



City Council Agenda 7/20/2021

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held July 20, 2021 at 8:30 AM at City Hall – East Mezzanine, 72 W. College Avenue, San Angelo, Texas, for the purpose of considering the following agenda items.

1. **Call to Order**
2. **Chaplain Prayer & Pledges**
3. **Proclamations/Recognitions**
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 City Council July 8, 2021 meeting and July 12, 2021 budget workshop minutes (Julia Antilley)
- b. Consider a resolution authorizing a tax resale deed (Quitclaim) to be executed by the Mayor on behalf of the City and all taxing units in the Tax Foreclosure Judgment for the sale of 2101 Lillie, being the North 76.6-ft of South 135.5-ft of Block 8, E.S. Kirby Subdivision for a sale price of \$11,200 (Cynthia Preas)
- c. Consider renewing a lease agreement with The Vessel Church for spaces at Santa Fe Crossing and Station 618 Senior Center on Sundays for church services at the current monthly rate (\$1,450) and authorizing the City Manager to execute all related documents (Sandra Aguilar)
- d. Consider awarding WU-07-21 Caustic Soda to TR International Trading Company in the amount of \$287,550 annually for one year with three additional one-year term extensions, budgeted for purchase in fiscal years 2021 through 2024, and authorizing the City Manager to negotiate and execute all related documents (Allison Strube)
- e. Consider approving the following actions related to FS-04-21 Boats:
 - a. Rejecting the bid for boat #1: center-console boat for Police use
 - b. Accepting and awarding the bid for boat #2: one aluminum boat for Lake Operations general maintenance from Bryan Marine, Inc. (Bryan, TX) in the amount of \$36,887.85, budgeted in fiscal year 2021, and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)
- f. Consider approving the purchase of one tractor from Deere & Company (San Angelo, TX) through Sourcwell Contract #110719-JDC in the amount of \$71,586.69, budgeted in fiscal year 2021, and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)
- g. Consider approving the purchase of one hydroexcavator from Vermeer Texas-Louisiana (Irving,

TX) through Sourcwell Contract #012418-VRM in the amount of \$76,592, budgeted in fiscal year 2021, and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)

- h. Consider a resolution allowing the City of San Angelo to accept a donation of \$20,000 for applying chip seal to alleys in the Southridge subdivision (Patrick Frerich)
- i. Consider approving Tax Increment Reinvestment Zone (TIRZ) incentive funding for the following private projects and authorizing the City Manager to negotiate and execute all related documents:
 - 1. Three private projects totaling \$105,348.50 in the North TIRZ area for the properties located at 216 W. 3rd St., 2122 N. Chadbourne St., and 2320 N. Chadbourne St.
 - 2. Four private projects totaling \$89,509.15 in the South TIRZ area for the properties located at 19 W. Beauregard Ave., 23 W. Beauregard Ave., 121 N. Chadbourne St., and 221 S. Chadbourne St.(Jon James)
- j. Second reading of:
 - 1. An ordinance for CP21-03, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood to the Commercial Future Land Use on property located at 404 and 412 Preusser St.
 - 2. An ordinance for Z21-07, a rezoning from the Low-Rise Multifamily Residential zoning district to the Office Commercial zoning district, being 0.880 acres at 404, 412 and 333 Preusser St. (Jon James)
- k. Second reading of an ordinance for Z20-03, a rezoning to the Central Business District zoning district from the General Commercial, General Commercial/Heavy Commercial, Office Commercial, Light Manufacturing, Office Warehouse, and Low Rise Multi-Family Residential zoning districts, generally located north of W. Harris Ave.; east of Santa Fe Park; south of W. 4th St.; and west of N. Chadbourne St. (Jon James)
- l. Second reading of an ordinance amending Chapter 5 Business and Commerce, Article 5.02 Alcohol Beverage Regulations, Section 5.02.005 Sale, Possession or Consumption in Texas Bank Sports Complex (Rio Concho Sports Complex) of City's Code of Ordinances to include all areas of Texas Bank Sports Complex including the parking lot, unless sold by contracted concessionaire (Carl White)
- m. Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2020, and ending September 30, 2021, for capital items and grants (Presentation made by Finance Director Tina Dierschke)

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. Presentation and discussion regarding Chapter 7 Health and Sanitation, Article 7.02 Property Maintenance, Section 7.02.063 Weeds and Vegetation of City's Code of Ordinances (Presentation made by Operations Assistant Director Patrick Frerich)
- b. First reading and public hearing of:

1. An ordinance for CP21-04, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Commercial Future Land Use to the Neighborhood Center Future Land Use, being 20.432 acres, located at 5702 Melrose Ave.

2. An ordinance for PD21-02, a rezoning from the Planned Development zoning district, which allowed general commercial uses on approximately 30 acres, to a Planned Development zoning district to allow for a multifamily housing complex comprised of single-family dwellings on 20.432 acres, located at 5702 Melrose Ave. (Presentation made by Planning & Development Services Director Jon James)

7. Closed Session

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

- a. Section 551.072 Deliberations about Real Property regarding Beaver F T Addition and surrounding properties

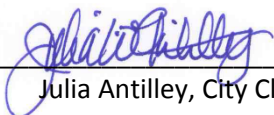
8. Follow Up and Administrative Issues

- a. Consider items discussed in Closed Session, if needed
- b. Consideration of approving various Board nominations
Economic Development Corporation: Chris Evatt (Mayor) to an unexpired term ending February 2022
Tax Increment Reinvestment Zone: Jason Fernandez (SMD3) to a third term and Toni Hunter (SMD5) to a second term both ending July 2023
- c. Announcements and consideration of Future Agenda Items

9. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 15th day of July 2021, at 2:45 PM.



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.

City of San Angelo, Texas
Special City Council Meeting
Tuesday, July 8, 2021

Present:

Mayor Brenda Gunter
Mayor Pro tem Tom Thompson, SMD 2
Council Member Tommy Hiebert, SMD 1
Council Member Harry Thomas, SMD 3
Council Member Lane Carter, SMD 5
Council Member Larry Miller, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the special session of the San Angelo City Council to order at 8:32 a.m. on Thursday, July 8, 2021 in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

An invocation was provided, and pledges were led, by San Angelo Police Department Chaplin Lorenzo Hatch.

3. Proclamations/Recognitions

Council Member Miller and Council Member Thomas were recognized for their role in the 2021 American Legion's Memorial Golf Tournament.

4. Public Comment

No public comment.

5. Consent Agenda

- a. Approval of the City Council June 15, 2021 regular meeting and June 28, 2021 strategic planning workshop minutes (Julia Antilley)
- b. Approval of a lease agreement between First United Methodist Church in Ballinger and the City of San Angelo for WIC offices and authorizing the City Manager to execute all related documents (Cristina Eureste)
- c. Approval of an agreement between WIC and Hands Up Interpreting and Consulting and authorizing the City Manager to negotiate and execute all related documents (Cristina Eureste)
- d. Adoption of a resolution approving annual re-certification for Galilee Community Development Corporation as a Community Housing Development Organization (CHDO) (Bob Salas) (Pg. 274, 2021-074)
- e. Award of a contract under FC-03-21 to Precision Construction & Roofing of San Angelo in the amount of \$311,921.75 for the complete re-roofing of Barracks 1 & 2 at Fort Concho and authorizing the City Manager to negotiate and execute all related documents (Bob Bluthardt)
- f. Award of ES-04-21 N. Monroe Street Rehabilitation at Brentwood Park to Darnell Construction LLC in the amount of \$1,258,642 and authorizing the City Manager to negotiate and execute all related documents (Kevin Pate)
- g. Award of a Task Order under IDIQ contract ES-06-19 Engineering Services to HDR Inc. in the amount of \$535,250 for design of the 18-inch MLK-Randolph Water Distribution System Main

Replacement and authorizing the City Manager to negotiate and execute all related documents (Allison Strube)

- h. Approval of a sole source agreement with Trane U.S. Inc. in the amount of \$69,990 and authorizing the City Manager to negotiate and execute all related documents for replacement equipment, controls, and updated software for the HVAC system (Ron Lewis)
- i. Adoption of a resolution providing in-kind support for the All Veteran's Council request for an agreement with the City to waive fees for the annual Veteran's Day Parade in 2021 and the two following years of Chief Carter's term of office (Carl White) (Pg. 275, 2021-075)
- j. Ratification of a resolution authorizing the use of sales and use tax funds in an amount not to exceed \$25,000 for professional services to prepare an architectural code study concerning the airport GTE hangar, a project authorized under Chapter 505 of the Local Government Code for Type B Development Corporation; and, authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo for such purposes (Guy Andrews)
- k. Adoption of a resolution authorizing the City Manager to apply for a Defense Community Infrastructure Program (DCIP) Grant with no expected local match and execute all related documents (Tina Dierschke) (Pg. 276, 2021-076)
- l. Second reading and adoption of an ordinance amending the budget for the fiscal year beginning October 1, 2020, and ending September 30, 2021, for unplanned expenditures (Tina Dierschke) (Pg. 278, 2021-077)
- m. Authorization of the City Manager to negotiate and execute a license use agreement with Richard Bauerlien, Allison Carson Devereaux, and Martin and Marisol Hernandez, to allow for the construction of barrier(s) to restrict traffic through a portion of an adjacent alley, being 3,000-sq ft within Block 122 of the Angelo Heights Addition and north of the 1400 block of W. Beauregard Ave. (Jon James)
- n. Approval of a professional services Medical Director agreement with Dr. Kelly Koenig to provide services as the Emergency Medical Services Director for the San Angelo Fire Department and authorizing the City Manager to execute all related documents (Brian Dunn)
- o. Second reading and adoption of:
 - 1. An ordinance for Z21-05, a rezoning from the Single-Family Residential zoning district to the Neighborhood Commercial zoning district, being 0.30 acres located at 2321 S. Bryant Blvd. and 504 W. Ave. T (Pg. 281, 2021-078)
 - 2. An ordinance for Z21-06, a request for approval of a rezoning from the Heavy Commercial zoning district to the Heavy Manufacturing zoning district, being 7.353 acres located at 4125 Dan Hanks Ln. (Pg. 284, 2021-079)
 - 3. An ordinance approving the abandonment of a 2,250-sq ft (15' x 150') alley on the south side of E. 41st St. between Oaklawn St. and Bowie St. (Pg. 287, 2021-080)
 - 4. An ordinance approving the abandonment of a 2,250-sq ft (15' x 150') alley on the north side of E. 44th St. between Oaklawn St. and Bowie St. (Jon James) (Pg. 290, 2021-081)

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

6. Regular Agenda

- a. Approval of a proposal to allocate the 2021 CDBG and HOME grant funds for programs and projects and authorizing the City Manager to execute the applications, required certifications, related documents, and annual funding agreement for the approximate allocation of \$696,269 of

CDBG and \$333,605 HOME grant funds (Presentation made by Neighborhood & Family Services Director Bob Salas)

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

- b. First reading and public hearing of an ordinance amending Chapter 5 Business and Commerce, Article 5.02 Alcohol Beverage Regulations, Section 5.02.005 Sale, Possession or Consumption in Texas Bank Sports Complex (Rio Concho Sports Complex) of the City's Code of Ordinances to include all areas of Texas Bank Sports Complex including the parking lot, unless sold by contracted concessionaire (Presentation made by Parks & Recreation Director Carl White)

Parks and Recreation Advisory Board Chair Lauri Dicello stated the PRAB did not act at their June meeting because they were not agreeable to the options presented.

Lauri Dicello (SMD6) spoke as a citizen and believes the rental agreements could be structured to address the issue rather than making changes to the ordinance/law.

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

- c. First reading and public hearing of:
1. An ordinance for CP21-03, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood to the Commercial Future Land Use on property located at 404 and 412 Preusser St.
2. An ordinance for Z21-07, a rezoning from the Low-Rise Multifamily Residential zoning district to the Office Commercial zoning district, being 0.880 acres at 404, 412 and 333 Preusser St. (Presentation made by Planning & Development Services Director Jon James)

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

- d. First reading and public hearing of an ordinance for Z20-03, a rezoning to the Central Business District zoning district from the General Commercial, General Commercial/Heavy Commercial, Office Commercial, Light Manufacturing, Office Warehouse, and Low Rise Multi-Family Residential zoning districts, generally located north of W. Harris Ave.; east of Santa Fe Park; south of W. 4th St.; and west of N. Chadbourne St. (Presentation made by Planning & Development Services Director Jon James)

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

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

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

8. Follow Up and Administrative Issues

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

No Action Taken on this Item.

- b. Notification that next meeting, July 20, 2021 will be held in the East Mezzanine of City Hall (72 W. College Ave.)
- c. Discussion of alternate dates for September 21, 2021 Council Meeting

Consensus of Council was to leave the date as currently published since attendance is not mandatory for adopting the budget and setting the tax rate.

- d. Announcements and consideration of Future Agenda Items

Council Member Thompson requested a presentation from Operations regarding residents' responsibility for mowing/maintaining the easement of their property where it meets the street.

9. Adjournment

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

There being no further business, the meeting adjourned at 9:22 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.)

City of San Angelo, Texas
Special City Council Meeting – Budget Workshop
Monday, July 12, 2021

Present:

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

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the Budget Workshop session of the San Angelo City Council to order at 9:00 a.m. on Monday, July 12, 2021 in the East Mezzanine of City Hall, 72 W. College Avenue, San Angelo, Texas 76903.

2. Public Comment

No public comment.

3. Workshop Agenda

- a. Discussion of matters regarding the fiscal year 2021-2022 budget preparation, including, but not limited to:
 1. Other Enterprise Funds revenue and expenditures (Presentation made by Finance Director Tina Dierschke)
 2. Other items needing Council direction

Finance Director Tina Dierschke provided an overview of projected revenue and expenditures for all major funds (other than Public Works) with support from the associated staff:

- Hotel Occupancy Tax
- Civic Events, Civic Events Manager Sidney Walker
- Fort Concho, Fort Concho Manager Bob Bluthardt
- State Office Building, Fort Concho Manager Bob Bluthardt
- Fairmount Cemetery, Parks and Recreation Director Carl White
- Municipal Pool Division, Parks and Recreation Director Carl White
- Airport, Airport Director Jeremy Valgardson
- COSADC Economic Development & Ballot Projects, Assistant City Manager Rick Weise and Assistant City Manager Michael Dane

- b. Discussion of matters regarding Health Insurance Update (Presentation made by Human Resources Director Bryan Kendrick and Jason Newman of Holmes Murphy)

Jason Newman provided an overview of the medical, pharmacy, and stop loss benefits. Human Resources Director Bryan Kendrick responded to questions from City Council members.

4. Follow Up and Administrative Issues

Assistant City Manager Rick Weise provided an update on the weekly medical meeting. Covid-19 numbers remain low, there have been no positive cases of the delta variant in San Angelo, but Goodfellow has had two cases.

5. Adjournment

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

There being no further business, the meeting was adjourned at 9:55 a.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 20, 2021

Item type: Consent Item

Caption:

Consider a resolution authorizing a tax resale deed (Quitclaim) to be executed by the Mayor on behalf of the City and all taxing units in the Tax Foreclosure Judgment for the sale of 2101 Lillie, being the North 76.6-ft of South 135.5-ft of Block 8, E.S. Kirby Subdivision for a sale price of \$11,200 (Cynthia Preas)

Summary/History:

Subject property was auctioned at Sheriff's Sale on March 2, 2021. No offers were received causing the subject property to be struck-off to the City, as Trustee for the other taxing entities.

The property was posted for sale by the Real Estate Division. We received 5 sealed offers, the highest being \$11,200 by Miguel Duran.

Financial Impact:

Upon approval: (1) The City will retain a \$500 administration fee; (2) the balance will be distributed according to the judgment on the Sheriff's Return and additional maintenance charges incurred by city since March 2021; and (3) Property will be reinstated back onto tax roll.
Savings to the City includes a minimum \$90 per year maintenance charge.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | |
|----------------------------------|-----------------------------------|
| 1. Property Analysis 2101 Lillie | Property Analysis 2101 Lillie.pdf |
| 2. Tax Resale Resolution | Tax Resale Resolution.docx |

Presentation:

Cynthia Preas

Approvals/Reviews:

Cynthia Preas	Created/Initiated
Theresa James	Approved
Tina Dierschke	Approved
Julia Antilley	Final Approval

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: The North 76.6 feet of South 135.5 feet of Block 8, E. S. Kirby Subdivision, City of San Angelo, Tom Green County, Texas, described in Volume 339, Page 129, Official Public Records of Tom Green County, Texas.

Improved/Unimproved Unimproved

Tax Suit Number: D190053TAX

Location: 2101 Lillie

City of San Angelo, et al. Carrie Lee Ross, Deceased, Et Al
vs.

Tax ID Number: 15-30200-0008-001-00

Judgment Date: August 5, 2020

Date of Sheriff's Sale: March 2, 2021

Sheriff's Deed Recorded: April 20, 2021

Years Held in Trust

4 months

Adjudge Value: \$22,384.22

Urban Redevelopment Program?

No

Amount of Offer: \$11,200.00

Purchaser: Miguel Duran

	Amounts Due		Priority	% of	Pro Rata	Amounts
	Fees	Judgment	Allocations	Remainder	Allocations	Distributed
Administration Fee	\$500.00		\$500.00	100.00%		\$500.00
Maintenance Fee	\$617.60		\$617.60	100.00%		\$617.60
District Clerk	\$888.00		\$888.00	100.00%		\$888.00
Sheriff's Fee	\$100.00		\$100.00	100.00%		\$100.00
Attorney Fee	\$565.00		\$565.00	100.00%		\$565.00
Municipal Liens		\$13,493.87				\$1,192.05
Taxes		\$7,337.35		29.26%		\$7,337.35
Total	\$2,670.60	\$20,831.22	\$2,670.60		\$0.00	\$11,200.00
Actual Total Amt Due		\$23,501.82				

Adjudged value includes a structure. Structure has been removed.

Offer will satisfy the court costs and taxes, and a portion of the liens according to the Judgment.

**A RESOLUTION OF THE CITY OF SAN ANGELO AUTHORIZING THE
MAYOR TO EXECUTE TAX-RESALE (QUITCLAIM) DEED
CONVEYING ALL RIGHT, TITLE AND INTEREST OF THE CITY OF
SAN ANGELO, AND ALL OTHER TAXING UNITS INTERESTED IN THE
TAX FORECLOSURE JUDGMENT**

WHEREAS, by Sheriff's Sale, the property described below was struck-off to the City of San Angelo, Trustee, pursuant to a delinquent tax foreclosure decree of the 391st Judicial District, Tom Green County, Texas; and

WHEREAS, an offer has been made for the purchase of said property pursuant to Section 34.05, Texas Tax Code Ann.(Vernon, 1982); and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANGELO that its Mayor, Brenda Gunter, is hereby authorized to execute a Tax-Resale (quitclaim) Deed conveying all of the right, title, and interest of the City of San Angelo, and all other taxing units interested in the below described real property to the named individual or entity:

Conveying to:

Miguel Duran (\$11,200.00)

The North 76.6 feet of South 135.5 feet of Block 8, E. S. Kirby Subdivision, City of San Angelo, Tom Green County, Texas, described in Volume 339, Page 129, Official Public Records of Tom Green County, Texas, described in Judgment foreclosing tax lien entered August 5, 2020, 391st District Court, Tom Green County, Suit Number D190053TAX, and conveyed by Sheriff's Deed dated March 30, 2021, recorded as Instrument No. 202106708.

APPROVED AND ADOPTED ON THE _____ DAY OF _____, 2021.

THE CITY OF SAN ANGELO

Attest:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

Approved As to Content:

Approved As to Form:

Cynthia S. Preas, Real Estate Manager

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sandra Aguilar, Recreation Supervisor - Senior Services, Senior Services, 325-481-2798

Meeting Date: July 20, 2021

Item type: Consent Item

Caption:

Consider renewing a lease agreement with The Vessel Church for spaces at Santa Fe Crossing and Station 618 Senior Center on Sundays for church services at the current monthly rate (\$1,450) and authorizing the City Manager to execute all related documents (Sandra Aguilar)

Summary/History:

The Vessel Church would like to renew a lease agreement for use of Santa Fe Crossing and Station 618 Senior Centers to use spaces on Sundays for their church services. They would like a one (1) year lease with the option to extend for an additional one (1) year and maintain the current rate at \$1,450 per month.

Financial Impact:

Current monthly rate for the rental is \$1450.00, this revenue greatly assists Senior Services with meeting revenue and we would like to keep the church at our locations since the agreement is working well.

Other Information/Recommendation:

Recreation-Senior Services approves of continuing the lease agreement with The Vessel Church.

Attachments:

- | | | |
|----|---|---|
| 1. | 19-0425_REC_THE VESSELCHURCH_LEASE_K_2019-2020 df | 19-0425_REC_THE VESSELCHURCH_LEASE_K_2019-2020 df.pdf |
| 2. | Amendment 1-2019 | Amendment 1-2019.pdf |
| 3. | Amendment 2-2020 | Amendment 2-2020.pdf |
| 4. | Letter to COSA | Letter to COSA .pdf |

Presentation:

Sandra Aguilar

Approvals/Reviews:

Sandra Aguilar	Created/Initiated
Brent Casey	Approved
Carl White	Approved
Theresa James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval

City of San Angelo

The Vessel Church

Short Term Lease Agreement

Basic Terms

Effective Date: August 5, 2019

Landlord: CITY OF SAN ANGELO PARKS & RECREATION DEPARTMENT
(COSA P&R)

Landlord's Address: 702 S. Chadbourne St., San Angelo, Tom Green County, Texas 76903

Tenant: THE VESSEL CHURCH

Tenant's Address: P.O. Box 761, San Angelo, Texas 76902

Phone: (325) 656-6206

Email: justin@thevesselchurch.com

Leased Premises: Use of three (3) different rooms, plus common use of lobby and restrooms, on Sundays only from 9:00am to 1:00pm at COSA P&R Santa Fe Crossing Senior Center located at 702 S. Chadbourne St, San Angelo, TX. Leased space(s) and square footage are as follows:

Dining Room -1540 sq. ft
Activity Room -1232 sq. ft
Conference Room -250 sq. ft
Lobby and restrooms

The above-mentioned areas are depicted in the diagram of the Senior Center attached hereto as **Exhibit "A"** ("Leased Premises").

Term: One (1) year, commencing on the Effective Date, with the option to extend for an additional one (1) year term by agreement of both parties within sixty (60) days' written agreement of both parties, prior to expiration of initial term, unless earlier terminated as herein provided.

Commencement Date: August 5, 2019

Termination Date: August 5, 2020 unless option to extend is exercised

Permitted Use: Tenant shall use the Leased Premises for the limited purpose of church services and church related activities.

Zoning: The Permitted Use shall be subject to use restrictions in the designated zoning district for the Leased Premises.

Initial Payment: Initial Rent Payment due and payable on execution of this Lease, is the sum of One Thousand One Hundred Fifty and No/100 Dollars which includes recommended staffing costs, utilities, wear and tear on the building and unforeseen maintenance costs.

Monthly Rent: Monthly Rent shall be in the sum of One Thousand One Hundred Fifty and No/100 Dollars **(\$1,150.00)** on or before the 5th day of each month during the term of this Lease. Payments due under this Lease shall be made to the Landlord at 702 S. Chadbourne St., San Angelo, Texas 76903.

Clauses and Covenants

A. Tenant agrees to—

1. Lease the Premises on a one (1) year basis.
2. Comply with all applicable laws, ordinances, rules and regulations relating to Tenant's occupancy, use and maintenance of the Leased Premises.
3. Pay when due the Initial Rent Payment, regular Rent payments and any other payment obligation of Tenant under the terms of this Lease.
4. Pay to Landlord a late charge of ten percent (10%) of the rent due, plus interest accrued on the past due balance at the lower of ten percent (10%) per annum or the maximum rate allowed by law. Acceptance by Landlord of late rent, charges or interest shall not be construed as a waiver of the right of Landlord to terminate this Lease at its option as authorized herein.
5. Pay all taxes on Tenant's property located on the Leased Premises.
6. Use the Leased Premises for the Permitted Use only and uses incidental thereto in compliance with applicable law.
7. Tenant shall return the Leased Premises to Landlord in the same condition as when received, reasonable wear and tear excepted.
8. TENANT AGREES TO INDEMNIFY DEFEND, AND HOLD HARMLESS, LANDLORD, ITS BOARD MEMBERS, OFFICERS, AGENTS AND EMPLOYEES, FROM ANY AND ALL CLAIMS, FAULT, LIABILITIES, DEMANDS, SUITS, CAUSES OF ACTION, PROCEEDINGS OF ANY KIND AND JUDGMENTS FOR PERSONAL INJURY AND/OR PROPERTY LOSS OR DAMAGE, PLUS REASONABLE ATTORNEYS' FEES AND COST OF DEFENSE, WHICH THE

INDEMNIFIED PARTIES MAY INCUR ARISING DIRECTLY OR INDIRECTLY OUT OF THE SOLE OR JOINT NEGLIGENCE, ERROR, OMISSION, OR INTENTIONAL ACTS OF TENANT IN THE EXERCISE BY TENANT OF THE PRIVILEGES CONFERRED UNDER THIS LEASE.

THIS INDEMNIFICATION, DEFEND AND HOLD HARMLESS AGREEMENT SHALL SURVIVE THE TERM OF THIS AGREEMENT AS LONG AS ANY LIABILITY COULD BE ASSERTED. NOTHING HEREIN SHALL REQUIRE THE INDEMNIFYING PARTY TO INDEMNIFY, DEFEND OR HOLD HARMLESS ANY INDEMNIFIED PARTY FOR THE INDEMNIFIED PARTY'S OWN GROSS NEGLIGENCE OR WILLFUL MISCONDUCT.

9. Maintain Insurance as follows:

a. Tenant shall, at all times during the term hereof, maintain such insurance coverage as may be required by COSA P&R and approved by the City of San Angelo Risk Manager of the types and in the amounts specified in **Exhibit "B"** attached hereto, which by this reference is incorporated into this Agreement for all purposes, and with insurers licensed to do business in Texas. All insurance required herein will defend and shall be drawn in the name of Tenant, with COSA P&R, its board members, officers, agents, guests, invitees, consultants and employees named as additional insureds, except on coverage for Workers' Compensation. Every policy required above shall be primary insurance. Any insurance or self-insurance benefits carried by COSA P&R, its board members, officers, or employees, shall be excess and not contributory to that provided by Tenant. All such insurance, including renewals, shall be subject to the approval of the City of San Angelo Risk Manager for adequacy of protection and evidence of such coverage shall be furnished to the City Risk Manager on Certificates of Insurance indicating such insurance to be in force and effect and providing that it will not be canceled during the performance of Services under this Agreement without thirty (30) calendar days prior written notice to City. Completed Certificates of Insurance shall be filed with City's Risk Manager at City Hall, 72 W. College Avenue, San Angelo, Texas 76903, prior to Tenant occupying or utilizing the Leased Premises, provided however, that Tenant shall at any time upon request file duplicate copies of the policies of such insurance with COSA P&R.

b. Tenant shall notify City's Risk Manager of any reduction or exhaustion of insurance policy aggregate limits. Should Tenant fail to immediately secure other insurance, as specified, for any policy canceled before expiration of the Lease Term or any extension thereof, City may procure such insurance and assess the cost thereof against Tenant as additional rent.

c. Tenant shall require its insurance carrier(s), with respect to Commercial General Liability and Automobile Liability insurance policies, to waive all rights of subrogation against COSA P&R, its board members, officers, agents, guests, invitees, consultants and employees.

d. The procuring of such policies of insurance shall not be construed to be a limitation upon Tenant's liability or as a full performance of its obligations under

the indemnification provisions of this Lease. Tenant's obligations are, notwithstanding said policies of insurance, for the full and total amount of any damage, injury or loss caused by or attributable to its occupation or control over the Leased Premises pursuant to this Lease or any extension thereof.

10. Vacate the Leased Premises on the last day of the Term.

B. Tenant agrees not to—

1. Use the Leased Premises for any purpose other than the Permitted Use, including that:
 - a. No permanent improvements shall be made or construction without the prior written consent of Landlord.
 - b. No storage or dispensing of petroleum products or hazardous materials without Landlord's prior written consent. ("Hazardous Material" being the presence of which requires investigation, notice or remediation under any federal, state or local statute, regulation, ordinance.)
2. Create or allow any nuisance or waste on Leased Premises.
3. Cause or allow a lien to be placed on the Leased Premises.
4. Assign this Lease or sublease any portion of the Leased Premises without Landlord's prior written consent.
5. Litter or leave trash or debris on the Leased Premises.

C. Landlord agrees to—

Lease to Tenant the Leased Premises subject to the terms and conditions herein provided beginning on the Commencement Date. Landlord covenants and agrees that at all times when Tenant is not in default under the terms of this Lease, Tenant's quiet and peaceable enjoyment of the Leased Premises for the Permitted Use shall not be disturbed or interfered with by Landlord or any person claiming by, through or under Landlord, except as otherwise may be specifically provided for under the terms of this Lease.

D. Landlord agrees not to—

Allow any use of the Leased Premises inconsistent with Tenant's Permitted Use, subject to the reservations of rights herein stated, and so long as Tenant is not in default.

E. Landlord and Tenant mutually agree to the following:

1. *Rent Adjustment.* N/A.
2. *Disclaimer of Warranties.* ALL WARRANTIES OF LANDLORD THAT MAY ARISE IN COMMON LAW ARE EXCLUDED. THERE ARE NO WARRANTIES THAT EXTEND BEYOND THOSE EXPRESSLY STATED IN THIS LEASE.

3. *Reservations.* Landlord reserves the right to lease out to third parties, the Leased Premises, including Dining Room – 1540 sq. ft., Activity Room – 1232 sq. ft. and Conference Room – 250 sq. ft., for use on days other than Sundays during the Lease Term; and, to lease to third parties at any time during the Lease Term portions of the building at 702 S. Chadbourne St., other than the rooms constituting Leased Premises herein. Landlord is responsible for building operation and maintenance of common areas, including use of parking facilities and security. Landlord reserves the right to adopt reasonable rules and regulations relating to use of the building. Tenant agrees to comply with such rules and regulations.

4. *Termination of Lease.* Landlord or Tenant may terminate this lease for convenience on ten (10) days written notice to the other party. The foregoing provision for termination is in addition to termination pursuant to Default by Tenant, under Section 9 herein.

5. *No Encumbrances.* Tenant shall not have the right to encumber the Leased Premises.

6. *Transfer, Assignment and Subletting.* Tenant may not transfer, assign or sublet the Leased Premises, in whole or in part, without the prior written consent of the Landlord, which consent may be withheld in the sole discretion of Landlord.

7. *Fees Related to Leased Premises.*

a. Utilities: Usual utilities (electric, water, HVAC) are provided by Landlord. Telephone and other services are provided by Tenant at Tenant's expense.

b. Only rooms specified under Leased Premises are to be used during duration of Leasing Agreement. Tenant will be charged additional rental fee for other rooms if needed and if available. (Cost of additional rooms will be the rental fees already established.)

c. Taxes: Tenant shall be solely responsible for the payment of any taxes assessed relating to Tenant improvements or personal property placed upon the Leased Premises. Tenant shall pay all such taxes, charges, and assessments to the public officer charged with the collection thereof not less than fifteen (15) days before the same shall become delinquent, and **Tenant agrees to indemnify and save harmless Landlord from all such taxes, charges and assessments.** Failure to pay such taxes and assessments as provided herein shall, at the option of Landlord, result in termination of this Lease.

8. *Default by Tenant/Events.* The following shall constitute events of default by Tenant:

- a. failure to timely pay Rent or other charges payable by Tenant under this Lease; or,
- b. failure to comply with any provision of this Lease Agreement other than timely payment of Rent.

9. *Default by Tenant/Landlord's Remedies.* Landlord's remedy for Tenant's default, after providing a notice describing the nature of default and such default continues for a

period of ten (10) days after notice, is to terminate this Lease Agreement by written notice, take possession of the Leased Premises, and seek judicial relief for costs, rents due and such other damages or relief to which Landlord may be entitled. Landlord may enter and take physical possession and control over the Leased Premises on termination of this Lease by self-help, and may prohibit the Tenant in default or any other person who may be occupying the Leased Premises, from access thereto or the use thereof, and shall not be liable in trespass or for damages therefore.

10. *Default/Waiver/Mitigation.* It is not a waiver of default if the Landlord fails to declare immediately a default or delays in taking any action. Pursuit of any remedy set forth in this Lease does not preclude pursuit of other remedies under this Lease or provided by law.

11. *Reimbursement of Landlord's Expenses.* Tenant shall pay on demand Landlord's expenses necessarily incurred, including, but not limited to attorney's fees and court costs, to enforce any Tenant obligation under this Lease or to terminate this Lease for Tenant's default and retake physical possession of the Leased Premises.

12. *Amendment of Lease.* This Lease may be amended only by an instrument in writing signed by Landlord and Tenant.

13. *Notices.* Any notice required or permitted under this Lease must be in writing and delivered to the address for the recipient party. Any notice required by this Lease will be deemed to be delivered (whether actually received or not) on the second day after deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address below. Notice may also be given by personal delivery or commercial courier delivery and will be effective when actually received. Any address for notice may be changed by written notice delivered to the other party as provided herein.

LANDLORD:

City of San Angelo
Attn: Recreation Manager
702 S. Chadbourne St.
San Angelo, Texas 76903

TENANT:

The Vessel Church
Attn: Justin Smith
P.O. Box 761
San Angelo, Texas 76902

14. *Entire Agreement.* This Lease Agreement constitutes the entire agreement of the parties concerning the lease of the Premises by Landlord to Tenant. There are no representations, warranties, agreements, or promises pertaining to the lease of the Leased Premises by Landlord to Tenant that are not in this Lease Agreement.

EXCUTED by the parties in duplicate originals.

TENANT:

The Vessel Church

DocuSigned by:
BY: Justin Smith
Justin Smith
Church Planter
Email: justin@thevesselchurch.com

LANDLORD:

CITY OF SAN ANGELO Parks & Recreation Department

Attest:

DocuSigned by:
Julia Antile
Julia Antile, City Clerk

DocuSigned by:
By: Daniel Valenzuela
Daniel Valenzuela, City Manager

APPROVED AS TO FORM

DocuSigned by:
Theresa James
Theresa James, City Attorney

APPROVED AS TO RISK

DocuSigned by:
Charles Hagen
Charles Hagen, Risk Manager

APPROVED AS TO CONTENT

DocuSigned by:
Brent Casey
Brent Casey, Recreation Manager

EXHIBIT “A”
(Diagram of Leased Premises)

SANTA FE CROSSING SENIOR CENTER

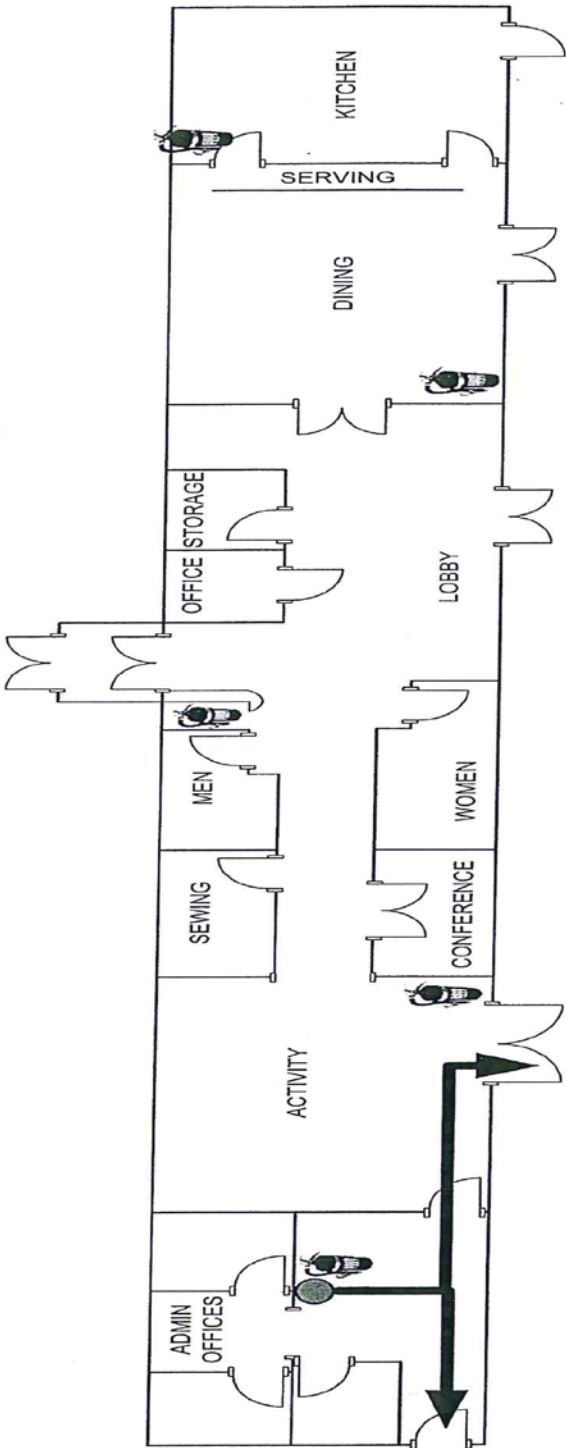


EXHIBIT “B”

SPECIAL INSURANCE RIDER

TYPES AND AMOUNTS OF INSURANCE REQUIRED. Provider shall obtain and continuously maintain in effect at all times during the term hereof, at Provider’s sole expense, insurance coverage as follows with limits not less than those set forth below:

- 1.1** **Commercial General Liability.** Tenant shall obtain and maintain policies of insurance covering the Leased Premises and Tenant’s activities thereon at all times during the Term, including comprehensive general liability insurance with a minimum combined occurrence and annual limitation of \$1,000,000.00; and Fire Damage on the building and fixtures with a minimum combined occurrence and annual limitation of \$150,000. This policy shall be an occurrence-type policy and shall protect Tenant and additional insureds against all claims arising from bodily injury, sickness, disease or death of any person (other than Tenant’s employees) and damage to property of City or others arising out of the act or omission of Provider or its agents and employees. This policy shall also include protection against claims for the contractual liability assumed by Provider under the paragraph of this Agreement entitled “Indemnification”.

**AMENDMENT [1] TO [THE CITY OF SAN ANGELO SHORT TERM LEASE BY AND
BETWEEN THE CITY OF SAN ANGELO AND THE VESSEL CHURCH.]**

RECITALS:

WHEREAS, the City of San Angelo ("City") and the Vessel Church ("Church") entered into a short term lease (the "Lease") for the Santa Fe Crossing Senior Center located at 702 S. Chadbourne, San Angelo, Texas; and

WHEREAS, under the Agreement the parties may agree to amendments as necessary; and

WHEREAS, the parties have agreed upon an amendment to the terms of the Agreement as approved by the San Angelo City Council at its meeting on December 17, 2019.

NOW, THEREFORE, the parties agree as follows:

PART 1: That the Section entitled "Leased Premises

"Leased Premises: Use of three (3) different rooms, plus common use of lobby and restrooms, on Sundays only from 9:00am to 1:00pm at COSA P&R Santa Fe Crossing Senior Center located at 702 S. Chadbourne St, San Angelo, TX. Leased space(s) and square footage are as follows:

Station 618 Activity Room (1/2 the room)-1500 sq. ft

Santa Fe Crossing Dining Room-1540 sq. ft

Santa Fe Activity Room-1232 sq. ft

The above-mentioned areas are depicted in the diagram of the Senior Center attached hereto as Exhibit "A" ("Leased Premises").

PART 2. That the Section entitled "Monthly Rent" shall be amended to read as follows:

"Monthly Rent: Monthly Rent shall be in the sum of One Thousand Four Hundred Fifty and No/100 Dollars (\$1,450.00) on or before the 5th day of each month during the term of this Lease. Payments due under this Lease shall be made to the Landlord at 702 S. Chadbourne St., San Angelo, Texas 76903"

PART 3: All other terms and conditions of the Lease shall remain in full force and effect unless amended and changed by further amendment.

Signature Page to Follow

IN WITNESS WHEREOF, the parties hereto have caused this AMENDMENT to be executed by their respective duly authorized officials on this 21st day of June, 2020.

CITY OF SAN ANGELO

DocuSigned by:



Daniel Valenzuela, City Manager

VESSEL CHURCH

DocuSigned by:



Justin Smith, Church Planter

Email: justin@thevesselchurch.com

ATTEST

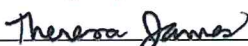
DocuSigned by:



Judith Anillon, City Clerk

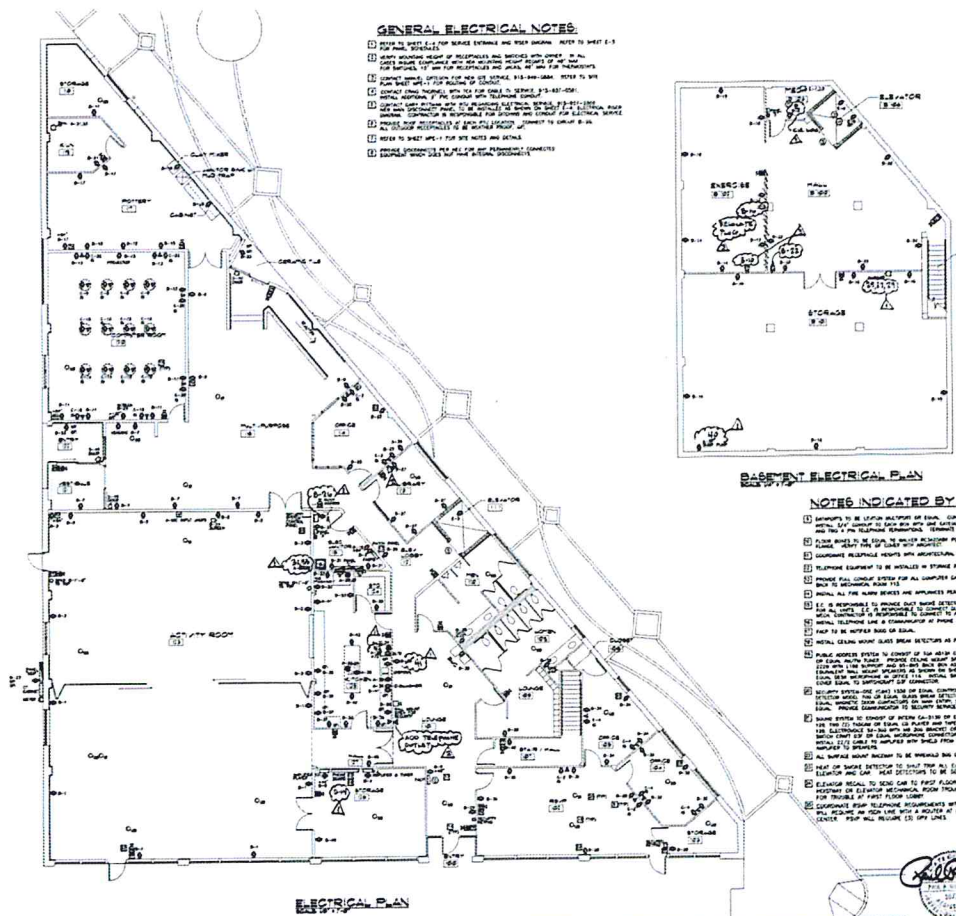
APPROVED AS TO FORM

DocuSigned by:



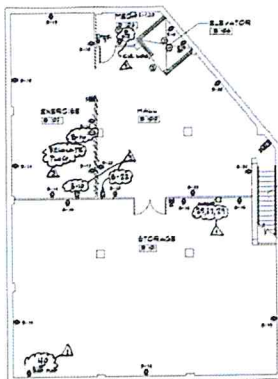
Theresa James, City Attorney

EXHIBIT "A"



GENERAL ELECTRICAL NOTES

- [illegible]



BASEMENT ELECTRICAL PLAN

NOTES INDICATED BY "□":

- [illegible]

ELECTRICAL PLAN

Power Systems
P.O. Box 28653
San Angelo, Texas 76902
915-659-0231

KEVIN W. BRUCE
ARCHITECTS • PLANNERS

3033 W. 17th Ave. • Suite 400 • Los Angeles, CA 90024
Tel: (213) 464-1841

INFINITE ARCHITECTS
1313 South Street
Los Angeles, CA 90071-4306
Phone: (213) 357-4742

**SANTA FE CROSSING - SENIOR CENTER
ANNEX**
618 SOUTH CHADBOURNE
SAN ANGELO, TEXAS



DATE: 4-8-01
REVISIONS:
△ CURRENT LOAD
△ WENT TO NEW
△ REIMATE P
SNA-AT

SHEET NO.
E-2
OF 4 SHEETS

**AMENDMENT 2 TO THE SHORT TERM LEASE AGREEMENT BETWEEN THE CITY OF
SAN ANGELO AND THE VESSEL CHURCH.**

RECITALS:

WHEREAS, the City of San Angelo ("City") and the Vessel Church ("Tenant") entered into the Short term lease agreement (the "Agreement") for the use of space at Sante Fe Crossing; and

WHEREAS, under the Agreement the parties may extend the agreement for one additional year upon written agreement of the parties; and

WHEREAS, the parties wish to extend the agreement.

NOW, THEREFORE, the parties agree that the termination date of the Agreement shall be extended until August 5, 2021.

CITY OF SAN ANGELO

DocuSigned by:



32F9587237A8429...

Daniel Valenzuela, City Manager

THE VESSEL CHURCH

DocuSigned by:



C71C78BFC800476...

Justin Smith

ATTEST

DocuSigned by:



4C3EC4F6CC9044A...

Julia Antilley, City Clerk

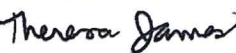
APPROVED AS TO CONTENT:



A1944A2DC8CF4B5...

Carl White, Director of Parks and Recreation

APPROVED AS TO FORM:



E822428D810A4D4...

Theresa James, City Attorney



To Whom It May Concern,

We, at The Vessel Church, are extremely thankful for the ability to use the Station 618 and Santa Fe Crossing buildings. As we near the end of our current contract, we would love to work through another agreement to continue leasing the facilities. Due to the events of 2020, we realize that it is extremely difficult to plan into the distant future, so we would love to continue with a year-to-year type option. Perhaps for this agree we can sign a lease for 1 year and have an option to extend for another year after that time period. Thank you for your consideration.

In Christ,

A handwritten signature in blue ink, appearing to read 'Justin Smith'. The signature is fluid and stylized, with the first name 'Justin' being more prominent than the last name 'Smith'.

Justin Smith

The Vessel Church

Justin@thevesselchurch.com

(325) 656-6206

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 20, 2021

Item type: Consent Item

Caption:

Consider awarding WU-07-21 Caustic Soda to TR International Trading Company in the amount of \$287,550 annually for one year with three additional one-year term extensions, budgeted for purchase in fiscal years 2021 through 2024, and authorizing the City Manager to negotiate and execute all related documents (Allison Strube)

Summary/History:

Bids have been received from three suppliers for the purchase of caustic soda for use at the water treatment plant. The low bid was submitted by TR International Trading Company.

Caustic Soda is used to control the pH of the treated drinking water at the City's water treatment plant.

Financial Impact:

Total estimated annual expenditure of \$287,550 budgeted within the Water Treatment Plant operating budget.

Other Information/Recommendation:

Staff recommends that the low bid be accepted and that the City Manager be authorized to execute any related documents.

Attachments:

- | | | |
|----|--|--|
| 1. | WU-07-21 Caustic Soda - Bid Tabulation | WU-07-21 Caustic Soda - Bid Tabulation.pdf |
|----|--|--|

Presentation:

Allison Strube

Approvals/Reviews:

Allison Strube	Created/Initiated
Shane Kelton	Approved
Theresa James	Approved
Jeff Tomlinson	Approved
Tina Dierschke	Approved
Julia Antilley	Final Approval



RFB Bid Tabulation

WU-07-21 • Caustic Soda

Tuesday, July 6, 2021

2:00 p.m.

Vendor	Univar Solutions USA INC	TR International Trading Company	DPC Industries, Inc
Item Description	Caustic Soda 50% Solution		
Quantity Required (Dry Tons)	450	450	450
Unit Price (per Dry Ton)	\$ 675.00	\$ 639.00	\$ 714.78
Extended Price	\$ 303,750.00	\$ 287,550.00	\$ 321,651.00
Delivery Days	3-5 business days	3-5 days	5-7
Payment Terms	Net 30	Net 30	Net 30

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 20, 2021

Item type: Consent Item

Caption:

Consider approving the following actions related to FS-04-21 Boats:

- a. Rejecting the bid for boat #1: center-console boat for Police use
- b. Accepting and awarding the bid for boat #2: one aluminum boat for Lake Operations general maintenance from Bryan Marine, Inc. (Bryan, TX) in the amount of \$36,887.85, budgeted in fiscal year 2021, and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)

Summary/History:

The Fleet Services Division published specifications for:

- a) one center-console boat for the Police Lake Patrol Division to replace one boat that is beyond its useful life; and
- b) one aluminum boat for Lake Operations to replace equipment that is beyond its useful life. This boat is used for general lake maintenance such as buoy movements, debris and trash cleanup, and other similar tasks.

Specifications were drafted and published for the purchase of one boat for the Police Lake Patrol Division. The published specifications for this request did not meet the needs of the Police Department. Thus, specifications will be modified and published for rebid. Responses to this category must be rejected by Council as a first step in the rebidding process.

Council approval is requested for the purchase of one aluminum boat for the Lake Operations Division. The requested purchase will be made from Bryan Marine, Inc. (Bryan, TX).

Financial Impact:

Staff recommends awarding RFB FS-04-21 Boats for the purchase of one boat from Bryan Marine, Inc. (Bryan, TX) in the amount of \$36,887.85, budgeted in fiscal year 2021.

Other Information/Recommendation:

- a) Staff recommends rejecting submissions under RFB FS-04-21 for one Police patrol boat.
- b) Staff recommends awarding the purchase of one aluminum general-maintenance boat from Bryan Marine, Inc. (Bryan, TX).

Attachments:

- | | | |
|----|------------------|--------------------------|
| 1. | Bid Tab FS-04-21 | 00 Bid Tab FS-04-21.xlsx |
|----|------------------|--------------------------|

Presentation:

Ryan Kramer

Approvals/Reviews:

Ryan Kramer
Patrick Frerich
Allison Strube
Shane Kelton
Jeff Tomlinson
Tina Dierschke
Theresa James
Julia Antilley

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Approved
Final Approval

**RFB Bid Tabulation**

FS-04-21 • Boats

June 8, 2021 2 p.m.

		Anthony's Aluminum Boats LLC		
	New/Unused Center Console Boat for Police Use in Fresh Water			
#1-1		1	\$ 38,675.00	hydraulics quoted below
#1-2	Engine Guard	1	\$ 1,500.00	will meet specs required
#1-3	200 HP Engine Upgrade	1	\$ 4,525.00	yamaha
#1-4	Hydraulic Steering	1	\$ 1,500.00	Seastar solutions
#1-5	Hydraulic Jack Plate	1	\$ 1,500.00	Atlas hydraulic jack plate
#1-6	Power Pole	1	\$ 1,500.00	sportsman II
#1-7	Boarding Ladder	1	\$ 500.00	stainless steel
#1-8	Live Scope	1		
#1-9	Delivery	1	\$ 2,000.00	will deliver
#1-10	Make and Model Quoted	0		AAB/Bronson 21-6ft Custom Boat Aluminum V Hull
#1-11	Delivery Lead Time	0		60-90 days depending on Trailer and Eng Availability

	New/Unused Boat for General Maintenance Use in Fresh Water			
#2-1		1	\$ 24,650.00	new custom built to specs. Hydraulics quoted below
#2-2	60 HP Engine Upgrade	1	\$ 950.00	yamaha
#2-3	Hydraulic Steering	1	\$ 1,500.00	Seastar solutions
#2-4	Hydraulic Jack Plate	1	\$ 1,500.00	Atlas hydraulic jack plate
#2-5	Tow Bar	1	\$ 700.00	custom built to fit boat
#2-6	Power Pole	1	\$ 1,500.00	sportsman II
#2-7	Boarding Ladder	1	\$ 500.00	stainless steel
#2-8	Delivery	1	\$ 2,000.00	will deliver
#2-9	Make and Model Quoted	0		AAB/Bronson 16ft Custom Boat Side Console Jon Boat
#2-10	Delivery Lead Time	0		60-90 days depending on trailer and Eng availability

Bryan Marine Inc.	
\$51,900.00	new
\$800.00	new
\$8,200.00	Mercury 175 Pro XS only upgrade
\$0.00	Standard Equip.
\$0.00	Included in boat bid
\$2,595.00	Includes necessary mounting bracket
\$0.00	Standard Equip.
\$4,491.90	sonar 2595.95 live scope 1895.95
\$1,000.00	delivered
	2022 Bayliner Trophy T20 CC
	10 to 12 Months

\$32,000.00	new
\$900.00	installed
\$900.00	installed
\$1,195.95	installed
\$595.95	installed
\$2,595.95	installed
\$295.95	installed
\$1,000.00	delivered
	2022 Sea Ark RX 170 SC
	10 to 12 Months

**Questionnaire - FS-04-21 Boats: Specifications Worksheet (Q-15QR)****Question Set - Boat for General Maintenance**

#	Question	Points	Anthony's Aluminum Boats LLC	Average	Bryan Marine Inc.	Average
2.0.1	New/Unused Boat for General Maintenance Use in Fresh Water.	1	Response: Yes Comment: New custom built boat per specs.	-	Response: Yes Comment: No Comment Provided	-
2.1 Hull, Interior, and Exterior						
2.1.1	Hull: Aluminum, "V", Light Gray	1	Response: Yes Comment: will paint per specs provided.	-	Response: Yes Comment: No Comment Provided	-
2.1.2	Interior: Aluminum, Light Gray, .125 gauge aluminum treadplate floor	1	Response: Yes Comment: will paint per specs provided.	-	Response: Yes Comment: No Comment Provided	-
2.1.3	Console/Helm: Side Console with windshield, Lighted Gauges to include Amps/Volts, Fuel, Engine Temperature, Speed, Engine RPM, Depth, Compass	1	Response: Yes Comment: custom built console per specs provided with all hardware mounted.	-	Response: Yes Comment: No Comment Provided	-
2.1.4	Decking: Non-slip	1	Response: Yes Comment: quoting hydro turf however rhyno non skid paint is available for same pricing if preferred.	-	Response: Yes Comment: No Comment Provided	-
2.1.5	Aluminum Hull - .100 gauge minimum	1	Response: Yes Comment: substituting 1/8 for same price as .100 gauge. This will extend the life, safety and quality of your hull. Hull will have a 3/16" bottom for same pricing as quoted.	-	Response: Yes Comment: No Comment Provided	-
2.1.6	Keel – 3/16" aluminum minimum	1	Response: Yes Comment: will be designed with keel	-	Response: Yes Comment: No Comment Provided	-
2.1.7	Boat length – 16' minimum	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.1.8	Beam – 82" minimum	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.1.9	Draft of Hull – 12" maximum	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.1.10	Bottom Width – 60" minimum	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.1.11	Capacity of Boat – 5 persons/700 lbs minimum	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.1.12	Minimum Cargo Capacity (including persons) – 1200 lbs	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.1.13	Rear Seating bench	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.1.14	Bow storage/deck	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.1.15	15 gallon (minimum) fuel tank, mounted with electric fuel gauge in console	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-

2.2 Outboard Motor						
2.2.1	Mercury or Yamaha, 50 horsepower, 4 stroke; Approval required for alternate engine manufacturers	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.2.2	Propeller – Stainless steel; 3 blade	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.2.3	Engine Shaft Length – to match transom height of boat	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.2.4	Mechanical controls	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.2.5	Compatible with 87 Octane and 10% ethanol Unleaded fuel	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.2.6	Power Tilt and Trim, Additional Tilt switch at rear of boat	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.2.7	Engine protection and warning system	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.3 Accessories						
2.3.1	Mechanical/Cable steering	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.3.2	Mechanical Jack Plate	1	Response: Yes Comment: will meet specs.	-	Response: No Comment: hydraulic electric	-
2.3.3	Hour Meter	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.3.4	Bilge Pump	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.3.5	Electric Horn Kit	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.3.6	Cleats – 4 installed; 6" stainless steel	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.3.7	Trolling motor bracket – bow mount	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.3.8	Trolling Motor – 65lb thrust minimum, hand controlled, folding, wired to batteries; Minn Kota, Motorguide or approved equivalent	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.3.9	Switch panel module: to operate all electrical functions with spare switches for future additions	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.3.10	Batteries: Deep Cycle; 2 – trolling motor, 1 - engine starting; mounted and protected	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.3.11	Onboard battery charging system – 3 bank minimum	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.3.12	Seating base plates: 3 – installed in rear bench, with Doubler plate on center base plate	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-

2.3.13	Seats: folding cushioned seats for operator and passenger	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
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2.4 Trailer						
2.4.1	Wheels: 2 - 14" rim size minimum	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.4.2	Tires: 2	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.4.3	Axles: 1	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.4.4	Frame: Galvanized steel	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.4.5	Boat Loading Guides/ Poles	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.4.6	Winch: Fabric Belt	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.4.7	Hubs: Sealed, Grease Filled, Bearing Buddies	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.4.8	All LED Lighting: DOT compliant with license plate light	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.4.9	Carpeted Bunk Boards and Side Rails	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.4.10	Rollers: Non-marking Bow and Keel Rollers (where applicable)	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.4.11	2" Ball Hitch	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.4.12	Swing leg jack	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.5 Options						
2.5.1	Engine Upgrade: Mercury or Yamaha, 60 horsepower, 4 stroke; Approval required for alternate engine manufacturers;	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.5.2	Hydraulic Steering	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.5.3	Electric over hydraulic jack plate	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.5.4	Tow Bar/Post: removable, insertable into base plate	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.5.5	Boarding Ladder: Stainless steel or aluminum, mounted at Stern/Starboard	1	Response: Yes Comment: stainless will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.5.6	Power Pole: 10', Electric, mounted at Stern/Port side	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
2.5.7	Delivery to 1727 Saint Ann St., San Angelo TX, 76905	1	Response: Yes Comment: will deliver	-	Response: Yes Comment: No Comment Provided	-

Question Set - Center Console Boat

#	Question	Points	Anthony's Aluminum Boats LLC	Average	Bryan Marine Inc.	Average
1.0.1	New/Unused Center Console Boat for Police Use in Fresh Water.	1	Response: Yes Comment: new custom built aluminum boat	-	Response: Yes Comment: No Comment Provided	-
1.1 Hull, Interior, and Exterior						
1.1.1	Interior: Fiberglass, White	1	Response: Yes Comment: Interior will be Aluminum	-	Response: Yes Comment: No Comment Provided	-
1.1.2	Console/Helm: Center Console, Lighted Gauges to include Amps/Volts, Fuel, Engine Temperature, Speed, Engine RPM, Depth, Compass	1	Response: Yes Comment: Aluminum Console with all gauges requested mounted and wired.	-	Response: Yes Comment: No Comment Provided	-
1.1.3	Decking: Non-slip	1	Response: Yes Comment: hydro turf is being offered; however, rhyno liner non skid can be painted in its place if preferred.	-	Response: Yes Comment: No Comment Provided	-
1.1.4	T-Top: Aluminum tubing frame, Fabric top, Welded; Dry Electronics Box Mounted in Upper Top	1	Response: Yes Comment: Will be fabricated to fit the console custom made with dry box under top.	-	Response: Yes Comment: No Comment Provided	-
1.1.5	Maximum length of boat with motor trimmed vertical – 26'	1	Response: Yes Comment: will meet requirements per specs	-	Response: Yes Comment: No Comment Provided	-
1.1.6	Boat length – 20'6" minimum, 21'6" maximum	1	Response: Yes Comment: will meet requirements per specs	-	Response: Yes Comment: No Comment Provided	-
1.1.7	Beam – 96" minimum	1	Response: Yes Comment: will meet requirements per specs	-	Response: Yes Comment: No Comment Provided	-
1.1.8	Draft of Hull – 12" maximum	1	Response: Yes Comment: will meet requirements per specs	-	Response: Yes Comment: No Comment Provided	-
1.1.9	Rated Maximum Horsepower of Hull – 200HP	1	Response: Yes Comment: will meet requirements per specs	-	Response: Yes Comment: No Comment Provided	-
1.1.10	Capacity of Boat – 6 persons/850 lbs	1	Response: Yes Comment: will meet requirements per specs	-	Response: Yes Comment: No Comment Provided	-
1.1.11	Minimum Cargo Capacity (including persons) – 1700 lbs	1	Response: Yes Comment: will meet requirements per specs	-	Response: Yes Comment: No Comment Provided	-
1.1.12	Seating: Operator's station leaning post seat with storage underneath; Two person seating forward of center console; two person seating in stern area	1	Response: Yes Comment: will meet requirements per specs custom built.	-	Response: Yes Comment: No Comment Provided	-

1.2 Outboard Motor						
1.2.1	Mercury or Yamaha, 150 horsepower, 4 stroke; Approval required for alternate engine manufacturers	1	Response: Yes Comment: will meet requirements per specs will provide pricing for Yamaha.	-	Response: Yes Comment: No Comment Provided	-
1.2.2	Propeller – Stainless steel; 3 blade	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.2.3	Engine Shaft Length – 25"	1	Response: Yes Comment: will meet requirements per specs will provide pricing for Yamaha.	-	Response: Yes Comment: No Comment Provided	-
1.2.4	Mechanical controls	1	Response: Yes Comment: will meet requirements per specs will provide pricing for equivalent Yamaha controls	-	Response: Yes Comment: No Comment Provided	-
1.2.5	50 amp minimum alternator preferred	1	Response: No Response provided. Comment: will provide with standard Yamaha alternator based on the size of the engine.	-	Response: Yes Comment: No Comment Provided	-
1.2.6	Compatible with 87 Octane and 10% ethanol Unleaded fuel	1	Response: Yes Comment: will be compatible.	-	Response: Yes Comment: No Comment Provided	-
1.2.7	Electronic, computer controlled ignition and fuel injection	1	Response: Yes Comment: will meet requirements.	-	Response: Yes Comment: No Comment Provided	-
1.2.8	Power Tilt and Trim, Additional Tilt switch at rear of boat	1	Response: Yes Comment: will meet requirements.	-	Response: Yes Comment: No Comment Provided	-
1.2.9	Engine protection and warning system	1	Response: Yes Comment: will meet requirements.	-	Response: Yes Comment: No Comment Provided	-
1.2.10	Documented Performance Match of Boat and Motor Combination to provide 45 mph minimum top speed and 0-30 mph in 8.5 seconds maximum	1	Response: Yes Comment: will meet requirements.	-	Response: Yes Comment: No Comment Provided	-

1.3 Accessories						
1.3.1	Mechanical/Cable steering	1	Response: Yes Comment: Providing hydraulic steering for yamaha outboard.	-	Response: No Comment: hydraulic steering standard	-
1.3.2	Mechanical Jack Plate	1	Response: Yes Comment: will meet requirements	-	Response: No Comment: hydraulic electric jack plate	-
1.3.3	Tow Bar/Post mounted to rear deck; Samson Post style or similar, for boat rescue towing	1	Response: Yes Comment: will meet requirements.	-	Response: Yes Comment: No Comment Provided	-
1.3.4	Auto Bilge Pump	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.3.5	Batteries – Deep Cycle; 2 – engine starting	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.3.6	Onboard battery charging system – 2 bank minimum	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.4 Trailer						
1.4.1	Brakes: 2 Wheel Drum, Hydraulic	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.4.2	Wheels: 4 plus 1 spare	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.4.3	Tires: 4 plus 1 spare	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.4.4	Axles: 2 – 3500 lb axles	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.4.5	Frame: Galvanized steel	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.4.6	Boat Loading Guides/ Poles	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.4.7	Winch: Fabric Belt	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.4.8	Hubs: Sealed, Grease Filled, Bearing Buddies	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.4.9	All LED Lighting: DOT compliant with license plate light	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.4.10	Carpeted Bunk Boards and Side Rails	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.4.11	Rollers: Non-marking Bow and Keel Rollers (where applicable)	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.4.12	2" Ball Hitch	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-
1.4.13	Swing leg jack	1	Response: Yes Comment: will meet specs.	-	Response: Yes Comment: No Comment Provided	-

1.5 Options						
1.5.1	Engine Guard, Aluminum or stainless tubing; to guide tow rope around engine	1	Response: Yes Comment: will meet specs, 3" aluminum pipe sch 40 with 2" sch 40 bracing.	-	Response: Yes Comment: No Comment Provided	-
1.5.2	Engine Upgrade: Mercury or Yamaha, 200 horsepower, 4 stroke; Approval required for alternate engine manufacturers;	1	Response: No Comment: pricing is available if desired.	-	Response: Yes Comment: No Comment Provided	-
1.5.3	Hydraulic Steering	1	Response: Yes Comment: will meet specs based on manufacture requirements for outboard.	-	Response: No Comment: standard equipment	-
1.5.4	Electric over hydraulic jack plate	1	Response: Yes Comment: pricing included.	-	Response: Yes Comment: No Comment Provided	-
1.5.5	Power Pole: 10', Electric, mounted at Stern/Port side	1	Response: Yes Comment: pricing included.	-	Response: Yes Comment: No Comment Provided	-
1.5.6	Boarding Ladder: Stainless steel or aluminum, mounted at Stern/Starboard	1	Response: Yes Comment: pricing included.	-	Response: Yes Comment: No Comment Provided	-
1.5.7	Garmin ECHOMAP Ultra 102sv Panoptix Livescope System, or approved equivalent; Installed	1	Response: Yes Comment: will meet specs	-	Response: Yes Comment: No Comment Provided	-
1.5.8	Delivery to 1727 Saint Ann St., San Angelo TX, 76905	1	Response: Yes Comment: based on current availability of outboards, and trailers delivery will be 100 to 120 days from receipt of PO. If however we are able to find a motor and trailer on hand somewhere after receipt of order we can move the date up.	-	Response: Yes Comment: No Comment Provided	-

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 20, 2021

Item type: Consent Item

Caption:

Consider approving the purchase of one tractor from Deere & Company (San Angelo, TX) through Sourcewell Contract #110719-JDC in the amount of \$71,586.69, budgeted in fiscal year 2021, and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)

Summary/History:

Council approval is requested for the purchase of one tractor for mowing to replace equipment that is beyond its useful life. This equipment will be utilized by the Airport Department. This Department uses these machines to maintain vegetation within the airport property as required.

The requested purchase will be made from Deere & Company (South Plains Implement, San Angelo, TX).

Financial Impact:

Staff recommends approving the purchase of one tractor from Deere & Company (San Angelo, TX) through Sourcewell Contract #110719-JDC in the amount of \$71,586.69, budgeted in fiscal year 2021.

Other Information/Recommendation:

Staff recommends approving the purchase of one tractor from Deere & Company (San Angelo, TX) through Sourcewell Contract #110719-JDC.

Attachments:

1. City of San Angelo 6E Tractor Quote City of San Angelo 6E Tractor Quote revised 6-24-21.pdf

Presentation:

Ryan Kramer

Approvals/Reviews:

Ryan Kramer	Created/Initiated
Patrick Frerich	Approved
Jeremy Valgardson	Approved
Shane Kelton	Approved
Theresa James	Approved
Jeff Tomlinson	Approved
Tina Dierschke	Approved
Julia Antilley	Final Approval

YOUR CONTRACT. YOUR QUOTE. YOUR HELP REQUESTED.

**Ensure your equipment arrives with no delay.
Issue your Purchase Order or Letter of Intent.**

To expedite the ordering process, please include the following information in Purchase Order or Letter of Intent:

For any questions, please contact:

- ☐ Shipping address
- ☐ Billing address
- ☐ Vendor: Deere & Company
2000 John Deere Run
Cary, NC 27513
- ☐ Contract name and/or number
- ☐ Signature
- ☐ Tax exempt certificate, if applicable

Joey Sanchez

South Plains Implement, Ltd.
18770 Alameda
Tornillo, TX 79853

Tel: 915-764-2263

Fax: 915-764-2956

Email: jsanchez@spitractor.com



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

South Plains Implement, Ltd.
18770 Alameda
Tornillo, TX 79853
915-764-2263
Admin@spitractor.com

Quote Summary

Prepared For:

City Of San Angelo
TX

Delivering Dealer:

South Plains Implement, Ltd.
Joey Sanchez
18770 Alameda
Tornillo, TX 79853
Phone: 915-764-2263
jsanchez@spitractor.com

Price includes Forestry tires, foam fill, credit and mounting.

Quote ID: 24649875
Created On: 11 June 2021
Last Modified On: 24 June 2021
Expiration Date: 12 July 2021

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE 6120E Cab Tractor (101 PTO hp)	\$ 71,586.69 X	1 =	\$ 71,586.69
Contract: Sourcewell Ag Tractors 110719-JDC (PG 1P CG 70)			
Price Effective Date: June 10, 2021			
Equipment Total			\$ 71,586.69

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 71,586.69
Trade In	
SubTotal	\$ 71,586.69
Est. Service Agreement Tax	\$ 0.00
Total	\$ 71,586.69
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 71,586.69

Salesperson : X _____

Accepted By : X _____

Confidential

Selling Equipment

Quote Id: 24649875 **Customer Name:**

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

South Plains Implement, Ltd.
18770 Alameda
Tornillo, TX 79853
915-764-2263
Admin@spitractor.com

JOHN DEERE 6120E Cab Tractor (101 PTO hp)

Hours:

Stock Number:

Contract: Sourcewell Ag Tractors 110719-JDC (PG 1P CG 70)

Selling Price *
\$ 71,586.69

Price Effective Date: June 10, 2021

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
333RP	6120E Cab Tractor (101 PTO hp)	1	\$ 88,749.00	24.00	\$ 21,299.76	\$ 67,449.24	\$ 67,449.24
Standard Options - Per Unit							
0202	United States	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	English Operator's Manual North America	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
0500	No Package	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
1382	12F/12R PowrReverser Transmission (19mph/30kmh) - 2WD Front Axle	1	\$ -5,947.00	24.00	\$ -1,427.28	\$ -4,519.72	\$ -4,519.72
2050	Standard Cab	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
2130	Air Suspension Seat with Swivel (MSG 95)	1	\$ 971.00	24.00	\$ 233.04	\$ 737.96	\$ 737.96
3340	Triple Deluxe SCV with ISO Breakaway Couplers	1	\$ 419.00	24.00	\$ 100.56	\$ 318.44	\$ 318.44
4020	Heavy Duty Hitch	1	\$ 419.00	24.00	\$ 100.56	\$ 318.44	\$ 318.44
4120	Two Telescopic Draft Links	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
4320	Heavy Duty Drawbar	1	\$ 271.00	24.00	\$ 65.04	\$ 205.96	\$ 205.96
4421	Sway Bars	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
5212	460/85R34 In. 8PR R1 Radial	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
6151	10.00-16 8PR F2 Bias	1	\$ -2,764.00	24.00	\$ -663.36	\$ -2,100.64	\$ -2,100.64
8002	Tool Box	1	\$ 56.00	24.00	\$ 13.44	\$ 42.56	\$ 42.56
8461	Draft Control	1	\$ 666.00	24.00	\$ 159.84	\$ 506.16	\$ 506.16
8726	Rotating Warning Light (Beacon Light)	1	\$ 247.00	24.00	\$ 59.28	\$ 187.72	\$ 187.72
8995	Front Weight Support Bracket	1	\$ 284.00	24.00	\$ 68.16	\$ 215.84	\$ 215.84

Selling Equipment

Quote Id: 24649875 **Customer Name:**

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

South Plains Implement, Ltd.
18770 Alameda
Tornillo, TX 79853
915-764-2263
Admin@spitractor.com

Standard Options Total			\$ -5,378.00		\$ -1,290.72	\$ -4,087.28	\$ -4,087.28
Dealer Attachments/Non-Contract/Open Market							
SJ10170	Antenna	1	\$ 32.64	24.00	\$ 7.83	\$ 24.81	\$ 24.81
R127764	Weight, front suitcase 43 kg (95 lb) quantity of one	10	\$ 134.20	24.00	\$ 32.21	\$ 1,019.92	\$ 1,019.92
Open Market	RE321102 AM/FM Radio	1	\$ 680.00	0.00	\$ 0.00	\$ 680.00	\$ 680.00
Open Market	Rear Forestry Tires and Front Foam Fill	1	\$ 6,500.00	0.00	\$ 0.00	\$ 6,500.00	\$ 6,500.00
Dealer Attachments Total			\$ 8,554.64		\$ 329.91	\$ 8,224.73	\$ 8,224.73
Value Added Services Total							
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$ 91,925.64		\$ 20,338.95	\$ 71,586.69	\$ 71,586.69

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 20, 2021

Item type: Consent Item

Caption:

Consider approving the purchase of one hydroexcavator from Vermeer Texas-Louisiana (Irving, TX) through Sourcewell Contract #012418-VRM in the amount of \$76,592, budgeted in fiscal year 2021, and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)

Summary/History:

Council approval is requested for the purchase of one hydroexcavator to replace equipment that is beyond its useful life. This equipment will be utilized by the Water Distribution and Sewer Collections Divisions. These Divisions use these machines to excavate material for water and sewer line repairs. Utilization of hydroexcavation equipment minimizes risk of damage to any underground utilities.

The requested purchase will be made from Vermeer Texas Louisiana (Irving, TX).

Financial Impact:

Staff Recommends approving the purchase of one hydroexcavator from Vermeer Texas-Louisiana (Irving, TX) through Sourcewell Contract #012418-VRM in the amount of \$76,592, budgeted in fiscal year 2021.

Other Information/Recommendation:

Staff recommends approving the purchase of one hydroexcavator from Vermeer Texas-Louisiana (Irving, TX) through Sourcewell Contract #012418-VRM.

Attachments:

- | | |
|-------------------------------|--------------------------------|
| 1. VacTron-LP500-800-1200-SDT | VacTron-LP500-800-1200-SDT.pdf |
|-------------------------------|--------------------------------|

Presentation:

Ryan Kramer

Approvals/Reviews:

Ryan Kramer	Created/Initiated
Patrick Frerich	Approved
Allison Strube	Approved
Shane Kelton	Approved
Theresa James	Approved
Jeff Tomlinson	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval

Vac-Tron Vacuum Excavation Systems

Low Profile Series

- ☐ **LP500 SDT (Diesel) (LPSDT1005) (LP573SDT)**
Includes 500 Gallon Debris Tank with Hydraulic Tilt, (2) 100 Gallon Water Tanks, Low Profile Torsion Axles (12,000 GVWR), and Standard Equipment listed below.
- ☐ **LP500SDT w/boom (LPSDT1055) (LP573SDT)**
Includes 500 Gallon Debris Tank with Hydraulic Tilt, (2) 100 Gallon Water Tanks, Low Profile Torsion Axles (12,000 GVWR), and Standard Equipment listed below.
- ☐ **LP500 SDT (Diesel)-d-rate trailer (LPSDT1004) (LP573SDT LITE)**
Includes 500 Gallon Debris Tank with Hydraulic Tilt, (2) 100 Gallon Water Tanks, Low Profile Torsion Axles (12,000 GVWR), and Standard Equipment listed below.
- ☐ **LP500SDT d-rate w/boom (LPSDT1054) (LP573SDT LITE)**
Includes 500 Gallon Debris Tank with Hydraulic Tilt, (2) 100 Gallon Water Tanks, Low Profile Torsion Axles (12,000 GVWR), and Standard Equipment listed below.
- ☐ **LP500 SDT (Diesel) (Heavy) (LPSDT1006) (LP573SDT HVY)**
Includes 500 Gallon Debris Tank with Hydraulic Tilt, (2) 150 Gallon Water Tanks, Low Profile Torsion Axles (14,000 GVWR), and Standard Equipment listed below.
- ☐ **LP500SDT heavy w/ boom (LPSDT1056) (LP573SDT HVY)**
Includes 500 Gallon Debris Tank with Hydraulic Tilt, (2) 150 Gallon Water Tanks, Low Profile Torsion Axles (14,000 GVWR), and Standard Equipment listed below.
- ☒ **LP800 SDT (Diesel) (LPSDT1008) (LP873SDT)**
Includes 800 Gallon Debris Tank with Hydraulic Tilt, (2) 100 Gallon Water Tanks, Low Profile Torsion Axles (14,000 GVWR), and Standard Equipment listed below. **\$69,595.00**
- ☐ **LP800SDT w/ boom (LPSDT1058) (LP873SDT)**
Includes 800 Gallon Debris Tank with Hydraulic Tilt, (2) 100 Gallon Water Tanks, Low Profile Torsion Axles (14,000 GVWR), and Standard Equipment listed below.
- ☐ **LP800 SDT (Heavy) (LPSDT1009) (LP873SDT HVY)**
Includes 800 Gallon Debris Tank with Hydraulic Tilt, (2) 200 Gallon Water Tanks, Tandem Axles (20,000 GVWR), and Standard Equipment listed below. SHT package included
- ☐ **LP800SDT heavy w/ boom (LPSDT1059) (LP873SDT HVY)**
Includes 800 Gallon Debris Tank with Hydraulic Tilt, (2) 200 Gallon Water Tanks, Tandem Axles (20,000 GVWR), and Standard Equipment listed below. SHT package included
- ☐ **LP1200 SDT (LPSDT1012) (LP1273SDT)**
Includes 1200 Gallon Debris Tank with Hydraulic Tilt, (2) 200 Gallon Water Tanks, Tandem Axles (24,000 GVWR), and Standard Equipment listed below.
- ☐ **LP1200SDT w/ boom (LPSDT1062) (LP1273SDT)**
Includes 1200 Gallon Debris Tank with Hydraulic Tilt, (2) 200 Gallon Water Tanks, Tandem Axles (24,000 GVWR), and Standard Equipment listed below.

STANDARD EQUIPMENT:

49 HP Yanmar Diesel Engine (Tier 4 Final)	Reverse Pressure to Off-Load Liquids and Dislodge Debris in Hose
Vacuum Pump - 1000 CFM	Hydraulically Operated Full Open and Locked Rear Door
High Pressure Water System - 3000 PSI @ 4 GPM	Water Knife and Clean-Up Wand
Fully Enclosed & Insulated Engine Stand (lockable)	Air gap
30' x 4" Suction Hose with Suction Tool	baghouse
30 gallon fuel tank	polymer liner on bottom half for easy dumping & cleanout

Trailer Jack Feature:

- ☐ Manual Jack (LPSDT3510)
☐ Hydraulic Jack (LPSDT3520)

Hose & tooling feature:

- ☐ 3" hose & tooling (not available on boom units) (LPSDT3600)
- ☒ 4" hose & tooling (LPSDT3601) **\$493.00**
- ☐ 4" hose & tooling for boom units (LPSDT3602)

AVAILABLE OPTIONS:

- ☐ SHT Package - Underwater tank hose storage w/ two (2) 15' sections with camlock fittings. Under water- tank suction wand and water wand-not available on LPSDT 1012, 1062 (LPSDT4490)
- ☒ Strong Arm (not available on LPSDT 1012, 4100, or units w/ boom) (LPSDT4010) **\$1,852.00**
- ☐ FlowMaster Package (includes arm, head, hydrant hose, diffuser box, tools, and tool box- must select LPSDT3520. unavailable with LPSDT 1006, 1012, 1056, 1059, 1062, 4010) (LPSDT4100)
- ☐ Inside Tank Washout (500 gallon tanks) (LPSDT4205)
- ☐ Inside Tank Washout (800 gallon tanks) (LPSDT4208)
- ☐ Inside Tank Washout (1200 gallon tanks) (LPSDT4212)
- ☐ Diesel-Fired Hot Box w/ Recirculation Kit - 172,000 BTUs (LPSDT4831)
- ☐ Recirculation Kit (LPSDT4841)
- ☐ Custom Paint Color (LPSDTSP)
- ☒ 3" LED Directional Board (LPSDT4550) **\$1,272.00**
- ☐ Anti static package (LPSDT4560)
- ☐ Miscellaneous Features: sales code _ _ _ **\$ _ _ _**

Date: 7/8/2021 Quote good for 30 days
For: City of San Angelo
Sourcewell Member #:
Provided By: Micky McCalib
Contact Name: Ryan Kramer
Mobile #: (806)548-4769

Subtotal: **\$73,212.00**
Dealer Freight & Prep: **\$3,380.00**
Quantity: **1**

Total: **\$76,592.00**
Sales Tax:

Grand Total: **\$76,592.00**

ACCEPTED:

Vermeer

BY:

DATE:

Customer

BY:

DATE:

Pricing Effective 03/28/21

NOTE: All pricing in US \$
NOTE: Include applicable sales tax
Quotes valid for 30 days

Any applicable sales tax is not included. Prices subject to change without notice. These prices are exclusive of any and all duties, import fees, taxes, or other similar charges. These prices may not be available in any transaction involving a trade or rental transaction. This sheet may not include all possible specifications available for this model. For complete product specifications, please contact your local authorized Vermeer dealer. Unless otherwise noted, dealer freight & prep to be determined.



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 20, 2021

Item type: Consent Item

Caption:

Consider a resolution allowing the City of San Angelo to accept a donation of \$20,000 for applying chip seal to alleys in the Southridge subdivision (Patrick Frerich)

Summary/History:

The Southridge Homeowner's Association has requested chip seal maintenance on the alleys within their subdivision. The requested areas are alley right-of-ways whose primary responsibility for maintenance of the surface falls upon the City. Available funding does not provide for maintenance activities in alleys beyond routine pothole repairs.

The Southridge Homeowner's Association desired an enhanced maintenance on their alleys beyond what current City funding allows. The HOA offered to donate \$20,000 to the City to allow their alleys to be chip sealed in the 2022 Sealcoat Project. The City understands the importance of, and attempts to provide, regular maintenance to preserve the City's infrastructure. The application of chip seal in these areas will support that purpose.

Financial Impact:

Funding for the project will be subsidized by the Southridge HOA donation.

Other Information/Recommendation:

Staff recommends accepting the donation of \$20,000 from the Southridge Homeowner's Association for the purpose of chip sealing the perimeter, internal, and two access alleys within the Southridge subdivision during the 2022 Sealcoat Project.

Attachments:

1. Resolution Resolution accepting \$20000 for chip seal - Southridge Alleys.pdf

Presentation:

Patrick Frerich

Approvals/Reviews:

Patrick Frerich
Kevin Pate
Shane Kelton
Theresa James
Tina Dierschke
Julia Antilley

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL ACCEPTING A DONATION OF \$20,000 FOR APPLYING CHIP SEAL TO ALLEYS IN SOUTHRIDGE

WHEREAS, Section 51.076(a) of the Texas Local Government Code provides that a municipality may hold property that it receives by gift, deed, devise, or other manner; and

WHEREAS, the San Angelo Southridge Homeowner's Association has offered to donate to the San Angelo Operations Department \$20,000 to be used to chip seal the perimeter alley, the internal alley, and two access alleys at Southridge.

WHEREAS, the San Angelo Operations Department agrees that the donation will help to further the mission and purpose of the Department.

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

Part 1: That the City of San Angelo hereby accepts a donation of \$20,000 from the San Angelo Southridge Homeowners' Association.

Part 2: That the donations shall be used by the City of San Angelo Operations Department to chip seal the perimeter alley, internal alley and two access alleys at Southridge.

PASSED and APPROVED THIS 20th day of July, 2021

CITY OF SAN ANGELO, TEXAS

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

APPROVED AS TO FORM

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Nolan Sosa, Economic Development, Economic Development, 325-657-4219

Meeting Date: July 20, 2021

Item type: Consent Item

Caption:

Consider approving Tax Increment Reinvestment Zone (TIRZ) incentive funding for the following private projects and authorizing the City Manager to negotiate and execute all related documents:

1. Three private projects totaling \$105,348.50 in the North TIRZ area for the properties located at 216 W. 3rd St., 2122 N. Chadbourne St., and 2320 N. Chadbourne St.
2. Four private projects totaling \$89,509.15 in the South TIRZ area for the properties located at 19 W. Beauregard Ave., 23 W. Beauregard Ave., 121 N. Chadbourne St., and 221 S. Chadbourne St. (Jon James)

Summary/History:

At the monthly TIRZ Board Meeting, conducted June 24, 2021, the TIRZ Board recommended funding three projects in the North TIRZ totaling \$105,348.50 and four projects in the South TIRZ totaling \$89,505.18. The details of these projects include:

North

216 W. 3rd Street - WAP Properties, LLC: The applicant requested \$36,000.00, which the TIRZ Board unanimously approved. The project includes landscaping, sidewalks, and paving of parking areas.

2320 N. Chadbourne – Fermin Lucio and Sons Roofing: The applicant requested \$9,986.00, which the TIRZ Board unanimously approved. The project includes installation of new windows and doors, painting the building exterior, and installation of a new fence on their property.

2122 N. Chadbourne – TriTex Fence Company: The applicant requested \$59,362.50, which the TIRZ Board unanimously approved. The project includes installation of a new fence and gate, painting the building exterior, replacing metal siding, installation of rock on the façade, and paving the surrounding area with concrete.

South

19 W. Beauregard – Box Hangar Two Ten: The applicant requested \$34,650.00, which the TIRZ Board unanimously approved. The project includes installation of a new cornice and tile on the front facade.

23 W. Beauregard – Mike Terrazas: The applicant requested \$12,839.06, which the TIRZ Board unanimously approved (with one board member abstaining). The project includes installation of a new awning.

121 N. Chadbourne – The applicant requested \$37,852.00, which the TIRZ Board unanimously approved. The project includes fire sprinkler installation, façade improvements, and secondary egress.

221 S. Chadbourne – The applicant requested \$4,168.09, which the TIRZ Board approved with a 5-1 vote. The project includes installation of new windows.

The Board's recommendation for South projects includes a stipulation that they must have Design and Historic Review Commission approval, where required, before entering into the agreement and before any funds are disbursed.

Financial Impact:

Three TIRZ North (106-2920) projects totaling \$105,348.50.

Four TIRZ South (106-2910) projects totaling \$89,509.15.

Other Information/Recommendation:

Staff recommends approving for the seven projects listed in the total amount of \$194,857.65 and authorizing the City Manager or their designee to negotiate and execute all related documents.

As noted above, the TIRZ Board recommended approval of the listed projects, including the requirement that all South projects must have Design and Historic Review Commission approval, where required, prior to proceeding with those projects.

Attachments:

1.	North - 216 W 3RD Street - WAP Properties LLC	North - 216 W 3RD Street - WAP Properties LLC.pdf
2.	North - 2122 N Chadbourne - TriTex Fence	North - 2122 N Chadbourne - TriTex Fence.pdf
3.	North - 2320 N Chadbourne - Lucio and Son Roofing	North - 2320 N Chadbourne - Lucio and Son Roofing.pdf
4.	South - 19 W Beauregard - Box Hangar Two Ten	South - 19 W Beauregard - Box Hangar Two Ten.pdf
5.	South - 23 W Beauregard - Mike Terrazas	South - 23 W Beauregard - Mike Terrazas.pdf
6.	South - 121 N Chadbourne - Studio 121 Events	South - 121 N Chadbourne - Studio 121 Events.pdf
7.	South - 221 S Chadbourne - Stangos Coffee Shop	South - 221 S Chadbourne - Stangos Coffee Shop.pdf

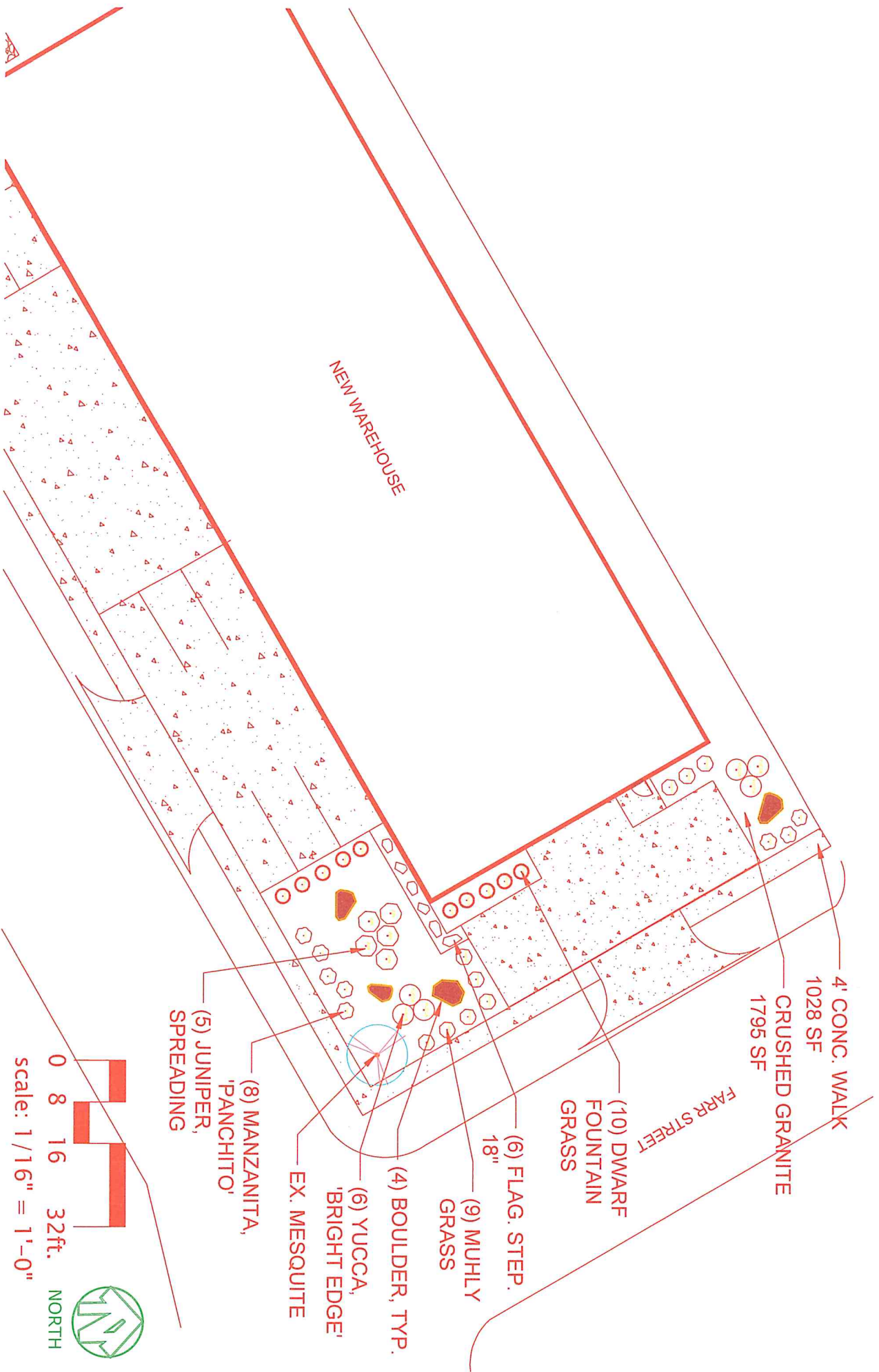
Presentation:

Jon James

Approvals/Reviews:

Nolan Sosa	Created/Initiated
Jon James	Approved
Brandon Dyson	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval

[illegible]





© Austin Initiative Landscaping.com 2012

NOT ACTUAL

CORNER LOT

EXAMPLE ONLY

PLANTS WOULD NOT

EXCEED 2'





KEEP
A.E. FOR
L.S.

3RD

SIDEWALK FARR

PEDESTRIAN RAMP
SIDEWALK

WINN PALMER

May 28, 2021

Tax Increment Reinvestment Zone
North Redevelopment Incentives Program
City of San Angelo

NARRATIVE/SUMMARY

Three lots at the corner of 3rd and Farr Streets bear the addresses 214 and 216 W. 3rd Street. When purchased by Winn and Allison Palmer, applicants herein, the lots were in a state of disuse and disrepair. Currently, pieces of an old foundation slab; old sidewalks that are cracked and broken; overgrown vegetation; and transients call the lots their home. Currently, a permit application is in place to begin construction on a 10,800 sq. ft. warehouse facility with 8307 sq. ft. of parking, approaches and sidewalks. With funding from the TIRZ project, the corner of 3rd and Farr Streets will contain xeriscape landscaping bordered with sidewalks and a pedestrian ramp exiting on Farr St.

The total cost of the TIRZ related portion of the project is estimated to be \$102,298.00. Winn and Allison Palmer will commit to a 25% match of funds awarded. Please contact Winn Palmer as our representative with questions or concerns.

ZONE/IMPACT STATEMENT

Development, paving and landscaping the lots will create an immediate improvement for business values in the area. Undesirable views will be removed. This development would help facilitate further future development of the entire downtown corridor.

Other immediate benefits to the development of these lots include promotion of public safety and welfare. Creating a commercial environment and removing the vegetation from this area will eliminate it as a haven for transients or others who would use the lots as a hiding place for clandestine activities. Before and since we have owned the properties, we have observed trespassers on the lots numerous times. The properties are very near the Performing Arts Center, City Hall, City Auditorium, and various businesses. Increased safety provided by this project will promote the welfare of all visitors to this cultural center of downtown.

Thank you very much for your time and consideration.

Sincerely,



Winn Palmer
WAP Properties, LLC



1318 North Chadbourne San Angelo, TX 76903 325-227-2928

[illegible]



TRITEX FENCE CO.

TriTex Fence Co.
2122 N. Chadbourne St.
San Angelo, TX 76901
325-812-7143
heather@tritexfence.com

To Whom it May Concern,

03/15/2021

The purpose of this summary is to demonstrate how the proposed project for TriTex Fence Co. meets the required criteria to obtain TIRZ North Incentives.

Our company has recently obtained the property listed above. At this time, the exterior of the property is in poor condition. It is not visually pleasing, nor does it lend itself to improving the increase of newer businesses in the area.

We would like to obtain the TIRZ North Incentive for several reasons. First and foremost, we are a relatively new business to San Angelo. We opened our doors in October of 2016, and since that time, our company has grown exponentially. We do not foresee that slowing down any time in the near future, and we would like for our customers and our community to have a nice place to go to conduct business. We have increased our workforce, as well as our customer base many times over, and look forward to continuing to do so. A company's business location says a lot about both the company itself, and the way the company conducts business. At this time, our business location is not a place that instills good faith, however, if we are able to obtain the TIRZ North Incentive, we will drastically improve not only our building, but also the landscape and parking in our location. This will be beneficial not only to us, but also to the current businesses around us (due to increased vehicular and pedestrian traffic), as well as to any up-and-coming businesses looking to expand their location as well.

Our plan for our business location is simple. We intend to remove the outdated siding on our building, and replace it with R panel metal siding and metal trim. These will be done in our company's colors, tan metal and cocoa roof & trim. These colors represent our company, as well as add a pleasing color scheme to the area. Along with the new exterior material, we will also install an Austin Stone base on the bottom quarter of our building, to improve the visual impact. A portion of our building is a cinder block exterior, with faded and peeling white paint. Those areas will be cleaned and repainted in a tan color to match the new metal siding. The current landscaping is a mixture of dirt, broken concrete, and

non-viable grass. The changes to the landscaping will include installing fencing and gates to protect the business and its property, removing broken concrete and re-pouring fresh concrete, and replacing the bad grass and dirt with new sod. These landscaping changes will result in a much nicer visual effect for anyone doing business in the area. Installing the fencing and gates will also improve the visual impact of the parking areas.

All of the improvements listed above will be completed by expert professionals, all of whom are local businesses to San Angelo. All proposed improvements, both to the building and to the landscaping, are estimated to be completed within a 90-day period. This would be a proposed completion time of July 2021.

Thank you for taking the time to review our application for the TIRZ North Incentive. We look forward to hearing from you!

Chase Howells (Owner) TriTex Fence Co.

A handwritten signature in black ink that reads "C Howells". The signature is written in a cursive, flowing style.



TRITEX FENCE CO.

TriTex Fence Co.
2122 N. Chadbourne St.
San Angelo, TX 76903
325-812-7143
heather@tritexfence.com

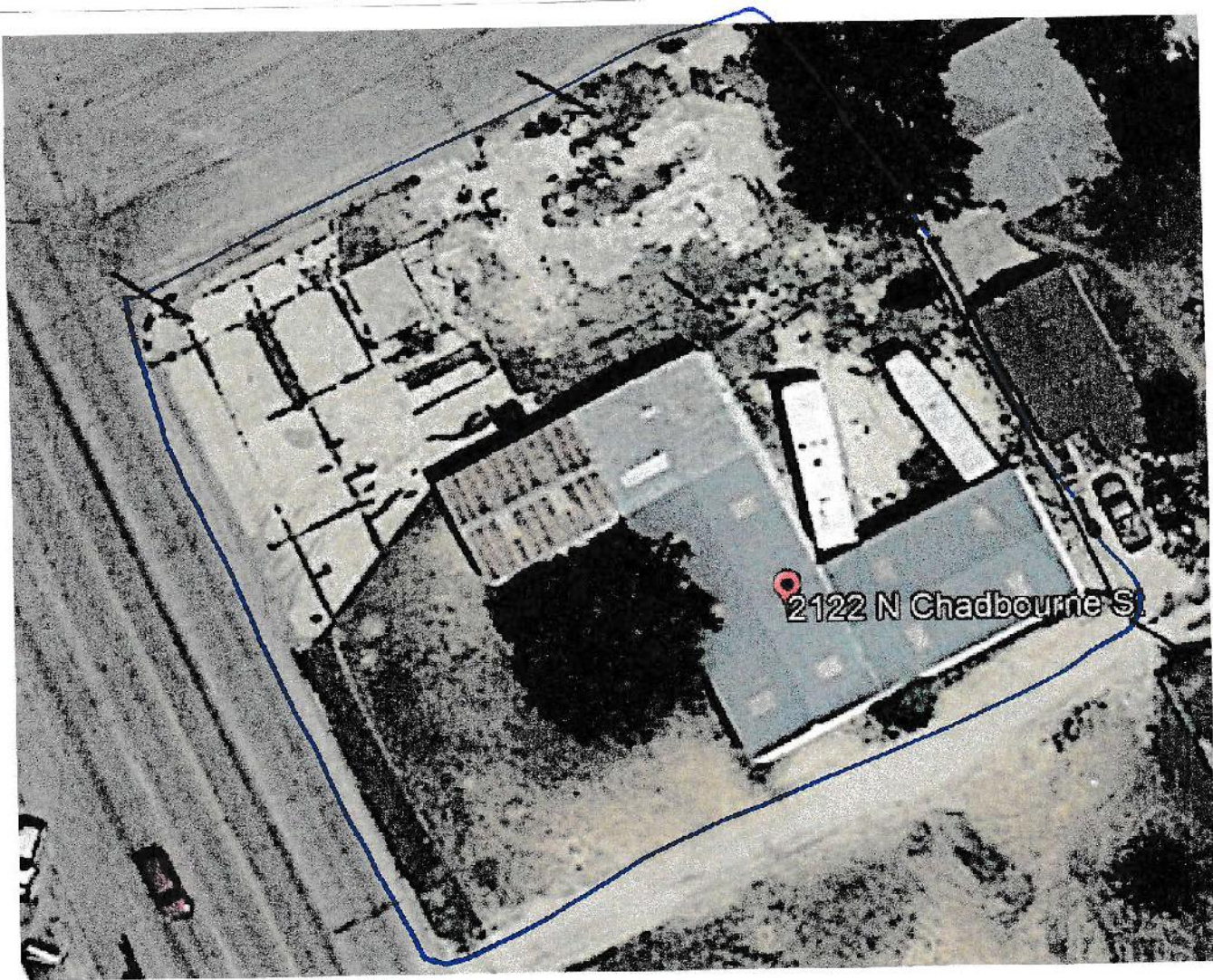
To Whom it May Concern,

This statement is to project the economic benefits to TriTex Fence Co. obtaining a TIRZ North Incentive.

The proposed improvements to both our building and our landscaping will have an immediate visual impact on the area. We project that this will bring increased revenue to other businesses in our area, as it will have a more modern look. We project that this will bring not only short-term additional revenue to our neighbor businesses, but also have a positive impact on their future revenue. In San Angelo, there has always been a history of people frequently visiting, and returning to, an area that has been improved. This also carries with it the possibility of other business, both new and established, seeing the potential of the area, and relocating to this area.

Thank you very much for your time. We look forward to hearing from you!

Chase Howells (Owner) TriTex Fence Co.



Arial Image of Current View



Current view from Chadbourne side



Current view from E. 22nd side



Before - Front of Building



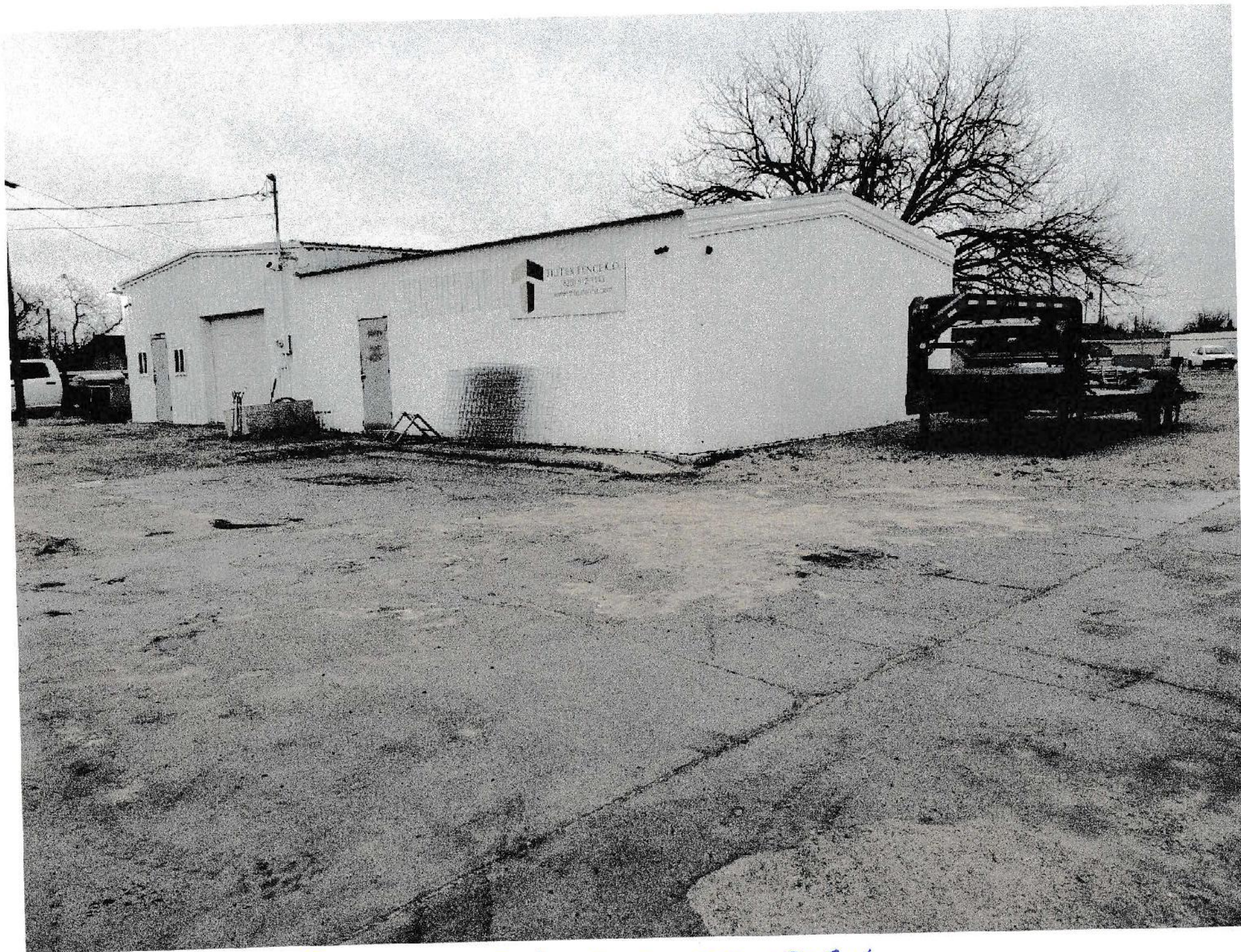
Before - right side of yard



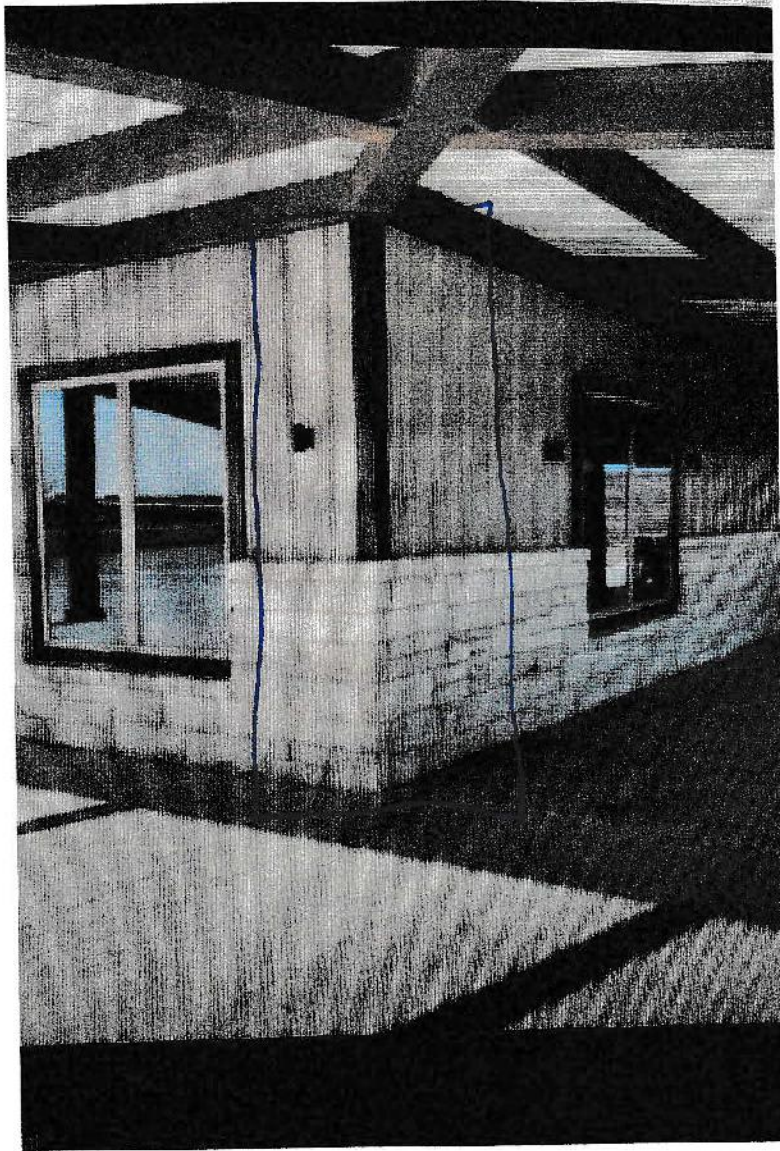
Before - Left side of yard



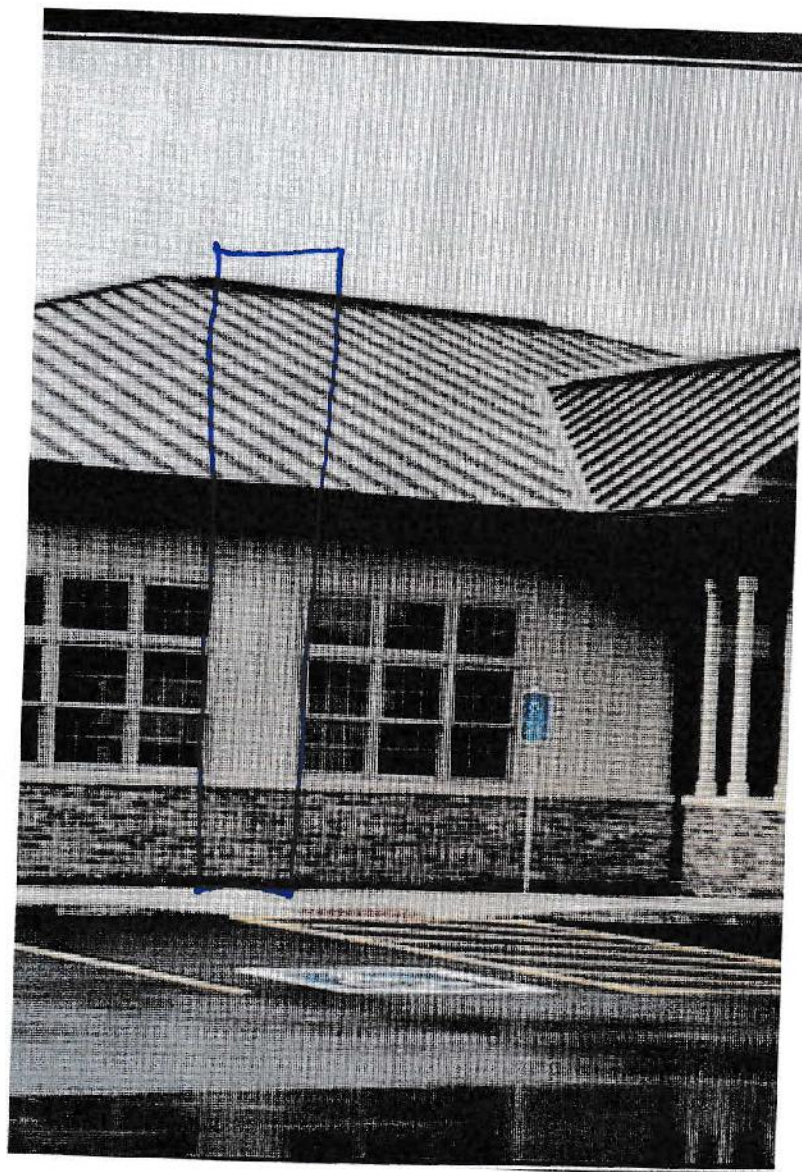
Before - side yard



Before - Side view of property



Projected Finished Look
w/ tan metal siding &
Austin Stone base



Projected Finished Look 2
w/ tan metal siding &
Cocoa metal roof & trim
(base will be Austin stone)

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Fermin Lucio & Son Roofing
Residential & Commercial Buildings
Composition Shingles and Gravel Roofs
-Free Estimates-

May 20, 2021

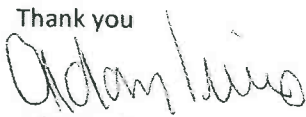
To whom it may concern,

Narrative summary,

With the project to be done we hope to better the security of our office from break ins, and give our office a much-needed update, and a more professional environment for our customers and workers. Each part of the project will help us achieve this goal we wish to accomplish.

If you have any questions, please feel free to contact me at 325-653-5207.

Thank you

A handwritten signature in black ink, appearing to read 'Adan Lucio', written over the printed name.

Adan Lucio,

Owner of Lucio Roofing.

Fermin Lucio & Son Roofing

2320 N. Chadbourne

San Angelo, TX 76903

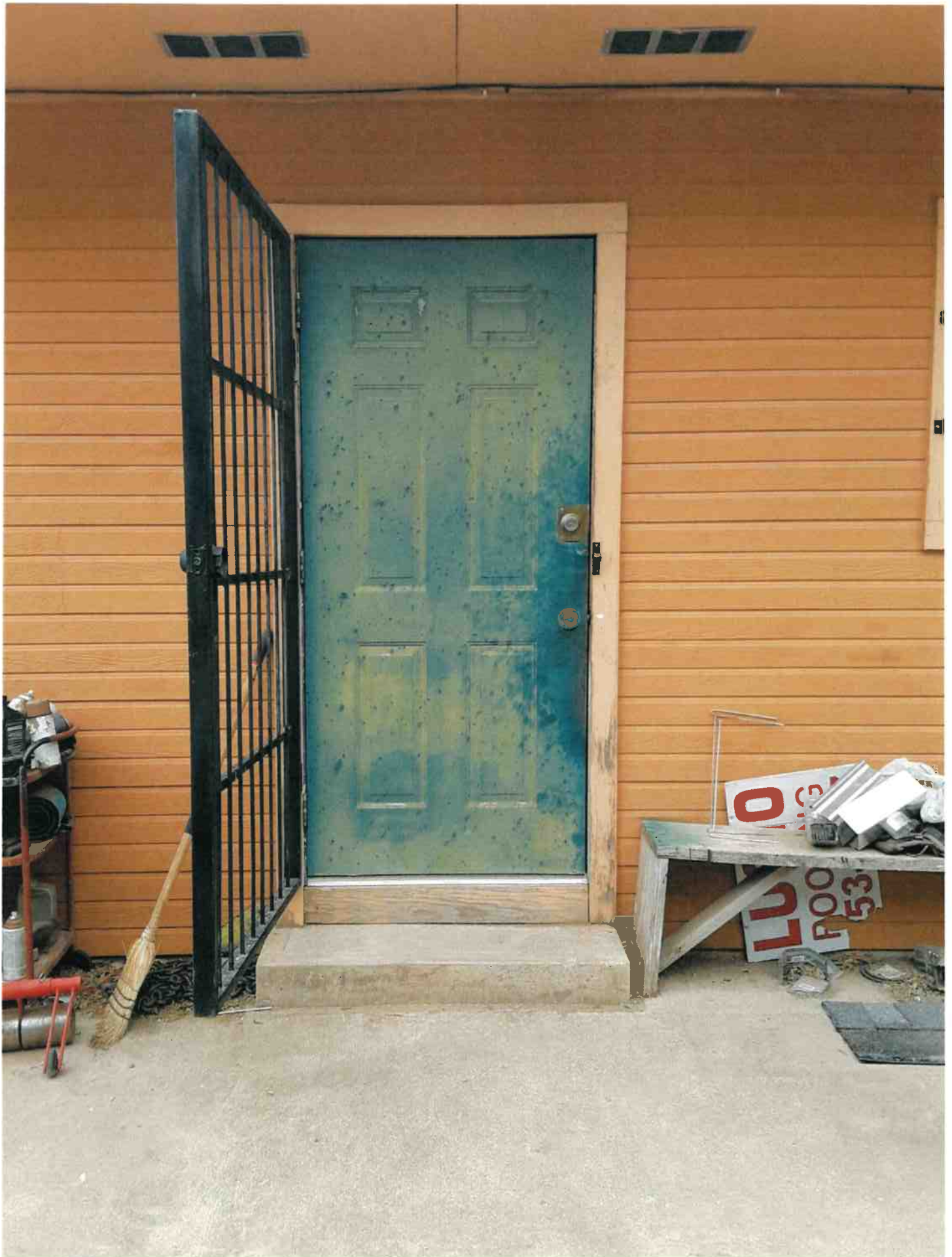
Work 325-653-5207 Cell 325-657-2697

With the approval from the TIRZ project we as a company hope to work towards our building looking more updated and modern along with the other buildings on our street. With looking more modern we wish to eliminate undesirable views and the outside storage look that comes with our current office. It would also overall improve the facade of our office and on our street.

Thank you for your consideration in this process

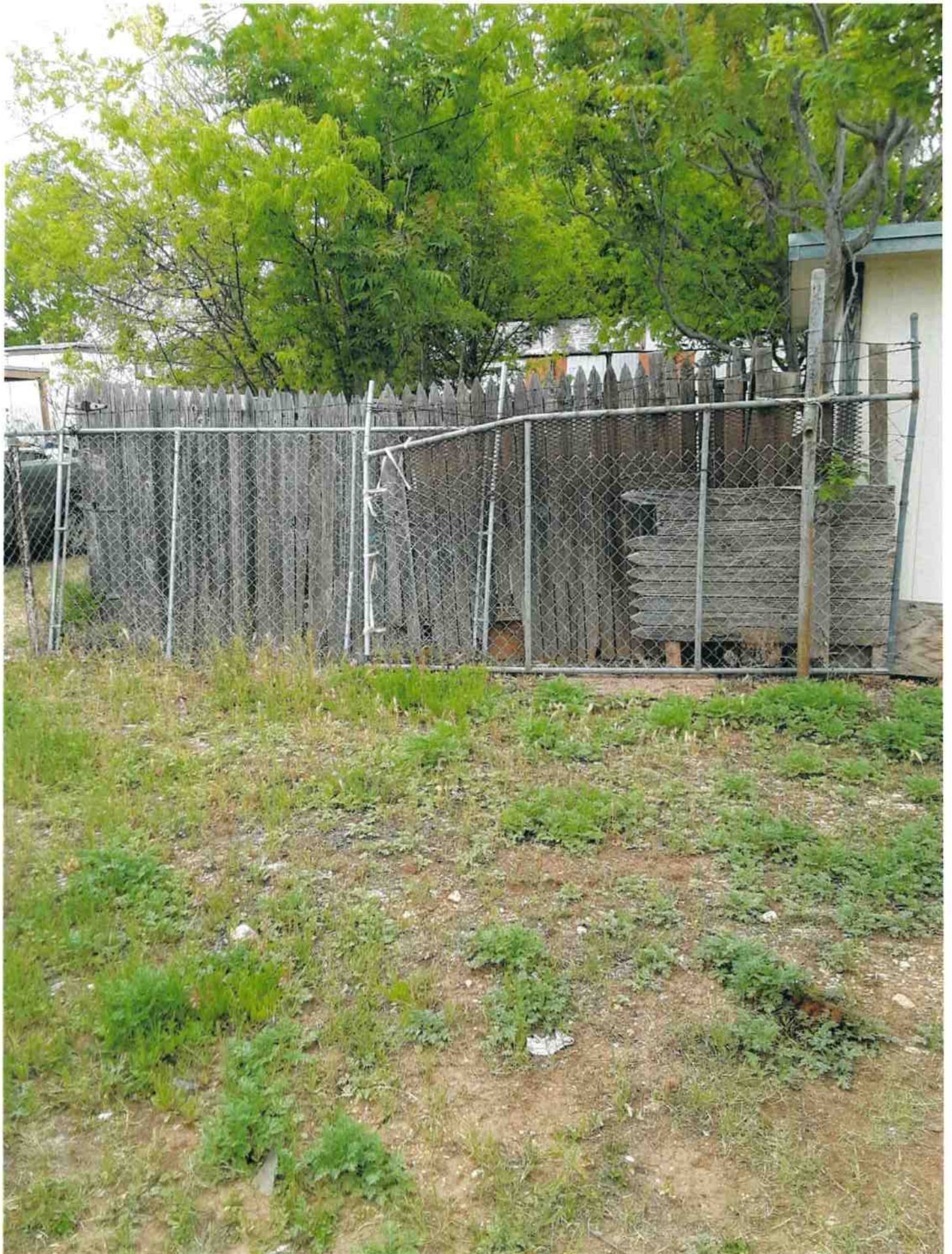
Adan Lucio

A handwritten signature in black ink that reads "Adan Lucio". The signature is written in a cursive, slightly slanted style.

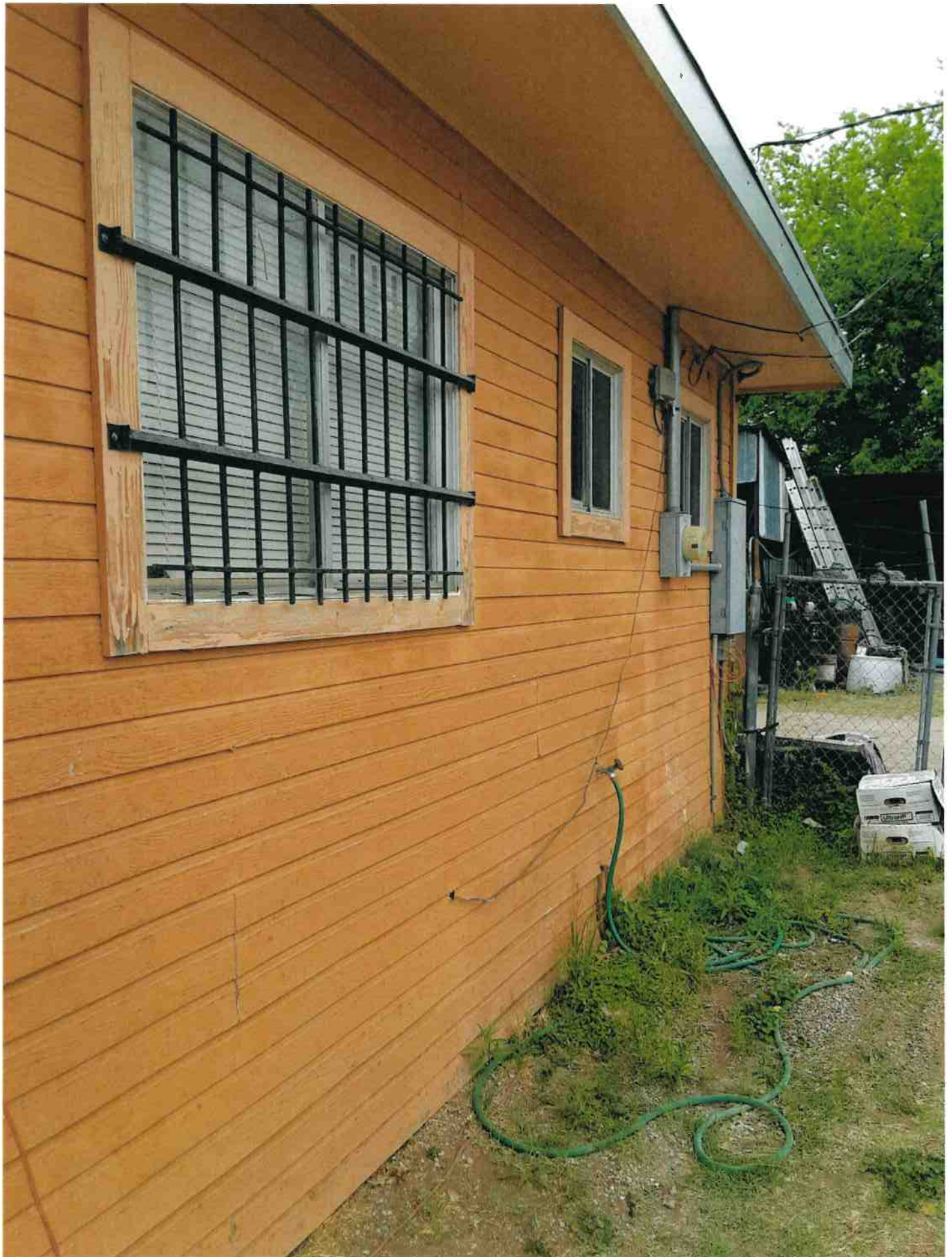


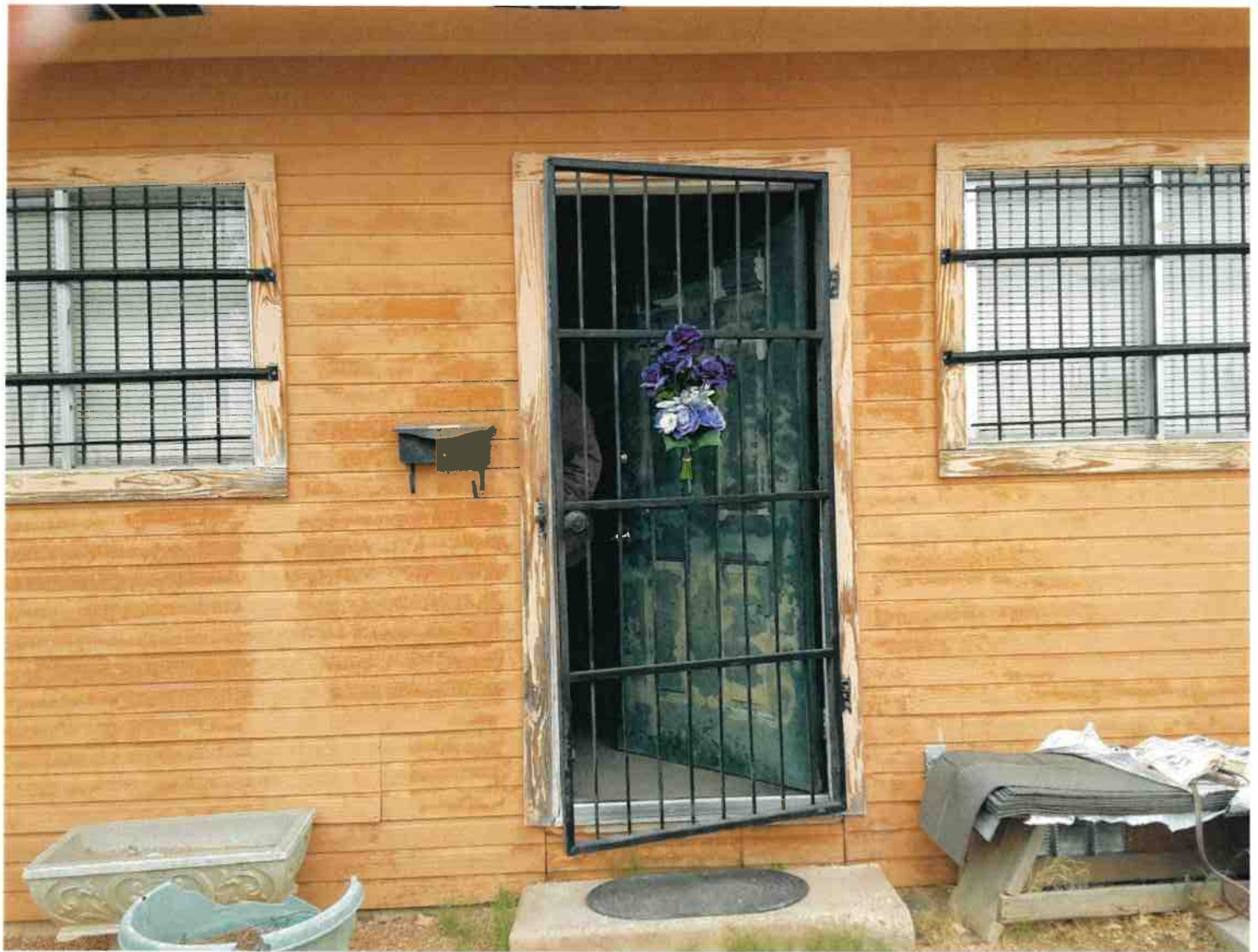


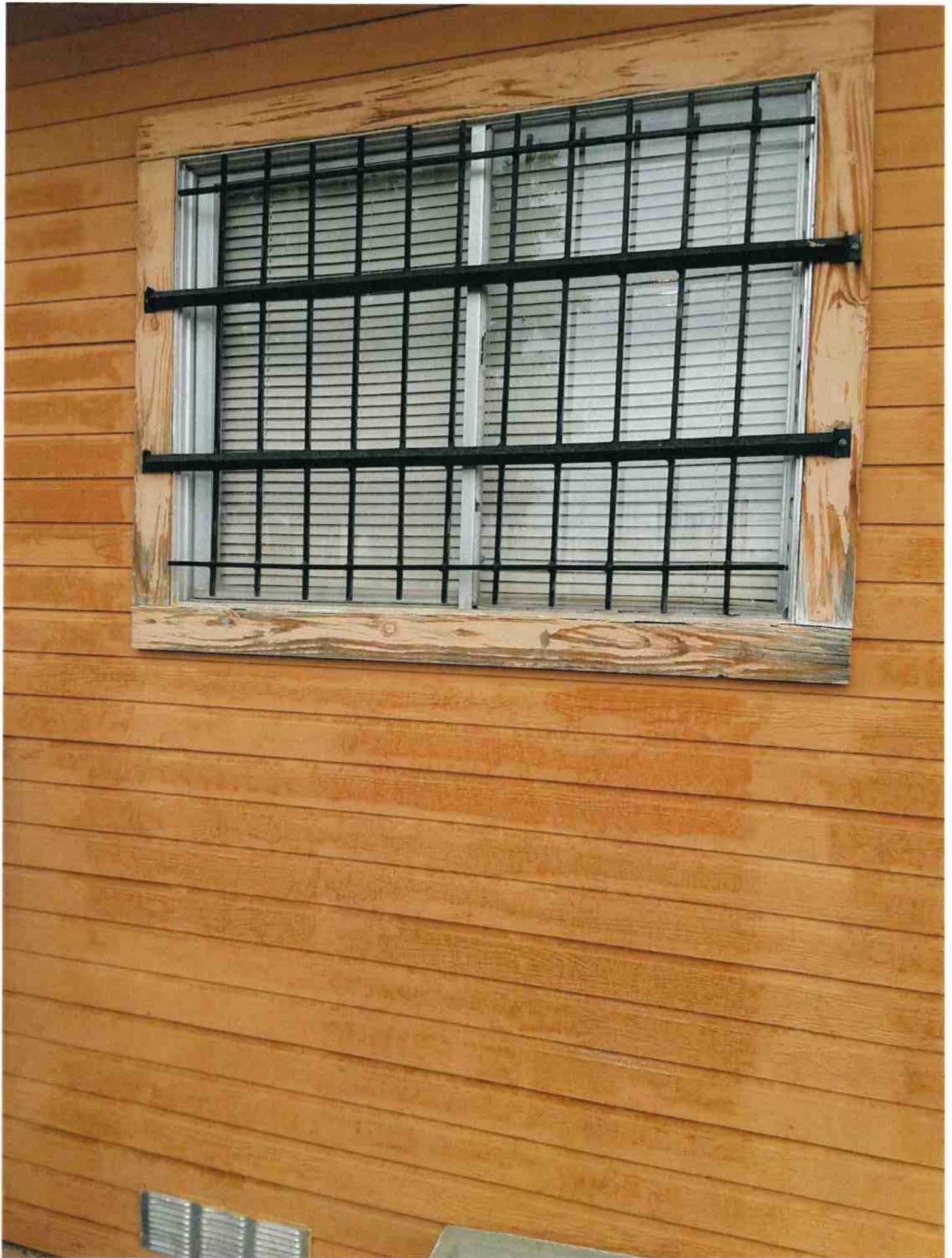














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19 W. BEAUREGARD - PLANNED IMPROVEMENTS (cont'd)

Box Hangar TwoTen TIRZ South Application

The cornice design is currently underway and final selections will depend on the amount of funding assistance. The image below was provided by the fabricator and is the basis for what we are planning. The cornice will be constructed of copper and allowed to patina naturally in the San Angelo environment resulting in a brown/copper patina versus the green patina in the photo.



tile installation location

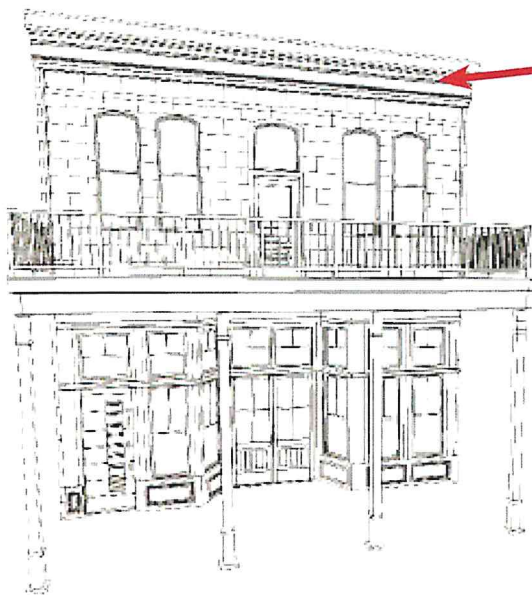
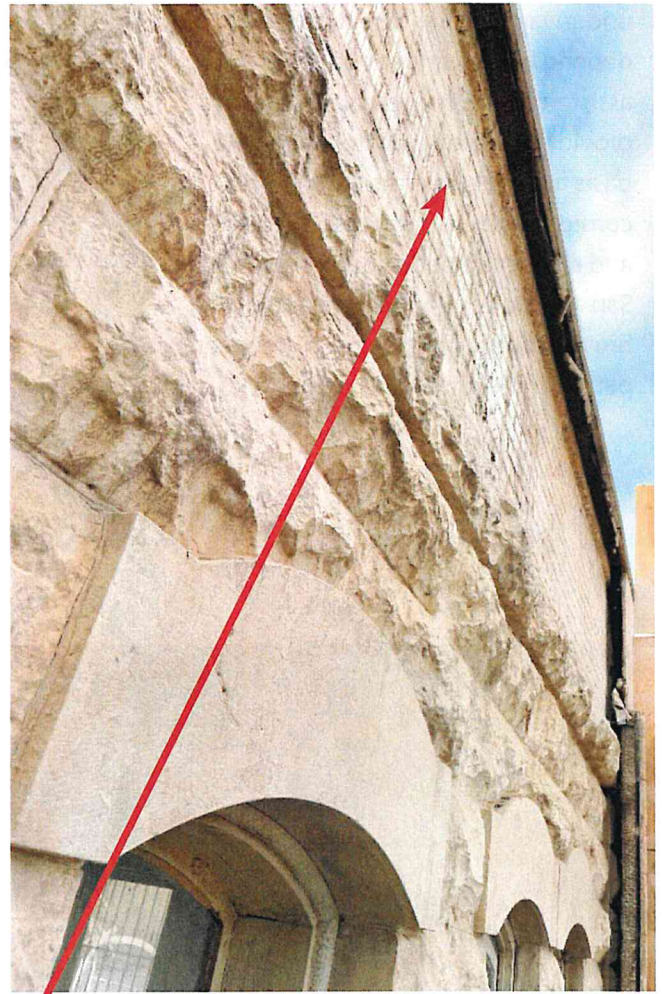
The entry tile will be placed in the area noted with a red arrow. The type of tile is a one inch black penny tile as shown below.



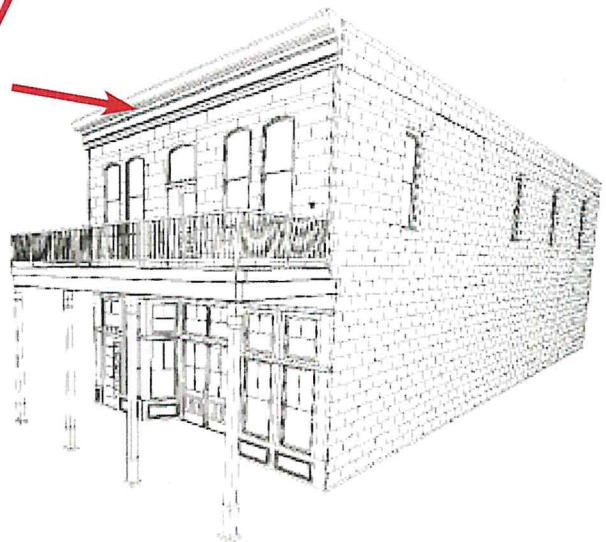
19 W. BEAUREGARD - PLANNED IMPROVEMENTS

Box Hangar TwoTen TIRZ South Application

The image on the left was taken on March 2, 2021. As you can see, the top of the building once had a cornice of some sort to provide a finished appearance. The photo on the right is a close up of the area where the cornice will be placed. The sketches below depict the size and scope of the cornice planned for installation.



Cornice
location



PROJECT NARRATIVE

Box Hangar TwoTen South TIRZ Application

Project Background. In July 2020 Molly Waller and David Alexander purchased the two-story building located at 19 W. Beauregard Avenue. The building was vacant and renovations began in September 2020. As part of the renovations, the façade added in the 1950's and 1960's was removed. The entire interior of the building was demolished to allow for improvements to accommodate office space on the second floor and lease and common space on the first floor.

In March 2020 an application was submitted to the TIRZ board requesting funding assistance with the exterior remodel and addition of a second ingress/egress. Molly and David were appreciative of the Board's approval of funding assistance for \$XXXXX for these portions of the significant renovation project.

The project is well underway. The original building façade has been uncovered, all utilities have been replaced and upgraded, access to the 2nd floor is complete, and work will soon begin on the repair of the façade stone and completion of a balcony as previously approved.

Proposed/Necessary Additional Building Improvements. As the renovation proceeded, several unforeseen conditions arose. Specific improvements we are seeking funding assistance for include the following.

- *Addition of a cornice to building façade.* Once the tile and stucco were removed from the front of the building, it became apparent that the building once had a cornice, likely similar to what is present along the roof of Fat Boss Pub or other prominent buildings in downtown. To further enhance the historic nature of 19 W. Beauregard Avenue, we would like add a cornice similar to the enclosed renderings.
- *Additional façade work.* During building demolition, it was determined that the first floor façade required facade improvements that went beyond what was originally anticipated. A new concrete entrance was needed and the tile threshold needed to be replaced.

Strengthen the focus area's identity. The proposed building improvements will continue the progress made to renovate and revitalize the Historic Downtown San Angelo. The building will be renovated to reflect its historic features, continuing the efforts of adjacent and nearby businesses including Zero One Ale House.

Support the goals of making the area a cultural destination. By restoring the building to its original façade, it is our hope the improvements will continue the ongoing restoration of the area. 19 W. Beauregard will fit perfectly within the "Historic Downtown San Angelo".

Promote Mixed-Use Development. Approximately 3,600 square feet of the 5,200 square feet building will be occupied by Centurion Planning & Design. The remaining square footage will be leased to a tenant which is to be determined. Due to the need for office space in Downtown San Angelo we plan to market the remaining space as such; however, we would not be opposed to other uses such as retail or beauty/spa services.

It is our hope the finished appearance of the building and the reservation of a portion of the main floor lease space for a potential tenant will promote the area for additional economic growth.

Utilize architectural styles that compliment historic areas already in existence. We plan to continue the look and feel of the façade improvements already made to historic buildings in Downtown San Angelo. The addition of the cornice will provide a finished look to the building.

Implement environmentally friendly features such as, green building materials, rainwater harvest, or low-energy heating and cooling? The cornice will be constructed of materials such as tin or copper which will require less maintenance than a wood or standard metal cornice.

Include an aggressive match by the applicant, in excess of what is minimally required? Molly and David originally have budgeted \$300,000 for necessary building improvements; however, as the project progressed the budget was increased to \$489,000 to account for unforeseen conditions. TIRZ support for the façade, paving, and asbestos abatement will go a long way in allowing the project goals to be met.

ZONE/IMPACT STATEMENT

Box Hangar TwoTen South TIRZ Application

The proposed improvements to 19 W. Beauregard will be undertaken in an environmentally conscience manner with the goal of restoring the building to its historic roots of the early 1900s. The project proponents, Molly Waller and David Alexander, have visited with numerous property owners in Downtown San Angelo that have completed similar renovations with the goal of continuing the ongoing trend of restoring "Historic Downtown San Angelo".

The building's primary tenant, Centurion Planning & Design, currently employs nine professional staff in San Angelo with the goal of expanding the workforce to twelve within the next three years. Centurion is committed to supporting Angelo State University's Civil Engineering Program and consistently seeks interns and employees from each graduating class. Centurion wants to provide an opportunity for the Civil Engineers that graduate from this program to earn a solid living while living in the heart of West Texas. Centurion's goal is to make the San Angelo office the "design center" of the company, designing engineering projects from all across the region from the San Angelo headquarters.

Conversations with staff at Downtown San Angelo indicate that office space is in demand in Downtown. This project will provide opportunities for such uses, providing additional people to visit local restaurants and business during their lunch hour.

Finally, the improvements to the parking area will benefit the neighboring property owners as well as the general public. Businesses that abut the parking lot have back entrances and customer parking.

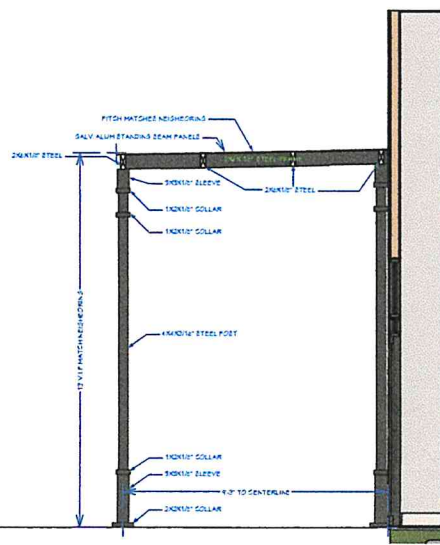
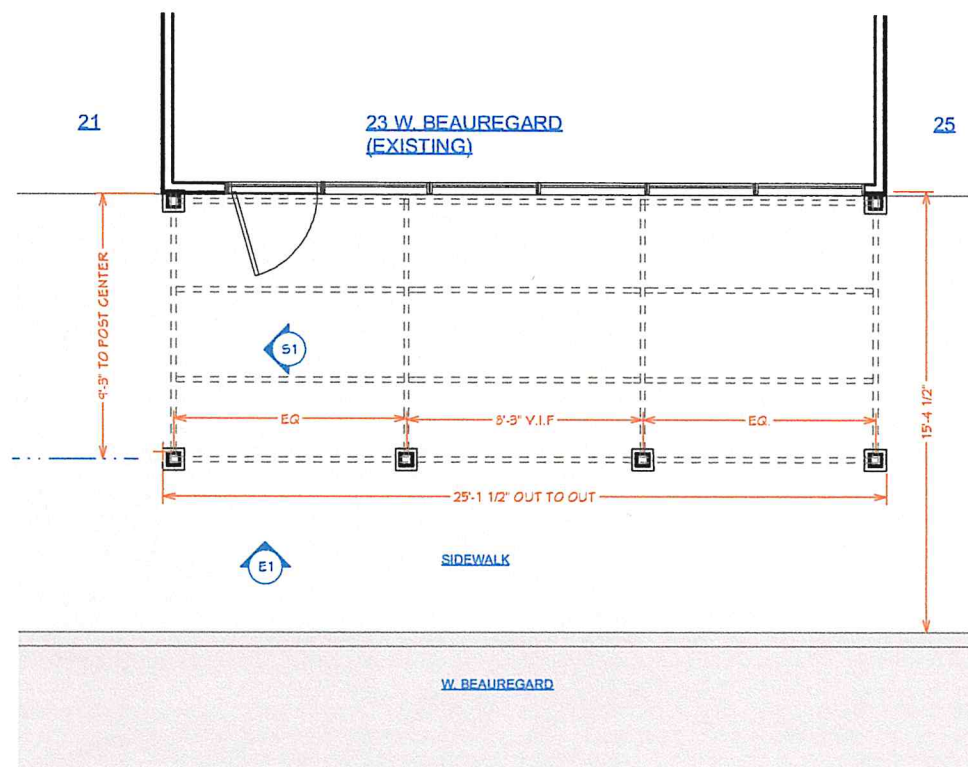
PRIOR TIRZ FUNDING

Box Hangar TwoTen South TIRZ Application

In 2020 the project received TIRZ funds in the amount of \$39,872 to assist with façade improvements, landscaping, and signage. These funds helped offset the cost of the second ingress point as well as the balcony. As of May 1, 2021 Box Hangar has paid \$322,133 towards the renovations. Once the project is complete we will seek reimbursement for the TIRZ allocated funds.

[illegible]





SECTION 1



WORKSHEET A

Proposed Project Budget



Below is a chart for summarizing the proposed project's scope & associated costs. All guidelines outlined in the TIRZ Incentive Policy, adopted 07/21/15. This worksheet alone does not provide all of the required items.

Intended Match (money to be provided by applicant): **\$28,200.00 (42.70%)**

Total Estimated Project Cost: \$114,352.00. Note – of this \$114,352.00, only **\$66,052.00** is eligible for TIRZ funding.

Please complete all fields within the chart below. Additional copies may be made of this form if necessary.

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
1	Exterior Door	Façade Improvement (Match)	\$2,500.00	\$2,500.00
2	Window Installation	Façade Improvement (Match)	\$2,500.00	\$2,500.00
3	Restoration – Façade (cement atop building)	Façade Improvement (Match)	\$5,000.00	\$5,000.00
4	Stucco – Exterior	Façade Improvement (Match)	\$12,000.00	\$12,000.00
5	Rehabilitate existing brick – Façade	Façade Improvement (Match)	\$5,000.00	\$5,000.00
6	Sprinkler System Installation	Fire Sprinkler & Monitored Smoke Alarm System	\$37,852.00	\$37,852.00
7	Free-Standing Sign Fabrication	New Sign Installation (Match)	\$850.00	\$850.00
8	New Sign Installation	New Sign Installation (Match)	\$350.00	\$350.00
9	Plumbing - Interior	Non-Eligible (Match)	\$15,000.00	\$15,000.00
10	Custom Stairs - Interior	Non-Eligible (Match)	\$5,000.00	\$5,000.00
11	Paint – Interior	Non-Eligible (Match)	\$2,700.00	\$2,700.00
12	Lighting and Fixtures – Interior	Non-Eligible (Match)	\$4,200.00	\$4,200.00
13	Electrical Upgrades – Interior	Non-Eligible (Match)	\$3,700.00	\$3,700.00
14	Demolition Equipment Rental	Non-Eligible (Match)	\$2,700.00	\$2,700.00
15	Bathroom Remodel – Interior	Non-Eligible (Match)	\$15,000.00	\$15,000.00
	Total Project Cost	\$114,352.00		
	Total TIRZ Eligible Amount	\$66,052.00		
	Applicant Requested Amount	\$66,052.00		
	Applicant Match Portion (42.7%)	\$28,200.00		
	TIRZ Portion (57.3%)	\$37,852.00		

[illegible]

I certify that the information above is accurate in its representation of itemized costs. I understand that additional information may be requested to substantiate these amounts and will promptly provide such information.

DocuSigned by:

 04A7AE3662548E...

Applicant or representative

4/1/2021

Date _____

FOR OFFICE USE ONLY:

DocuSigned by:
Nolan A. S.
420C85DFFC7C424...

SIGNATURE OF ECONOMIC DEVELOPMENT ADMINISTRATOR

6/3/2021 | 5:55 AM CDT

DATE _____

RANKING INFO: _____ **APPROVED FOR FUNDING? Y N** **FINAL INCENTIVE AMOUNT:** _____

DATE OF PAYMENT: _____ **CHECK NUMBER:** _____ **CONTRACT EXECUTED:** _____ **Document Effective as of:** _____

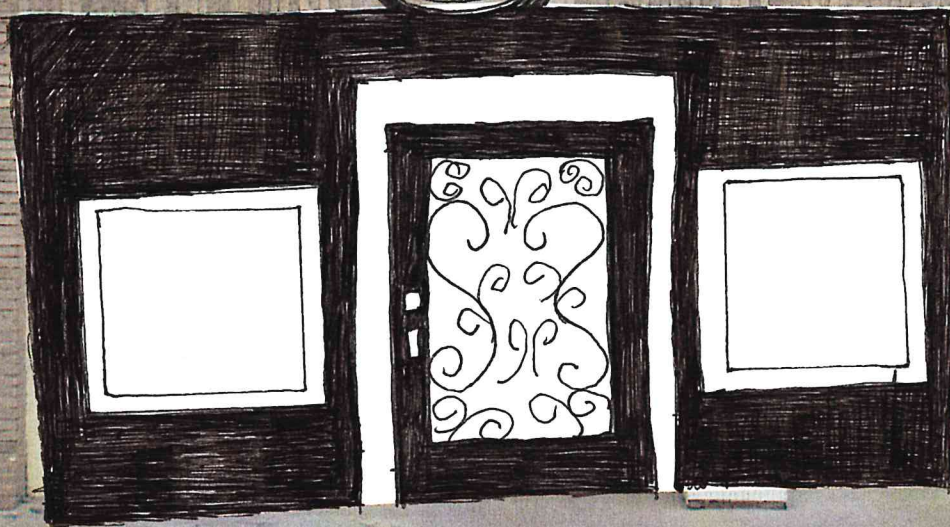


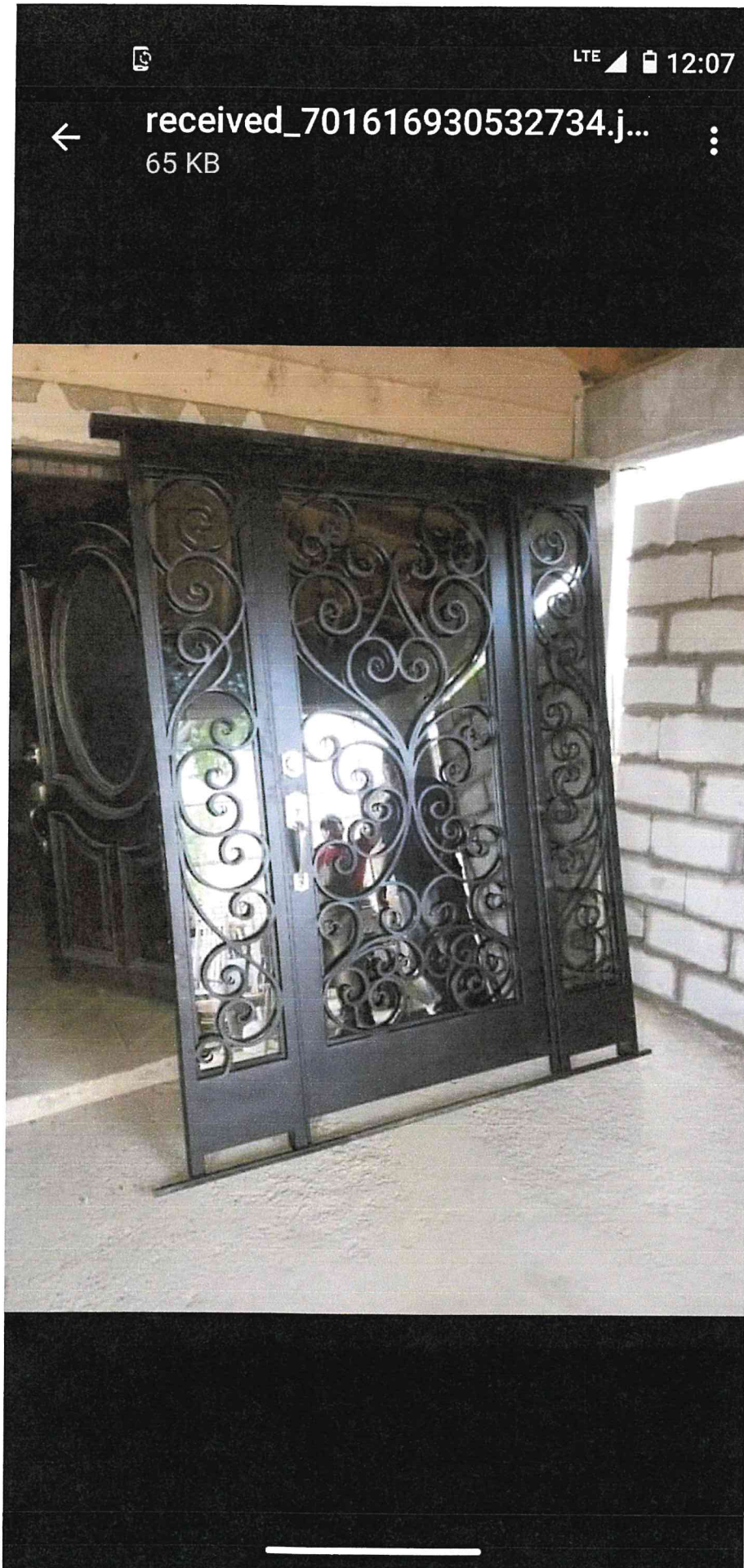
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Pinch Image to Zoom In



Studio 121 Events

Melissa Minton

121 N. Chadbourne St.

San Angelo, TX 76903

Narrative/Summary

We would like to restore our building to its original glory as much as possible. We plan on really updating the exterior. The entire exterior of the building will be power washed to clean the brick and prep the area that will be completely replaced with stucco. As per city code we will recess the entrance and the existing door will be replaced with a beautiful ornate door to enhance and attract attention as people drive by. Surrounding the doors and windows we will apply stucco to refresh the front of the building. Atop the building we plan on repairing broken ornamental cement to its original design. We will have our necessary sprinkler system installed to allow the maximum number of guests to attend events. The exterior windows facing the street will also be replaced so that they allow the most light to enter the building. Also centered will be our new sign that will be lit up at night to adorn our building. In the interior demo done on the existing plaster will expose the original brick. We plan on constructing an ornate interior staircase to be a focal point in the wide-open space. New restrooms and fixtures will be added to the interior to bring the building up to code. The rafters will be exposed, and 15 beautiful chandeliers will adorn the ceiling and lighting will be placed strategically through the building to offer the most diverse effects. A fresh coat of paint shall be added where needed and we will be ready to provide an exquisite venue to potential clients.

Studio 121 Events

Melissa Minton

121 N. Chadbourne St.

San Angelo, TX 76903

Zone Impact Statement

My husband and myself are entrepreneurs. He has his own welding business and I have my own salon. Our idea to venture into an event venue came when we were looking for the perfect space to host our own wedding. The opportunity arose to purchase this large space and we jumped on it during a worldwide pandemic! We wish to open a one-of-a-kind event venue that is beautiful and can host up to 400 people, one of the largest indoor venues in town. We hope to preserve the building and return it to as much of its original state as possible. We plan on exposing rafters and the original brick on the interior to create an industrial feel with just a touch of class and vintage elegance to cater to all events. We are so excited to be on Chadbourne St. where all the new improvements are being made. Our vision is to make our venue an exceptional space that will attract in city and out of town guests. We plan on offering full-service wedding and Quinceanera venue during peak season and hosting everything from corporate events, vendor events, fundraiser events, and intimate concerts during the wintertime. Our goal is to help beautify the downtown area and give back to the community that we call home. We are so excited to become a part of the downtown and historic city of San Angelo. The improvements being made to the downtown area are phenomenal. I believe that our event venue is a great addition the downtown area. We hope to improve the façade greatly to fit in with the up and coming downtown. Our façade complements the existing buildings and is following the trend to streamline the improvements in this area. We hope that our improvements bring more tourists and locals out to the downtown area. Our concerts will bring in a large following to the downtown night life as well as our private events. We believe that overall, the economy will benefit with our business venture generating jobs and attracting individuals to the downtown!

Worksheet A:

Replacement of 9 windows AT A TOTAL COST
OF 5557.46 for the facade improvement of
221 S. Chadbourne ST. SAN ANGELO TEXAS 76903

OWNER PAYMENT 25%	1389.36
TIER 2 INCENTIVE PAYMENT	<u>4168.09</u>
TOTAL COST	5557.46

NARRATIVE SUMMARY:

The project criteria I chose was reinforce usable + defined space. I believe the proper use of windows on a building is a very important function of a building. To be able to open and close windows and have a proper R value is much important these days considering energy costs, and proper ventilation. The windows that are in the building right now have a low R value, are drafty, and are very hard to open + close. They also do not look very pleasant from the outside, with some fussing. And the plastic chipping from all around the windows.

2016 IMPACT STATEMENT:

The economic value to having these windows replaced will go a long way to having a building that is both attractive to the owner's of the adjacent building's and the benefits of an energy efficient building.

AC Energy

5/23/2021

Close up

IMG_6538.jpg

Old window s







New windows



new windows installed



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 20, 2021

Item type: Consent Item

Caption:

Second reading of:

1. An ordinance for CP21-03, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood to the Commercial Future Land Use on property located at 404 and 412 Preusser St.
2. An ordinance for Z21-07, a rezoning from the Low-Rise Multifamily Residential zoning district to the Office Commercial zoning district, being 0.880 acres at 404, 412 and 333 Preusser St. (Jon James)

Summary/History:

This property is owned by the Concho Valley Home for Girls, Inc. and will be transferred to the Alcohol and Drug Abuse Council's Adolescent Residential Substance Abuse Treatment and Office Division which will work with both boys and girls at this site.

Financial Impact:

N/A

Other Information/Recommendation:

On July 8, 2021, City Council voted unanimously 7-0 to APPROVE both cases.

This item was heard by the Planning Commission on May 17, 2021 and reheard on June 21, 2021 and was approved unanimously by the Commission both times.

Attachments:

- | | |
|--|---|
| 1. Ordinance (CP21-03) | Ordinance (CP21-03).docx |
| 2. Ordinance (Z21-07) | Ordinance (Z21-07).docx |
| 3. CP21-03&Z21-07_Staff Report revised | CP21-03&Z21-07_Staff Report revised.pdf |

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher	Created/Initiated
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Julia Antilley	Final Approval

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS, BEING 0.880 ACRES **LOCATED AT 404, AND 412 PREUSSER STREET , CHANGING FROM NEIGHBORHOOD TO COMMERCIAL LAND USE** PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

CP-21-03

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 at 404 and 412 Preusser Street, more particularly described as approximately 0.880 acres being Frary Addition, Lots 11 to 14, Block 5; South 140 feet of Lot 20 & South 140 feet of the East 20.13 feet of Lot 19, Block 5; Lot 8, Block 5, City of San Angelo, Tom Green County, Texas; from “Neighborhood” to Commercial”.

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 **8th day of July, 2021**, and finally ADOPTED on this the **20th day of July, 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 CP21-03 & ZC21-07

404, 412 & 333 Preusser Street

Council District 3 - Harry Thomas
Neighborhood: Ft. Concho East
Scale: 1" approx. = 125 ft

Frary Addition; Blk. 5, Lot 8; S140 ft.
of Lot 20 & S20.13 ft. of Lot 19, Blk. 5; Blk. 8 Lot 11-14 being 1.141 acres

Legend

Subject Properties: **RM-1**
Current Zoning: **Commercial Office (CO)**
Requested Zoning Change: **Neighborhood & Downtown**
Vision: **Neighborhood & Downtown**

N



Comprehensive Plan
Zoning District Exhibit Map

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTY: **LOCATED AT 333, 404 & 412 PREUSSER STREET BEING 1.141 ACRES FROM THE LOW-RISE RESIDENTIAL (RM-1) ZONING DISTRICT TO OFFICE COMMERCIAL (CO) ZONING DISTRICT**; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z21-07: 333, 404 & 412 Preusser Street

WHEREAS, on the 21st day of June, 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 Zoning Districts; and,

WHEREAS, on the 8th day of July, 2021, the City Council held a public hearing on Z21-07, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

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

The real properties being Frary Addition, Lots 11 to 14, Block 5; S140 ft. of Lot 20 & S140 ft. of E20.13 ft. of Lot 19 Block 5; Lot 8, Block 5; 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 **8th day of July, 2021**, and finally ADOPTED on this the **20th day of July, 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 CP21-03 & ZC21-07

404, 412 & 333 Preusser Street

Council District 3 - Harry Thomas

Neighborhood: Ft. Concho East

Scale: 1" approx. = 125 ft

Frary Addition; Blk. 5, Lot 8; S140 ft.
of Lot 20 & S20.13 ft. of Lot 19, Blk. 5; Blk. 8 Lot 11-14 being 1.141 acres

Legend

Subject Properties:

RM-1

Current Zoning:

Commercial Office (CO)

Requested Zoning Change:

Neighborhood & Downtown

Vision:

N



**Comprehensive Plan
Zoning District Exhibit Map**

CITY COUNCIL – JULY 8, 2021
STAFF REPORT



APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment & Rezoning		CP21-03 & Z21-07: 404 & 412 Preusser Street, 333 Preusser Street	
SYNOPSIS:			
<i>This case was reheard by the Planning Commission due to an inadvertent error that resulted in two property owners not receiving notice of the hearing on the first hearing date.</i> 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 Commercial Future Land Use on the subject property located at 404 and 412 Preusser Street, and a request for approval of a rezoning from the Low Rise Multiple Family Residence (RM-1) Zoning District to the Office Commercial (CO) Zoning District, being 0.888 acres, located at 404 & 412 Preusser Street and 333 (331) Preusser Street			
LOCATION:		LEGAL DESCRIPTION:	
404 and 412 Preusser Street and 333 Preusser Street		Frery Addition, Lots 11 to 14, Block 5; S140 ft. of Lot 20 & S140 ft. of E20.13 ft. of Lot 19 Block 5; Lot 8, Block 5	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD: District 3 – Harry Thomas Neighborhood: Ft. Concho East	RM-1	Neighborhood & Commercial	1.141 acres
THOROUGHFARE PLAN:			
<u>Preusser Street</u> – Urban local Street, Required 50’ min. ROW (100’ existing), 40’ pavement width (70’ existing) <u>North Emerick Street</u> - Urban Local Street, Required 50’ min. ROW (100’ existing), 40’ pavement width (40’ existing)			
NOTIFICATIONS:			
38 notifications were mailed within a 200-foot radius of the property on April 29, 2021. One responses received in favor and one against, to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a request to approve a Comprehensive Plan amendment to Commercial for 0.880 acres and the rezoning to Office Commercial (CO) for 1.141 acres for 404, 412 Preusser Street and 333 (331) Preusser Street.			
PROPERTY OWNER/PETITIONER:			
Owner: Concho Valley Home for Girls Inc. Petitioner: Owner			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			

Additional Information:

In 1992 the Children's Advocacy Center of Tom Green County petitioned the City and received a rezoning for their property a block away from the subject property to change their zoning from multifamily to Commercial Office. The present Concho Valley Home for Girls Inc. is now requesting the same action for the same reason. They are working with adolescents in both a residential and a non-residential capacity. Now they have determined that a more comprehensive approach is to transfer their properties at 404, 412 Preusser Street and 333 (331) Preusser Street to the Alcohol and Drug Abuse Council's Adolescent Residential Substances Abuse Treatment and Office division to better address the needs of today's adolescents, including girls. They would like to accomplish this process similar to what was established back in 1992 so that a comprehensive service center providing residential and counseling services can be established for both boys and girls. The facilities will provide 24 hour residential support and counseling as well as a follow along service. The two existing residential facilities are backed up by the offices also available on site at 414 Preusser Street. This area is immediately adjacent to General Commercial/Heavy Commercial (CG/CH) zoning and the Central Business District (CBD). There is an apartment complex next door to 333 Preusser Street and one across the street to both the 333 Preusser house and 404 Preusser Street. The intensity of uses will not be impacted by this change in zoning designation, it will simply be more in keeping with the nature of the services being offered.

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 Office Commercial zoning will be consistent with the Commercial Future Land Use in the City's Comprehensive Plan. The applicant is wanting to rezone from the Low Rise Multiple Family (RM-1) to Office Commercial which is more compatible with the uses the applicant's organization has been moving toward. The proposed rezoning is a good example of a mix of uses that are compatible within an area.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning is a mix of commercial uses, including multiple family, generally on a smaller scale that separate residential from the more intense use areas along Preusser. The proposed commercial zoning of Office Commercial accommodates what is being done at the site while still allowing for the residential component. It is a good mix in a transitional area.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** As indicated earlier, this area is offices,

apartment complexes and then rapidly moves into more commercial uses. The proposed commercial zoning off office along with the existing residential treatment is actually more protective of the few remaining single family homes in the area and the smaller two and three apartment lots.

4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* With the growth of the City and the development that is starting to occur in the Downtown area the proposed change in zoning is reflective of an attempt buffer and yet accommodate.
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.* As the development of this area continues, the natural area has been impacted substantially and some accommodation has been developed in the amount of green spaces and parks in the area.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Planning Staff believes there is a demonstrated community need for the adolescent services being offered by the new owners of these properties. This is a good example of the community rising to meet a developing need in one of the best ways possible.
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.

Recommendation:

Staff's recommendation is for the Planning Commission to recommend **APPROVAL** of a request for a Comprehensive Plan amendment from Neighborhood Future Land Use to the Commercial Land Use, being 0.881 acres and **APPROVAL** of a request for rezoning from the Low Rise Multiple Family (RM-1) Zoning District to the Office Commercial (CO) Zoning District, being 1.141 acres for the property located at 404 and 412 Preusser Street and 333(331) Preusser Street.

Planning Commission:

May 17, 2021 meeting –

Sherry Bailey, Principal Planner, presented both cases, indicating that the applicant wants to operate a drug and alcohol rehab facility for both women and men. She indicated that she received one letter in favor, and none against, and that Staff suggested rezoning to CO as there is another property nearby also zoned CO. She then outlined staff's rationale to approve both cases on the grounds that the Future

Land Use of Commercial is the most reasonable land use adjacent to residential development; that the zoning provides a buffer between residential and more intense commercial and industrial uses; that the property to the north and west is also zoned CO; that there is a change in the area towards more commercial uses; and that drug and alcohol abuse is a growing problem, and therefore, there is a community need for this use.

Chair Stribling opened public comment.

Mr. Stephen McLaughlin, on the board of directors for Concho Valley Home for Girls, the applicant, indicated that there is a growing need for more residential treatment facilities and is partnering with the Alcohol and Drug Abuse Council for Concho Valley (ADACCV).

Chair Stribling closed public comment.

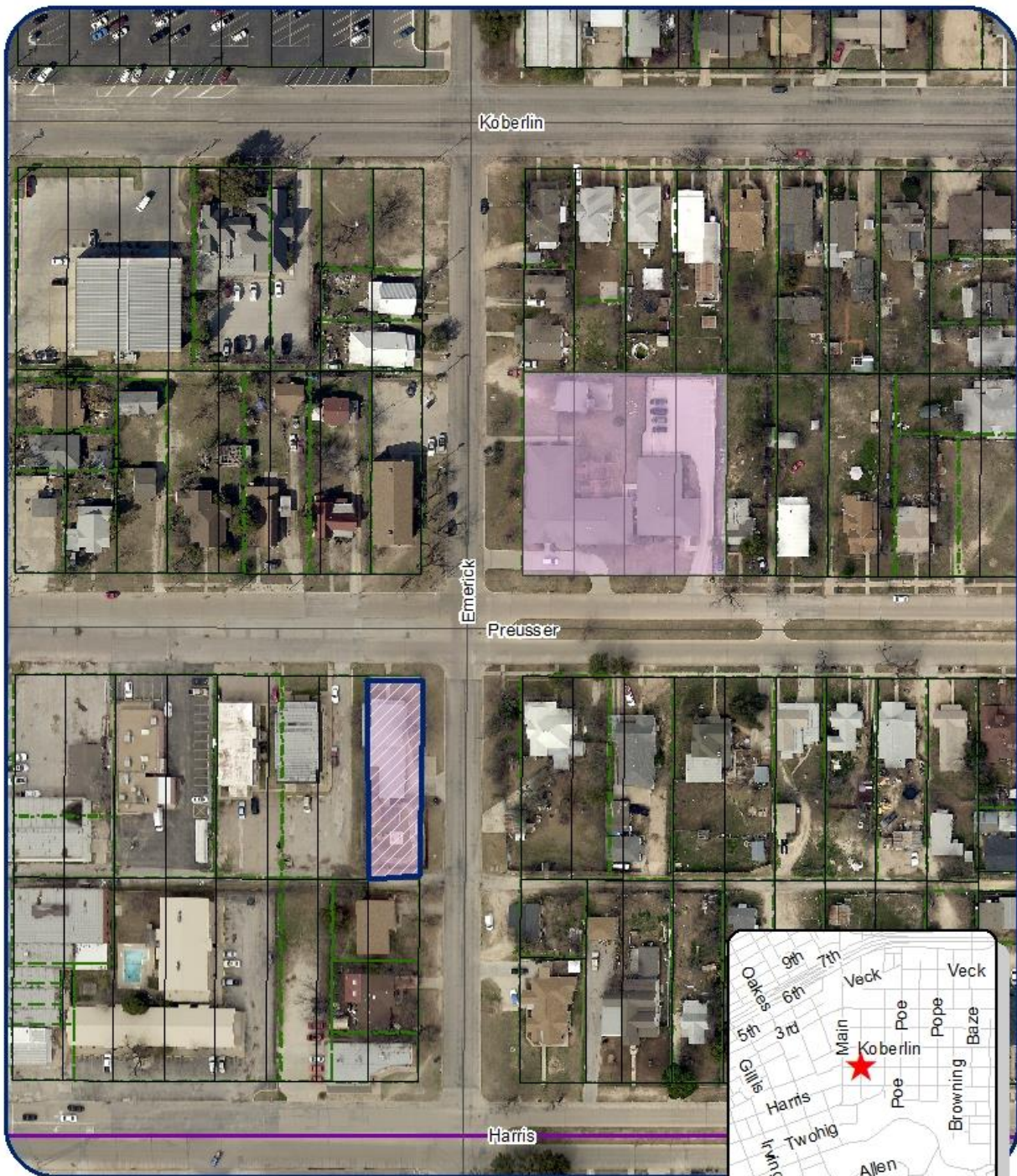
Commissioner Davis made a motion to RECOMMEND APPROVAL of CP21-03, a request for an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood to the Commercial Future Land Use on the subject property located at 404 and 412 Preusser Street; and RECOMMENDED APPROVAL of Z21-07, a rezoning from the Low Rise Multifamily Residential (RM-1) Zoning District to the Office Commercial (CO) Zoning District, being 0.880 acres at 404, 412 and 331 Preusser Street. Commissioner Uherik seconded the motion. The motion carried unanimously 5-0.

June 17, 2021 meeting -

All members present voted unanimously to **RECOMMENDED APPROVAL** of CP21-03 and Z21-07. The motion carried 6-0.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Application



Location Map ZC21-07

404, 412 & 331 Preusser Street

Council District 3 - Harry Thomas

Neighborhood: Ft. Concho East

Scale: 1" approx. = 125 ft

Frary Addition; Blk. 5, Lot 8, Blk. 8 Lot 11-14 being 1.125 acres

Legend

Subject Properties:

Current Zoning:

Requested Zoning Change:

Vision:

RM-1

Commercial Office (CO)

Neighborhood & Downtown

N



Aerial Map



Location Map CP21-03 & Z21-07

404, 412 & 333 Preusser Street

Council District 3 - Harry Thomas
Neighborhood: Ft. Concho East
Scale: 1" approx. = 125 ft

Frary Addition; Blk. 5, Lot 8; S140 ft.
of Lot 20 & S20.13 ft. of Lot 19, Blk. 5; Blk. 8 Lot 11-14 being 1.141 acres

Legend

Subject Properties:

Current Zoning:

Requested Zoning Change:

Vision:

RM-1

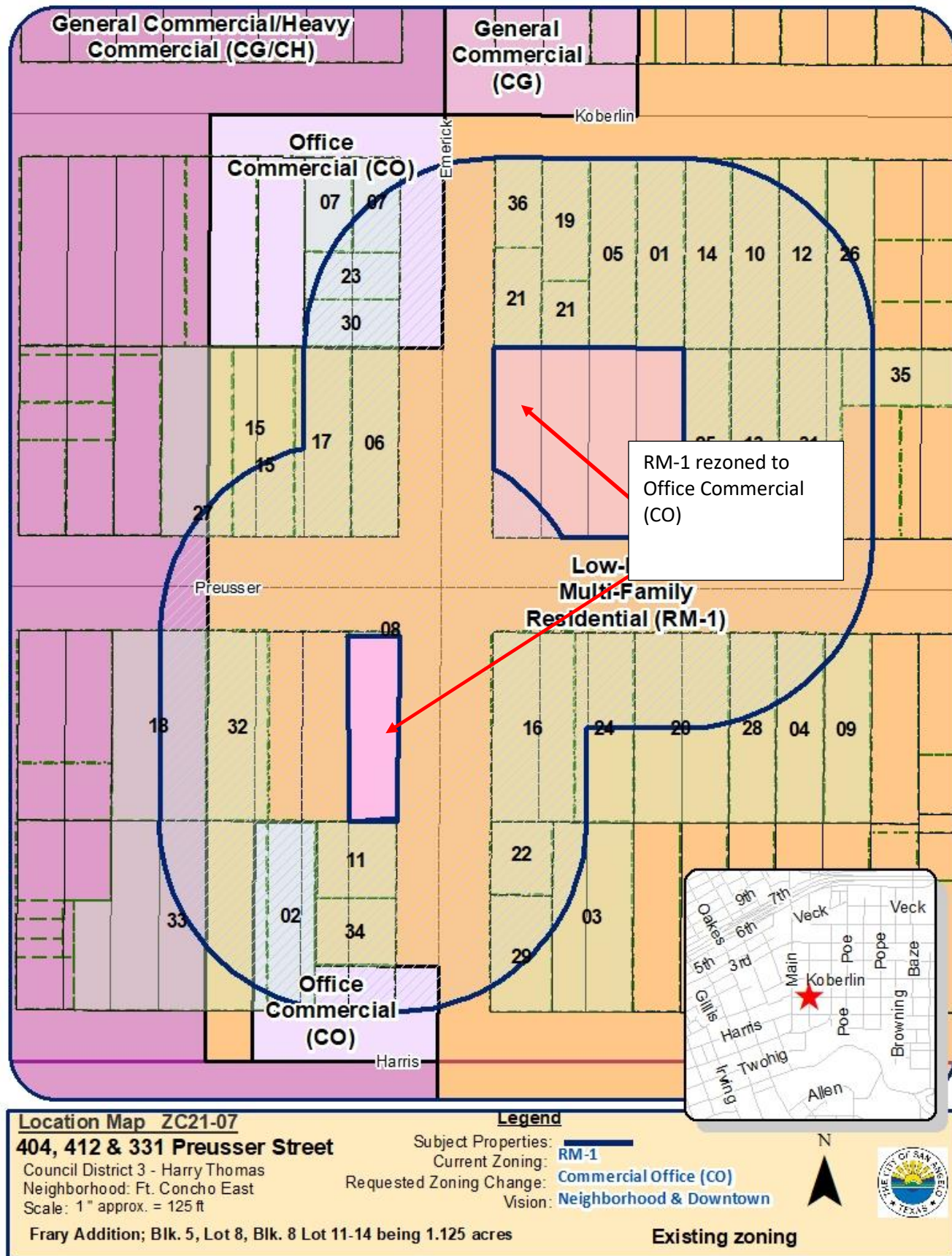
Commercial Office (CO)

Neighborhood & Downtown

N



**Comprehensive Plan
Zoning District Exhibit Map**



Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for Request to Amend Comprehensive Plan



Section 1: Basic Information

Name of Applicant(s): Concho Valley Home For Girls

☐ Owner ☒ Representative (Notarized Affidavit Required)

PO Box 3772 San Angelo TX 76902
Mailing Address City State Zip Code

325-212-0647 lindsayt.0711@gmail.com
Contact Phone Number Contact E-mail Address

404, 412, 331 Preusser San Angelo TX 76903
Subject Property Address City State Zip Code

Lot Size: less than 1 Acre Zoning: RS1

Section 2: Site Specific Details

Existing Use of Property: 404: Residential Home for Girls, 412: Office, 331: Children's Emergency Shelter

Proposed Use of Property: Transfer to the Alcohol and Drug Abuse Council to be used for Adolescent Residential Substance Abuse Treatment and Office.

Existing Comprehensive Plan Land Use Designation: RS1

Requested Comprehensive Plan Land Use Designation: R4 Commercial

Reason(s) and justification(s) for requesting Comprehensive Plan Amendment:

These properties were donated to the Concho Valley Home for Girls to serve youth in the Concho Valley.

Many factors have contributed to a continued low census at both the Girls Home and Emergency Shelter.

The Board of Directors is committed to our properties serving the most youth in the Concho Valley as possible.

We are aware of a great need for adolescent substance abuse treatment in the Concho Valley and feel

the Alcohol and Drug Abuse Council of the Concho Valley (ADACCV) is best equipt to meet those needs.

Multiple key community stakeholders have expressed a need for adolescent treatment in our community for the past several years.

ADACCV now has an opportunity to create an adolescent treatment program in San Angelo which can serve the entire Concho Valley.

The Tom Green County Juvenile Probation Department utilizes several adolescent facilities for the treatment of substance use disorders,

however the facilities are far from San Angelo and often do not have beds available for our youth.

As a preliminary estimate, ADACCV anticipates offering residential adolescent treatment to 10-15 males and 10-15 females based on facility square footage rules and regulations set by the Texas Administrative Code and Texas Health and Human Services Commission.

In addition, ADACCV anticipates employing 10-20 staff members to provide 24 hour awake coverage for the program.

Effective January 3, 2017

Section 3: Applicant(s) Acknowledgement

Please initial the following:

☒ This process does NOT change the zoning on the property. Future applications filed for zone change will be evaluated by comparing the request against the Comprehensive Plan category, to insure consistency as required by the Local Government Code. This Code directs cities to make zoning decisions in accordance with this planning document.

☒ Filing of this application is simply a request that the Planning Commission consider an amendment to the Comprehensive Plan map. Both the Planning Commission and City Council have the option to determine no amendment is necessary. If amendment is deemed necessary, staff will recommend updates based on the facts and evidence collected, and in accordance with the principles of the Comprehensive Plan adopted in 2009.

☒ If approved, the Comprehensive Plan Amendment is applied to the property and runs with the land; it does not apply to the property owner(s).

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

☒ If a Comprehensive Plan Amendment request is granted by City Council, a Zone Change application must still be filed to begin the rezoning process. While such applications may be filed concurrently, refund of a rezoning application fee is not possible; as such, it may be advisable to wait for a final decision on said Comprehensive Plan Amendment before proceeding with a rezoning request.

☒ Comprehensive Plan Amendments are not done on a property by property basis, since zoning is largely based upon anticipating & mitigating the effects and unintended consequences land uses have on their surroundings. The neighborhood or area where your property lies will be evaluated and studied by staff, the Planning Commission, and City Council.

☒ Areas will be examined no more than once per calendar year. The analysis, study, and evaluation by staff, the Planning Commission is a three month process; City Council must also adopt any changes.

☒ 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.

Lindsay Tipton
Signature of licensee or authorized representative

4/16/2021
Date

Lindsay Tipton
Printed name of licensee or authorized representative

Corcho Valley Home for Girls
Name of business/Entity of representative

FOR OFFICE USE ONLY:

Case No.: CPA.: _____ Planning Commission Date: ____/____/____

City Council Date(s): ____/____/____

Non-Refundable Fee: \$ _____ Receipt #: _____ Date paid: ____/____/____

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

Effective January 3, 2017



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



Section 1: Basic Information

Name of Applicant(s): Concho Valley Home for Girls

☐ Owner ☒ Representative (Notarized Affidavit Required)

PO Box 3772	San Angelo	TX	76902
Mailing Address	City	State	Zip Code
325-212-0647	lindsayt.0711@gmail.com		
Contact Phone Number	Contact E-mail Address		
404, 412, 331 Preusser	San Angelo	TX	76903
Subject Property Address	City	State	Zip Code

404: Acres: 0.880, Lot: 11 TO 14 HOUSE, Blk: 8, Subd: FRARY ADDITION, 412: Acres: 0.261, Blk: 8, Subd: FRARY ADDITION, S140' OF LOT 20 & S140' OF E20.13' OF LOT 19

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

331: Lot: 8, Blk: 5, Subd: FRARY ADDITION

Existing Zoning: RS1 Proposed Zoning: R4 Commercial Lot size: Less than 1 Acre

(Zoning Map available on City Maps)

Section 2: Site Specific Details

Existing Use of Property: 404: Residential Home for Girls, 412: Office, 331: Children's Emergency Shelter

*Proposed Use of Property: Transfer to the Alcohol and Drug Abuse Council to be used for Adolescent Residential Substance Abuse Treatment and Office.

*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

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

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

Hours of Operation: 8 AM -12 PM & 1PM – 5 PM 325-657-4210, #2 www.cosatx.us/planning

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

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

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

Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date
Lindsay Tipton	<i>Lindsay Tipton</i>	Concho Valley Home for Girls	4/14/2021
Representative Name (Print)	Signature	Company/Organization	Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: Z ____ - ____

Fully-dimensional site plan: ☐

Nonrefundable fee: \$ ____

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

Sign Deposit \$37.50

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

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

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

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

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

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

Publication date: ____/____/____

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

Photos



Residential facility at 404 Preusser Street



Offices at 412 Preusser Street with parking in the back.



333 Preusser Street a residential facility.



Apartments across the street.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 20, 2021

Item type: Consent Item

Caption:

Second reading of an ordinance for Z20-03, a rezoning to the Central Business District zoning district from the General Commercial, General Commercial/Heavy Commercial, Office Commercial, Light Manufacturing, Office Warehouse, and Low Rise Multi-Family Residential zoning districts, generally located north of W. Harris Ave.; east of Santa Fe Park; south of W. 4th St.; and west of N. Chadbourne St. (Jon James)

Summary/History:

On May 17, 2021, the Planning Commission recommended that the rezoning be approved, but requested that Staff contacting the five owners of property that would become nonconforming with this rezoning. All five requested to be removed from the proposed CBD. One owner of a property that had been removed earlier, 328 W. 3rd St., asked to remain part of the rezoning and so this property has been included.

Planning Staff presented the rezoning request at the April 19, 2021, Planning Commission Meeting. This request had the proposed CBD expanding north to Houston Harte Expressway and west to include three large properties (Chevrolet, Hyundai, and Motel 6) adjacent to Santa Fe Park, a total of 84 properties on approximately 67 acres. At the meeting, several Commissioners raised concerns about industrial zoned properties losing their allowed uses if rezoned to CBD, and asked Staff to do further research and tabled the rezoning to this meeting.

Based on the input from the Commission, Staff scaled back the request to 53 properties on approximately 29 acres. At the May 17, 2021 Meeting, the Planning Commission asked Staff to contact the properties that Staff was aware would be non-conforming if rezoned CBD. Staff telephoned all of these owners and several requested that they be removed from the CBD. Per the recommendation of staff, and the Planning Commission, all properties whose owners were opposed have been removed from this request.

The attached Staff Report shows the latest map of which properties are recommended to be rezoned to CBD.

Financial Impact:

N/A

Other Information/Recommendation:

On July 8, 2021, City Council voted unanimously 7-0 to APPROVE the Rezoning.

On March 20, 2020, the Planning Commission DENIED this request by a vote of 4-2 with Chair Stribling, and Commissioners Uherik, Brooks, and Self voting to deny; and Commissioners Spano and Smith voting in favor.

Staff subsequently revised the proposal based on the input from the Commissioners and brought this item back for reconsideration.

On April 19, 2021, the Planning Commission TABLED this request by a vote of 6-1, with Commissioner Spano voting against, to allow Staff to conduct more research.

On May 17, 2021, the Planning Commission recommended APPROVAL of this request by a vote of 5-0, but requested that before City Council, Staff contact those owners with uses that could become non-conforming if rezoned CBD. As noted above, those properties whose owners expressed opposition were removed from this request.

Attachments:

- | | | |
|----|-----------------------|----------------------------|
| 1. | Staff Report (Z20-03) | Staff Report (Z20-03).docx |
| 2. | Ordinance (Z20-03) | Ordinance (Z20-03).docx |

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher	Created/Initiated
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Julia Antilley	Final Approval

CITY COUNCIL – JULY 8, 2021
STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning		Z20-03: CBD (Northwest)	
SYNOPSIS:			
A request for approval of a rezoning to the Central Business District (CBD) Zoning District from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Office Commercial (CO), Light Manufacturing (ML), Office Warehouse (OW), and Low Rise Multi-Family Residential (RM-1) Zoning Districts, on approximately 29 acres generally located north of West Harris Avenue; east of Sante Fe Park; south of West 4th Street; and west of North Chadbourne Street. See additional information below.			
LOCATION:		LEGAL DESCRIPTION:	
Northwest Downtown		Being approximately 29 acres generally located north of West Harris Avenue; east of Sante Fe Park; south of West 4 th Street; and west of North Chadbourne Street.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #3 – Harry Thomas Downtown Neighborhood		General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Office Commercial (CO), Light Manufacturing (ML), Office Warehouse (OW), Low Rise Multi-Family Residential (RM-1)	Downtown
			+/- 27.6 acres
THOROUGHFARE PLAN:			
<u>Abe St, Koenigheim St, N Bryant Blvd, N Chadbourne St, West Harris Ave</u> – Urban Arterial Streets <u>W College Ave, W 1st St, W 2nd St, W 3rd St, W 4th St, Martin Luther King Dr, Farr St, N Irving St, Gillis St</u> – Urban Local Streets			
NOTIFICATIONS:			
Staff mailed 50 letters to affected property owners and 47 to owners within 200 feet on June 21, 2021 and have not received any responses to date. On May 17, 2021, the Planning Commission recommended approval 5-0. On April 19, 2021, the Planning Commission voted 6-1 to <u>table</u> the rezoning to this meeting and therefore, no new mailed notifications were required to the original affected property owners or those within 200'. Two letters received in support from affected property owners were presented at the April 19, 2021 meeting, and two letters were received in support from owners within 200' of the original CBD request (Three opposition letters were also presented at the April 19, 2021 meeting from owners within 200' but none of these opposed are relevant now as the properties referenced are no longer part of the proposed rezoning).			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the rezoning to the <u>Central Business District (CBD) Zoning District</u> .			
PETITIONER:			
COSA			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Ext. 1550 jeff.fisher@cosatx.us			

May 17, 2021 Planning Commission Meeting: The Planning Commission approved the request subject to Staff contacting the 5 nonconforming property owners listed further below under the heading “nonconforming properties”. All 5 requested to be removed from the proposed CBD zoning and Staff has removed them from the proposed CBD. One property owner, 328 W. 3rd St. part of the proposed rezoning at the March 2021 Planning Commission, asked to remain in the CBD and so this property has been included. The following is an excerpt from the May 17, 2021, Planning Commission Minutes:

A request for approval of a rezoning to the Central Business District (CBD) Zoning District from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Office Commercial (CO), Light Manufacturing (ML), Office Warehouse (OW), and Low Rise Multi-Family Residential (RM-1) Zoning Districts, on approximately 29 acres generally located north of West Harris Avenue; east of Sante Fe Park; south of West 4th Street; and west of North Chadbourne Street.

Jeff Fisher, Principal Planner, presented the case. He indicated this item was presented at the April Planning Commission and after further research, Staff has scaled back the proposed CBD expansion area. He explained one reason for this was several industrially-zoned property owners did not want to be in the CBD, and also the CBD limited outdoor storage on these properties to 10% as opposed to unlimited outdoor storage. He further explained that three other properties, two car dealerships and a hotel west of Abe Street, and properties north of 4th Street were also removed. In total, Mr. Fisher explained that the total number of properties affected went from 84 down to 53. He also added there was one owner that wanted to be zoned CBD.

Mr. James explained that Staff would be good with the one property 328 W. 3rd Street being added to the CBD.

Chair Stribling asked about the Palmer Feed properties.

Mr. James responded that all of these properties remain outside the CBD at the request of Winn Palmer, except for 214 and 216 West 3rd Street which he asked to bring into the CBD.

Commissioner Uherik asked what parts of CBD zoning is more beneficial to owners.

Mr. Fisher responded that ML properties require 25-foot front yard setbacks where CBD allow 0-foot setbacks.

Chair Stribling asked of the 53 property owners to be rezoned, if Staff has spoken to the property owners.

Mr. Fisher responded that letters were sent as required per State Law.

Chair Stribling asked to clarify if most of the lots are single-family homes.

Mr. Fisher responded that most of these are either single-family or retail commercial properties.

Chair Stribling asked how many properties were non-conforming.

Mr. Fisher showed a map of non-conformities and explained what these uses are.

Chair asked what would happen to these businesses if they are rezoned CBD.

Mr. James explained that they would be grandfathered and allowed to continue as is.

Commissioner Davis asked to clarify that the grandfathering only applies to existing footprints and that they could not expand without a new approval.

Mr. James responded this was correct.

Commissioner Davis asked if Staff has spoken to these customers.

Mr. Fisher responded that Staff have not spoken to these owners but that notices were mailed last year when the case began and this time around also.

Mr. James explained that Staff would be willing to contact these owners before taking this item to Council.

Vice Chair Jackson made a motion to **RECOMMEND APPROVAL** of a request for approval of a rezoning to the Central Business District (CBD) Zoning District from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Office Commercial (CO), Light Manufacturing (ML), Office Warehouse (OW), and Low Rise Multi-Family Residential (RM-1) Zoning Districts, on approximately 29 acres generally located north of West Harris Avenue; east of Sante Fe Park; south of West 4th Street; and west of North Chadbourne Street. Vice Chair Jackson seconded the motion. The motion carried unanimously 5-0.

Proposed changes by Staff since the April 19, 2021 Planning Commission Meeting:

- **Removal of properties north of W. 3rd Street and west of Martin Luther King Drive:** These properties are primarily zoned Light Manufacturing (ML) containing uses that require large amounts of outdoor storage that would exceed the maximum 10% if rezoned to CBD.
- **Removal of all properties north of W. 4th Street and east of Farr Street:** Staff is also recommending that these properties which are exclusively zoned ML are not included in the CBD given their limited space and large amounts of outdoor storage required. Also, removing these would be consistent with several of these applicant's request to scale back the proposed Downtown Design District (Z21-06) also presented to the Commission on April 19, 2021 to mainly south of 4th Street. While eventually many of these properties are likely to change to commercial and mixed uses, Staff believes that for the present time, most of this area remains industrial and any future rezoning can be at the timing and request of the property owners.

- **Removal of auto dealerships and hotel west of N. Abe St.** The Abe-Koenigheim commercial corridor provides a prominent entry into the City of San Angelo and a gateway towards downtown. While auto dealerships are appropriate businesses in this General Commercial / Heavy Commercial (CG/CH) zoning, these are not typically suited for downtown CBD properties which support smaller retail stores, boutiques, professional offices, and residential properties. Staff also requests the motel in between these two auto dealerships remains CG/CH to avoid an irregular jog with CBD in between CG/CH zoning.
- **Addition of 214 and 216 W. 3rd Street (Palmer Feed property).** Palmer Feed has submitted plans for a large warehouse building on this double frontage property and does not meet the 25-foot front yard setback in the ML zoning from Farr Street. Rezoning this property to CBD would allow their warehouse to meet the CBD front setback (0 feet/no setback) and allow the warehouse to remain a permitted use (also allowed in CBD).

Non-Conforming Properties:

At the March 16, 2020 Planning Commission Meeting when the rezoning was first proposed, several concerns were raised by property owners of properties currently zoned Light Manufacturing (ML) who were subject to the proposed change. These were primarily concerned that their current uses would not be allowed in CBD (i.e. manufacturing), or would require a conditional use (i.e. industrial service). They also raised concerns about limits to outdoor storage in the CBD not to exceed the greater of 1,000 square feet or 10% of the total site area, whereas ML zoning allowed unlimited outdoor storage. Staff reassessed the area on April 5, and May 5, 2021, to ensure there were no significant changes since 2020, including checking for any non-conformities – new uses that are currently allowed but would not be allowed if rezoned to CBD:

Existing in 2020:

- 10 W. 3rd St. (Industrial Service - electrical contractor) – not allowed in CBD, no Conditional Use option;
- 85 W. 4th St. (Industrial Service – roofing company) – not allowed in CBD, no Conditional Use option, exceed 10% outdoor storage from visual inspection;
- 235 W. 3rd St. (Industrial Service – electrical contractor) – not allowed in CBD, no Conditional Use option

Newly discovered in 2021:

- 202 Martin Luther King Drive and 240 W. 2nd St. (Major Vehicle Repair) - allowed in CBD with a Conditional Use;
- 226, 230, and 236 W. 2nd St. owned by same owner (Landscape Contractor/Maintenance – Industrial Service) allowed in CBD with a Conditional Use

In conclusion, all of these existing nonconforming uses would be allowed to continue (legal non-conforming) in their current footprint with CBD rezoning. However, all of them would require a Conditional Use from the Planning Commission to expand.

Rezoning: Section 213(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at a minimum, seven (7) factors in determining the appropriateness of any rezoning request:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The subject area has been identified as Downtown Future Land Use since the 2009 update to the City's Comprehensive Plan. The goal of the Downtown designation is to reinforce downtown San Angelo "as the principal commercial service and cultural center in the region." The Downtown policies include considering the expansion of CBD zoning in these areas to allow for greater variety of residential housing types, as well as the elimination of incompatible CG/CH zoning. Staff believes that the proposed CBD expansion will achieve all of these policy objectives. As indicated, extensive research and visits through the surrounding area confirm that most of the properties are comprised of uses already allowed by right in the CBD district. Eliminating the heavy use zoning would protect nearby residential areas and retail commercial areas from incompatible forms of development that would be allowed in some existing zoning districts in this area. Staff believes this will encourage further investment, development, and expansion of the downtown, encourage new retail businesses, and more mixed-use (i.e. commercial with residential) development which is allowed in the CBD zoning district and encouraged by the City's adopted plans.
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 as compared to other zoning districts, which include a full exemption from parking requirements, exemption from front yard setback requirements (allow a building to be built up to the front property line), and floor area ratio of 3.2 (gross floor area of all buildings on a lot divided by the total lot area). These more flexible standards encourage 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. *Included at the end of the staff report are abbreviated use tables to compare the allowed uses within the current zoning districts and the proposed Central Business District as well as a short sample of the development standards for each district.*
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The properties are located within an area that is currently comprised of mixed uses of commercial and residential. The existing development fits in with the existing mixed use development pattern, and would allow continuation of existing businesses and household living.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The subject properties have been part of the Downtown Future Land Use designation since the 2009 Comprehensive Plan update, and were identified as part of the Future Land Use CBD extension in the original 2003 Comprehensive Plan. Staff believes it is time to rezone these properties to CBD to be consistent with the Plan and to stimulate growth and investment in

this area. The flexibility in the CBD standards, in particular exemption from parking and reduced setbacks, allow new development while still encouraging re-development. For this proposed rezoning, Staff has left out the properties where owners had objected in March 2020 when the rezoning was initially brought forward.

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. In fact, it is largely accepted that denser downtown development is more environmentally sustainable, as compared to more sprawling sub-urban development patterns.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Allowing this area to rezone to the Central Business District would allow existing businesses to continue to serve the community while also allowing household living for an expanded mixed use area. One owner has already taken this initiative by rezoning a property zoned Light Manufacturing (ML) to CBD (Z21-02). The recent Housing Study indicated an unmet demand for downtown housing that this rezoning would help to encourage.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The existing development pattern in the subject area is mixed with commercial and residential. Approving the rezoning will allow for more areas for denser, urban development that is typical of downtown and is compatible with trends and development patterns in the area.

Recommendation:

Staff's recommendation is for City Council to **APPROVE** a rezoning to the Central Business District (CBD) Zoning District from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Office Commercial (CO), Light Manufacturing (ML), Office Warehouse (OW), and Low Rise Multi-Family Residential (RM-1) Zoning Districts, on approximately 27.6 acres generally located north of West Harris Avenue; east of Sante Fe Park; south of West 4th Street; and west of North Chadbourne Street (see attached maps).

Attachments:

Response Letters	Aerial Map
Table 1 - Allowed CBD Uses versus Other Districts	Future Land Use Map
Table 2 – Not allowed in CBD versus Other Districts	Zoning Map
Development Standards	Non-conformity Map
	Notification Maps
	Photographs

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

040921

(☒)

IN FAVOR

(☐)

IN OPPOSITION

REASON(S)

MAY HELP / ENCOURAGE REVITALIZATION OF DOWN TOWN

NAME: RONALD KURTZ

ADDRESS: 2426 LOXFORD LANE

ALPHARETTA, GA. 30009

SIGNATURE: Ronald Kurtz

Z20-03 (CBD Northwest): North of West Harris Avenue; east of Sante Fe Park;
south of West Houston Harte Expressway; and west of North Chadbourne Street

property owner number: 47

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

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

(✓)

IN FAVOR

()

IN OPPOSITION

040921

REASON(S)

NAME:

Louis Perez

ADDRESS:

112 W. College Ave.

San Angelo, TX 76903

SIGNATURE:

Louis A. Perez

Z20-03 (CBD Northwest): North of West Harris Avenue; east of Sante Fe Park;
south of West Houston Harte Expressway; and west of North Chadbourne Street

property owner number:

61

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

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

(☒) IN FAVOR (☐) IN OPPOSITION

REASON(S) _____

NAME: _____

ADDRESS: _____

SIGNATURE: Guy McLaughlin

Z20-03 (CBD Northwest): North of West Harris Avenue; east of Sante Fe Park;
south of West Houston Harte Expressway; and west of North Chadbourne Street

property owner within 200 feet number: 33

041421

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

From: info@cosatx.us [mailto:info@cosatx.us]
Sent: Monday, April 26, 2021 4:54 PM
To: Fisher, Jeff <jeff.fisher@cosatx.us>
Subject: CBD zoning

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

Message submitted from the <City of San Angelo, TX> website.

Site Visitor Name: Bruce Davison
Site Visitor Email: davisonba@gmail.com

just watched the April 4th meeting WE am complete opposition to removing the lots on 3rd and 4th st west of Palmers feed from the CBD zone

Principle officer of Jackson 15 @ 328 west 3rd
Property owner 108 w 5th
BRUCE DAVISON



Mon 4/26/2021 5:11 PM

B DAVISON <davisonba@gmail.com>

Re: CBD zoning

To:  Fisher, Jeff

 You replied to this message on 4/27/2021 9:51 AM.

 Message  [image001.jpg](#) (4 KB)

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

We we like them to stay in the CBD zoning we are opposed to unlimited outside storage and large truck parking.
addresses 318 314 304 on 3rd st and lots adjacent on 4th

On Mon, Apr 26, 2021, 4:56 PM Fisher, Jeff <jeff.fisher@cosatx.us> wrote:

Bruce, did you mean you want the lots to stay zoned the way they are, and not CBD; or you want them rezoned to CBD? And you can specify the addresses of these lots?

Thanks,

Jeff

Table 1 - Allowed CBD Uses versus Other Districts

Blue = allowed by right; Orange = with conditional use or special use; Red = not allowed

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

Use Category	Short Definition (see also Chap. 8)		R	C	C	C	CG	O	M	C
		M	O	G	H	/	W	L	B	
		1				CH			D	
* = Specific Use Regulations May Apply. See Article 4.										
A = Allowed / C = Conditional / S = Special Use										
Commercial										
Alcoholic Beverages Sales for On-Premises Consumption (added to Use Table 2003)	establishment where alcoholic beverages are sold for consumption on the premises, except for certain restaurants where such beverages are provided as a supplemental service	*	-	-	C	C	C	-	C	A
Auto and Boat Dealer	sales of cars, light trucks and boats	*	-	-	A	A	A	A	A	A
Bed & Breakfast	a single-family dwelling offering overnight accommodations	*	C	A	A	C	A	C	C	A
Campground/ Recreational Vehicle Park	temporary, often overnight accommodations for camping units and recreational vehicles		-	-	S	S	S	S	S	-
Mobile Food Units	Defined in Texas Food Establishment Rules		-	A	A	A	A	A	A	A
Office	activities in an office setting focusing on business, government, professional, medical or financial services		-	A	A	-	A	A	A	A
Parking, Commercial	parking not accessory to an allowed use, fees may be charged		-	A	A	A	A	A	A	A
Recreation and Entertainment, Outdoor	large commercial uses that provide continuous recreation or entertainment		-	-	S	-	S	-	S	S
Rental, Equipment	firms leasing or renting heavy vehicles, equipment and machinery under 3.5 tons to the public, may also provide product repair	*	-	-	C	A	A	C	A	C

Use Category	Short Definition (see also Chap. 8)		R	C	C	C	CG	O	M	C
		M	O	G	H	/	W	L	B	
		1				CH			D	
* = Specific Use Regulations May Apply. See Article 4.										
A = Allowed / C = Conditional / S = Special Use										
Retail Sales and Service	firms involved in the sale or [of] new or used products to the public, may provide personal services, entertainment or product repair	*	-	C	A	C	A	-	C	A
Self-Service Storage	uses providing separate storage areas for individuals or businesses	*	C	C	A	A	A	A	A	A
Short-Term Rental	A single-family dwelling offering overnight accommodations	*	C	C	C	C	C	C	C	A
Vehicle Repair	service to passenger vehicles, light or medium trucks, other consumer motor vehicles, generally, the customer does not wait at site while service is being performed	*	-	-	C	A	A	C	A	C
Vehicle Service, Limited	direct services to vehicles where the customer generally waits nearby while the service is performed	*	-	C	A	A	A	A	A	A
Vehicle Wash	automatic or non-automatic facilities for washing vehicles		-	-	A	A	A	A	A	A
Veterinary Clinics, Small Animals	offices and clinics for small, non-hoofed animals		-	C	A	A	A	A	A	A

Use Category	Short Definition (see also Chap. 8)		R	C	C	C	CG	O	M	C
		M	O	G	H	/	W	L	B	
		1				CH			D	
* = Specific Use Regulations May Apply. See Article 4.										
A = Allowed / C = Conditional / S = Special Use										
Industrial										
Industrial Service	firms servicing industrial, business or consumer machinery, equipment, products or byproducts		-	-	C	A	A	A	A	C
Manufacturing and Production, Light	firms involved in assembly, light manufacturing, processing, fabrication, or packaging of goods	*	-	-	-	-	#	-	A	-
# See "other" use categories for certain light manufacturing allowed in CG/CH districts.										
Manufacturing, Craft by Artisan	processing and/or fabrication goods made ready for sale to consumers, on-site or elsewhere, where processing or fabrication is of substantially low intensity with an emphasis on handiwork	*	-	-	A	A	A	A	A	A
Warehouse and Freight Movement	firms involved in storage or movement of goods	*	-	-	C	A	A	A	A	A
Waste-Related Use	uses that receive recycled materials or wastes for disposal on-site or transfer to another location, uses that collect sanitary wastes, or that produce goods or energy from composting	*	-	C	C	C	C	C	C	C
Wholesale Trade	firms involved in sale, lease, or rental of products for industrial, institutional, or commercial business	*	-	-	C	A	A	A	A	A

Use Category	Short Definition (see also Chap. 8)		R	C	C	C	CG	O	M	C
		M	O	G	H	/	W	L	B	
		1				CH			D	
* = Specific Use Regulations May Apply. See Article 4.										
A = Allowed / C = Conditional / S = Special Use										
Other										
Agriculture	raising or producing plants		-	-	-	-	-	-	C	-
Animal Kennel	facilities for overnight care of animals, except horses		-	-	-	C	C	C	C	-
Entertainment Event, Major	activity or structure that draws large numbers of people to specific events		-	-	S	S	S	S	S	S
Firearms Range	indoor or outdoor facilities for discharging firearms	*	-	-	S	S	S	S	S	S
Horse Boarding and Riding Academy	overnight care of horses, with or without related equestrian facilities		-	-	-	C	C	C	C	-
Mining	extraction of mineral or aggregate resources for off-site use		-	-	-	-	-	-	C	-
Passenger Terminals	facilities for the arrival or departure of airplanes, trains or buses		-	-	C	C	C	C	C	C
Plant Nursery	facilities producing flowers, shrubs, horticultural or household plants for retail or wholesale trade		-	-	-	A	A	A	A	-
Telecommunications Facilities	devices and supporting elements necessary to produce electromagnetic radiation operating to produce a signal	*	C	C	C	C	C	C	A	C
Any Use(s) Deemed Appropriate	only where such uses(s) can provide effective transition between less restrictive and more restrictive zoning districts	*	S	S	S	S	S	S	S	S
Food and beverage processing; drug processing, tobacco manufacture; building materials processing; light metal fabrication; jewelry fabrication; processing and fabrication of optical and scientific instruments; artificial limb fabrication; broom fabrication; manufacture of wearing apparel including boots and shoes; bags and mattress manufacture	certain light manufacturing uses not allowed in either CG or CH Districts, but which are allowed in CG/CH Districts and also where light manufacturing is generally allowed		-	-	-	-	A	-	A	-

Table 2 – Not allowed in CBD versus Other Districts

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

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

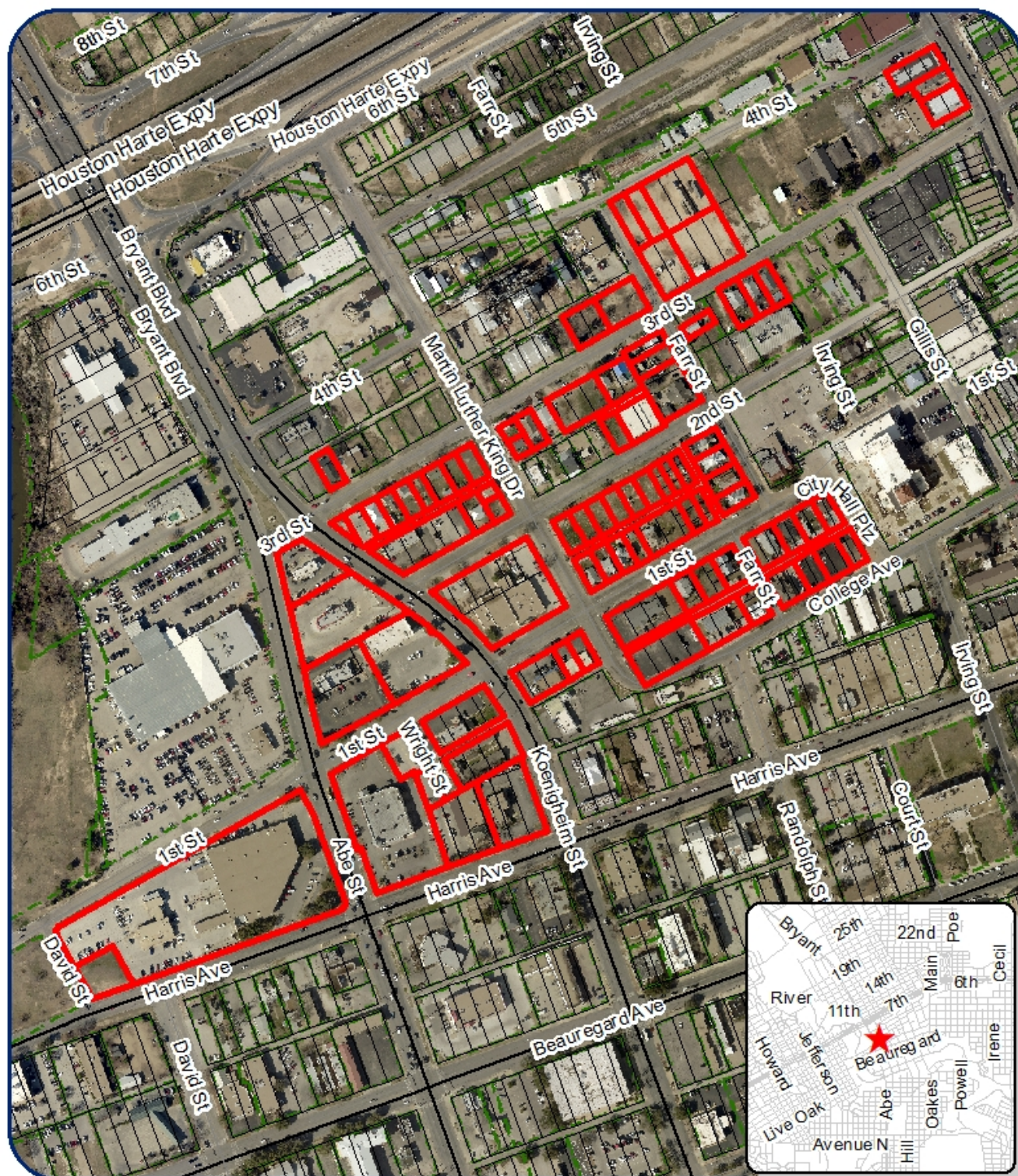
Use Category	Short Definition (see also Chap. 8)	R M 1	C N	C O	C G	C H	CG / CH	O W	M L	C B D
* = Specific Use Regulations May Apply. See Article 4.										
A = Allowed / C = Conditional / S = Special Use										
Manufacturing and Production, Light	firms involved in assembly, light manufacturing,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

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

Development Standard	Districts							
	CN	CO	CG	CH	CG/CH	OW	ML	CBD
Minimum Lot Area (sq. ft.)	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Minimum Lot Dimensions (ft.) (width x depth)	50 X 80	50 X 80	50 X 80	50 X 80	50 X 80	50 X 80	50 X 80	50 X 80
Minimum Front Yard (ft.)	25	25	25	25	25	25	25	exempt
Minimum Side/Rear Yard (ft.)	None required unless abutting* residential district or use, where minimum of 10 feet required							
Maximum Floor Area Ratio	0.6	2	2	2	2	0.8	2	3.2
Maximum Height (ft.)	35	-	-	35	-	35	-	-

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

Aerial Map



Z20-03: CBD Northwest

Northwest Downtown

Council District: Harry Thomas - District 3

Neighborhood: Downtown

Scale: 1" approx. = 350 ft

Between Harris Ave; Santa Fe Park; W. 4th St; and N. Chadbourne St.

Legend

Subject Properties: —

Current Zoning: CG, CG/CH, CO, ML,

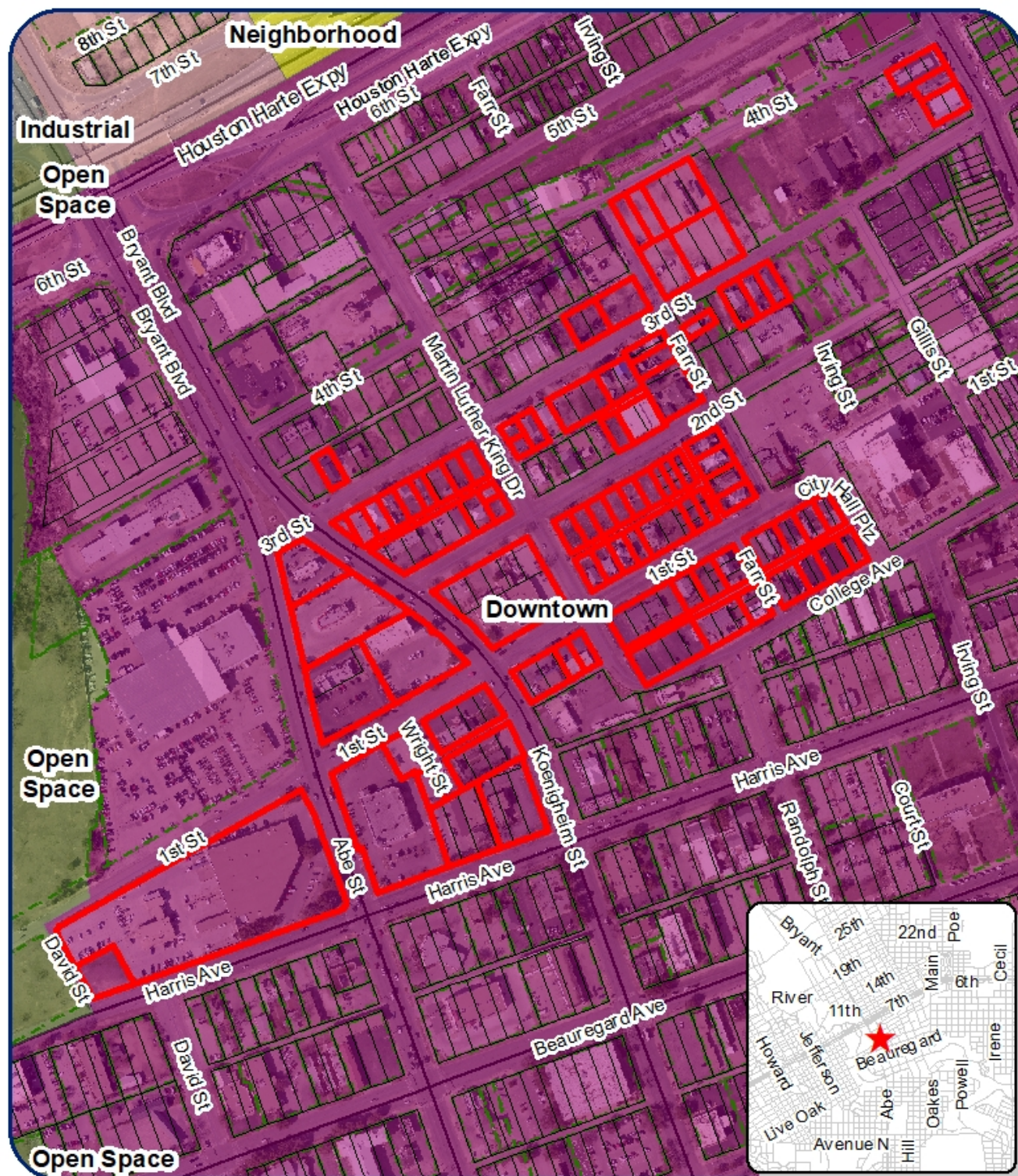
OW, RM-1

Requested Zoning Change: CBD

Vision: Downtown



Future Land Use Map



Z20-03: CBD Northwest

Northwest Downtown

Council District: Harry Thomas - District 3

Neighborhood: Downtown

Scale: 1" approx. = 350 ft

Between Harris Ave; Santa Fe Park; W. 4th St; and N. Chadbourne St.

Legend

Subject Properties: —

Current Zoning: CG, CG/CH, CO, ML,

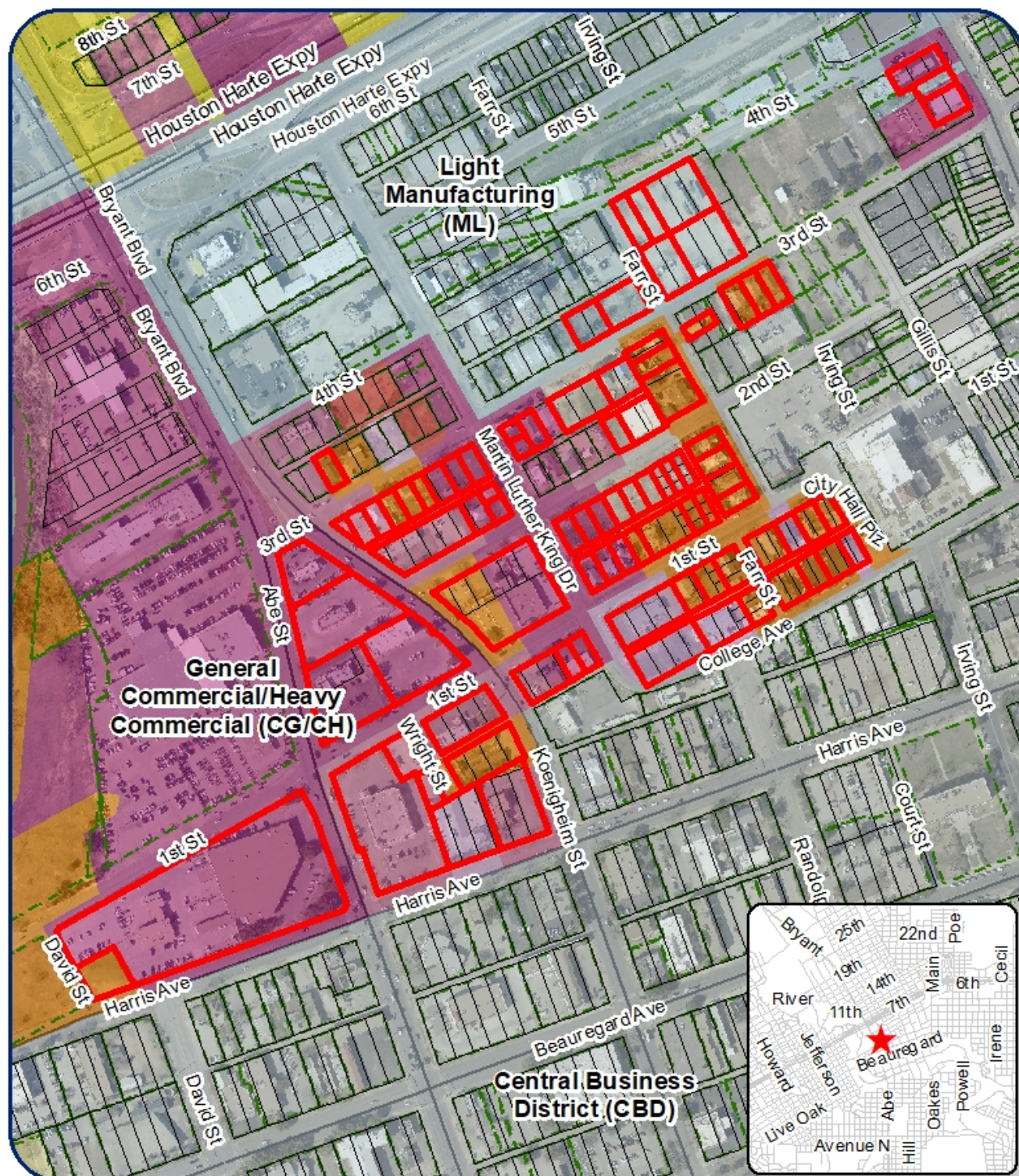
OW, RM-1

Requested Zoning Change: CBD

Vision: Downtown



Zoning Map



Z20-03: CBD Northwest

Northwest Downtown

Council District: Harry Thomas - District 3

Neighborhood: Downtown

Scale: 1" approx. = 350 ft

Between Harris Ave; Santa Fe Park; W. 4th St; and N. Chadbourne St.

Legend

Subject Properties: —

Current Zoning: CG, CG/CH, CO, ML,

OW, RM-1

Requested Zoning Change: CBD

Vision: Downtown



Non-conformities Map



Z20-03: CBD Northwest

Northwest Downtown

Council District: Harry Thomas - District 3

Neighborhood: Downtown

Scale: 1" approx. = 175 ft

Between Harris Ave; Santa Fe Park; W. 4th St; and N. Chadbourne St.

Legend

Subject Properties: █

Current Zoning: CG, CG/CH, CO, ML,

OW, RM-1

Requested Zoning Change: CBD

Vision: Downtown



Proposed CBD Rezoning (July 8 City Council)

50 Properties, 27.6 acres



Z20-03: CBD Northwest

Northwest Downtown

Council District: Harry Thomas - District 3

Neighborhood: Downtown

Scale: 1" approx. = 350 ft

Between Harris Ave; Santa Fe Park; W. 4th St; and N. Chadbourne St.

Legend

Subject Properties:

Current Zoning: **CG, CG/CH, CO, ML,**

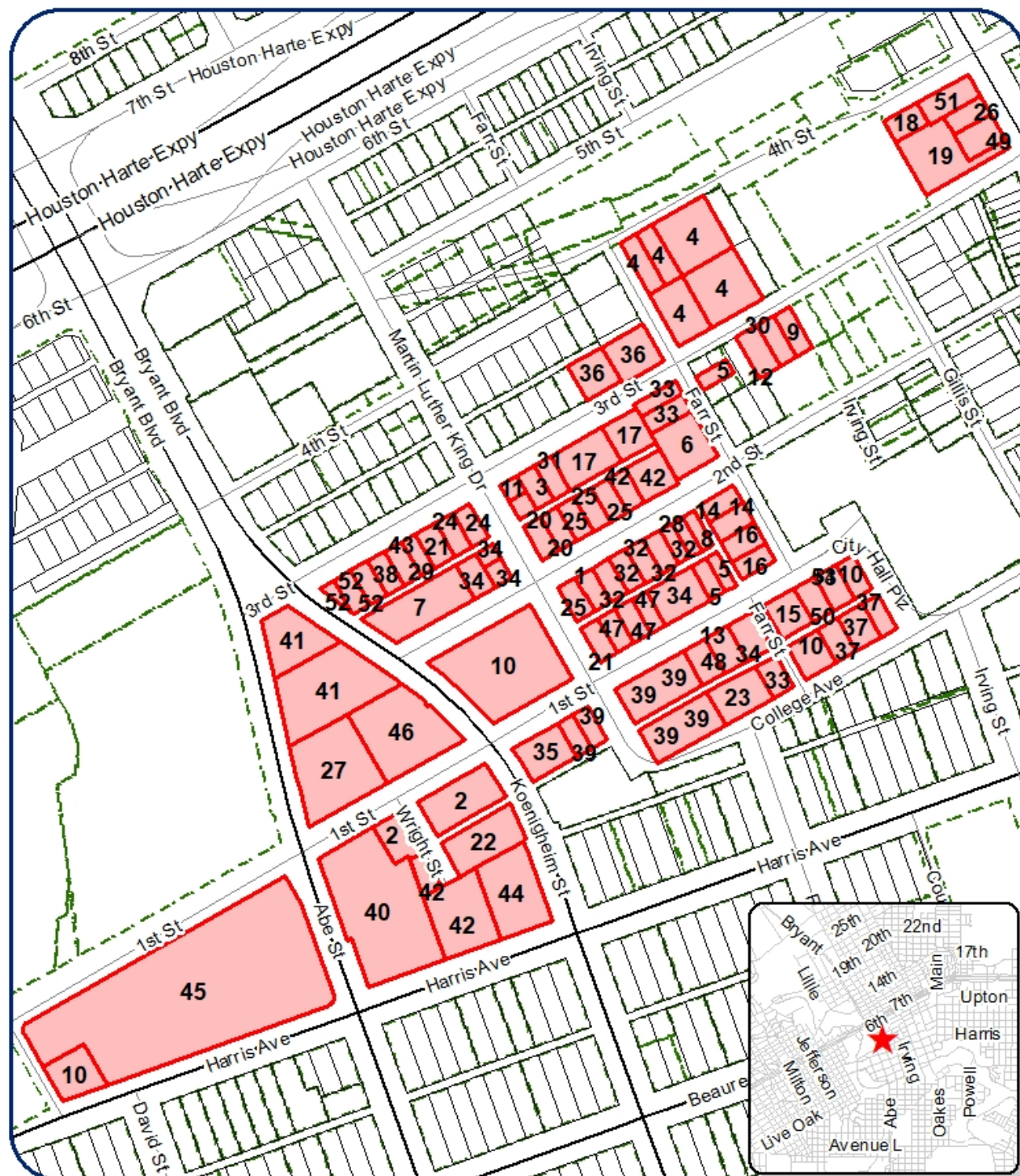
OW, RM-1

Requested Zoning Change: **CBD**

Vision: **Downtown**



Proposed CBD Rezoning (May 17 Planning Commission)
53 Properties, 29 acres



Z20-03: CBD Northwest

Northwest Downtown

Council District: Harry Thomas - District 3

Neighborhood: Downtown

Scale: 1" approx. = 325 ft

Between Harris Ave; Santa Fe Park; W. 5th St; and N. Chadbourne St.

Legend

Subject Properties:

Current Zoning: CG, CG/CH, CO, ML,

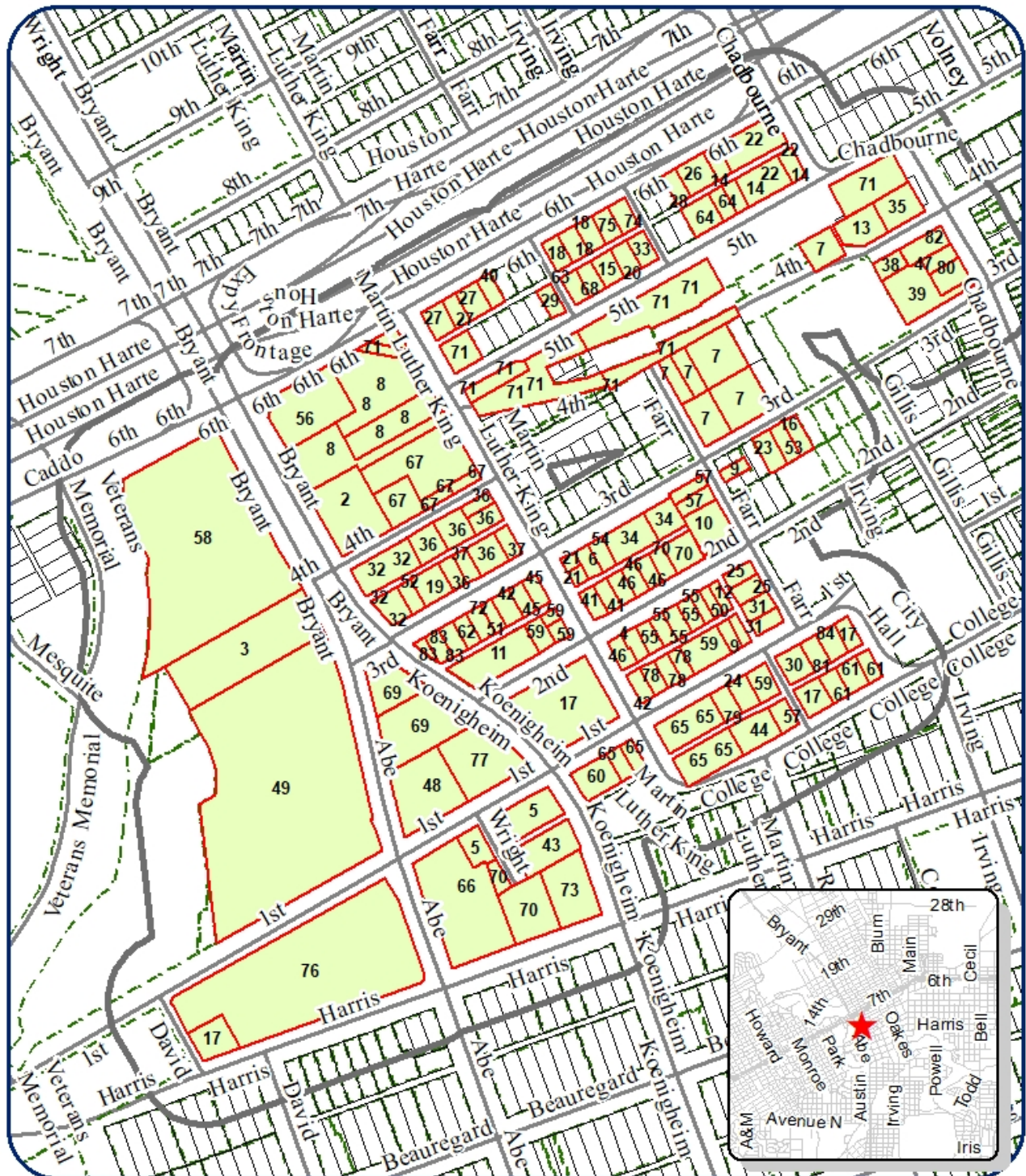
OW, RM-1

Requested Zoning Change: CBD

Vision: Downtown



Proposed CBD Rezoning (May 17 Planning Commission)
84 Properties, 67 acres



Z20-03: CBD Northwest

Northwest Downtown

Council District: Harry Thomas - District 3

Neighborhood: Downtown & Reagan

Scale: 1" approx. = 400 ft

Legend

Subject Properties: ■

Current Zoning: CG, CG/CH, CH, CO, ML,

OW, RM-1

Requested Zoning Change: CBD

Vision: Downtown

Between Harris Ave; Santa Fe Park; H. Harte Expressway; and N. Chadbourne St.



Photos



Post Office



Retail and auto dealer along N Abe St.



Retail and office along W 1st St.



Household living along W 1st St.



Art Gallery W 1st St.



W 2nd St.



Martin Luther King Dr.



Existing electric contractor



Existing church building W 3rd St.



Existing contractor's yard W 3rd St.



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTIES: **APPROXIMATELY 27.6 ACRES LOCATED NORTH OF WEST HARRIS AVENUE; EAST OF SANTA FE PARK; SOUTH OF WEST 4TH STREET; AND WEST OF NORTH CHADBOURNE STREET**, TO THE CENTRAL BUSINESS DISTRICT (CBD) ZONING DISTRICT FROM THE GENERAL COMMERCIAL (CG), GENERAL COMMERCIAL/HEAVY COMMERCIAL (CG/CH), OFFICE COMMERCIAL (CO), LIGHT MANUFACTURING (ML), OFFICE WAREHOUSE (OW), AND LOW RISE MULTI-FAMILY RESIDENTIAL (RM-1) ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z20-03: CBD Northwest

WHEREAS, on the 17th day of May, 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 Rezoning; and,

WHEREAS, on the 8th day of July, 2021, City Council held a public hearing on Z20-03, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

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

The real properties located north of West Harris Avenue; east of Santa Fe Park; south of West 4th Street; and west of North Chadbourne Street, comprising approximately 27.6 acres; San Angelo, Tom Green County, Texas.

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

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

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

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

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

INTRODUCED with public hearing on the **8th day of July, 2021**, and finally PASSED, on this the **20th day of July, 2021**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



Z20-03: CBD Northwest

Northwest Downtown

Council District: Harry Thomas - District 3

Neighborhood: Downtown

Scale: 1" approx. = 350 ft

Between Harris Ave; Santa Fe Park; W. 4th St; and N. Chadbourne St.

Legend

Subject Properties:

Current Zoning: **CG, CG/CH, CO, ML,**

OW, RM-1

Requested Zoning Change: **CBD**

Vision: **Downtown**



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 20, 2021

Item type: Consent Item

Caption:

Second reading of an ordinance amending Chapter 5 Business and Commerce, Article 5.02 Alcohol Beverage Regulations, Section 5.02.005 Sale, Possession or Consumption in Texas Bank Sports Complex (Rio Concho Sports Complex) of City's Code of Ordinances to include all areas of Texas Bank Sports Complex including the parking lot, unless sold by contracted concessionaire (Carl White)

Summary/History:

Request second reading and approval to change Sec. 5.02.005 Sale, possession or Consumption in Texas Bank Sports Complex (Rio Concho Sports Complex) based on direction provided by council at the June 15, 2021 meeting. Currently it reads no alcohol may be brought into the fenced in areas of Texas Bank Sports Complex. We are requesting to add to the ordinance all no alcohol allowed on any areas of the complex to include the entire parking lot and the park located within the complex.

Financial Impact:

No major impact expected although some teams may drop from the Recreation league due to not allowed to consume alcohol after the games.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | Alcohol Current Ordinance | Alcohol Current Ordinance.pdf |
| 2. | Ord restricting alcohol at Sports complex | Ord restricting alcohol at Sports complex.docx |

Presentation:

Carl White

Approvals/Reviews:

Brent Casey	Created/Initiated
Carl White	Approved
Theresa James	Approved
Jeff Tomlinson	Approved
Tina Dierschke	Approved
Julia Antilley	Final Approval

ARTICLE 5.02 - ALCOHOLIC BEVERAGES REGULATIONS

Footnotes:

--- (1) ---

State Law reference— *Regulation of alcoholic beverages generally, V.T.C.A., Alcoholic Beverage Code; local regulation of alcoholic beverages, V.T.C.A., Alcoholic Beverage Code, sec. 109.31 et seq.*

DIVISION 1. - GENERALLY

Sec. 5.02.001 - Definitions

The terms "alcoholic beverage," "liquor," "beer" and "wine and vinous liquor" as used in this article have the same meanings as the definitions provided in the Texas Alcoholic Beverage Code, section 1.04, Tex. Codes Ann.

(1959 Code, sec. 5-2-1; 1996 Code, sec. 5.101)

Sec. 5.02.002 - Penalty

Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction shall be subject to a fine as provided for in section 1.01.009 of this code. Each day of such violation shall constitute a separate offense

(1996 Code, sec. 5.110; Ordinance adopted 5-2-00)

Sec. 5.02.003 - Hours of sale restricted

No person who may engage in the sale of beer or other alcoholic beverages within the corporate limits of the city shall offer for sale or sell any beer or other alcoholic beverages within the corporate limits of the city on Sunday between the hours of 2:00 a.m. and 12:00 noon and on all other days at any time between the hours of 2:00 a.m. and 7:00 a.m.

(1959 Code, sec. 5-2-6; 1996 Code, sec. 5.106)

State Law reference— Hours of sale and consumption, V.T.C.A., Alcoholic Beverage Code, ch. 105.

Sec. 5.02.004 - Proof of violation of hours of sale

Proof of the consumption of beer or other alcoholic beverages between the hours of 2:15 a.m. and 12:00 p.m. the following on Sundays or between the hours of 2:00 a.m. and 7:00 a.m. the following on any other day of the week in the sale of beer or other alcoholic beverages in the city shall be prima facie evidence that beer or other alcoholic beverages have been sold by such person in violation of this article.

Sec. 5.02.005 - Sale, possession or consumption in Texas Bank Sports Complex (Rio Concho Sports Complex)

- (a) It shall be unlawful for any person, firm, company, organization or corporation to sell, consume or possess, or to permit or to promote the selling, consuming or possessing, of any alcoholic beverage within or upon the fenced-in areas of the quadrangles of the Texas Bank Sports Complex in the city.
- (b) It shall be an affirmative defense to the prohibition of this section that a person, firm, company, organization or corporation secured a permit, contract, lease or other form of written permission from the parks and recreation department permitting utilization of the city's concessionaire for the selling, promoting, consuming or possessing of alcoholic beverages for a specific event within one or more designated quadrangles of the Texas Bank Sports Complex and that the sale, promotion, consumption or possession of alcohol occurred at the time of the specific event and within such quadrangle or quadrangles as described in the permit, contract, lease or other form of written permission from the parks and recreation department. The permit, contract, lease or other form of written permission from the parks and recreation department shall be limited to specific events, on specific dates, for specified hours and within one or more specific quadrangles of the Texas Bank Sports Complex, and shall be conditioned upon compliance with the Texas Alcoholic Beverage Code and applicable municipal ordinances.
- (c) The parks and recreation department for the city shall adopt a policy and regulations, and a form for application for permit, contract, lease or other form of written permission authorizing utilization of the city's concessionaire for the sale, consumption or possession of alcoholic beverages within the quadrangles of the Texas Bank Sports Complex for specific events during adult tournaments and permitted special events only when no youth league or youth tournament play is occurring.
- (d) The premises of the Texas Bank Sports Complex quadrangles include the fields, spectator areas and concession areas within each fenced-in quadrangle, located within the area bounded on the east by the East Angelo Draw, on the south by the North Concho River, on the west by Bell Street, and on the north by St. Ann Street, in the city.

(Sec. 2, Ordinance adopted 7-19-11)

Secs. 5.02.006—5.02.030 - Reserved

DIVISION 2. - LICENSE

Sec. 5.02.031 - Required

It shall be unlawful for any person to manufacture or brew any alcoholic beverage, liquor, beer or wine and vinous liquor for the purpose of sale, or to import into this city, or to distribute, or to sell, any alcoholic beverage, liquor, beer, or wine and vinous liquor for the purpose of sale within this city without having first obtained the appropriate license from the finance director as herein provided, which license shall at all times be displayed in some conspicuous place within the licensed place of business.

(1959 Code, sec. 5-2-2; 1996 Code, sec. 5.102; Ordinance 2018-044 adopted 4-3-18)

Sec. 5.02.032 - Fees

The finance director is authorized to collect a license fee of one-half the state permit fee as shown in appendix A, section A3.015 of this code.

(1959 Code, sec. 5-2-3; 1996 Code, sec. 5.103; Ordinance 2018-044 adopted 4-3-18)

State Law reference— Local fee authorized on alcoholic beverage permits, V.T.C.A., Alcoholic Beverage Code, sec. 11.38; local fee authorized on alcoholic beverage licenses, V.T.C.A., Alcoholic Beverage Code, sec. 61.36.

Sec. 5.02.033 - Prohibited licenses

No license authorizing the sale of any alcoholic beverage, liquor, beer or wine and vinous liquor shall be issued to any dealer where the place of business of any such dealer is within the corporate limits of the city and is within 300 feet of any tax-supported elementary or secondary public school. The measurement of the distance between the place of business where alcoholic beverages are sold and the public school shall be in a direct line from the property line of the public school to the property line of the place of business, and in a direct line across intersections. Provided that this section shall not apply to any dealer whose place of business is within 300 feet of any tax-supported elementary or secondary public school as of the date of the adoption of this article, or to any of their successors.

(1996 Code, sec. 5.104; Ordinance adopted 5-2-00; Ordinance 2018-044 adopted 4-3-18)

State Law reference— Sales near church, school or hospital, V.T.C.A., Alcoholic Beverage Code, sec. 109.33.

Sec. 5.02.034 - Term

Any license issued under the terms of this article shall be for a two-year period and shall be nontransferable.

(1959 Code, sec. 5-2-5; 1996 Code, sec. 5.105; Ordinance 2018-044 adopted 4-3-18)

Sec. 5.02.035 - Revocation

The city council is hereby authorized and empowered to revoke the license of any person engaged in the business or occupation of selling, distributing or disposing of beer or other alcoholic beverages after giving such person ten days' notice of a hearing and after holding such hearing for the purpose of determining whether or not such license should be revoked; provided, however, that such power of revocation shall be exercised under the following conditions:

- (1) When disorderly or immoral practices are permitted on the premises.
- (2) Where such person sells or offers for sale any beer or other alcoholic beverages in violation of the terms of this article or of the Texas Alcoholic Beverage Code, or consumes or permits any other person to consume beer or other alcoholic beverages on the premises in violation of the terms of this article or of the Texas Alcoholic Beverage Code.

(1959 Code, sec. 5-2-9; 1996 Code, sec. 5.109; Ordinance 2018-044 adopted 4-3-18)

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING CHAPTER 5 “BUSINESS AND COMMERCE”, ARTICLE 5.02 “ALCOHOLIC BEVERAGES REGULATIONS”, DIVISION 1 “GENERALLY”, SECTION 5.02.005 “SALE, POSSESSIN OR CONSUMPTION IN TEXAS BANK SPORTS COMPLEX (RIO CONCHO SPORTS COMPLEX), PROVIDING FOR SEVERABILITY; AND CREATING AN EFFECTIVE DATE

WHEREAS, the City of San Angelo has an ordinance the regulates the sale, possession, and consumption of alcohol within the City of San Angelo, and

WHEREAS, there is a desire to limit the sale, possession, and consumption of alcohol at the Texas Bank Sports Complex (Rio Concho Sports Complex, and

WHEREAS, it is necessary to amend the ordinance in order to regulate the sale, possession, and consumption of alcohol in this manner.

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

SECTION 1. THAT Chapter 5, Article 5.02, Division 1, Section 5.02.005 of the San Angelo Code of Ordinances is hereby modified as follows:

“Sec. 5.02.005 - Sale, possession or consumption in Texas Bank Sports Complex (Rio Concho Sports Complex)

(a) It shall be unlawful for any person, firm, company, organization or corporation to sell, consume or possess, or to permit or to promote the selling, consuming or possessing, of any alcoholic beverage within any area of the Texas Bank Sports Complex in the city including the fenced-in areas of the quadrangles of the Complex, the picnic and play areas at the Complex, and any parking lots serving the Complex.

(b) It shall be an affirmative defense to the prohibition of this section that a person, firm, company, organization or corporation secured a permit, contract, lease or other form of written permission from the parks and recreation department permitting utilization of the city's concessionaire for the selling, promoting, consuming or possessing of alcoholic beverages for a specific event within one or more designated quadrangles of the Texas Bank Sports Complex and that the sale, promotion, consumption or possession of alcohol occurred at the time of the specific event and within such quadrangle or quadrangles as described in the permit, contract, lease or other form of written permission from the parks and recreation department. The permit, contract, lease or other form of written permission from the parks and recreation department shall be limited to specific events, on specific dates, for specified hours and within

one or more specific quadrangles of the Texas Bank Sports Complex, and shall be conditioned upon compliance with the Texas Alcoholic Beverage Code and applicable municipal ordinances.

(c) The parks and recreation department for the city shall adopt a policy and regulations, and a form for application for permit, contract, lease or other form of written permission authorizing utilization of the city's concessionaire for the sale, consumption or possession of alcoholic beverages within the quadrangles of the Texas Bank Sports Complex for specific events during adult tournaments and permitted special events only when no youth league or youth tournament play is occurring.

(d) The premises of the Texas Bank Sports Complex quadrangles include the fields, spectator areas and concession areas within each fenced-in quadrangle, located within the area bounded on the east by the East Angelo Draw, on the south by the North Concho River, on the west by Bell Street, and on the north by St. Ann Street, in the city.”

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

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

INTRODUCED with public hearing on the 8th day of July, 2021 and finally **PASSED, APPROVED AND ADOPTED** on this the 20th day of July, 2021.

THE CITY OF SAN ANGELO

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 20, 2021

Item type: Consent Item

Caption:

Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2020, and ending September 30, 2021, for capital items and grants (Presentation made by Finance Director Tina Dierschke)

Summary/History:

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

- American Rescue Plan
- Equipment Replacement

Financial Impact:

See Exhibit A of the ordinance.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

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

Presentation:

Tina Dierschke

Approvals/Reviews:

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

Memo

To: Tina Dierschke, Finance Director

From: Ryan Gaddy, Assistant Finance Director

Date: 07/08/21

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for grant funding from the American Rescue Plan Act of 2021

Source of Funding:

U.S Department of Treasury

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

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Grant Revenue	0	16,650,136	16,650,136
College Hills Drainage*	0	8,000,000	8,000,000
Available for Assignment	0	8,650,136	8,650,136
			0
			0
			0

Additional Comments:

*Exact amount needed for College Hills drainage work will be allocated once the project has been bid out.

Memo

To: Tina Dierschke, Finance Director

From: Ryan Kramer, Senior Fleet Manager

Date: 06/29/21

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for revenue generated for hail damage total losses and past and future auction proceeds for FY21

Source of Funding:

Insurance and auction proceeds

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
Auction Proceeds	65,000	130,000	195,000
Insurance Proceeds	71,121	185,000	256,121
Expense:			0
Equipment Replacement	203,573	315,000	518,573
			0

Additional Comments:

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 and GRANTS

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

WHEREAS, the resources necessary for these changes are available.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY 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 8th day of July 2021, and finally PASSED on this 20th day of July, 2021.

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)
Intergovernmental	16,650,136	16,650,136	-
Equipment Replacement	315,000	315,000	-
	\$16,965,136	\$16,965,136	\$ -

City of San Angelo
Proposed Budget Amendment
Additional Information

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
College Hills drainage and future projects	American Rescue Plan Act	16,650,136	16,650,136	-
Equipment Replacement	Auction and insurance proceeds	315,000	315,000	-
		\$16,965,136	\$16,965,136	\$ -

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 20, 2021

Item type: Regular Item

Caption:

Presentation and discussion regarding Chapter 7 Health and Sanitation, Article 7.02 Property Maintenance, Section 7.02.063 Weeds and Vegetation of City's Code of Ordinances (Presentation made by Operations Assistant Director Patrick Frerich)

Summary/History:

The Operations Department maintains a list of areas that the City mows and maintains throughout the year.

A review of the service areas of the Department in 2017 identified that several strips of right-of-away and privately-owned lots were being mowed using City equipment and labor. Per Ordinance Section 7.02.063 that was passed by Council in 1996, these areas are the responsibility of the lot owner.

Ordinance 7.02.063 requires the adjacent property/lot owner to maintain all property from the back of the curb to the center of the alley. Upon verification from the City Attorney's Office, the Department began sending notifications to property/lot owners letting them know that while the City has mowed a particular area in the past, a final mowing would be performed within 30 days after which the lot owner will then be responsible for on-going maintenance.

The Department has systematically sent notifications to property/lot owners throughout town. To-date, over 390 letters have been mailed. This is a systematic process to allow for the final mowing obligation to be performed. The prioritization of the notifications are based on geographic service areas so all property owners in a contiguous area receive the notifications at the same time.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Patrick Frerich

Approvals/Reviews:

Patrick Frerich
Shane Kelton

Created/Initiated
Approved

Theresa James
Jeff Tomlinson
Tina Dierschke
Theresa James
Julia Antilley

Approved
Approved
Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 20, 2021

Item type: Regular Item

Caption:

First reading and public hearing of:

1. An ordinance for CP21-04, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Commercial Future Land Use to the Neighborhood Center Future Land Use, being 20.432 acres, located at 5702 Melrose Ave.
2. An ordinance for PD21-02, a rezoning from the Planned Development zoning district, which allowed general commercial uses on approximately 30 acres, to a Planned Development zoning district to allow for a multifamily housing complex comprised of single-family dwellings on 20.432 acres, located at 5702 Melrose Ave. (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

On June 17, 2019, the applicant received approval from the Planning Commission for a Conditional Use to allow for a multifamily housing complex comprised of single-family dwellings (CU19-08). The concept plan delineated 255 dwellings with common facilities including an amenity center and outdoor swimming pool.

During a site inspection for building permit occupancy, staff discovered a 6' tall opaque wooden fence installed in the front yard adjacent to the sidewalk on Melrose Avenue, which was not part of the original concept plan or Urban Design Review (UDR19-04) approval. The applicant then applied for an amended Urban Design Review but the taller fence was denied by the Planning Director and subsequently denied by the Planning Commission on appeal. After exhausting these options, the applicant made this application for a Planned Development to allow a fence taller than the maximum 4-foot allowed under the Zoning Ordinance. City staff have initiated an associated Comprehensive Plan Amendment consistent with the PD request.

Financial Impact:

N/A

Other Information/Recommendation:

On June 21, 2021, the Planning Commission recommended APPROVAL of both requests unanimously 5-0.

Attachments:

- | | |
|-----------------------------------|------------------------------------|
| 1. Ordinance (CP21-04) | Ordinance (CP21-04).docx |
| 2. Ordinance (PD21-02) | Ordinance (PD21-02).docx |
| 3. Staff Report (CP21-04_PD21-02) | Staff Report (CP21-04_PD21-02).pdf |

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher
Jon James
Brandon Dyson
Jon James
Theresa James
Julia Antilley

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS LOCATED NORTHEAST OF HOUSTON HARTE EXPRESSWAY FRONTAGE ROAD AND MELROSE AVENUE; BEING 20.432 ACRES, FROM "COMMERCIAL" TO "NEIGHBORHOOD CENTER;" PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

CP-21-04

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 designation of the following described parcel as outlined below:

The real property generally located northeast of Houston Harte Expressway and Melrose Avenue; being 20.432 acres, Lot 1, Block 1, in the Hardin Addition, Section One; City of San Angelo, Tom Green County, Texas; from “Commercial” to “Neighborhood Center;”

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 **20th day of July, 2021**, and finally ADOPTED on this the **3rd day of August, 2021**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

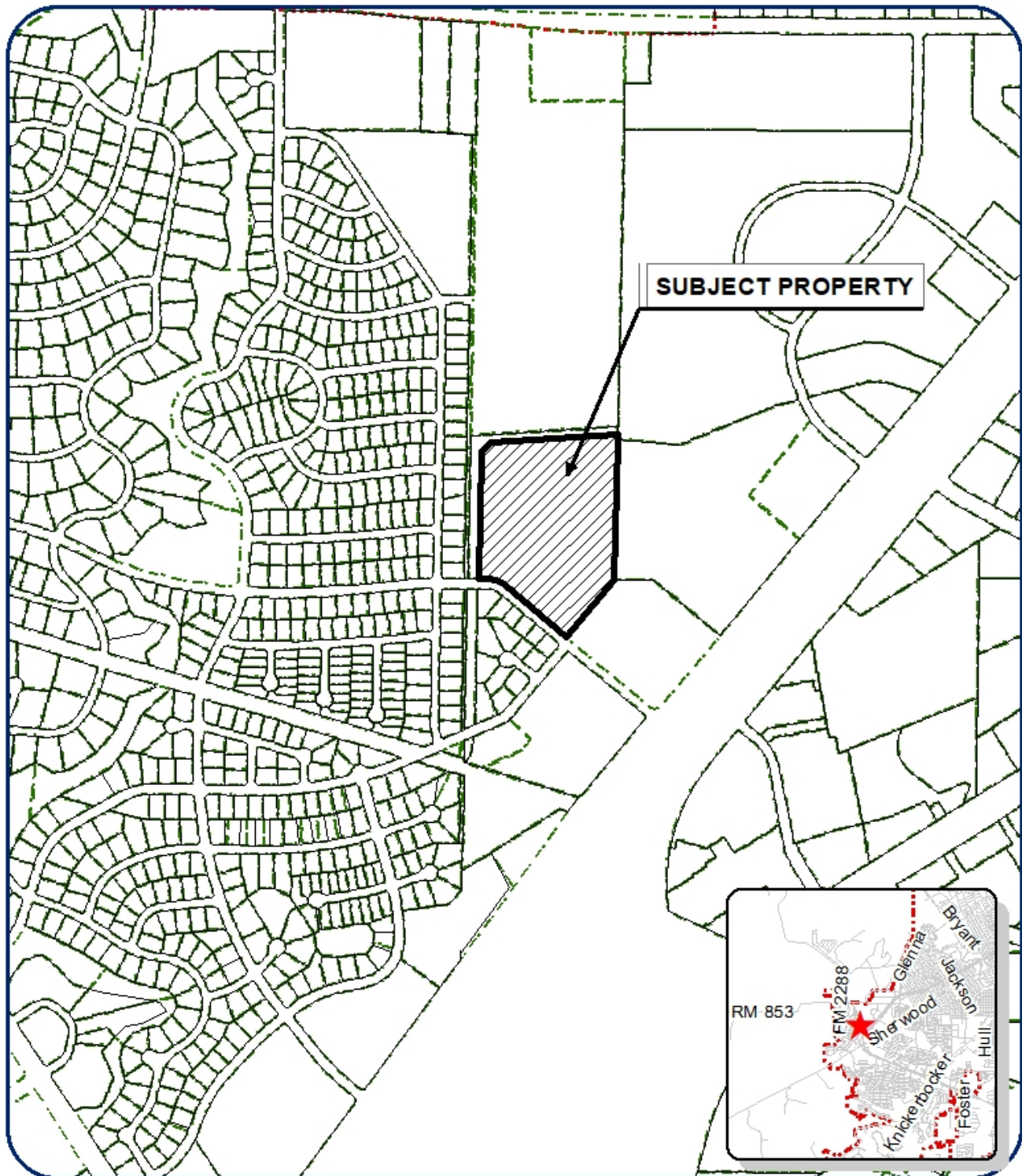
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



Comprehensive Plan Amendment

CP21-04: 5702 Melrose Ave.

Council District: Larry Miller - District 6

Neighborhood: The Bluffs

Scale: 1" approx. = 750 ft

5702 Melrose Ave. 20.432 ac.

Legend

Subject Properties: 
Current Zoning: **PD02-03**
Requested Zoning Change: **PD21-02**
Vision: **Commercial to Neighborhood Center**



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTY: **5702 MELROSE AVENUE, LOCATED NORTHEAST OF HOUSTON HARTE EXPRESSWAY FRONTAGE ROAD AND MELROSE AVENUE; BEING 20.432 ACRES**, FROM THE PLANNED DEVELOPMENT (PD02-03) ZONING DISTRICT WHICH ALLOWED GENERAL COMMERCIAL USES ON APPROXIMATELY 30 ACRES TO THE PLANNED DEVELOPMENT (PD21-02) ZONING DISTRICT TO ALLOW FOR A MULTIFAMILY HOUSING COMPLEX COMPRISED OF SINGLE-FAMILY DWELLINGS, AND SPECIFIC USES AND DEVELOPMENT STANDARDS AS OUTLINED IN THE ORDINANCE; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD21-02: 5702 MELROSE AVENUE

WHEREAS, on the 21st day of June, 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 Planned Development (PD21-02) Zoning District to allow for specific uses and development standards as outlined in the Ordinance, and,

WHEREAS, on the 20th day of July, 2021, City Council held a public hearing on PD21-02, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within **Exhibit "A"** of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned PLANNED DEVELOPMENT (PD21-02) ZONING DISTRICT;

The real property generally located northeast of Houston Harte Expressway and Melrose Avenue; being 20.432 acres, Lot 1, Block 1, in the Hardin Addition, Section One; City of San Angelo, Tom

Green County, Texas as more particularly described and depicted on Exhibit “A” of this Ordinance, shall henceforth be permanently zoned as follows: Planned Development (PD21-02) Zoning District.

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

SECTION 3: The use of the hereinabove described property shall be subject to all applicable regulations contained in **Exhibit “C” of this Ordinance (“Applicable Regulations”)**, and Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 4. The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended herein shall remain in full force and effect.

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

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

INTRODUCED on the **20th day of July, 2021**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of August, 2021**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

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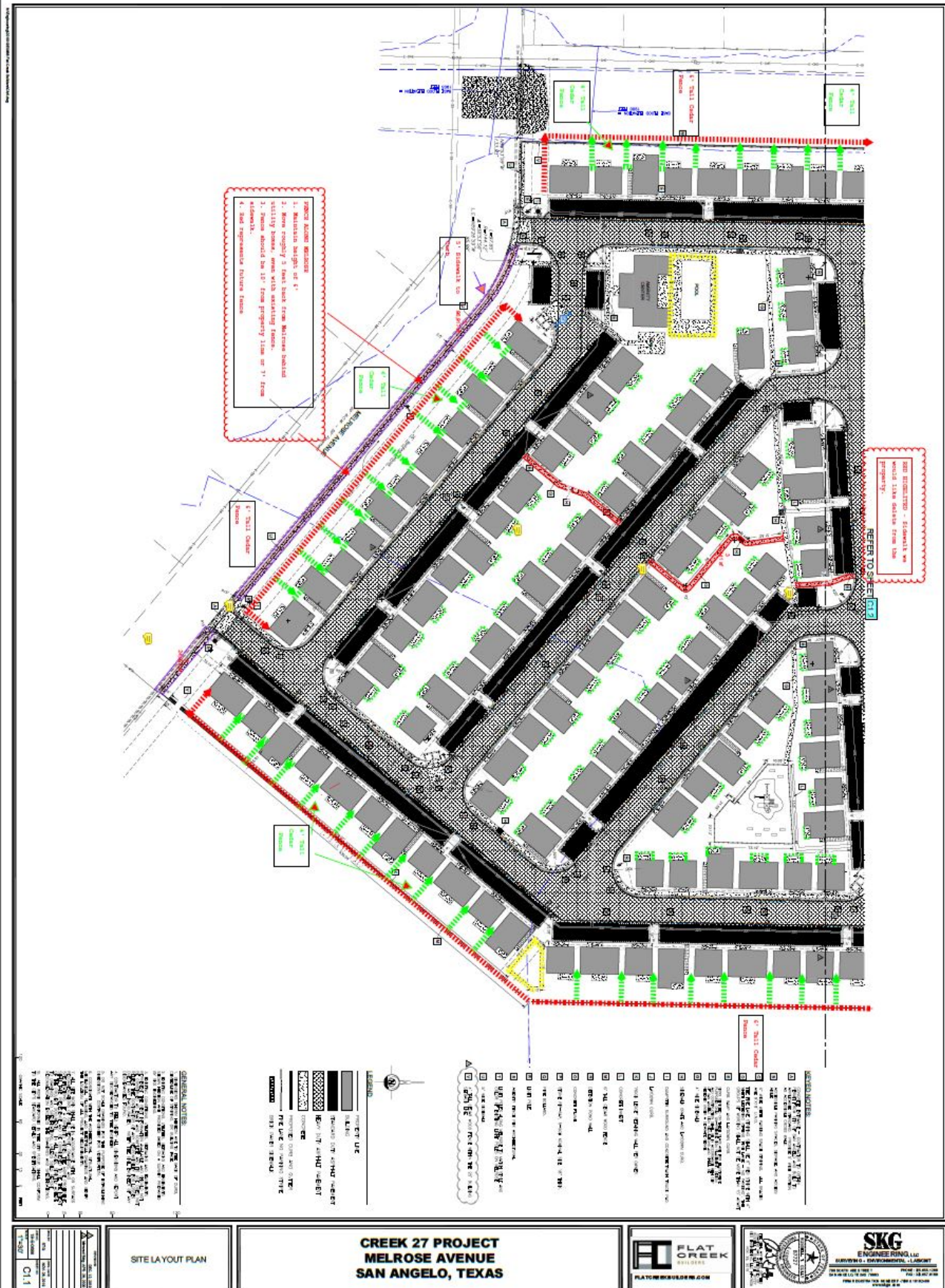
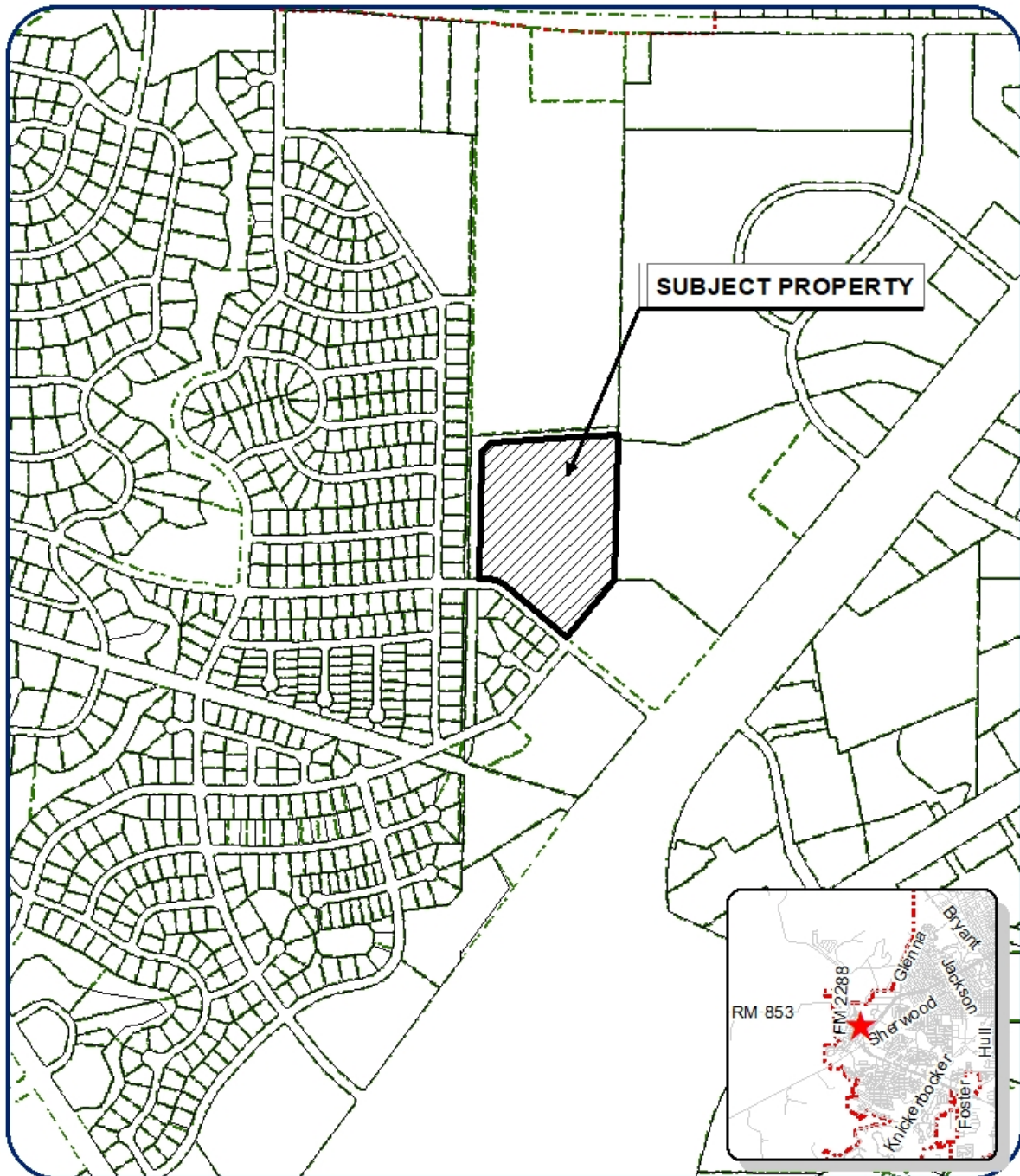


Exhibit "B" (PD Boundary Map)



Rezoning

PD21-02: 5702 Melrose Ave.

Council District: Larry Miller - District 6

Neighborhood: The Bluffs

Scale: 1" approx. = 750 ft

5702 Melrose Ave. 20.432 ac.

Legend

Subject Properties: 
Current Zoning: PD02-03
Requested Zoning Change: PD21-02
Vision: Commercial to Neighborhood Center



Exhibit “C”

Applicable Regulations

1. The following uses shall be allowed in the Planned Development (PD) Zoning District:
 - a. A multifamily housing complex comprised of single-family dwellings;
 - b. Indoor and outdoor amenity areas associated with the complex;
 - c. Management and administrative offices;
 - d. Other accessory uses including parking, maintenance facilities, and storage associated with the complex
2. Except as otherwise specified or limited below, the development of the subject property shall generally conform to the Low-Rise Multifamily Residential (RM-1) Zoning District.
3. All lighting, if provided, shall be fully shielded so as not to create any spillover glare onto adjacent properties or streets.
4. Fencing in the front yard adjacent to Melrose may be located within the front yard setback, but shall be no closer than 10 feet from the property line.
5. Approval of the PD Ordinance revokes and replaces Conditional Use CU19-08.

CITY COUNCIL – JULY 20, 2021
STAFF REPORT



APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment & Rezoning		CP21-04/PD21-02: 5702 Melrose Avenue	
SYNOPSIS:			
On June 17, 2019, the applicant received approval from the Planning Commission for a Conditional Use to allow for a multifamily housing complex comprised of single-family dwellings (CU19-08). The concept plan delineated 255 dwellings with common facilities including an amenity center and outdoor swimming pool. During a site inspection for building permit occupancy, staff discovered a front yard 6' tall opaque wooden fence installed adjacent to the sidewalk on Melrose Avenue, which was not part of the original concept plan or Urban Design Review (UDR19-04). The applicant then applied for an amended Urban Design Review but the taller fence was denied by the Planning Director and subsequently denied by the Planning Commission on appeal. After exhausting these options, the applicant made this application for a Planned Development to allow a fence taller than the maximum 4-foot allowed under the Zoning Ordinance. City staff have initiated an associated Comprehensive Plan Amendment consistent with the PD request.			
LOCATION:		LEGAL DESCRIPTION:	
Northeast of Houston Harte Expressway Frontage Road and Melrose Drive		Lot 1 in Hardin Addition, Section One	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #6 – Larry Miller Bluffs Neighborhood	PD02-03 – Planned Development	C – Commercial	20.432 acres
THOROUGHFARE PLAN:			
Melrose Drive – Urban Collector Street Required: 60' right-of-way, 50' pavement Provided: 60' right-of-way, 50' pavement with 5' sidewalk			
NOTIFICATIONS:			
22 notifications for CP21-04 and PD21-02 were mailed within a 200-foot radius on June 8, 2021. No responses in support, one in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the "Commercial" Future Land Use to the "Neighborhood Center" Future Land Use; and APPROVAL of a rezoning from the Planned Development (PD02-03) Zoning District which allowed general commercial uses on approximately 30 acres to a Planned Development (PD21-02) Zoning District to allow for a multifamily housing complex comprised of single-family dwellings; being 20.432 acres, located at 5702 Melrose Avenue, to allow for specific uses and development standards outlined in the Ordinance, subject to Five Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner and Applicant:</i> Mr. Justin Hardin, Creek27, LLC			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Comprehensive Plan Amendments and 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 as outlined in #1 through #7 below. Comprehensive Plan Amendments are reviewed in the context of the San Angelo Strategic Plan, the 2009 Update to the Comprehensive Plan and outlined in #1 below:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The City's Comprehensive Plan designates the property "Commercial" which was consistent with the original PD02-03 in 2002 for general commercial uses. However, Planning Staff at that time recommended that commercial uses did not extend beyond 675 feet from Houston Harte Expressway which is approximately the beginning of the subject property. Now that the applicant has applied to amend the original PD, staff believes it is appropriate to remove this Commercial designation and replace with "Neighborhood Center" which "promotes a mix of various uses at key intersections to encourage the necessary infill, densification, and walkability necessary for Neighborhood Centers" and which calls to "develop architectural standards to ensure design quality, predictability and compatibility with adjacent neighborhood areas as these develop." Staff believes that the proposed PD will be consistent with the Neighborhood designation and policies. The new concept plan maintains a front sidewalk along Melrose Avenue, and the Urban Design Review approved colors and designs for each dwelling unit, as well as a landscape plan. Staff believes these quality standards will ensure an effective transition between the commercial area to the east and residential community to the west.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The only change since the original Conditional Use approval for the multifamily complex is the taller fence. Staff recommends maintaining the original Low Rise Multifamily Residential (RM-1) standards which were complied with at time of permitting for the original two phases and which can be complied with for the remaining phases of development. The original PD02-03 approved the CG development standards which do not allow a fence taller than 4 feet in the front 25 feet. The new fence is 6 feet tall. Staff maintains its position from the Urban Design Review (UDR19-04) decision and subsequent appeal that a 6' tall fence is not appropriate at the front property line, immediately adjacent to a sidewalk. Reasons include absence of any space between the sidewalk and fence, which is discouraged in sidewalk design standards; blocking the required front landscaping from being viewed from the street; and inconsistency with the streetscape intended to be a front yard along Melrose Avenue. After speaking to the applicant, staff recommends an alternative of maintaining the 6-foot tall fence but moving it back 10 feet from the front property line (7 feet from the existing sidewalk) matching the existing jog where the fence is setback behind a utility box. This provides a compromise where there is still privacy for the rear windows of the dwelling units facing Melrose, but maintains separation from the sidewalk and a streetscape along the frontage consistent with development throughout the City and The Bluffs neighborhood.

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.* Staff believes that the new PD is compatible with the surrounding area, continuing to allow the multifamily housing development and ensuring adequate front yard space by requiring the fence to be moved back an additional 7 feet from its current location.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The applicant choosing to erect a taller fence in the front yard triggered this request to amend the PD. Staff believes that moving the fence back 7 feet from the existing sidewalk is a fair compromise and achieves the objectives of both the applicant and City.
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.* Staff does not anticipate any adverse environmental affects at this time. The approved landscape plan delineates several trees and shrubs on the property as well as maintaining the natural buffer of trees to the west, providing separation and screening for nearby homes.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* *No change since the Conditional Use: The applicant believes there is a community need for housing in this area. The applicant indicates the target market will include young professionals, families, Goodfellow Air Force Base civilian and non-civilian, and ASU faculty and students, with one-bedroom homes approximately \$900.00 rent/month, and \$1,300.00 rent/month for two-bedroom homes. Planning Staff believes that a multifamily housing complex of single-family homes is appropriate for this area and would assist in providing housing for the target groups. As indicated, the proposed development also provides an appropriate transition between the single-family homes to the west and north, and commercial development to the south. The majority of RM-1 zoning in San Angelo comprise of apartment buildings, whereas the proposed development provides each household with its own separate residential dwelling which is suitable for this area of predominantly single-family homes.*
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* *No change since the Conditional Use: The proposed development will have two access points fronting onto Melrose Avenue, a 50-foot wide urban collector road which connects to Houston Harte Expressway Frontage Road. Planning Staff believe that close proximity to the Expressway and access onto a collector road will be sufficient to accommodate the proposed density, which as indicated, is 50% of the maximum allowed. Staff anticipates the majority of traffic will access the site from Houston Harte Expressway, avoiding additional traffic through the Bluffs Neighborhood to the north.*

Planning Commission Recommendation:

On June 21, 2021, the Planning Commission recommended unanimous **APPROVAL** by a vote of 5-0 for both cases. *Commissioner Uherik had recused himself for this case.* The following is the complete excerpt of the draft minutes from the June 21, 2021, meeting for this case:

Jeff Fisher, Principal Planner, presented the proposed Comprehensive Plan and PD rezoning as one presentation. He indicated that the Planning Commission approved the Conditional Use for this multifamily development of single-family homes in 2019, but that the applicant was bringing this back as a special PD zoning to allow a 6-foot tall front privacy fence in the front yard, as the underlying zoning only allowed 4 feet. Mr. Fisher explained that Staff is comfortable approving the fence provided it is moved back behind the utility box which is 10 feet from the front property line. He also indicated that the applicant is removing some of the internal sidewalk connections on their concept plan but that Staff is good with this because there is still connectivity to the amenities on site. Mr. Fisher then outlined Staff's recommendation to approve both cases on the grounds that the Neighborhood Center designation would support the PD zone change; that the houses already under construction comply with the underlying RM-1 development standards; and that the development provides a transition between commercial development along Houston Harte expressway and the single-family residential neighborhood to the north. Mr. Fisher concluded his presentation by outlining the five conditions of the PD as presented.

Vice Chair Jackson opened public comment.

Mr. Justin Hardin, the applicant with Flat Creek Builders indicated that he was available for comment.

Chair Stribling closed public comment.

Commissioner Davis made a motion to RECOMMEND APPROVAL of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the "Commercial" Future Land Use to the "Neighborhood Center" Future Land Use; and to RECOMMEND APPROVAL of a rezoning from the Planned Development (PD02-03) Zoning District which allowed general commercial uses on approximately 30 acres to a Planned Development (PD21-02) Zoning District to allow for a multifamily housing complex comprised of single-family dwellings; being 20.432 acres, located at 5702 Melrose Avenue, to allow for specific uses and development standards outlined in the Ordinance, subject to five Conditions of Approval, as presented. Commissioner Smith seconded the motion. The motion carried unanimously, 5-0.

Recommendation:

Staff's recommendation is for City Council to:

1. Recommend **APPROVAL** of an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the "Commercial" Future Land Use to the "Neighborhood Center" Future Land Use, being 20.432 acres, located at 5702 Melrose Avenue.

2. Recommend **APPROVAL** of a rezoning from the Planned Development (PD02-03) Zoning District which allowed general commercial uses on approximately 30 acres to a Planned Development (PD21-02) Zoning District to allow for a multifamily housing complex comprised of single-family dwellings; being 20.432 acres, located at 5702 Melrose Avenue, to allow for specific uses and development standards outlined in the Ordinance, **subject to Five Conditions of Approval**:
 1. The following uses shall be allowed in the Planned Development (PD) Zoning District:
 - a. A multifamily housing complex comprised of single-family dwellings;
 - b. Indoor and outdoor amenity areas associated with the complex
 - c. Management and administrative offices
 - d. Other accessory uses including parking, maintenance facilities, and storage associated with the complex
 2. Except as otherwise specified or limited below, the development of the subject property shall generally conform to the Low-Rise Multifamily Residential (RM-1) Zoning District.
 3. All lighting, if provided, shall be fully shielded so as not to create any spillover glare onto adjacent properties or streets.
 4. Fencing in the front yard adjacent to Melrose may be located within the front yard setback, but shall be no closer than 10 feet from the property line.
 5. Approval of the PD Ordinance revokes and replaces Conditional Use CU 19-08.

Notes:

1. The applicant shall submit a revised concept plan to the Planning Director prior to City Council delineating accurate locations of all fencing consistent with as-built fencing, except that all fencing must maintain a 10-foot front yard setback.
2. All fencing located within the front 10 feet of the property shall be relocated prior to final occupancy.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Response Letter
Photographs
Application



Comprehensive Plan Amendment and Rezoning

CP21-04/PD21-02: 5702 Melrose Ave. Subject Properties:

Council District: Larry Miller - District 6

Neighborhood: The Bluffs

Scale: 1" approx. = 750 ft

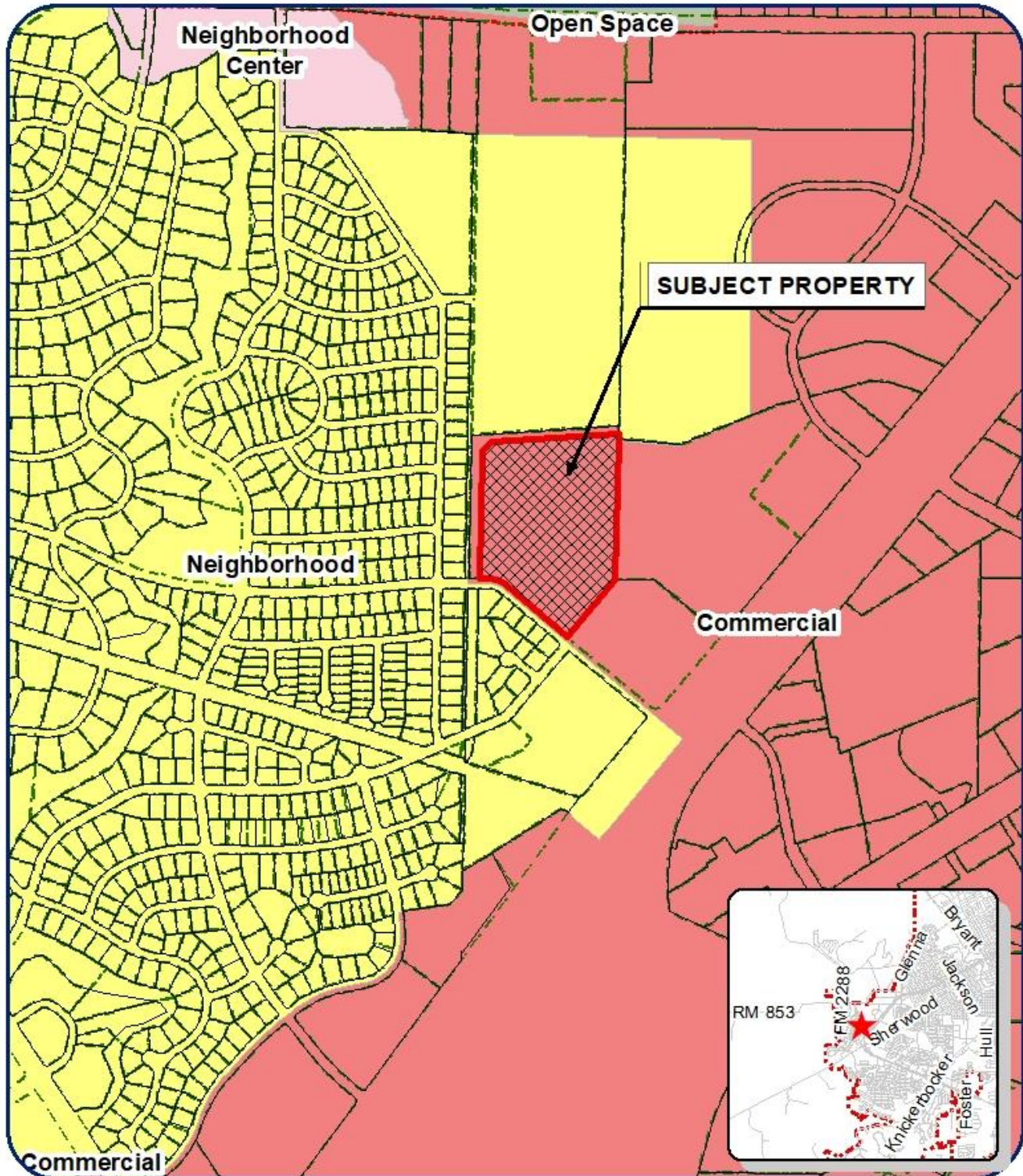
5702 Melrose Ave. 20.432 ac.

Legend

Current Zoning: **PD02-03**
Requested Zoning Change: **PD21-02**

Vision: **Commercial to Neighborhood Center**





Comprehensive Plan Amendment and Rezoning

CP21-04/PD21-02: 5702 Melrose Ave.

Council District: Larry Miller - District 6
Neighborhood: The Bluffs
Scale: 1" approx. = 750 ft

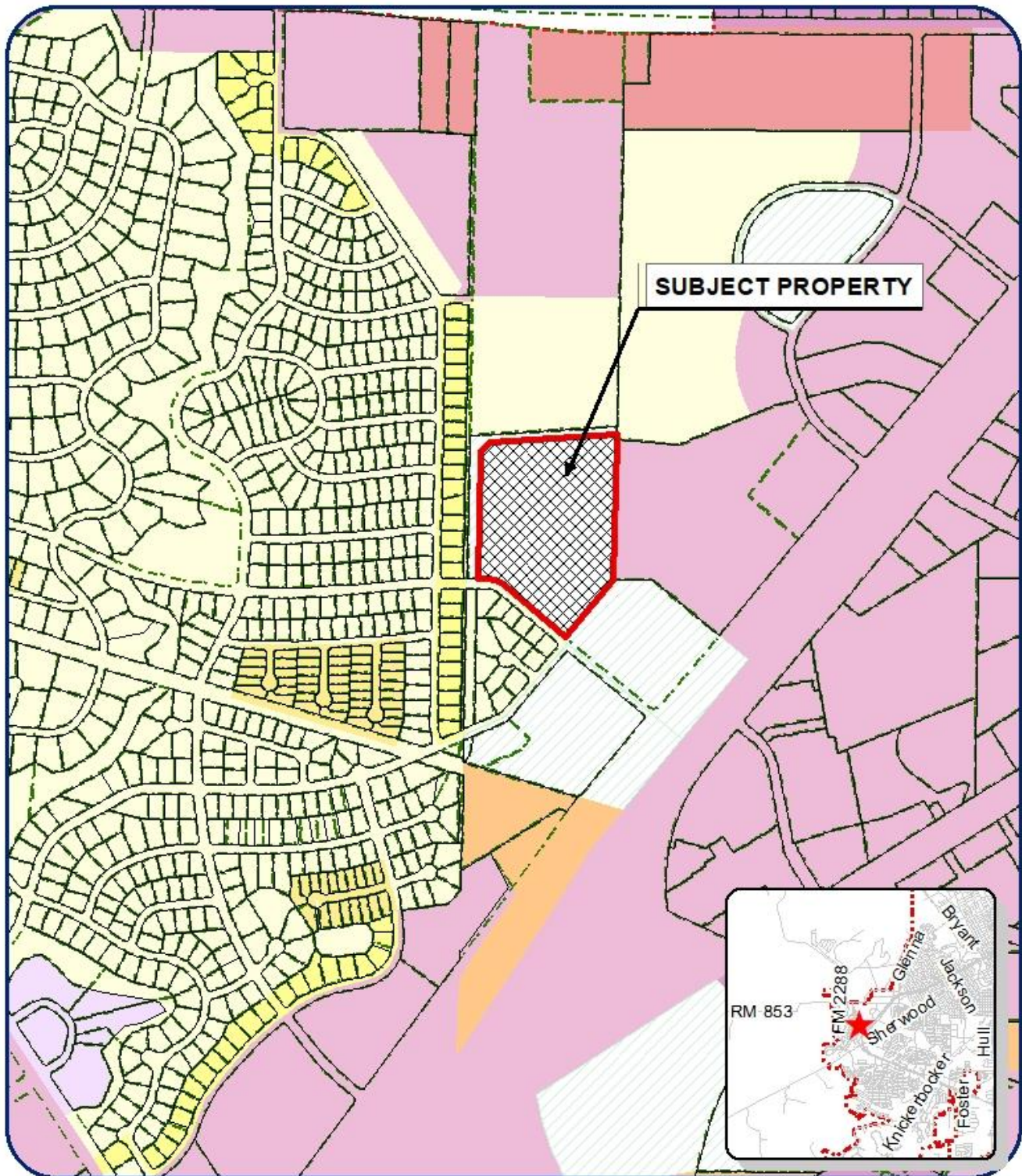
5702 Melrose Ave. 20.432 ac.

Legend

Subject Properties: 
Current Zoning: PD02-03
Requested Zoning Change: PD21-02

Vision: Commercial to Neighborhood Center





Comprehensive Plan Amendment and Rezoning

CP21-04/PD21-02: 5702 Melrose Ave.

Council District: Larry Miller - District 6
Neighborhood: The Bluffs
Scale: 1" approx. = 750 ft

5702 Melrose Ave. 20.432 ac.

Legend

Subject Properties: 
Current Zoning: **PD02-03**
Requested Zoning Change: **PD21-02**
Vision: **Commercial to Neighborhood Center**



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

()

IN FAVOR

(X)

IN OPPOSITION

REASON(S) increased trafficNAME: GonzalezADDRESS: 610 Amberton Pkwy
San Angelo, TX 76901SIGNATURE: 

CP21-04/PD21-02: 5702 Melrose Avenue

property owner number: 9

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

Photos of Site and Surrounding Area

SOUTHWEST PORTION OF 6' TALL FRONT FENCE
AND HARDSCAPE AREA



SOUTHWEST PORTION OF 6' TALL FRONT FENCE
AND HARDSCAPE AREA



MIDDLE VIEW OF FRONT FENCE



4-FOOT TALL INTERNAL FENCES



MIDDLE ROW HARDSCAPE AREA



NORTHWEST HARDSCAPE AREA



Photos of Site and Surrounding Area

EXISTING UTILITY BOX – RECOMMEND
MOVE BACK FRONT FENCE TO MATCH JOG LINE



EXISTING UTILITY BOX – RECOMMEND
MOVE BACK FRONT FENCE TO MATCH JOG LINE



MOVE BACK FRONT FENCE TO MATCH JOG LINE



NEW HOMES ON PROPERTY



NEW HOMES ON PROPERTY

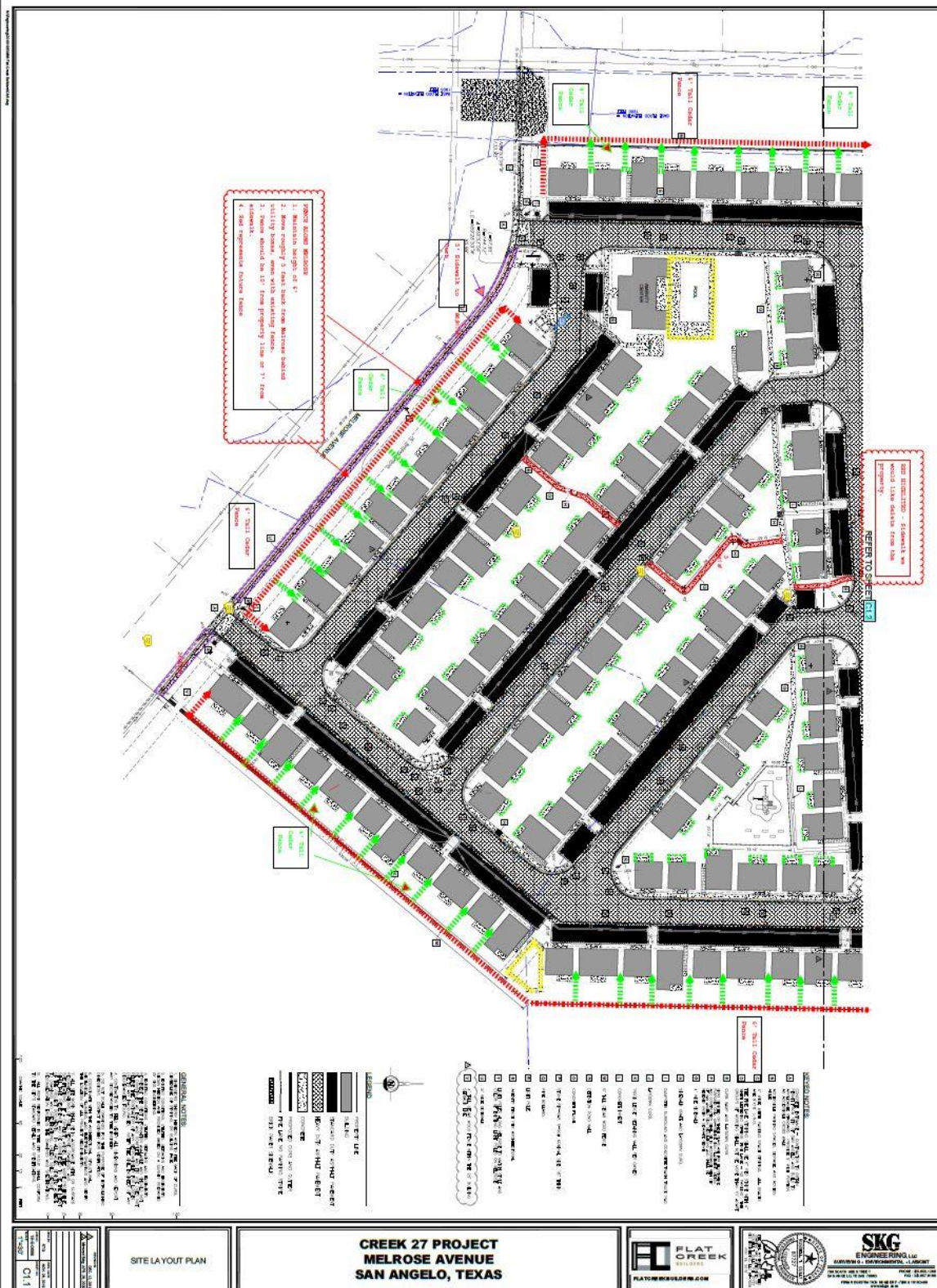


AMENITY CENTER



[illegible]

Concept Plan South



Effective April 1, 2020



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



Planned Development (PD) - Zone Change or Site Plan

Section 1: Basic Information

Name of Applicant(s): Justin Hardin - Creek27 LLC

☒ Owner	☐ Representative (Notarized Affidavit Required)		
9610 W Amber Bluff Ln	Katy	TX	77494
Mailing Address	City	State	Zip Code
832-483-9283	justin@flatcreekbuilders.com		
Contact Phone Number	Contact E-mail Address		
5702 Melrose Ave	San Angelo	TX	76901
Subject Property Address	City	State	Zip Code

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

Lot width (in feet): _____ Lot depth (in feet): _____ Lot area (in acreage or square feet): _____

Existing Zoning: _____ (Zoning Map available on [City Maps](#))

Section 2: Type of PD Request (minimum one acre property is required):

1. New PD District (City Council approval required) ☐ Text Amendment to PD District Ordinance (City Council approval required) ☐
Major Site Plan Amendment (Planning Commission approval required) ☒ Minor Site Plan Amendment (Planning Director approval required) ☐
2. Concept Plan attached? Yes ☐ No ☒

Notes:

- For site plan amendments, the Planning Director shall determine if the plan is deemed minor or major based on the criteria outlined in [Section 210](#) of the Zoning Ordinance.
- The concept plan shall be drawn to scale and shall include but not be limited to: locations of new and existing buildings on the property with required zoning setbacks; outdoor uses and storage areas; location of all drive approaches and maneuvering areas; layout, striping and surfacing of all parking and loading spaces; sidewalks; and required fencing. Additional requirements such as landscaping, dumpster screening, and lighting may be provided on the concept plan or separate plan as determined by the Planning Director at time of submission or afterwards.

Section 3: Site Specific Details (Use separate attachment if necessary)

Existing Use of Property: Multi-family property under construction - currently with 31 units occupied, 34 units pre-leased with June occupancy on roughly 20 acres.

*Proposed Use of Property: Multi-family

I understand that City Council is required by law to consider the following criteria when making a zone change decision, and I assert that my request meets all of the required criteria **based on my explanation(s) below:**

- 1. Compatible with Plans and Policies.** Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council. (Vision Plan Map available on [City Maps](#) and see pages 34-44 in [San Angelo Strategic Plan](#))

Explanation: _____

- 2. Consistent with Zoning Ordinance.** Whether and the extent to which the proposed amendment would conflict with any portion of this [Zoning Ordinance](#).

Explanation: _____

Section 3: Site Specific Details continued

3. Compatible with Surrounding Area. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.

Explanation: _____

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

Explanation: We would like to move the 6' fence along Melrose Ave back roughly 5 feet behind the utilities boxes, and remove the internal sidewalk running perpendicular to the green spaces. We have sidewalks that run throughout along the street on the exterior of the interior units.

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

Explanation: _____

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

Explanation: _____

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

Explanation: _____

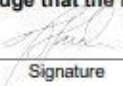
Section 4: Applicant(s) Acknowledgement

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

- ☒ An application for a PD zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner;
- ☒ Minor site plan amendments may be approved or denied by the Planning Director, or referred by the Director to the Planning Commission for a decision where a revision constitutes a substantial alteration from the original approved plan. An applicant may appeal a denial by the Planning Director to the Planning Commission within 30 days of the decision.
- ☒ Major site plan amendments may be approved, approved with conditions, or denied by the Planning Commission at a public hearing. An applicant may appeal a denial by the Planning Commission to the City Council within 30 days of the decision.
- ☒ No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.
- ☒ If approved, a PD zone change is applied to the property, not the property owner.
- ☒ For PD zone changes, one or more notice sign(s) will be placed on the subject property by the Planning Department. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the PD zone change request.
- ☒ For PD zone changes, the Planning Commission shall conduct a public hearing and shall recommend that the City Council approve, approve with modifications, or deny the proposed amendment. If the Planning Commission recommends approval of a PD zone change request, the case must still go before City Council for final action.
- ☒ A recommendation by the Planning Commission to deny a request for a PD zone change may be appealed in writing to City Council within 10 days, or the decision is considered final.

- ☒ For PD zone changes, a public hearing and final decision will be made by City Council.
- ☒ The City Council may approve, approve with modifications, or deny the proposed PD zone change. Where the Planning Commission has recommended denial, or written protest against such amendment is made and signed by (a) the owners of 20 percent or more of the area subject to the zone change or (b) the owners of 20 percent or more of the area within 200 feet of the affected area, then the proposed amendment shall require a favorable vote of at least three-fourths of all the members of the City Council to become effective. The area of rights-of-way and streets shall be included in any computation of land area under this subsection.
- ☒ Appeal of a City Council decision to deny a PD zone change shall be made within 30 days to the applicable state District Court in Tom Green County.
- ☒ If a PD zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.
- ☒ The applicant shall ensure at the time of permitting, that the proposed uses and buildings comply with all development standards of the new zoning district(s) and the general development standards of the Zoning Ordinance including setbacks, parking, and any required privacy fencing. These requirements are outlined in San Angelo's Zoning Ordinance.
- ☒ The applicant or an authorized representative should attend public hearing(s) pertaining to his/her request, prepared to present his/her case and to answer any relevant questions from Planning Commission or City Council members.

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

Justin Hardin  Creek27 LLC 05.27.2021
Owner Name (Print) Signature Company/Organization (If Applicable) Date

Representative Name (Print) Signature Company/Organization Date

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: PD ____ -- ____

Fully-dimensioned concept plan: ☐

Select from the following:

New PD District nonrefundable fee (\$600.00):	\$ _____	Date paid: ____/____/____	Receipt #: _____
Text Amendment or Major Site Plan Amendment (\$225.00):	\$ _____	Receipt #: _____	
Minor Site Plan Amendment (\$125.00):	\$ _____	Receipt #: _____	
Newspaper Notice Fee \$125.00 (minor site plans exempt)	\$ _____	Receipt #: _____	
Sign Deposit \$20.00 (minor site plans exempt)	\$ _____	Receipt #: _____	

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

Related Case(s)? ☐ Yes ☐ No If yes, case nos.: ____ -- ____

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

City Council hearing date: ____/____/____ Newspaper publication date: ____/____/____

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



APPLICATION FOR
BOARDS and COMMISSIONS

Name: Chris Exatt
Address: [REDACTED]
City: San Angelo State: TX Zip: 76904
Phone (Home): [REDACTED] (Office): [REDACTED]
Resident of San Angelo since: September 2016 SMD: _____
Are you a registered voter of San Angelo? Yes: ☒ No: _____
Occupation/Business Affiliation: President / CEO - First Financial Bank
Occupation/Business Address: 222 S. Kornigheim St.
Title/Position: President / CEO
Email: [REDACTED]

By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

Applicant's Signature [Signature] Date 7/14/21

NOTE: This application is a public record. * Public Service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex, or disability.

Return to: julia.antilley@cosatx.us or City of San Angelo, c/o City Clerk, 72 W. College, San Angelo, Texas 76903

Applying for:

- ☐ Airport Advisory Board
- ☐ Airport Zoning Board
- ☐ Animal Shelter Advisory Committee
- ☐ Civic Events Advisory Board
- ☐ Civil Service Commission
- ☐ Construction Board of Adjustment & Appeals
- ☐ Design & Historic Review Commission
- ☒ Economic Development Corporation
- ☐ Fairmount Cemetery Board
- ☐ Fort Concho Museum Board
- ☐ Keep San Angelo Beautiful Board
- ☐ Park Commission
- ☐ Parks & Recreation Advisory Board
- ☐ Planning Commission
- ☐ Public Art Commission
- ☐ Tax Increment Reinvestment Zone Board
- ☐ Water Advisory Board
- ☐ Zoning Board of Adjustment

Specific membership criteria requirements apply - see back page for more information.

Recommended by:

Feel free to attach additional sheets, if necessary.

Based on your board selection, do you meet the membership criteria? ☒ Yes ☐ No

If no, which criteria (see back page for board criteria): _____

Education and/or Professional Licenses: BBA - Accounting MBA - Finance

Current Municipal and Civic Organization Memberships (position and dates): SA Chamber of Commerce Board, SA Economic Development West Texas Rehab Board, ASU Business School Advisory Board, San Angelo Industries Board, Howard College Foundation Chair

Previous Municipal Experience (position, location, and dates): Abilene TIRZ Board Member 2015-2016

What personal qualifications can you bring to this board? My experience from the San Angelo Chamber and time spent on their economic development board. Also, my position with the Bank allows me to have a feel on San Angelo community and business environment.

What is your personal vision for the City? I want to see San Angelo continue to attract new businesses and retain all existing businesses. Want to have the best quality of life for all of our citizens.

Why do you want to serve on this board? I want to help San Angelo to keep moving forward. Economic Development is the key factor that creates jobs, increased tax revenue, new homes, etc.

Additional relevant information: _____

*The City Council adopted the Code of Ethics for members of the City Council and for the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation. Therefore, all Members shall comply with the laws of the nation, the State of Texas, and the City of San Angelo in the performance of their public duties. If you been convicted of a MISDEMEANOR or FELONY, and/or placed on probation, fined or given a suspended sentence such as pretrial diversion or deferred adjudication in court within the last ten years, disclosure of such should be forwarded under separate cover. For a complete copy of the Code of Ethics, contact the City Clerk.