subject property is designated “Transitional” in the City’s Comprehensive Plan which intends to encourage “Commercial areas may be a bridge to neighborhoods.” “Transition Areas imply increased density and greater mix of uses than neighborhoods. In this case the transition area will provide for a buffer from the intense traffic along Loop 306 while still providing for easy access to that main traffic movement expressway. The purpose of the proposed development is to provide commercial development that meets the needs of the residential development along Loop 306 and to eventually provide additional residential development in phase two. The applicant intends on constructing a self-storage facility that is easily accessible to the residents south of Loop 306. It will then act as a low intensity buffer to future residential development in the area.

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 General Commercial zoning will be consistent with the Transitional Future Land Use in the City’s Comprehensive Plan once CP20-08, the Comprehensive Plan Amendment necessitated by this rezoning request is approved. The City is in support of that amendment. The Transitional policies in the Comprehensive Plan encourage the mix of uses and development options to buffer a more Neighborhood residential use away from the major traffic carrier of Loop 306. Commercial with a lower density buffering the residential and traffic provides a blending of uses. The proposed rezoning is a good example of the mix of uses within an area that are compatible.
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 zoning allows a mix of commercial uses generally on a smaller scale that separate residential from the more intense use areas. 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 a growth area. Sewer capacity is being expanded into this area and will likely spur additional development in the area. New residential neighborhoods have evolved and uses have blended. The proposed development of self-storage construction often follows new areas of residential development and help build a foundation for commercial growth. This use is consistent with the City of San Angelo’s Comprehensive Plan and development staging.
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 residential growth relevant and alive while waiting for Commercial growth to meet the developing needs.

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.* Maintaining the natural areas and the habitat while accommodating storm water runoff is a very important aspect of this neighborhood area. As the development of this area continues some undisturbed habitat will be disturbed. It is up to the City of San Angelo to oversee and help developers mitigate that disturbance while meeting the needs of the community. Often a park located in a new growth area can fulfill that aspect of community development. This area is generally listed on the Park Master Plan for future development.
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 and services that meet the needs of the new residential development. The proposed development is part of that growth element that is a result of community expansion.
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 mixed development contributes to overall pattern of development and growth the City encourages. There is a large apartment complex in the process of being built to the west of this commercial proposal. With the mix of housing types comes the demand for additional services and the continued growth of an area. The development pattern for this area will follow established trends for this community.

Recommendation:

Staff's recommendation for the City Council to **APPROVAL** the request to approve a Comprehensive Plan amendment to Transitional for 1.658 acres and the rezoning to General Commercial (CG) for 9.182 acres, generally located south of West Loop 306, west of Old Stone Drive and east of North Bentwood Drive.

Planning Commission:

West Loop 306, 1700 Block

i. **CP20-08: West Loop 306, 1700 Block**

A request for approval of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Future Land Use to the Transitional Land

Use, being 1.658 acres located south of Loop 306, west of Old Stone Drive and east of North Bentwood Drive.

ii. **Z20-21: West Loop 306, 1700 Block**

A request for approval of a rezoning from the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, being 9.182 acres out of Casper Berberich Survey 177, Abstract No. 52, (Lots 1, 2 & Tract A Lucky Lou Addition) located south of Loop 306, west of Old Stone Drive and east of North Bentwood Drive.

These cases were presented concurrently as they pertain to a portion of the same property.

Sherry Bailey, Principal Planner, presented the proposed Comprehensive Plan Amendment and Rezoning. Ms. Bailey explained that the plat was recently approved by the Commission and the property will be annexed into the City. She then outlined Staff's recommendation of approval of both cases. She explained that the Comprehensive Plan Amendment will change the piece of the property designated Neighborhood to Transitional, and this will provide a buffer from a more intense to a lower intense residential use. She then outlined Staff's recommendation of approval for the rezoning given that the CG is compatible adjacent to areas of residential development; that the property to the east is CG while west is RM-1 and is therefore compatible; that this area is beginning to develop given the City sewer expansion project leading to additional rezoning and annexations and therefore CG is appropriate; that San Angelo is still in need of both commercial development backed by residential; and that the property has frontage onto Loop 306 which can accommodate traffic.

Vice Chair Jackson opened public comment.

Vice Chair Jackson closed public comment.

Vice Chair Jackson asked if two separate motions were needed.

Ms. Bueker responded one motion could be taken.

Commissioner Davis made a motion to **RECOMMEND APPROVAL** of a rezoning from the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, being 9.182 acres out of Casper Berberich Survey 177, Abstract No. 52, (Lots 1, 2 & Tract A Lucky Lou Addition) located south of Loop 306, west of Old Stone Drive and east of North Bentwood Drive. Commissioner Uherik seconded the motion. The motion carried unanimously 6-0.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Notification Map
Application



Location Map Lucky Lou Addition

CP20-08/Z 20-21

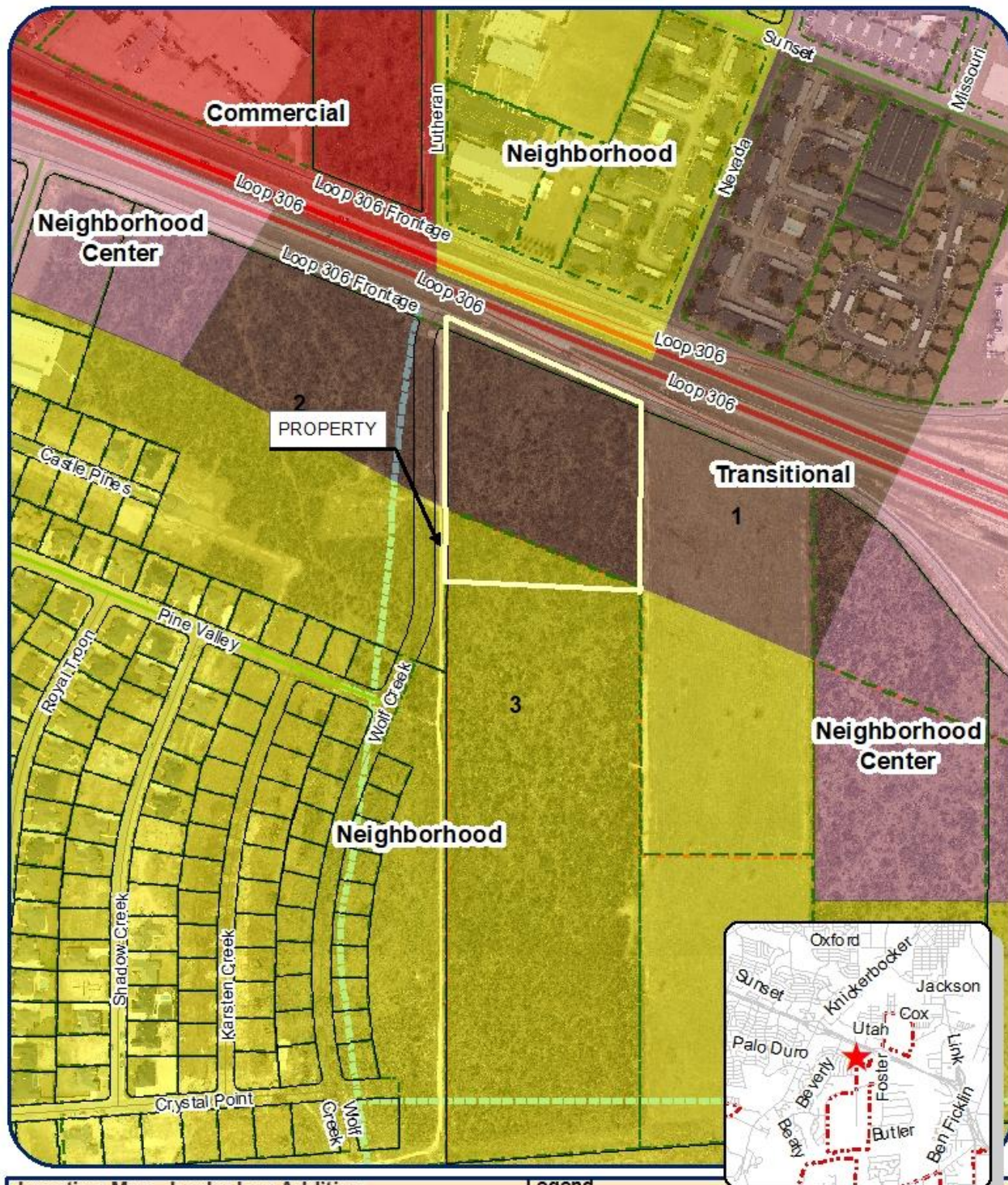
Council District 1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 380 ft

Legend

Subject Properties: **Single Family (RS-1)**
Current Zoning: **General Commercial (CG)**
Requested Zoning Change: **Neighborhood & Transitional**
Vision: **Neighborhood & Transitional**



9.182 acres out of Casper Berberich Survey 177, Abstract No. 52, (Lots 1, 2 & Tract A Lucky Lou Addition)



Location Map Lucky Lou Addition

CP20-08/Z 20-21

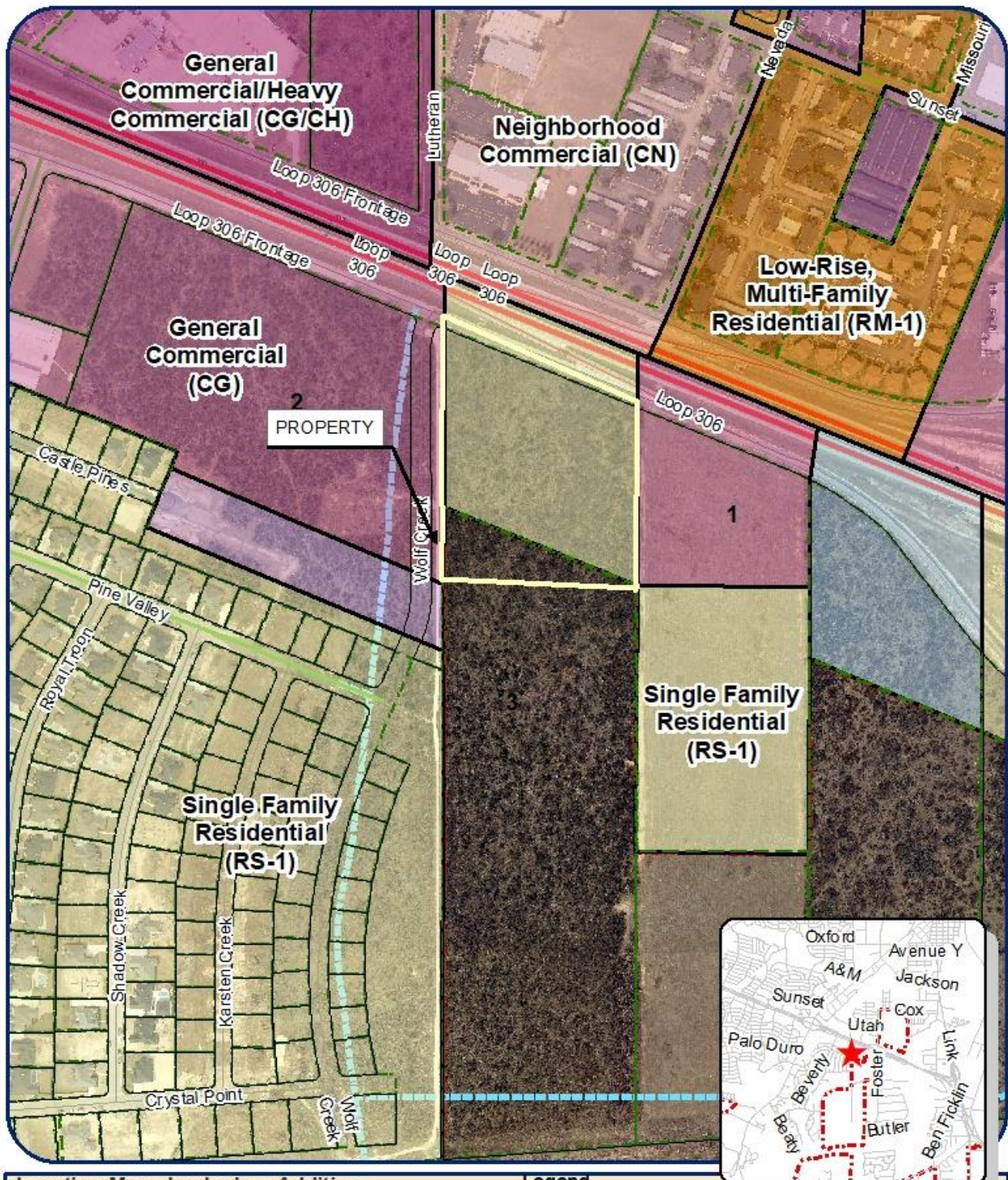
Council District 1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 380 ft

Legend

Subject Properties: **Single Family (RS-1)**
Current Zoning: **General Commercial (CG)**
Requested Zoning Change: **Neighborhood & Transitional**
Vision: **Neighborhood & Transitional**

9.182 acres out of Casper Berberich Survey 177, Abstract No. 52, (Lots 1, 2 & Tract A Lucky Lou Addition)





Location Map Lucky Lou Addition

CP20-08/Z 20-21

Council District 1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 380 ft

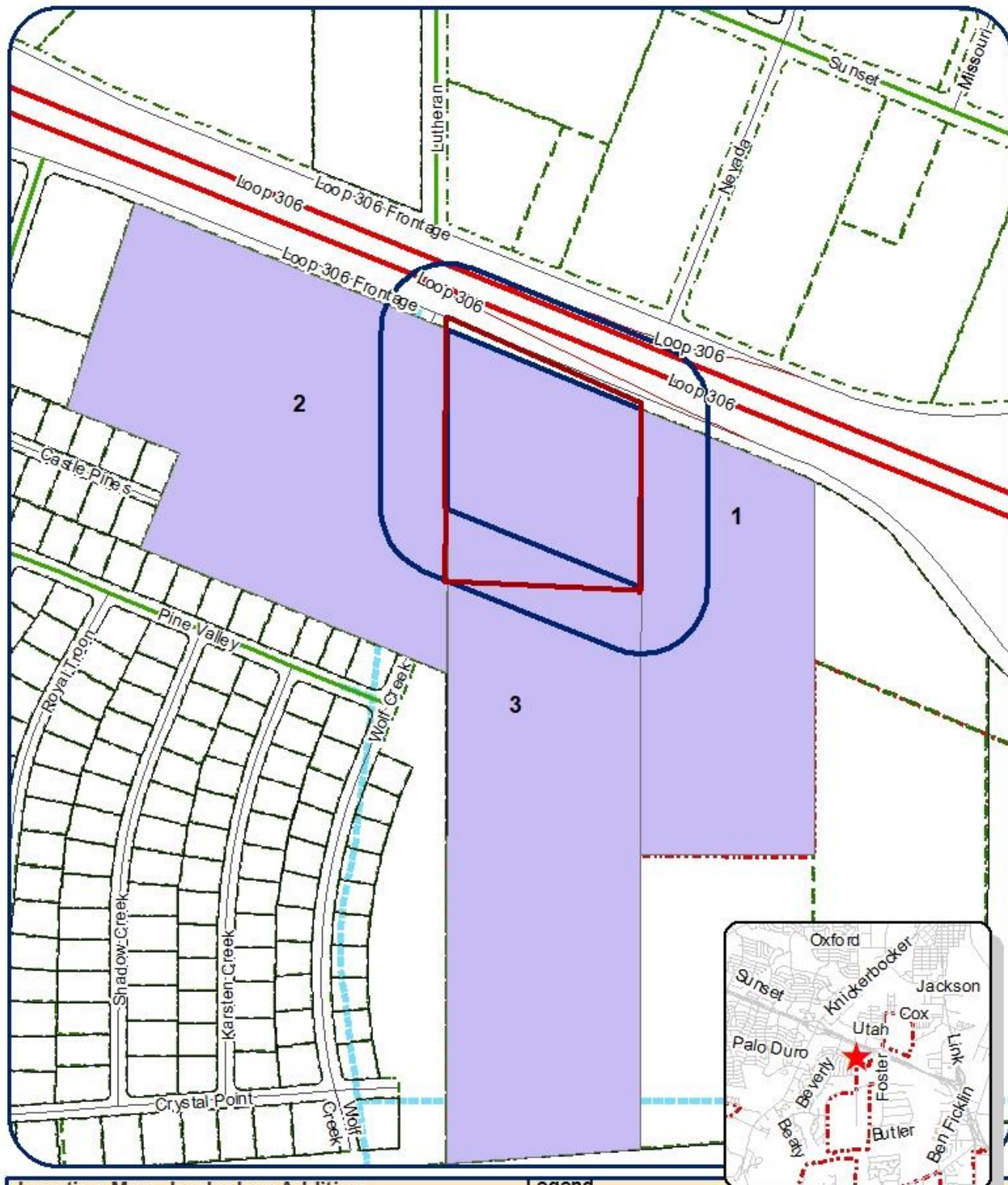
Legend

Subject Properties: **Single Family (RS-1)**
Current Zoning: **General Commercial (CG)**
Requested Zoning Change: **Neighborhood & Transitional**
Vision: **Neighborhood & Transitional**

N



9.182 acres out of Casper Berberich Survey 177, Abstract No. 52, (Lots 1, 2 & Tract A Lucky Lou Addition)



Location Map Lucky Lou Addition

CP20-08/Z 20-21

Council District 1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 380 ft

Legend

Subject Properties:
Current Zoning:
Requested Zoning Change:
Vision:

9.182 acres out of Casper Berberich Survey 177, Abstract No. 52, (Lots 1, 2 & Tract A Lucky Lou Addition)



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): Carter-Fentress Engineering, LLC.

☐ Owner

☒ Representative (Notarized Affidavit Required)

113 East Twohig

San Angelo

Texas

76901

Mailing Address

City

State

Zip Code

325-716-3013

ecarter@fentresseng.com

Contact Phone Number

Contact E-mail Address

None at this time

Subject Property Address

City

State

Zip Code

31.987 acres out of Casper Berberich Survey 177, Abstract No. 52, Tom Green County, Texas

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

Existing Zoning: RS-1

Proposed Zoning: CG

Lot size: 9.182 Acres

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

Section 2: Site Specific Details

Existing Use of Property: Vacant

*Proposed Use of Property: Commercial

*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.

Section 4, continued

☐ Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

☐ The variance will not, in any significant way, vary the provisions of applicable ordinances.

The owner understands that upon approval of this submitted plat, certain site improvements may be required and that no plats will be released for recording or building permits issued until such improvements are installed and accepted by the City or a suitable performance guarantee is/has been accepted by the City. Furthermore, the owner is aware of all fees and costs involved in applying for subdivision approval and that the subdivision processing fee is payable to the City regardless of the outcome of this request. Lastly, the owner/representative agree to provide recording information of the plat in writing within seven calendar days, as required by Chapter 7.II of the Subdivision Ordinance.

The undersigned hereby applies for subdivision plat approval in accordance with the subdivision policies and regulations of the City of San Angelo and certifies that the information contained on this application is true and accurate to the best of my knowledge.

Erica Carter
Owner's Signature
Erica Carter
Digitally signed by Erica Carter
Date: 2020.11.16 12:20:43 -0600
Representative's Signature

11-16-20
Date
11/16/2020
Date

FOR OFFICE USE ONLY:

Submitted to front desk: _____ Deemed preliminary complete: _____
Date Date Time Initials

Received by Development Services Technician for completeness review: _____
Date Time Initials

Completeness review passed? ☐ Yes _____ ☐ No _____
Date Date

If yes, when was application scheduled for staff review, if applicable? _____
Date Initials

If no, when was rejection & list of deficiencies (attach copy) sent to Authorized Representative? _____
Date Initials

Resubmittal received by Development Services Technician for completeness review: _____
Date Initials

Completeness review passed? (Note: If resubmittal still incomplete after a second review, schedule appointment with Authorized Representative.)
☐ Yes _____ ☐ No _____
Date Date

Approvals required for this application:

	Approval Date	Case Number	Notes
Administrative Approval	_____	_____	_____
Planning Commission	_____	_____	_____
City Council (cases with appeal)	_____	_____	_____

Date of Approval Expiration: _____

Date Recorded: _____

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.

Debra Farr	<i>Debra Farr</i>		11/16/2020
Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date
Erica Carter	<i>Erica Carter</i>	Carter-Fentress Engineering, LLC.	11/16/2020
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 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 **GENERALLY LOCATED IN THE 1700 BLOCK OF SOUTH LOOP 306 SERVICE ROAD, BETWEEN OLD STONE DRIVE AND NORTH BENTWOOD DRIVE**, BEING 1.658 ACRES, AS "TRANSITIONAL" PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

CP-20-08

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 generally located in the 1700 block of South Loop 306 Service Road, between Old Stone Drive and North Bentwood Drive; more particularly described as approximately 1.658 acres being Lots 1, 2 & Tract A, Lucky Lou Addition, City of San Angelo, Tom Green County, Texas; to “Transitional”.

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

SECTION 3: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 4: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **16th day of February, 2021**, and finally ADOPTED on this the **2nd day of March, 2021**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

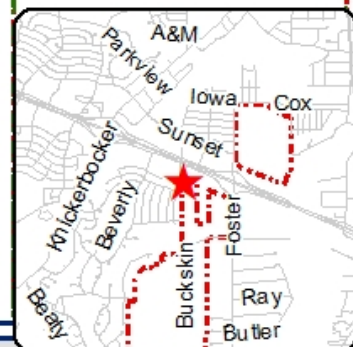
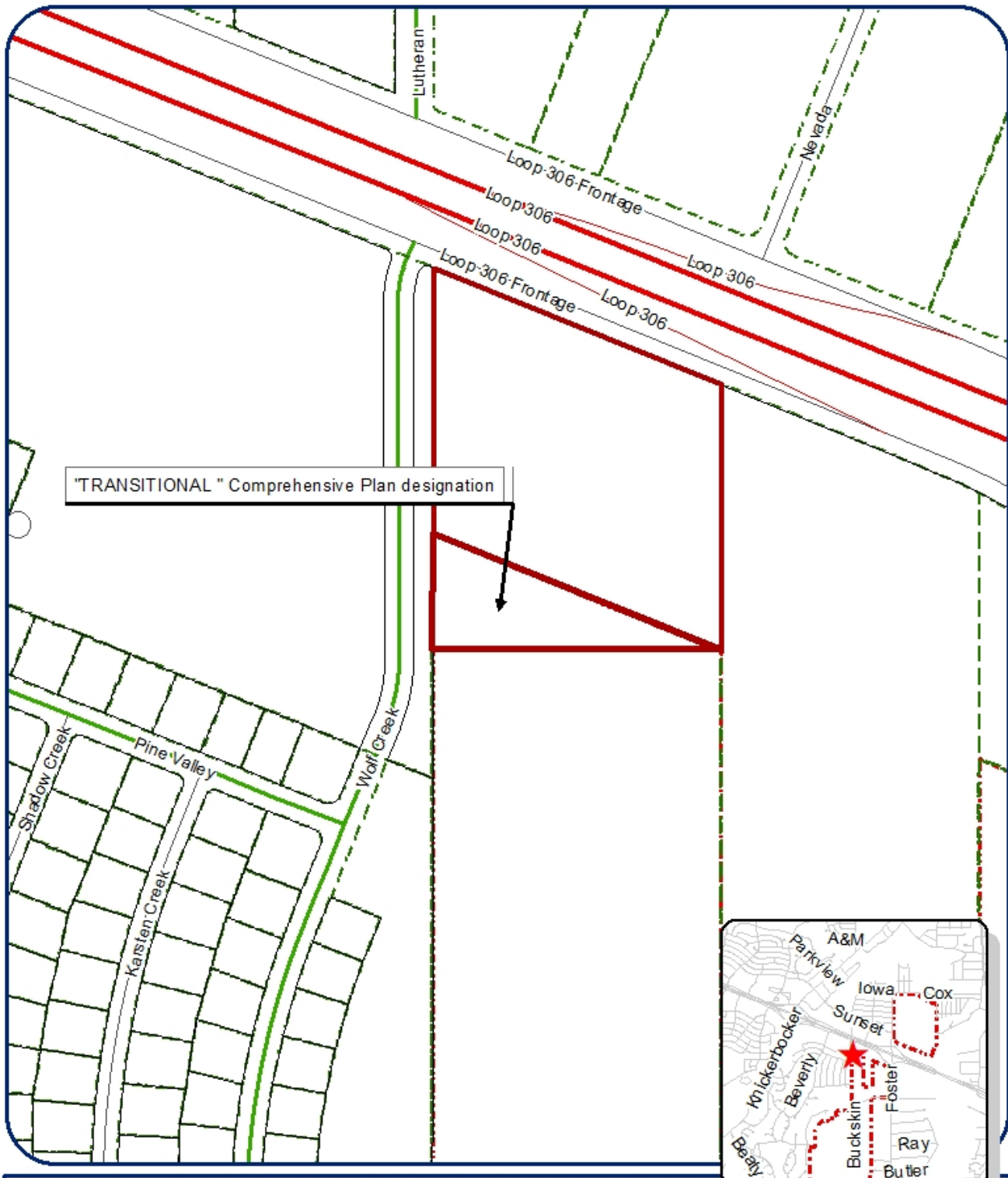
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



Location Map Comprehensive Plan Amendment

Legend

Lucky Lou CP20-08:

Council District - none until annexed
 Neighborhood: Country Club
 Scale: 1" approx. = 255 ft

Subject Properties:
 Current Zoning:
 Requested Zoning Change:
 Vision:

None/RS-1
General Commercial (CG)
Transitional



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: **7.258 ACRES LOCATED IN THE 1700 BLOCK OF SOUTH LOOP 306 SERVICE ROAD, FROM THE SINGLE-FAMILY RESIDENCE (RS-1) ZONING DISTRICT TO GENERAL COMMERCIAL (CG) ZONING DISTRICT; AND IN CONNECTION WITH AN ANNEXATION, 1.658 ACRES OF UNZONED LAND TO GENERAL COMMERCIAL (CG) ZONING DISTRICT; GENERALLY LOCATED BETWEEN OLD STONE DRIVE AND NORTH BENTWOOD DRIVE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

Z20-21: Lucky Lou

WHEREAS, on the 25th day of January, 2021, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed General Commercial Zoning District; and,

WHEREAS, on the 16th day of February, 2021, the City Council held a public hearing on Z20-21, 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 Zoning District:

The real properties generally located in the 1700 block of South Loop 306 Service Road, between Old Stone Drive and North Bentwood Drive; more particularly described as approximately 8.916 acres being Lots 1, 2 & Tract A, Lucky Lou 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 **16th day of February, 2021**, and finally ADOPTED on this the **2nd day of March, 2021**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

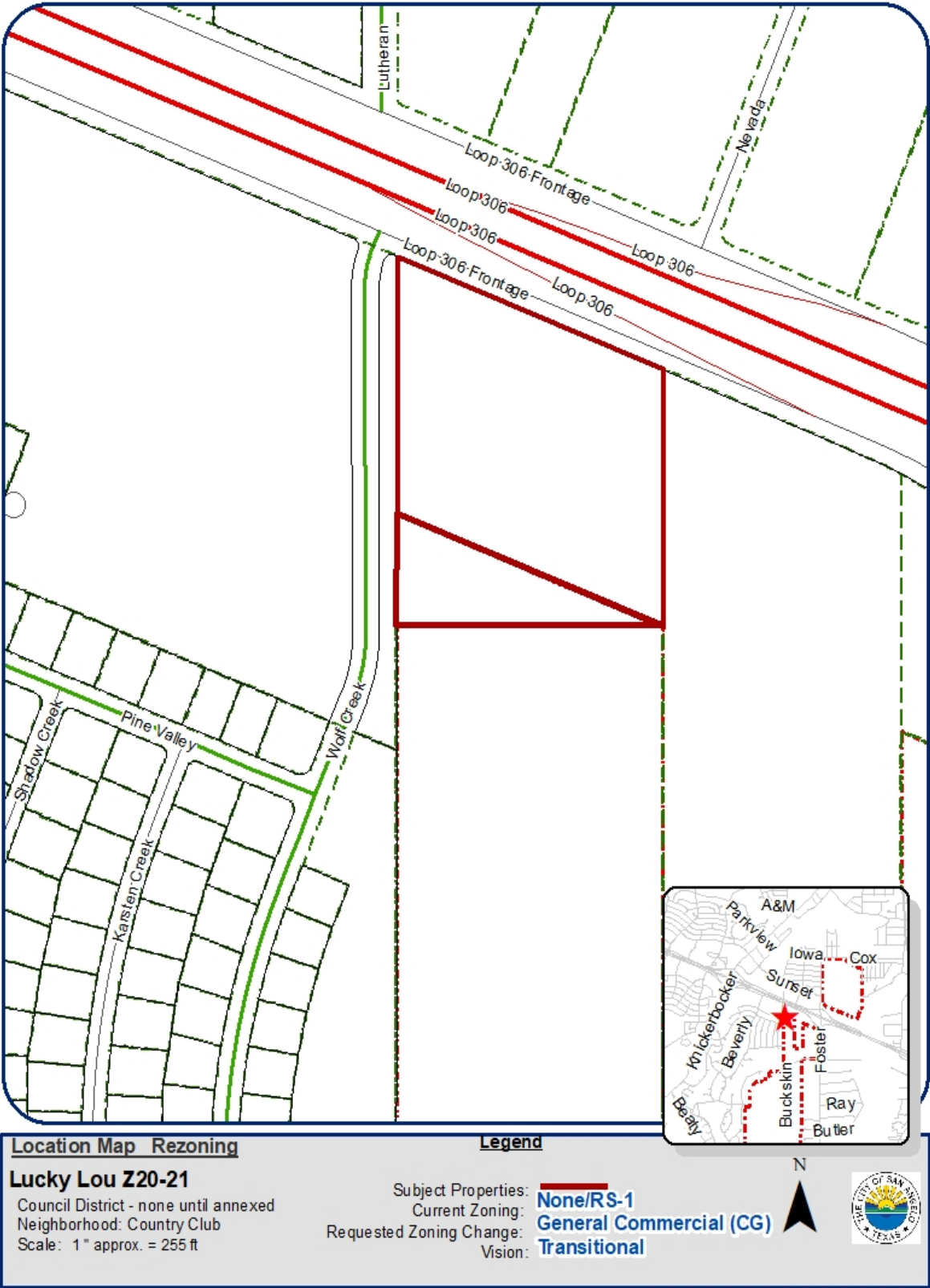
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 16, 2021

Item type: Regular Item

Caption:

Public hearing and first reading of an ordinance approving case Z20-22, a request for approval of a rezoning from the Neighborhood Commercial, General Commercial, General Commercial/Heavy Commercial, and Low Rise Multi-Family Residential zoning districts to the Central Business District, being 0.54 acres located at 2 N. Koenigheim St. and 2.72 acres west of Martin Luther King Dr., north of W. Harris Ave., and south of W. College Ave. (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

The applicant is requesting the rezoning on 0.54 acres located at 2 North Koenigheim Street. With no objection from the property owners, City staff is initiating a rezoning on surrounding properties, including 2.72 acres west of Martin Luther King Drive, north of West Harris Avenue, and south of West College Avenue. This rezoning consist of Jack's convenience store and lube/carwash, a law office, and the Tom Green County Sheriff's office building and storage yard. The entire area is within the "Downtown" area as designated in the Comprehensive Plan.

Financial Impact:

N/A

Other Information/Recommendation:

At their regular meeting on January 25, 2021, the Planning Commission unanimously approved the rezoning by a 6-0 vote.

Attachments:

- | | | |
|----|------------------------|-----------------------------|
| 1. | Z20-22_Ordinance | Z20-22_Ordinance.docx |
| 2. | CC Z20-22_Staff Report | CC Z20-22_Staff Report.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 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: **2 NORTH KOENIGHEIM STREET; 14 NORTH KOENIGHEIM STREET; 228 WEST HARRIS AVENUE; 200-224 WEST HARRIS AVENUE & LOT DIRECTLY NORTH ACROSS THE ALLEY, SPECIFICALLY BEING LOTS 1-10 & EAST 240 FT OF LOT 13, BLOCK 20, SAN ANGELO ADDITION & LOT 11A, BLOCK: 20, MILES ADDITION, 1ST REPLAT IN BLOCK A MILES ADDITION & BLOCK 20 MAIN TOWN, FROM THE NEIGHBORHOOD COMMERCIAL (CN), GENERAL COMMERCIAL (CG), GENERAL COMMERCIAL/HEAVY COMMERCIAL (CG/CH), AND LOW RISE MULTI-FAMILY RESIDENTIAL (RM-1) ZONING DISTRICTS TO THE CENTRAL BUSINESS DISTRICT (CBD) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

Z20-22: 2 North Koenigheim Street; 14 North Koenigheim Street; 228 West Harris Avenue; 200-224 West Harris Avenue & Lot Directly North across the Alley

WHEREAS, on the 25th day of January, 2021, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed Central Business District (CBD) Zoning District; and,

WHEREAS, on the 16th day of February, 2021, City Council held a public hearing on Z20-22, 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 CENTRAL BUSINESS DISTRICT (CBD) Zoning District:

The real property located at 2 North Koenigheim Street; 14 North Koenigheim Street; 228 West Harris Avenue; 200-224 West Harris Avenue & Lot directly north

across the alley, Specifically Being Lots 1-10 & East 240 ft of Lot 13, Block 20, San Angelo Addition & Lot 11a, Block: 20, Miles Addition, 1st Replat In Block A Miles Addition & Block 20 Main Town, San Angelo, Tom Green County, Texas.

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

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

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

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

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

INTRODUCED with public hearing on the **16th day of February, 2021**, and finally PASSED, on this the **2nd day of March, 2021**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

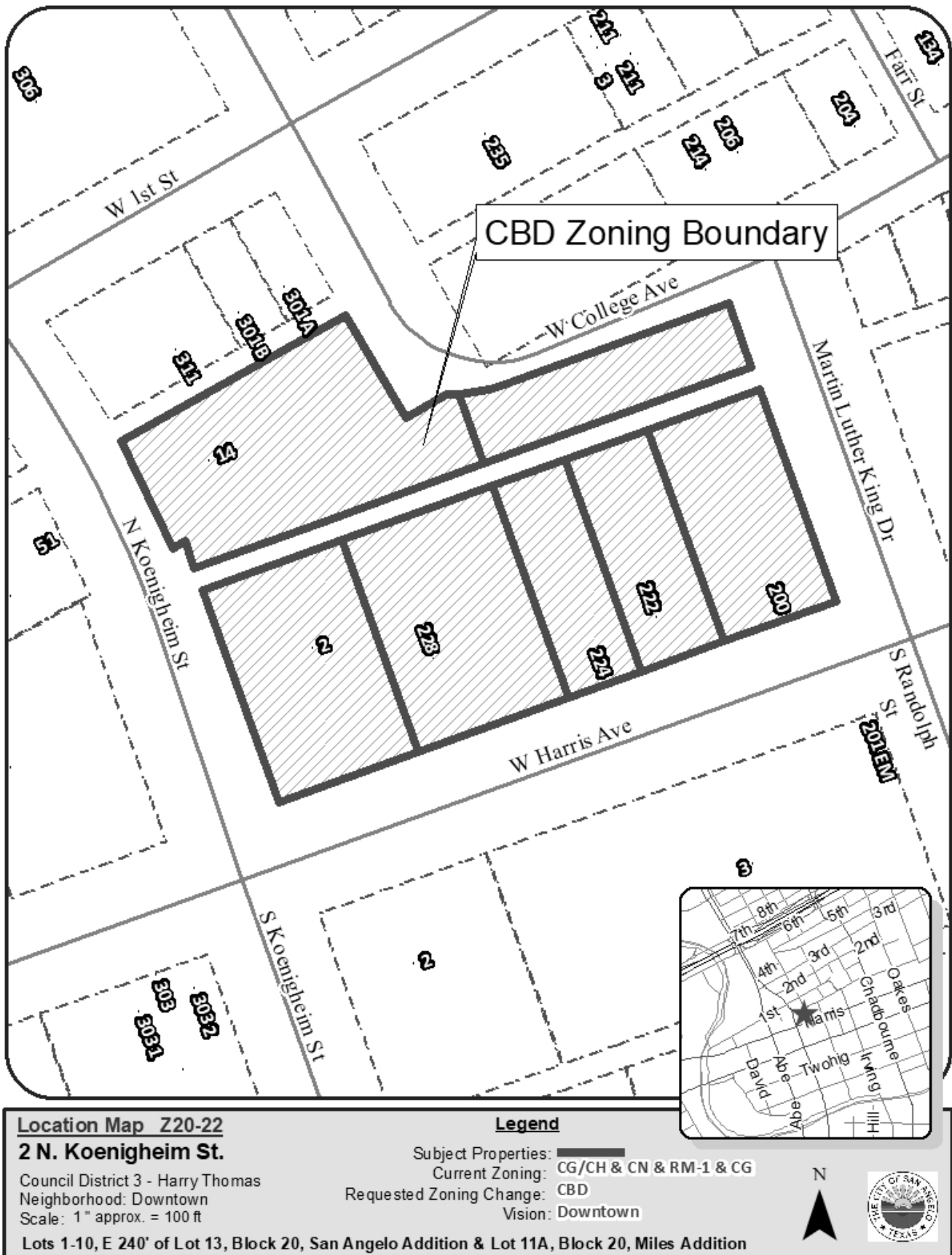
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

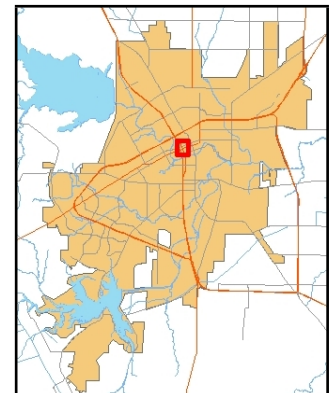
EXHIBIT "A"



CITY COUNCIL – FEBRUARY 16 & MARCH 2, 2021
STAFF REPORT



APPLICATION TYPE:	CASES:		
Rezoning	Z20-22: 2 North Koenigheim Street		
SYNOPSIS:			
A request for approval of a rezoning from the Neighborhood Commercial (CN), General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD). The applicant is request the rezoning on 0.54 acres located at 2 North Koenigheim Street and the City is initiating a rezoning on 2.72 acres west of Martin Luther King Drive, north of West Harris Avenue, and south of West College Avenue. This rezoning consist of Jack's convenience store and lube/carwash, a law office, and the Tom Green County Sheriff's office building and storage yard.			
LOCATION:	LEGAL DESCRIPTION:		
2 North Koenigheim Street; 14 North Koenigheim Street; 228 West Harris Avenue; 200-224 West Harris Avenue and lot directly north across the alley.	<u>Applicant:</u> West 1/2 of Lot 8 & Lots 9-10, Block 20, San Angelo Addition <u>COSA initiated:</u> Lots 1-7, east 1/2 of Lot 8, and east 240 feet of Lot 13, Block 20, San Angelo Addition; Lot 11A, Block 20, Miles Addition, 1st Replat in Block A, Miles Addition & Block 20, Main Town		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	General Commercial (CG/CH), Neighborhood Commercial (CN), Low Rise Multi-Family (RM-1), General Commercial (CG)	Downtown	3.26 acres
THOROUGHFARE PLAN:			
<u>North Koenigheim Street</u> – Major Arterial – TXDOT road - 80' ROW required, 64' pavement required <u>West Harris Avenue</u> – Minor Arterial, 80' ROW required (100' existing), 64' pavement required (70' provided) <u>Martin Luther King Drive</u> – Local, 50' ROW required (100' existing), 40' pavement required (70' provided)			
NOTIFICATIONS:			
16 notifications were mailed within a 200-foot radius on January 8, 2021. Zero responses have been received in support and zero in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Neighborhood Commercial (CN), General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD).			
PROPERTY OWNER/PETITIONER:			
Representative: Corey Peddy; Fastsigns & COSA			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Extension 1533 shelly.paschal@cosatx.us			



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

1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.* The subject area has been identified as Downtown Future Land Use since the 2009 update to the City's Comprehensive Plan. The goal of the Downtown designation is to reinforce downtown San Angelo "as the principal commercial service and cultural center in the region." The Downtown policies include considering the expansion of CBD zoning in these areas to allow for greater variety of commercial uses, as well as the elimination of incompatible CG/CH zoning. Staff believes that the proposed CBD expansion will achieve the above policy objective. These parcels have the opportunity to continue the existing commercial uses at their locations; therefore this rezoning to CBD would be consistent with the Comprehensive Plan.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The CBD zoning has additional benefits not allocated to other zoning districts which include a full exemption from parking requirements; higher allowance for free-standing signs; full exemptions from front yard setback requirements (allow a building to have a setback of 0 feet from the front property line); floor area ratio of 3.2 (gross floor area of all buildings on a lot divided by the total lot area). These reduced standards allow redevelopment and expansion on downtown lots which may contain legal non-conforming structures that would otherwise not be able to meet current setbacks or parking requirements. Staff believes that the proposed zone change is consistent with the Zoning Ordinance for these subject properties.
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 properties are located within an area that is currently comprised of mixed uses of mostly commercial and some residential. The existing development fits in with the existing mixed use development pattern, and would allow from continuation of existing businesses.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* As indicated, the subject properties have been part of the Downtown Future Land Use designation since the 2009 Comprehensive Plan update, and were identified as part of the Future Land Use CBD Extension in the original 2003 Comprehensive Plan. Staff believes it is time to rezone these properties to CBD to be consistent with the Plan and to stimulate growth and investment in this area. The flexibility in the CBD standards, in particular the height of free-standing signs, allows existing development more options for signs.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the*

practical functioning of the natural environment. The rezoning is anticipated to have little to no adverse impact on the natural environment. Most of the redevelopment of this area would come from reuse and rehabilitation of existing structures.

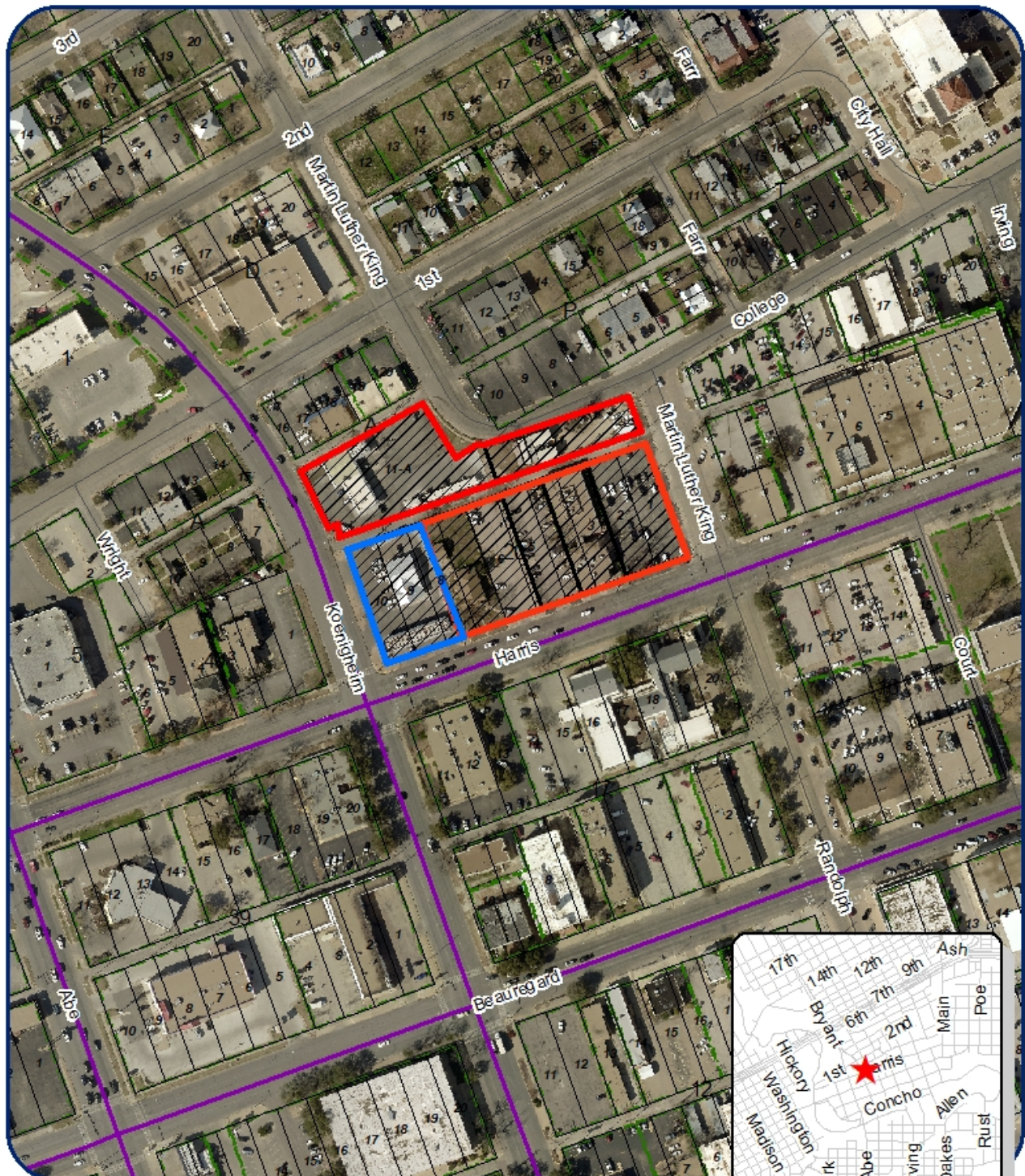
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Rezoning to CBD would expand redevelopment opportunities in the area to address many different community needs.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The existing development pattern in the subject area is a mixture of both commercial with some residential, approving the rezoning will be consistent with the development pattern in the area.

Recommendation:

Staff recommends **APPROVAL** of a rezoning from the Neighborhood Commercial (CN), General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) for properties located at 2 North Koenigheim Street, 14 North Koenigheim Street, 228 West Harris Avenue, 200-224 West Harris Avenue and lot directly north across the alley.

Attachments:

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



Location Map Z20-22

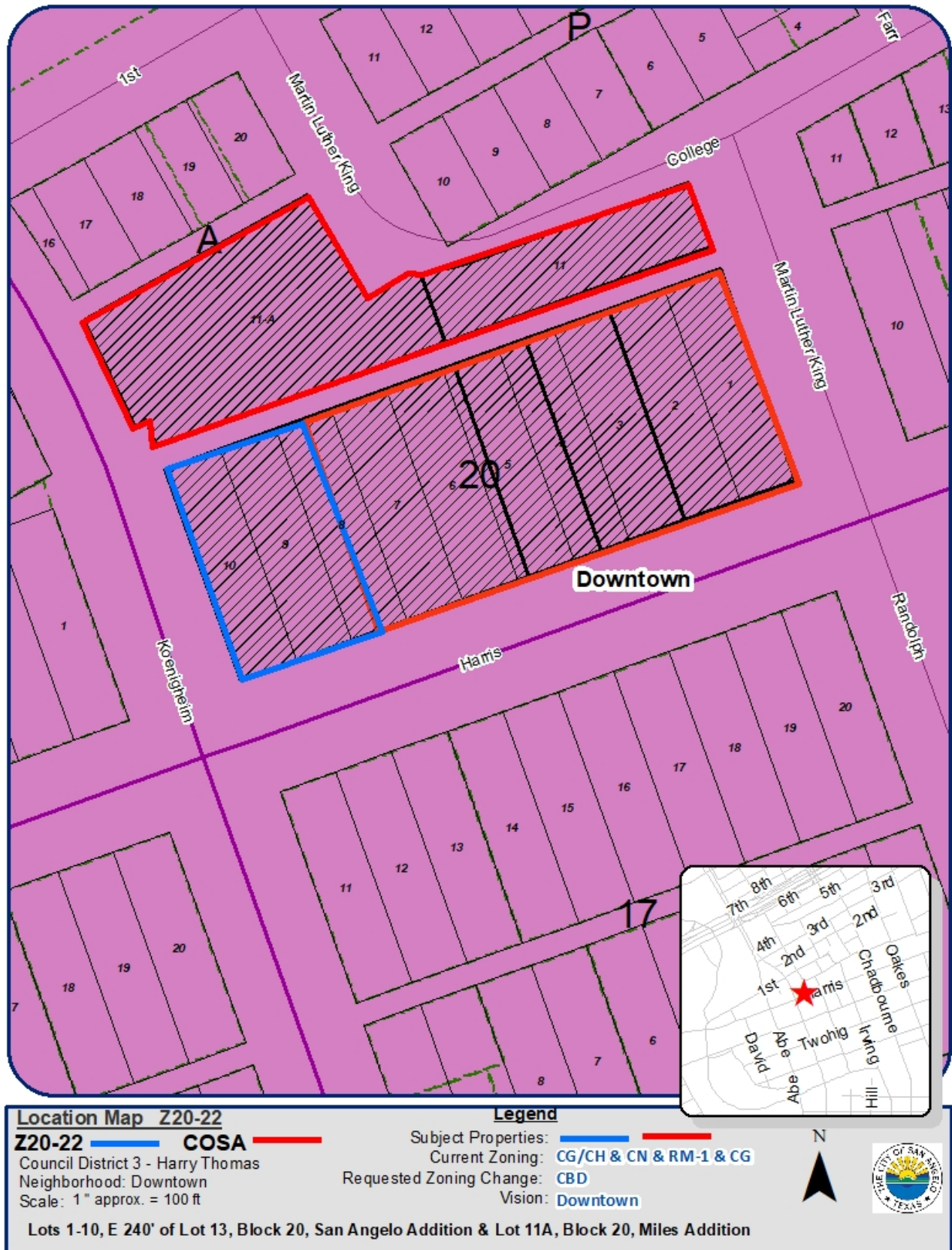
Z20-22 **COSA**
 Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 200 ft

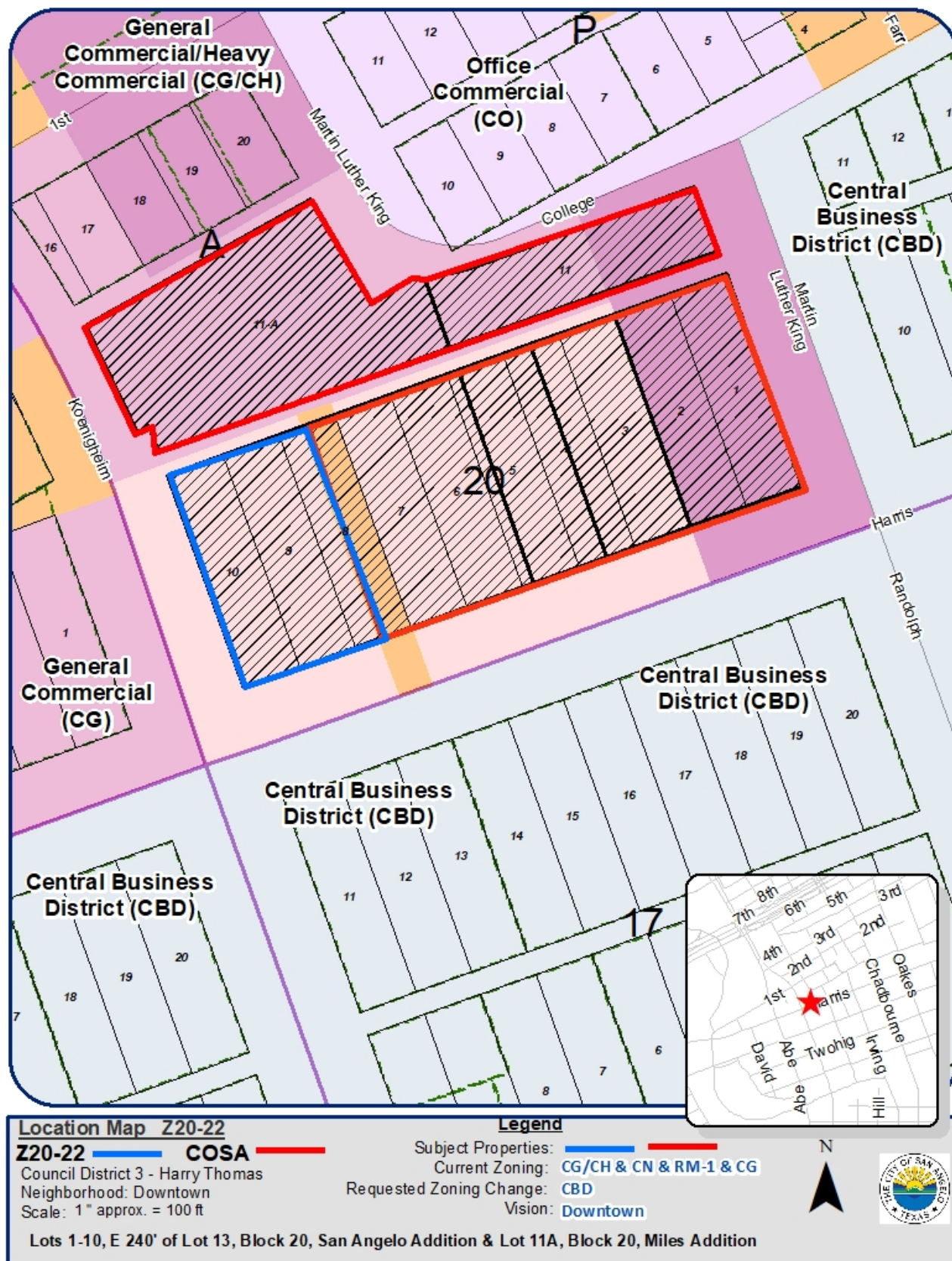
Legend

Subject Properties: **CG/CH & CN & RM-1 & CG**
 Current Zoning: **CBD**
 Requested Zoning Change: **Downtown**
 Vision: **Downtown**

Lots 1-10, E 240' of Lot 13, Block 20, San Angelo Addition & Lot 11A, Block 20, Miles Addition









Site and surrounding property photos



Jack's convenience store



Jack's lube/carwash



Law office



Sheriff's office



Sheriff's office



Sheriff's office storage yard

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): Fastsigns of San Angelo

☒ Owner

☐ Representative (Notarized Affidavit Required)

720 Knickerbocker Rd

San Angelo

TX

76903

Mailing Address

City

State

Zip Code

325-227-4826

corey.peddy@fastsigns.com

Contact Phone Number

Contact E-mail Address

2 N. Koenigheim st

San Angelo

TX

76901

Subject Property Address

City

State

Zip Code

Lot: 9 & W /2 OF LOT 8 & ALL LOT 10, Blk: 20, Subd: SAN ANGELO ADDITION

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

Existing Zoning: CN Proposed Zoning: CBD Lot size: .55 Acres

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

Section 2: Site Specific Details

Existing Use of Property: Convenient Store

*Proposed Use of Property: Convenient Store

*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

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

☒ An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner;

☒ No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.

☒ If approved, a zone change is applied to the property, not the property owner.

☒ The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a zone change request, the case must still go before City Council for final action.

☒ If a zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.

☒ Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between more restrictive and less restrictive zoning districts. These requirements are outlined in San Angelo's Zoning Ordinance. It is to the applicant's benefit to make sure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.

☒ One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.

☒ If the Planning Commission recommends denial of a request, the applicant will have ten (10) days to appeal this decision, in writing, to the City Council. If an appeal is made within three (3) days from the Planning Commission meeting, no re-notification fee will be required. Otherwise, there will be a nonrefundable \$35 fee to re-notify owners of nearby property of City Council's public hearing date. If Planning Commission's recommendation of denial is not appealed, it will be the final action on a request.

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

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

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

Owner Name (Print)

Signature

Company/Organization (If Applicable)

Date

Corey Peddy

Corey Peddy

Fastsigns of SA

12-21-20

Representative Name (Print)

Signature

Company/Organization

Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: Z *20* - *22*

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: ____/____/____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 16, 2021

Item type: Regular Item

Caption:

Public hearing and first reading of an ordinance approving a request to name private streets to Tractor Trl. and Roy Robb Dr., over the complete length from N. US Hwy. 67/277 extending 0.25 miles southeast and then 0.45 miles northeast, located in northeast San Angelo near the Tom Green County Detention Center (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

These private streets are currently located exclusively on property owned by the City of San Angelo and Tom Green County. For emergency services personnel, these private streets need to be named to ensure timely service calls. Tom Green County uses these streets to access the New Detention Center and has agreed to maintain the street until they are improved to City standards. The east-west street, proposed to be Tractor Trail, is identified as a "Future Major Collector" in the City's Master Thoroughfare Plan. At this time the county has named the section of this private road that lies within their property as "Detention Facility Access Road". This action would name the portion within the City of San Angelo property, which has not to this point been designated, and will rename the portion on Tom Green County Land to provide a consistent name the whole length of the road.

Financial Impact:

N/A

Other Information/Recommendation:

On Monday January 25, 2021, the Planning Commission unanimously recommended approval of the street naming by a vote of 6-0.

Attachments:

- | | | |
|----|--------------|---|
| 1. | Ordinance | Draft Ordinance.docx |
| 2. | Staff Report | CC Tractor Trail-Roy Robb Dr Staff Report.pdf |

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 NAMING TRACTOR TRAIL AND ROY ROBB DRIVE, PRIVATE STREETS IN NORTHEAST SAN ANGELO, BEING APPROXIMATELY 0.25-MILES AND 0.45-MILES IN LENGTH RESPECTIVELY, EXTENDING 0.25 MILES SOUTHEAST FROM NORTH US HIGHWAY 67/277 AND THEN 0.45 MILES NORTHWEST TOWARDS THE TOM GREEN COUNTY DETENTION CENTER; PROVIDING FOR PERMANENTLY AFFIXING NECESSARY GEOGRAPHICAL AND ADDRESS-RELATED REFERENCES THERETO; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, There are currently private streets located on City of San Angelo and Tom Green County property, located in Northeast San Angelo near the Tom Green County Detention Center, being approximately 0.25 miles and 0.45 miles in length respectively, extending southeast from N US Highway 67/277 and then northwest towards the Tom Green County Detention Center; and

WHEREAS, the currently east-west private street, proposed to be "Tractor Trail", is identified as a "Future Major Collector" in the City's Master Thoroughfare Plan; and

WHEREAS, Tom Green County has agreed to maintain the currently private roads until they are brought up to City standards and are publicly dedicated; and

WHEREAS, these private streets are used to access the new Tom Green County Detention Facility and need to be named to ensure timely emergency service calls;

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

SECTION 1: Private streets located in Northeast San Angelo near the Tom Green County Detention Center, being approximately 0.25 miles and 0.45 miles in length respectively, extending southeast from N US Highway 67/277 and then northwest towards the Tom Green County Detention Center, be and are hereby named: "Tractor Trail" and "Roy Robb Drive."

SECTION 2: Geographical and address related references to said streets shall be updated and permanently affixed, identifying said reconfigured street as "Tractor Trail" and "Roy Robb Drive."

SECTION 3: The Director of the Planning & Development Services, or his/her designee, is hereby directed to correct maps in the office of the Planning & Development Services Department, to implement the naming provision adopted herein, as further depicted on Exhibit A of this Ordinance.

SECTION 4: The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance

SECTION 5: This Ordinance shall become effective from and after the date of adoption.

INTRODUCED on the **16th day of February, 2021**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of March, 2021**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

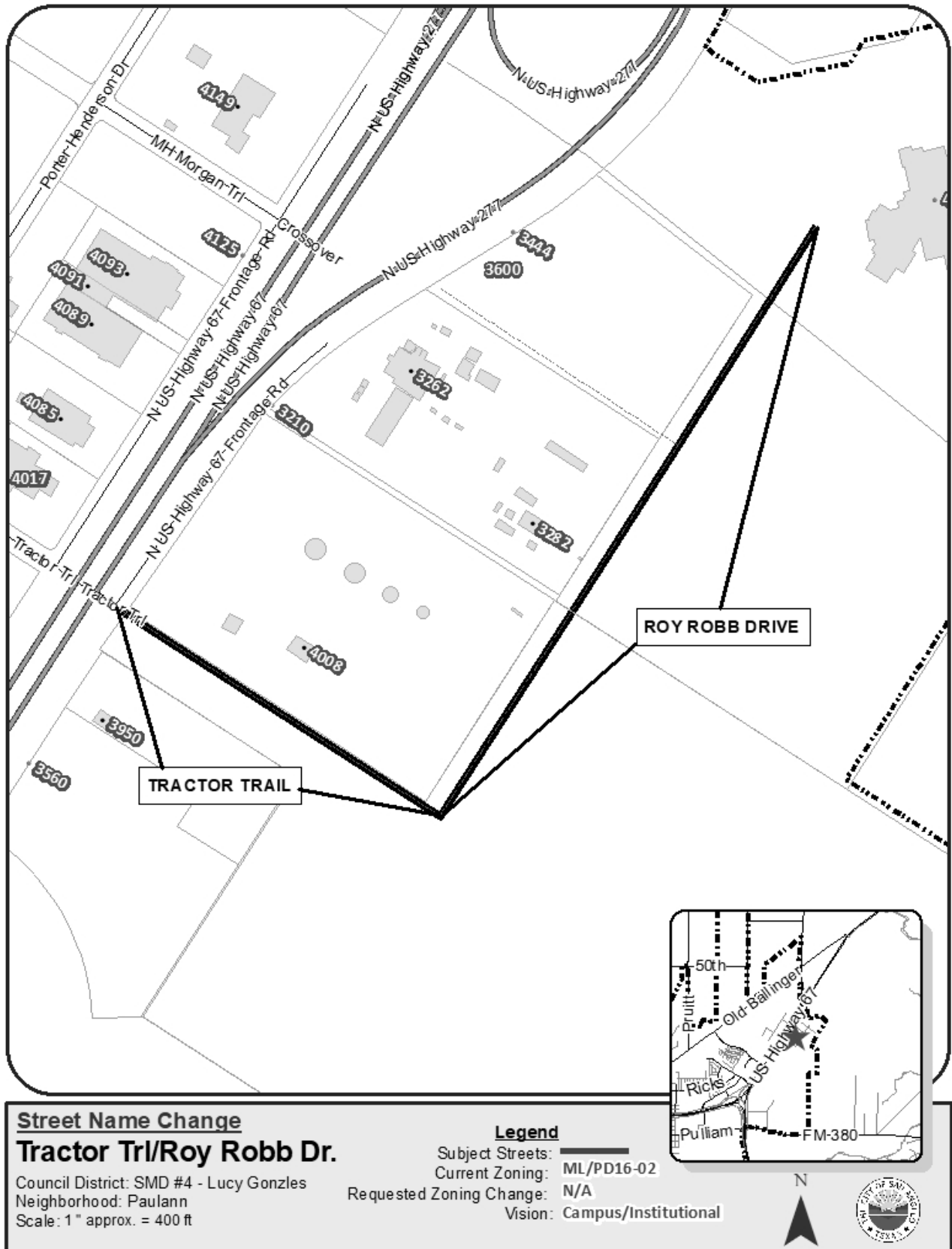
ATTEST:

Julia Antilley, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

Exhibit A



CITY COUNCIL – FEBRUARY 16 & MARCH 2, 2021

STAFF REPORT



APPLICATION TYPE:		CASE:	
Street Naming		Tractor Trail – Roy Robb Drive	
SYNOPSIS:			
A request to name private streets to Tractor Trail and Roy Robb Drive, over the complete length from N US Hwy 67/277 0.25 miles southeast and then 0.45 miles northeast, located in Northeast San Angelo near the Tom Green County Detention Center. The east-west street, proposed to be Tractor Trail, is identified as a “Future Major Collector” in the City’s Master Thoroughfare Plan.			
LOCATION:		LEGAL DESCRIPTION:	
N US HWY 67/277 & Tractor Trail		Being approximately 0.25 miles southeast and then 0.45 miles northeast from N US HWY 67/277; generally located Northeast San Angelo near the Tom Green County Detention Center.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Lucy Gonzales Paulann Neighborhood	ML/PD16-02	Campus/Institutional	0.70 miles
THOROUGHFARE PLAN:			
Tractor Trail – Urban Minor Collector Street, 60’ ROW required (0’ Existing), 50’ pavement required (30’ Existing) Roy Robb Drive – Urban Local Street, 50’ ROW required (0’ Existing), 36’ with a 4’ sidewalk or 40’ pavement required (30’ Existing)			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Street Naming to “ Tractor Trail and Roy Robb Drive. ”			
PROPERTY OWNER/PETITIONER:			
COSA/Tom Green County			
STAFF CONTACT:			
Hillary Bueker, RLA Planning Manager (325) 657-4210, Ext. 1547 hillary.bueker@cosatx.us			



Street Name Change: These private streets are located in the Northeast San Angelo, and are currently located exclusively on property owned by the City of San Angelo and Tom Green County. For emergency services personnel, these private streets need to be named to ensure timely service calls. Tom Green County uses these streets to access the New Detention Center and has agreed to maintain the street until they are improved to City standards. At this time the county has named the section of this private road that lies within their property as “Detention Facility Access Road”. This action would name the portion within the City of San Angelo property, which has not to this point been designated, and will rename the portion on Tom Green County Land to provide a consistent name the whole length of the road.

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

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

The proposed street name change appears unlikely to confuse motorists and emergency vehicles. Since the proposed street are primarily for access to the new detention facility, this change would help relieve confusion by giving the access streets names. The configuration of these private streets are currently an L-shape Street and no properties are addressed on either of these streets. From an emergency response standpoint, city staff stand ready to make any necessary data changes to ensure a minimal disruption in response times, should the Ordinance authorizing the name designation be adopted.

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

There are no existing streets in San Angelo with the same or similar name. This change would remove the previous county designation of Detention Facility Access Road, extend the current Tractor Trail, and create Roy Robb Drive.

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

In this case, most of the length of these roads have not yet been given names, so no renaming is occurring. For the portion that is being renamed, it is to ensure naming consistency for the entire length of the roadway. It should be noted that County officials have indicated support for the change.

Planning Commission Recommendation:

On January 25, 2021 the Planning Commission recommended APPROVAL of a request to name private streets to Tractor Trail and Roy Robb Drive, over the complete length from N US Hwy 67/277 0.25 miles southeast and then 0.45 miles northeast, located in Northeast San Angelo near the Tom Green County Detention Center. The following is the complete excerpt from the draft minutes from the meeting.

Hillary Bueker, Planning Manager, outlined the proposed street name change. She explained that these are both private streets, and that the Tom Green County will ratify at their Commissioner’s Court. She explained that this will change the current name of Detention Facility Access Road.

Ms. Bueker outlined Staff's recommendation for approval on the grounds that the renaming would assist with emergency service calls; and would clarify the street use for emergency personnel, residents, and visitors.

Vice Chair Jackson opened public comment.

Vice Chair Jackson closed public comment.

Commissioner Davis made a motion to RECOMMEND APPROVAL of a request to name private streets to Tractor Trail and Roy Robb Drive, over the complete length from N US Hwy 67/277 0.25 miles southeast and then 0.45 miles northeast, located in Northeast San Angelo near the Tom Green County Detention Center. Commissioner Self seconded the motion. The motion carried unanimously 6-0.

Recommendation:

Staff's recommendation is to recommend **APPROVAL** of the proposed street name designations of "Tractor Trail" and "Roy Robb Drive."

Attachments:

Aerial Maps
Future Land Use Map
Zoning Map



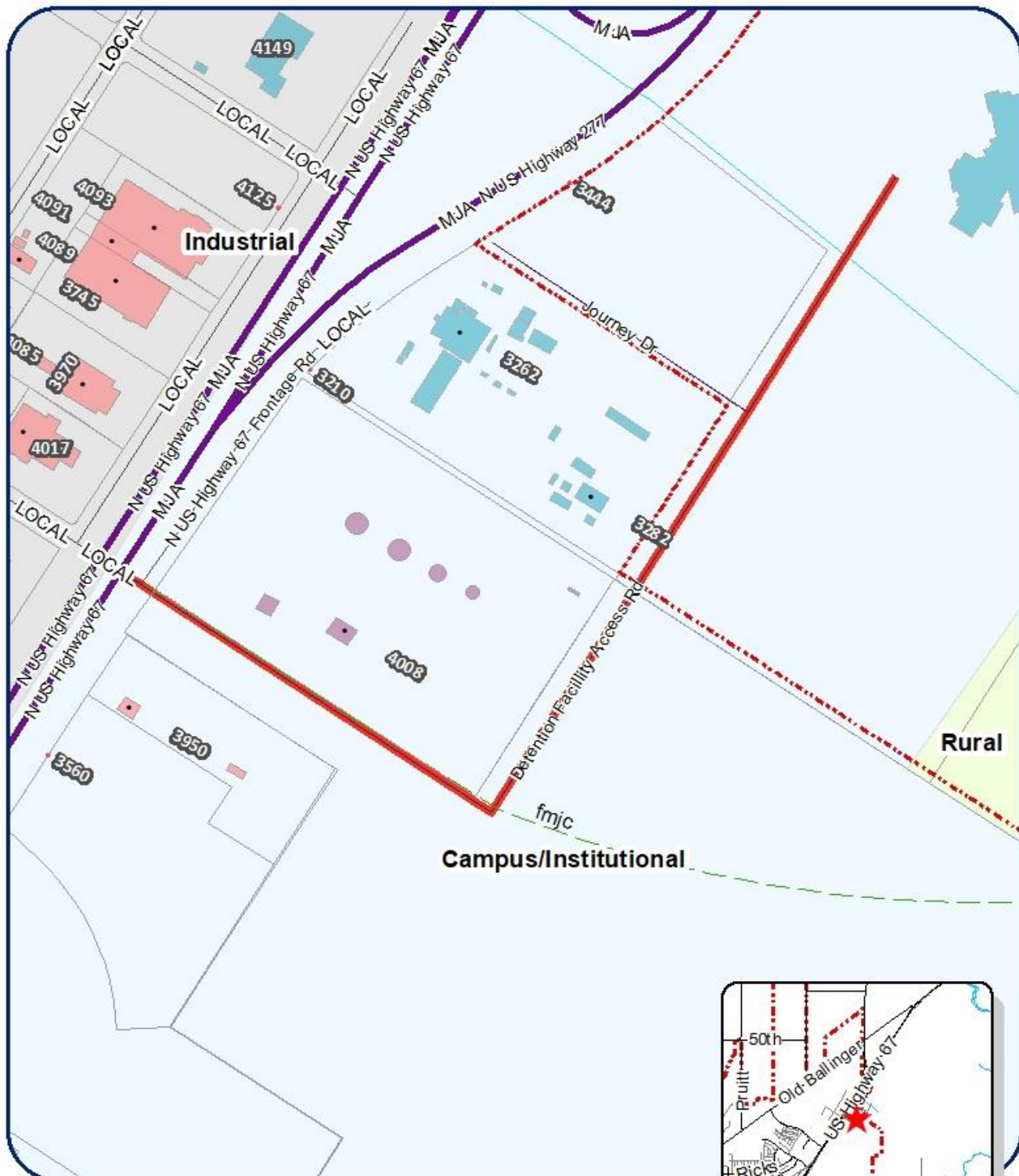
Street Name Change
Tractor Trl/Roy Robb Dr.

Council District: SMD #4 - Lucy Gonzles
Neighborhood: Paulann
Scale: 1" approx. = 400 ft

Legend

Subject Properties: —
Current Zoning: PD16-02
Requested Zoning Change: N/A
Vision: Campus/Institutional



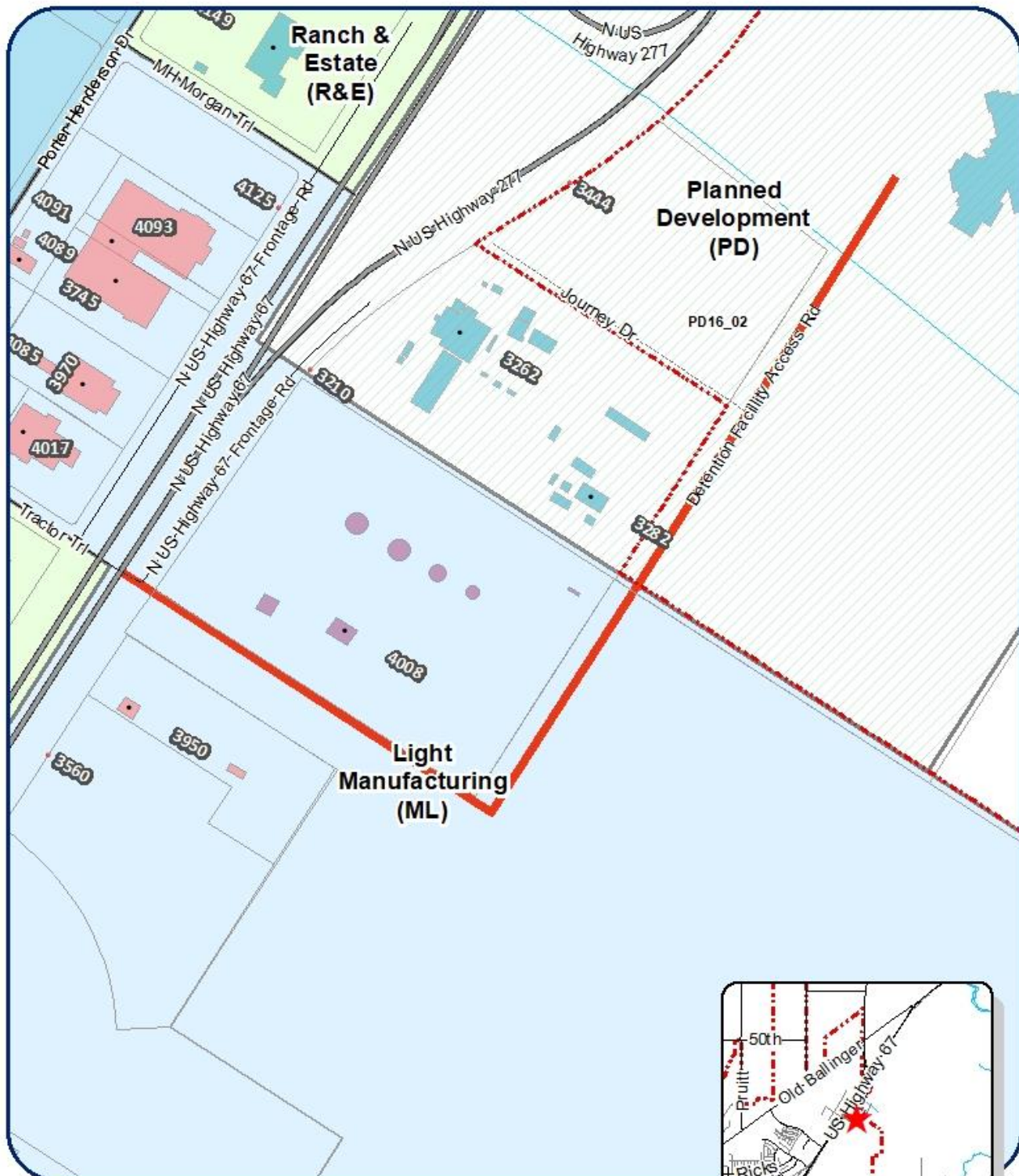


Street Name Change Tractor Trl/Roy Robb Dr.

Council District: SMD #4 - Lucy Gonzales
Neighborhood: Paulann
Scale: 1" approx. = 400 ft

Legend
Subject Properties: (Red line)
Current Zoning: PD16-02
Requested Zoning Change: N/A
Vision: Campus/Institutional





Street Name Change **Tractor Trl/Roy Robb Dr.**

Council District: SMD #4 - Lucy Gonzales
 Neighborhood: Paulann
 Scale: 1" approx. = 400 ft

Legend
 Subject Properties: —
 Current Zoning: PD16-02
 Requested Zoning Change: N/A
 Vision: Campus/Institutional



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 16, 2021

Item type: Regular Item

Caption:

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, grants, and programs (Presentation made by Finance Director Tina Dierschke)

Summary/History:

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

- Water Reclamation Infill
- Twin Buttes Boat Dock
- Airport Monument
- Rental Assistance
- Homebuyer's Assistance
- SkyWest Project Incentive

Financial Impact:

See Exhibit A of the ordinance.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|----------------|------------------------------------|
| 1. | Ordinance | 03.02.21 Ordinance.docx |
| 2. | Presentation | 02.16.21 FIN Budget Amendment.pptx |
| 3. | BA Memos - All | BA Memo - All.pdf |

Presentation:

Tina Dierschke, Bob Salas, Alfonso Torres, Guy Andrews, Jon James, Allison Strube

Approvals/Reviews:

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

ORDINANCE 2020-121

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, GRANTS, AND PROGRAMS

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 OF SAN ANGELO, TEXAS THAT:

The City's budget for fiscal year 2020-2021 be amended by the amounts contained in **Exhibit "A"**.

INTRODUCED with public hearing on the 16th day of February 2021, and finally **PASSED** on this 2nd day of March.

ATTEST:

THE 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

Exhibit A

**City of San Angelo
Proposed Budget Amendment**

Fund	Total Revenue Amendment	Total Expense Amendment	Net Benefit/(Cost)
General Fund	40,000	40,000	-
Intergovernmental Fund	207,919	207,919	-
Waste Reclamation Fund	-	-	-
HOME Fund	12,383	12,383	-
General Capital Fund	94,500	94,500	-
Development Corporation Fund	-	1,000,000	(1,000,000)
	\$354,802	\$1,354,802	\$(1,000,000)

City of San Angelo
Proposed Budget Amendment
Additional Information

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
Wastewater Infill	Waste Reclamation Fund	40,000	40,000	-
Twin Buttes Boat Dock	Grant	10,000	10,000	
Airport Monument	Development Corporation Fund	94,500	94,500	-
Rental Assistance	Grant	197,919	197,919	-
Homebuyer Assistance	Homebuyer Assistance Repayment	12,383	12,383	-
SkyWest Incentive	Development Corporation Fund	-	1,000,000	(1,000,000)
		\$354,802	\$1,354,802	\$(1,000,000)



City Council

February 16, 2021



Budget Amendment

General Fund	Revenue	Expense
Water Reclamation Contribution	\$40,000	
Infill Development		\$40,000



Budget Amendment

Intergovernmental Fund	Revenue	Expense
Grant Revenue	\$10,000	
Twin Buttes Boat Dock		\$10,000



Budget Amendment

General Capital Fund	Revenue	Expense
COSA DC Contribution	\$94,500	
Monument Expense		\$94,500



Budget Amendment

Intergovernmental Fund	Revenue	Expense
Grant Revenue	\$197,919	
Program Expense		\$197,919



Budget Amendment

HOME Fund	Revenue	Expense
Recaptured Funds	\$12,383	
Homebuyers Assistance Program		\$12,383



Budget Amendment

COSA DC Fund	Revenue	Expense
SkyWest Incentive		\$1,000,000





City Council

February 16, 2021



Memo

To: Tina Dierschke, Finance Director
From: Robert Salas, Director of Neighborhood & Family
Date: 02/16/21
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for Water Reclamation's contribution to the Infill Development Program

Source of Funding:

Water Reclamation Fund

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
Revenue:			0
Wastewater Contribution		40,000	40,000
			0
Expense			0
Infill Development		40,000	40,000
			0

Additional Comments:

Memo

To: Tina Dierschke, Finance Director

From: Carl White, Parks and Recreation

Date: 02/16/21

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for additional grant funds and increase the overall project budget by \$10,000 for the new courtesy dock at Twin Buttes Reservoir.

Source of Funding:

The Bureau of Reclamation

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

The project and original matching funds were approved at the Nov. 19, 2019.

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Grant Revenue	35,000	10,000	45,000
Capital Expense	50,000	10,000	60,000
			0
			0
			0
			0

Additional Comments:

Council approved working with the Bureau of Reclamation to add a new courtesy dock to the main ramp at the Marina Park. They provide 75% funding with a City match of 25%. The project came in at just under \$60k. The City already had \$15k committed to this project. We are working with the Bureau now to amend the agreement to have them put in \$45k to give us \$60k.

Memo

To: Tina Dierschke, Finance Director
From: Alfonso Torres, Construction Manager
Date: 02/16/21
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for the Airport signage project

Source of Funding:

Development Corporation

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

COSA DC funding up to \$100,000 was approved on 11/3/20 and project was awarded to FutraVest Construction on 1/19/21.

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Development Corporation	0	94,500	94,500
Project Expense	0	94,500	94,500
			0
			0
			0
			0

Additional Comments:

Council approved working with the Bureau of Reclamation to add a new courtesy dock to the main ramp at the Marina Park. They provide 75% funding with a City match of 25%. The project came in at just under \$60k. The City already had \$15k committed to this project. We are working with the Bureau now to amend the agreement to have them put in \$45k to give us \$60k.

Memo

To: Tina Dierschke, Finance Director
From: Bob Salas, Director of Neighborhood & Family
Date: 02/16/21
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Texas Emergency Rental Assistance Program provides to income-eligible households impacted by COVID-19. 10% of funds are for eviction diversion.

Source of Funding:

Texas Department of Housing and Community Affairs

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

Yes, January 12, 2021

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Revenue:	0	197,919	197,919
Emergency Payments	0	178,128	178,128
General Administration	0	19,791	19,791
			0
			0
			0

Additional Comments:

Memo

To: Tina Dierschke, Finance Director
From: Bob Salas, Director of Neighborhood & Family
Date: 02/16/21
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Repayment of funds to the Homebuyer Assistance Program

Source of Funding:

Cash repayment from title company

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
Recaptured Funds	0	12,383	12,383
Homebuyers Program Expense	99,861	12,383	112,244
			0
			0
			0
			0

Additional Comments:

Recaptured Homebuyer Assistance funds from sale of 2416 Forest Park (Schuyler) prior to 5 year affordability period.

Memo

To: Tina Dierschke, Finance Director
From: Guy Andrews, Director of Economic Development
Date: 02/16/21
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

SkWest will be reimbursed quarterly for flights that do not meet the passenger revenue requirements to cover current fuel and non-fuel hourly costs to operate.

Source of Funding:

City of San Angelo Development Corporation

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

COSA & COSADC, Joint Meeting Jan. 19, 2021.

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
SkyWest Project Expense	0	1,000,000	1,000,000
			0
			0
			0
			0
			0

Additional Comments: