



City Council Agenda 7/7/2022

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held July 7, 2022 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. Call to Order
2. Chaplain Prayer & Pledges
3. Proclamations/Recognitions
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 June 21, 2022 City Council regular meeting minutes (Julia Antilley)
- b. Consider ratifying the following actions taken by the Development Corporation Board of Directors during their June 22, 2022 Regular Meeting with respect to the agreements by and between the Corporation and Wisener Holdings, LLC.:
 1. Authorizing the Board President or their designee to negotiate and execute an amendment to the Economic Development Performance Agreement by and between the City of San Angelo Development Corporation and Wisener Holdings, LLC., to include a guarantee of rail access and rates to any future rail port expansion
 2. Authorizing the Board President or their designee to execute a release of lien with respect to the deed of trust dated effective October 15, 2020
 3. Affirming survival of the real estate lien deferred payment note dated effective October 15, 2020 and authorizing the Board President or their designee to negotiate and execute any necessary amendments thereto (Guy Andrews)
- c. Consider ratifying the Development Corporation's approval of a lease extension with the Angelo State University Small Business Development Center for September 1, 2022 through August 30, 2023, and authorizing the Board President to execute all related documents (Guy Andrews)
- d. Consider ratifying an agreement by and between the City of San Angelo Development Corporation and Padilla Painting in the amount of \$2,000 for drywall repair and touch up at the Business Resource Center and authorizing the Board President or their designee to execute all related documents (Guy Andrews)
- e. Consider ratifying a heating, ventilation, and air conditioning service and maintenance agreement by and between the City of San Angelo Development Corporation and Bowles Heating & Cooling and authorizing the Board President or their designee to execute all related documents (Guy Andrews)

- f. Consider ratifying an electrical service and maintenance agreement by and between the City of San Angelo Development Corporation and MC Electric and authorizing the Board President or their designee to execute all related documents (Guy Andrews)
- g. Consider approving a lease agreement between the City of San Angelo WIC Department and Ballinger First United Methodist Church and authorizing the City Manager to negotiate and execute all related documents (Cristina Eureste)
- h. Consider approving an amendment to the 1999 Urban Redevelopment Program Interlocal Agreement between the City, SAISD, Tom Green County, and TGC Appraisal District to authorize the City Manager to consider providing extensions to the three-year home construction requirement placed on developers and authorizing the City Manager to negotiate and execute all related documents (Bob Salas)
- i. Consider approving an interlocal agreement between the City of San Angelo and Tom Green County for the joint operation of the San Angelo/Tom Green County Office of Emergency Management (Patrick Brody)
- j. Second reading of an ordinance for Z22-11 to rezone a property from the Ranch and Estate to the Heavy Manufacturing zoning district, being 20.0 acres, located southwest of Old Ballinger Hwy. and N. U.S. Hwy. 277 (Jon James)
- k. Second reading of an ordinance to amend the Master Thoroughfare Plan to add the proposed northern alignment of the future Interstate Highway corridor, located north of FM 2105 and connecting from U.S. Hwy. 87 on the west to U.S. Hwy. 277 and U.S. Hwy. 67 on the east (Jon James)
- l. Second reading of ordinances amending the following:
 - 1. Z22-02, an ordinance to approve a new historic district in downtown San Angelo, located between Concho River, N. Irving St., E. 4th St., and S. Oakes St., and
 - 2. An ordinance amending Chapter 12, Planning and Development of the City Code of Ordinances, Exhibit A – Zoning Ordinance, Section 211 “Historic Overlay Zone”, amending the criteria and process for a Certificate of Appropriateness and demolitions and establishing an administrative approval process (Jon James)
- m. Second reading to amend the Budget Ordinance for the fiscal year beginning October 1, 2021 and ending September 30, 2022 to delete a fire fighter position and add a civilian position (Patrick Brody)
- n. Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2021, and ending September 30, 2022, for fuel and materials due to inflation (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 exempt from the time limit above and instead must limit their remarks to less than five minutes.

- a. Consider authorizing the City Manager to waive subdivision plat fees associated with preliminary and final plats for Wall Volunteer Fire Department (Presentation made by Planning & Development Services Assistant Director Aaron Vannoy)

- b. Consider approving a proposal to allocate the 2022 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 \$669,743 of CDBG and \$447,050 of HOME grant funds (Presentation made by Neighborhood & Family Services Director Bob Salas)

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 an easement for AEP in C. Berberich survey

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. 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 29th day of June 2022, at 5:00 p.m.



Julia Antilley, City Clerk

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

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

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

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

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, June 21, 2022

Present:

Mayor Brenda Gunter
Council Member Tommy Hiebert, SMD 1
Council Member Harry Thomas, SMD 3
Council Member Lucy Gonzales, SMD 4
Council Member Karen Hesse Smith, 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 regular session of the San Angelo City Council to order at 8:30 a.m. on Tuesday, June 21, 2022 at 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 Council Member Tommy Hiebert.

3. Proclamations/Recognitions

No proclamations or recognitions.

4. Public Comment

Mayor Gunter made a comment about the amount of trash and debris flying out of Republic Services trash trucks and asked Public Works Executive Director Shane Kelton to follow up with Republic to discuss covering the truckbeds to reduce the problem.

5. Consent Agenda

- a. Approval of the the May 31, 2022 Strategic Priorities Workshop and June 7, 2021 City Council regular meeting minutes (Julia Antilley)
- b. Approval of an extension of the memorandum of understanding between the City and the non-profit organization Keep San Angelo Beautiful (Patrick Frerich)
- c. Adoption of a resolution approving non-monetary in-kind support for the Downtown San Angelo, Inc. "A Star Spangled Banner Concert" event for the Fourth of July to be held July 3, 2022 (Carl White) (Pg. 181, 2022-046)
- d. Adoption of a resolution approving the 2022-2027 Capital Improvement Plan for the City of San Angelo (Kimberly Holle) (Pg. 184, 2022-047)
- e. Authorization of the City Manager to execute an interlocal agreement with OMNIA providing for the City's participation in cooperative purchases through OMNIA (Jeff Tomlinson)
- f. Award of WU-11-22 Industrial Electrical Services to Bunyard Hasty Electric, Inc. and Mike Verfurth Electric in the amount of \$175,000 per year for three years, budgeted for purchase in all applicable fiscal years and authorizing the City Manager to negotiate and execute all related documents (Allison Strube)
- g. Approval of Task Order No. 5 in the amount of \$432,500 for Design, Bidding, Construction, Post-Construction Phase, and Additional services for the North Concho River Wastewater Collection System Improvements to Enprotec / Hibbs & Todd, Inc. (eHT) to be funded by wastewater capital

funds and authorizing the City Manager to negotiate and execute all related documents (Andy Vecellio)

- h. Approval of BuyBoard Contract #635-21 with Insituform Technologies, LLC, for sewer infrastructure rehabilitation in the amount of \$910,359, budgeted for purchase in fiscal year 2022, and authorizing the City Manager to negotiate and execute all related documents (Andy Vecellio)
- i. Second reading and adoption of an ordinance annexing into the City of San Angelo, by petition of the property owner, an unaddressed 37.98 acre tract, being 36.60 acres and a 1.38 acre access easement, in the M. Mayer Survey No. 169, Abstract No. 1647, and part of Block 9, Upton and Collins Subdivision, Tom Green County, Texas, located southeast of Country Club Rd. and S. Ratliff Rd. (Jon James) (Pg. 185, 2022-048)
- j. Second reading and adoption of ordinances for the following cases for property being 37.98 acres located at the southeast corner of Country Club Rd. and S. Ratliff Rd.:
1. CP22-04, a request for approval of an amendment to the Comprehensive Plan, changing the Future Land Use from Rural to Neighborhood and Commercial; and, (Pg. 194, 2022-049)
2. Z22-10, a request for approval to zone property to the Single-Family Residential and General Commercial zoning districts (Jon James) (Pg. 197, 2022-050)

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Thomas, to approve the Consent Agenda, as presented, with the exception of items 5e and 5g. The motion carried unanimously (6) ayes to (0) nays, with no public comment.

Motion: Council Member Gonzales made a motion, seconded by Council Member Thomas, to approve item 5e, as presented by Purchasing Manager Jeff Tomlinson. The motion carried unanimously (6) ayes to (0) nays, with no public comment.

Motion: Council Member Hiebert, seconded by Council Member Gonzales, to approve item 5g, as presented by Water Utilities Assistant Director Andy Vecellio. The motion carried inanimously (6) ayes to (0) nays, with no public comment.

6. Regular Agenda

- a. Approval of the conceptual design for the renovation of the 29th St. Sports Complex and directing staff to finalize designs for the project (Presentation made by Construction Manager Al Torres)

Operations Director Patrick Frerich stated Riverside Golf Club Rd. will not be repaired until the completion of this project due to construction traffic.

Park Senior Manager Roger Havlak discussed annual maintenance costs.

Parks & Recreation Director Carl While discussed the possibility of selling naming rights for the facility.

Motion: Council Member Thomas made a motion, seconded by Council Member Miller, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays, with no public comment.

- b. Award of TIPS agreement #200201 with King Consultants for an amount not to exceed \$1,500,000 to update the North Amcom Hangar to the 'shell rent requirements', using \$196,204 from the Airport Fund balance, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Jeremy Valgardson)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays, with no public comment.

- c. Adoption of a resolution allowing the adjacent property owner to remove a tree in the public right-of-way adjacent to 15 W. Beauregard Ave. per Section 7.02.034 of the City Code of Ordinances (Presentation made by Planning & Development Services Director Jon James) (Pg. 200, 2022-051)

[Jon James clarified that if the required trees die, they will be required to replant.]

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, with no public comment.

- d. First reading and public hearing of an ordinance for Z22-11 to rezone a property from the Ranch and Estate to the Heavy Manufacturing zoning district, being 20.0 acres, located southwest of Old Ballinger Hwy. and N. U.S. Hwy. 277 (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Gonzales made a motion, seconded by Council Member Hiebert, to approve the item as presented. The motion carried unanimously (6) ayes to (0) nays, with no public comment.

- e. First reading and public hearing of an ordinance to amend the Master Thoroughfare Plan to add the proposed northern alignment of the future Interstate Highway corridor, located north of FM 2105 and connecting from U.S. Hwy. 87 on the west to U.S. Hwy. 277 and U.S. Hwy. 67 on the east (Presentation made by Planning & Development Services Director Jon James)

Tom Green County resident Charles Book and Llano County Commissioner/resident Jerry Don Moss both spoke in opposition of the item.

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried (4) ayes to (2) nays, with Council Member Hesse Smith and Council Member Miller casting the dissenting votes.

- f. First reading and public hearing of ordinances amending the following:
1. Z22-02, an ordinance to approve a new historic district in downtown San Angelo, located between Concho River, N. Irving St., E. 4th St., and S. Oakes St.;
2. An Ordinance amending Chapter 12, Planning and Development of the City Code of Ordinances, Exhibit A – Zoning Ordinance, Section 211 “Historic Overlay Zone”, amending the criteria and process for a Certificate of Appropriateness and demolitions and establishing an administrative approval process; and
3. Adoption of a resolution approving the City’s Historic Preservation Design Guidelines for the Central Business District and expanding the boundary north to 4th St. (Presentation made by Planning & Development Services Director Jon James) (Pg. 205, 2022-052)

Julie Hughes (SMD5) and Lyleanne McClellan (SMD2) spoke in opposition to the item.

Downtown San Angelo Assistant Director Monica Ramos spoke in support of the item.

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

- g. First reading and public hearing to amend the Budget Ordinance for the fiscal year beginning October 1, 2021 and ending September 30, 2022 to delete a fire fighter position and add a civilian position (Presentation made by Interim Fire Chief Patrick Brody)

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to approve the item as presented. The motion carried unanimously (6) ayes to (0) nays, with no public comment.

- h. First reading and public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2021, and ending September 30, 2022, for fuel and materials due to inflation (Presentation made by Finance Director Tina Dierschke)

Operations Director Patrick Frerich clarified the need for this budget amendment due to fuel price increases.

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to approve the item as presented. The motion carried unanimously (6) ayes to (0) nays, with no public comment.

- i. First reading and adoption of an ordinance authorizing the issuance and sale of City of San Angelo, Texas Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2022; appointing a pricing officer and delegating to the pricing officer the authority to approve on behalf of the City the sale of the Certificates, the terms of the Certificates and the offering documents for the Certificates; establishing certain parameters for the approval of such matters by the pricing officer; approving the use of a Paying Agent/Registrar Agreement; levying an annual ad valorem tax and providing for the security for and payment of said Certificates; providing an effective date; and enacting other provisions relating to the subject (Presentation made by Finance Director Tina Dierschke) (Pg. 241, 2022-053)

Specialized Public Finance Managing Director Vince Viaille clarified the model used for our debt issue allows for market changes and therefore there are no expected changes to the tax rate for debt service.

Motion: Council Member Gonzales made a motion, seconded by Council Member Thomas, to approve the item as presented. The motion carried unanimously (6) ayes to (0) nays, with no public comment.

- j. Nomination of citizens to a charter review committee (Presentation made by City Clerk Julia Antilley)

Nominations were made as follows: Mark Lack (SMD1), David Howard (SMD2), Kandi Pool (SMD3), Billie DeWitt (SMD4), John Austin Stokes (SMD5), Ronald Graham (SMD6), and Allen Gilbert (Mayor).

Motion: Council Member Gonzales made a motion, seconded by Council Member Thomas, to approve this item and nominated committee members. The motion carried unanimously (6) ayes to (0) nays, with no public comment.

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 551.071 - Consultation with attorney regarding UCRA agreements
- b. Section 551.072 - Deliberations about real property regarding 316.879 acres, Sarah R. Robertson S-0178, A-8474

8. Follow Up and Administrative Issues

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

No Action take on this Item.

- b. Announcements and consideration of Future Agenda Items:

Future meeting dates were confirmed as: July 7 Special Meeting, July 19 Regular Meeting, July 26 Enterprise Funds Budget Workshop, August 2 Regular Meeting, and August 9 General Fund Budget Workshop.

9. Adjournment

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

There being no further business, the meeting adjourned at 10:58 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: Nolan Sosa, Economic Development, Economic Development, 325-657-4219

Meeting Date: July 7, 2022

Item type: Consent Item

Caption:

Consider ratifying the following actions taken by the Development Corporation Board of Directors during their June 22, 2022 Regular Meeting with respect to the agreements by and between the Corporation and Wisener Holdings, LLC.:

1. Authorizing the Board President or their designee to negotiate and execute an amendment to the Economic Development Performance Agreement by and between the City of San Angelo Development Corporation and Wisener Holdings, LLC., to include a guarantee of rail access and rates to any future rail port expansion
2. Authorizing the Board President or their designee to execute a release of lien with respect to the deed of trust dated effective October 15, 2020
3. Affirming survival of the real estate lien deferred payment note dated effective October 15, 2020 and authorizing the Board President or their designee to negotiate and execute any necessary amendments thereto (Guy Andrews)

Staff Recommendation:

Approve

Summary/History:

The City of San Angelo Development Corporation ("COSADC") and Wisener Holdings, LLC. d/b/a South Plains Lamesa Railroad, Ltd. ("SPLRR") entered into an Economic Development Performance Agreement ("Agreement") effective October 6, 2020, under which Wisener Holdings agreed to construct and operate a rail trans-loading facility.

COSADC and SPLRR executed a real estate lien deferred payment note by which COSADC provided \$600,000 to purchase the real property for the rail trans-loading facility. SPLRR is required to meet certain performance measures (listed in the Economic Development Performance Agreement) to qualify for forgiveness of their loan. The deed of trust for the rail port property secures the deferred payment note.

Shad Wisener, General Partner of SPLRR, requested a lien release to accelerate the transfer of the rail port property to SPLRR's tenants. In the attached letter, Mr. Wisener stated he has satisfied all performance requirements outlined in the Economic Development Performance Agreement, except hiring two employees that are not shareholders of SPLRR. He further stated that the lien is burdensome and presents challenges when he attempts to sell property to prospective tenants at the rail port. In consideration for an accelerated release, Mr. Wisener committed to extending favorable rates to the Corporation or City should they undertake any projects related to rail port expansion.

The Development Corporation's Board of Directors voted 7-0 to release the lien, subject to the following conditions:

1. A guarantee of rail access and rates to any future rail expansion projects undertaken by the Corporation or City.
2. Affirm survival of the real estate lien deferred payment note effective October 15, 2020.
3. Terms and conditions of the Economic Development Performance Agreement not affected by the proposed amendment shall remain in full force and effect.

Funding Source(s):

Financial Impact:

There is no immediate fiscal impact for this item. The forgiveness of the \$600,000 note was accounted for by the Board and Council during the approval process for the original Economic Development Performance Agreement.

Other Information/Recommendation:

Staff recommends ratifying the following actions taken by the Development Corporation Board of Directors during their June 22, 2022 Regular Meeting with respect to the agreements by and between the Corporation and Wisener Holdings, LLC.:

1. Authorizing the Board President or their designee to negotiate and execute an amendment to the Economic Development Performance Agreement by and between the City of San Angelo Development Corporation and Wisener Holdings, LLC., to include a guarantee of rail access and rates to any future rail port expansion.
2. Authorizing the Board President or their designee to execute a release of lien with respect to the deed of trust dated effective October 15, 2020.
3. Affirming survival of the real estate lien deferred payment note dated effective October 15, 2020 and authorizing the Board President or their designee to negotiate and execute any necessary amendments thereto.

Attachments:

- | | | |
|----|------------------------|----------------------------|
| 1. | Wisener Request Letter | Wisener Request Letter.pdf |
|----|------------------------|----------------------------|

Presentation:

Guy Andrews

Approvals/Reviews:

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

Wisener Holdings, LLC

Shad Wisener

President
P.O. Box 64220
Lubbock, TX 79464
806.781.1830
shad.wisener@splrr.com

Guy Andrews

Director
City of San Angelo Development Corp (COSADC)
69 North Chadbourne Street
San Angelo, TX 76903
325.653.7197
Guy.Andrews@cosatx.us

05/24/2022

Dear Guy Andrews,

This letter is to serve as official request for consideration of an accelerated transfer of the Railport property in San Angelo. There are a number of reasons the accelerated transfer makes sense at this time. Some of these reasons include:

All performance requirements enumerated by the contract with COSADC (except for the hiring of two employees) have been met. The only remaining performance goal is the hiring of two employees which isn't required until the end of 2023. I certainly expect to have two employees assigned to the San Angelo project well before the end of next year. The capital investment benchmark was exceeded by 60%, we now have electricity all the way around the property, the truck scale is installed, interest is good, and progress continues.

Additionally, the transfer of the property to prospective tenants is inhibited by the encumbrance of the lien. Customers may find it difficult to secure conventional financing for their project infrastructure if the property is encumbered. If the lien was released, property would be easily transferable,



and lending institutions would be more inclined to fund projects for their customers who wish to utilize the facility.

As you are aware, there are significant opportunities before us which could be adversely affected by the continuance of the lien. It is my position that our intent and commitment to continue to develop this project is evidenced by the strong start and pursuit of new business and growth opportunities.

In exchange for the accelerated release of the property, I would propose a commitment by me to guarantee rail access to any future development undertaken by COSADC or the City of San Angelo adjacent to the current Railport project. I propose further that such rail access and services provided by me for tenants of the adjacent property shall be at cost structures commensurate and competitive with the fees charged at my facility. I am fully aware the development of the adjacent property may be in the future and is likely not imminent at this time; however, I will honor my offer whenever the property is developed.

I am aware there may be some hesitancy to transfer the property before the timeline of our original contract. My concerns are centered around my ability to deliver unencumbered deed to property to new businesses and for new businesses to have access to conventional financing for their enterprises. Such encumbrances could affect my ability to secure financing for future expansion, as well.

In closing, I request the accelerated transfer in order to simplify development and encourage growth of the facility. I believe it makes good business sense for all concerned and can be a major factor in creating an environment in which all stakeholders can benefit. A "win" for all involved.

Sincerely,



Shad Wisener

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 7, 2022

Item type: Consent Item

Caption:

Consider ratifying the Development Corporation's approval of a lease extension with the Angelo State University Small Business Development Center for September 1, 2022 through August 30, 2023, and authorizing the Board President to execute all related documents (Guy Andrews)

Staff Recommendation:

Approve

Summary/History:

The Angelo State Small Business Development Center (SBDC) is a long-time tenant of the Business Resource Center (BRC). The SBDC assists thousands of area small businesses with free and confidential business advising and business training to better manage their operations. SBDC Staff assist the Development Corporation with public events, BRC operations, and also complement our efforts by serving as a vital resource to those seeking advice and counsel when establishing a business in San Angelo. The proximity achieved by SBDC's presence in the Business Resource Center provides exceptional value to both entities and to the constituents that we serve.

The Development Corporation Board of Directors approved this item on June 22, 2022 by an affirmative vote of five members. Directors Clifton Jones and Ruben Ceballos recused themselves due to a conflict of interest related to their employment relationship with Angelo State University.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
700 (Eco Dev)	700-0000-363-11-00	SBDC lease	\$10.00

Financial Impact:

Angelo State SBDC pays \$10 per year for their lease.

Other Information/Recommendation:

Staff recommends ratifying the Development Corporation Board's approval extending the lease with the Angelo State University Small Business Development Center for a term commencing September 1, 2022 through August 30, 2023, and authorizing the Board President to execute all necessary documents.

Attachments:

1. BRC Lease Amendment No. 2 4-7-2022

BRC Lease Amendment No. 2 4-7-2022.pdf

Presentation:

Guy Andrews

Approvals/Reviews:

Nora Nevarez

Tina Dierschke

Theresa James

Guy Andrews

Julia Antilley

Created/Initiated

Approved

Approved

Approved

Final Approval

LEASE**ANGELO STATE UNIVERSITY****AMENDMENT****SAN ANGELO, TEXAS**

LEASED PREMISES: Business Resource Center
69 North Chadbourne
San Angelo, TX 76903-5848
Suites 110.0-110.10

AMENDMENT NO: Two

DATE: April 7, 2022

LESSOR: City of San Angelo
Development Corporation
72 West College
San Angelo, Texas 76903

ACCOUNT NUMBER(S)
2000-10615

The **original Lease Agreement**, commenced on September 1, 2020, for the above referenced leased property and extended by amendment No. One, dated June 07, 2021 and is hereby renewed and extended, under the following terms and conditions: The lease shall be renewed and extended for an additional twelve (12) month period, beginning September 1, 2022 and terminating on August 31, 2023. All other terms and conditions of the original Lease Agreement shall remain in full force and effect.

This Lease Amendment is not valid until fully executed by the Lessee and Lessor.

City of San Angelo Development Corporation

Ronnie D. Hawkins, Jr., Lt Gen (ret) USAF
President

69 North Chadbourne Street

Angelo State University

San Angelo, Texas 76903

San Angelo, Texas

SIGN: _____

SIGN: _____

DATE: _____

DATE: _____

BY: _____

Ronnie D. Hawkins, Jr., Lt Gen (ret) USAF
President

REVIEWED FOR FISCAL IMPLICATIONS

Angie Wright
Vice President of Finance & Administration

DATE: _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 7, 2022

Item type: Consent Item

Caption:

Consider ratifying an agreement by and between the City of San Angelo Development Corporation and Padilla Painting in the amount of \$2,000 for drywall repair and touch up at the Business Resource Center and authorizing the Board President or their designee to execute all related documents (Guy Andrews)

Staff Recommendation:

Approve

Summary/History:

The Business Resource Center (BRC) roof sustained damage from various hail events. The BRC facade also deteriorated over time, allowing cracks to form. As a result, our building sustained damage from water intrusion during rain events between 2019-2022.

In 2021, we contracted for repairs to our roof and facade. We are now completing repairs to the BRC by enlisting a painter to touch up areas damaged by water intrusion.

Staff solicited three proposals and Padilla Painting was the second-lowest bidder at \$1,608.00. We cannot contract with the lowest bidder, because they do not meet our minimum insurance requirements. Their estimate includes language that their pricing may vary based on the actual amount of materials used. Therefore, the staff requests a contingency allowance for this project in the amount of \$392 for such a variation.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
700 (Economic Development)	700-0700-411.04-31	N/A	\$2,000

Financial Impact:

Staff will use the Building and Grounds Maintenance (04-31) account to address these repairs.

Other Information/Recommendation:

Staff recommends ratifying an agreement by and between the City of San Angelo Development Corporation and Padilla Painting in the amount of \$2,000 for drywall repair and touch-up at the Business Resource Center and authorizing the Board President or their designee to execute all necessary documents.

Attachments:

1. Padilla Painting

Padilla Painting.pdf

Presentation:

Guy Andrews

Approvals/Reviews:

Nora Nevarez

Created/Initiated

Tina Dierschke

Approved

Theresa James

Approved

Guy Andrews

Approved

Julia Antilley

Final Approval

Padilla Painting

Estimate No: 3179
 Date: 04/01/2022
 For: Economic Development
 nolan.sosa@cosatx.us
 69 n chadbourne San Angelo
 325-653-7197

Estimate

2206 W Ave N
 San Angelo Tx 76904
 325-450-1515
 padillapainting@yahoo.com
 www.padillapainting.com
 325-450-1515
 3259390125 Fx
 Padillapainting@yahoo.com

Description	Quantity	Rate	Amount
1st floor entryway and conference room beam: repair drywall due to water damage,tape/float,and paint from corner-corner	1	\$1,608.00	\$1,608.00

Upstairs Incubator and conference room repair drywall and paint touchup or paint wall corner-corner.

Stairwell touch up wall

Subtotal	\$1,608.00
0%	\$0.00
Total	\$1,608.00

Total \$1,608.00

Notes

All labor and materials included.

General liability and workers compensation certificate available per request.

We only use the best products from Sherwin Williams or Kelly-Moore paints.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 7, 2022

Item type: Consent Item

Caption:

Consider ratifying a heating, ventilation, and air conditioning service and maintenance agreement by and between the City of San Angelo Development Corporation and Bowles Heating & Cooling and authorizing the Board President or their designee to execute all related documents (Guy Andrews)

Staff Recommendation:

Approve

Summary/History:

The Development Corporation owns and operates the Business Resource Center. We lease office space to multiple tenants, including Angelo State SBDC and Business Incubator clientele. In our leases, we provide building maintenance services to our tenants.

After Clare's HVAC closed in May 2022, the Corporation solicited proposals for a new provider. Staff received three proposals and recommends Bowles Heating and Cooling as the Corporation's new provider. Under their agreement, they will provide ongoing maintenance and respond to service calls. The term is one year, with four one-year extension options. The total contract amount will not exceed \$50,000. Should one-time purchases or task orders exceed \$50,000, Staff will bring those items to Board and Council for separate consideration and approval.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
700 (Economic Development)	700-0700-411.04-31	N/A	\$7,500

Financial Impact:

The Corporation budgets the amount for annual HVAC maintenance in our Building and Grounds Maintenance account. Any larger-scale projects (e.g., replacing a unit) would require an internal budget amendment.

Other Information/Recommendation:

Staff recommends ratifying a heating, ventilation, and air conditioning service and maintenance agreement by and between the City of San Angelo Development Corporation and Bowles Heating & Cooling and authorizing the Board President or their designee to execute all necessary documents.

Attachments:

1. Bowles

Bowles.pdf

Presentation:

Guy Andrews

Approvals/Reviews:

Nora Nevarez

Created/Initiated

Tina Dierschke

Approved

Theresa James

Approved

Guy Andrews

Approved

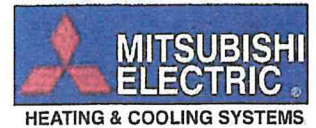
Julia Antilley

Final Approval

Bowles@CallBowles.com
 www.CallBowles.com
 Office (325) 651-6244
 Fax (325) 655-9399



2616D S. Bryant Boulevard
 San Angelo, Texas 76903
 Nathan Cell (325) 656-2678



PROPOSAL OF SERVICES

NAME: <u>Cosa Eco Development</u>	HOME PHONE:	WORK PHONE:	CELL PHONE:	DATE:
STREET: <u>69 N Chadbourne</u>	OCCUPANT:			HOME PHONE:
CITY: <u>San Angelo TX</u>	STREET:			WORK PHONE:

\$3,240

6 Roof top units: Quarterly filter
 changers, biannual maintenance w/
 new belts, 1 addn commercial ERV
 6: 20X20X2 f. Hous
 10: 16 X25X2 f. Hous
 A35 belts

19 mitsubishi wall mount H units: clean
 filters each quarter: pull and clean
 blower wheels as needed at \$75 per wheel

Repair labor rate \$110/hr

6 roof top units, clean evaporator coils
 1 time only \$1500 total

Nathan Bowles 656 2678

We hereby propose to furnish labor and materials - complete in accordance with the above specifications for the sum of: _____
 Full payment at job completion with cash, check or financing available. Credit cards accepted additional fees may apply. All material is guaranteed to be as
 specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving
 extra costs, will become an extra charge over and above the estimate. Our workers are fully covered by Workmen's Compensation Insurance. 1% interest
 charge per month on all unpaid balances after 30 days from date of invoice.

NOTE: this proposal may be adjusted by us if not accepted within 30 days. Authorized Signature _____

Acceptance of Proposal

Date _____ Signature _____ Signature _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 7, 2022

Item type: Consent Item

Caption:

Consider ratifying an electrical service and maintenance agreement by and between the City of San Angelo Development Corporation and MC Electric and authorizing the Board President or their designee to execute all related documents (Guy Andrews)

Staff Recommendation:

Approve

Summary/History:

The Development Corporation owns and operates the Business Resource Center. We lease office space to multiple tenants, including Angelo State SBDC and Business Incubator clientele. In our leases, we provide building maintenance services to our tenants.

After our previous agreement with MC Electric expired, the Corporation requested new pricing from our current provider. Staff recommends entering a new agreement with MC Electric with a one-year base term and four one-year extension options. Under their agreement, MC Electric will provide ongoing maintenance and respond to service calls. The total contract amount will not exceed \$50,000. Should one-time purchases or task orders exceed \$50,000, Staff will bring those items to Board and Council for separate consideration and approval.

COSADC approved this item at the June 22nd meeting.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
700 (Economic Development)	700-0700-411.04-31	N/A	\$7,500

Financial Impact:

The Corporation budgets the amount for annual electric maintenance in our Building and Grounds Maintenance account. Any larger-scale projects would require an internal budget amendment.

Other Information/Recommendation:

Staff recommends ratifying an electrical service and maintenance agreement by and between the City of San Angelo Development Corporation and MC Electric and authorizing the Board President or their designee to execute all necessary documents.

Attachments:

1. MC ELECTRIC BID SHEET 2022

MC ELECTRIC BID SHEET 2022.pdf

Presentation:

Guy Andrews

Approvals/Reviews:

Nora Nevarez

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Guy Andrews

Created/Initiated

Approved

Approved

Approved

Final Approval



CITY OF SAN ANGELO
PURCHASING DIVISION
72 West College Avenue, San Angelo, Texas 76903
Tel: (325) 657-4219

Bid Sheet

MC Electric
Company Name

1

	Hourly Rates		
	Regular	Overtime	Holiday
A. Masters Rate	\$ <u>60.00</u>	\$ <u>90.00</u>	\$ <u>120.00</u>
B. Journeyman	\$ <u>50.00</u>	\$ <u>75.00</u>	\$ <u>100.00</u>
C. Apprentice	\$ <u>45.00</u>	\$ <u>67.50</u>	\$ <u>90.00</u>
D. Laborer/Helper	\$ <u>N/A</u>	\$ _____	\$ _____
E. Backhoe	\$ <u>N/A</u>	\$ _____	\$ _____
F. Ditching Machine	\$ <u>N/A</u>	\$ _____	\$ _____
G. Man-lift	\$ <u>25.00/hr</u>	\$ _____	\$ _____
H. Excavator	\$ <u>N/A</u>	\$ _____	\$ _____

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

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

We agree to serve as a secondary vendor, if not selected as the Primary Vendor:

☒ Yes ☐ No

2

Materials, Profit and Overhead (MPO)

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

(Equipment and/or equipment rentals shall be invoiced as a separate line item)

3 After Hours Contact No.:

325-227-1128

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Cristina Eureste, WIC Manager, WIC,

Meeting Date: July 7, 2022

Item type: Consent Item

Caption:

Consider approving a lease agreement between the City of San Angelo WIC Department and Ballinger First United Methodist Church and authorizing the City Manager to negotiate and execute all related documents (Cristina Eureste)

Staff Recommendation:

Approve

Summary/History:

The current lease agreement for Ballinger is set to expire on June 30, 2022 as the First United Methodist Church was agreeable to a one-year term only. The church administrative board has reviewed the agreement and is agreeable to entering a three-year agreement with rent at \$516.67 per month with increase in costs as needed. This is necessary to maintain a satellite clinic presence in Ballinger, which comprises a large portion of our clients served annually.

Funding Source(s):

Financial Impact:

Budgeted funds exist to sustain the satellite clinic. The lease will be for a three-year term with increase in costs as needed.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

Presentation:

Cristina Eureste

Approvals/Reviews:

Cristina Eureste
Bob Salas
Theresa James
Tina Dierschke

Created/Initiated
Approved
Approved
Approved

Julia Antilley

Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 7, 2022

Item type: Consent Item

Caption:

Consider approving an amendment to the 1999 Urban Redevelopment Program Interlocal Agreement between the City, SAISD, Tom Green County, and TGC Appraisal District to authorize the City Manager to consider providing extensions to the three-year home construction requirement placed on developers and authorizing the City Manager to negotiate and execute all related documents (Bob Salas)

Staff Recommendation:

Approve

Summary/History:

In 1999, the three taxing entities agreed to allow the City, acting as trustee, to sell tax-foreclosed lots for less than appraised value to help revitalize deteriorating neighborhoods. However, the agreement has a stipulation that developers must build a housing unit within three years from the purchase of the property, or the property reverts back to the City to be resold under the same Urban Redevelopment agreement. Property reversion to the City can be time-consuming, costly, and detrimental to the neighborhood revitalization effort. Therefore, staff requests approval of an amendment to allow the City Manager, acting as trustee, to consider extensions as necessary to the three-year construction requirement. Other taxing entities support amending the agreement in principle.

Funding Source(s):

Financial Impact:

No direct impact on the Budget unless the City takes reversion action.

Other Information/Recommendation:

Attachments:

Presentation:

Bob Salas

Approvals/Reviews:

Bob Salas
Theresa James

Created/Initiated
Approved

Tina Dierschke
Brandon Dyson
Julia Antilley

Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 7, 2022

Item type: Consent Item

Caption:

Consider approving an interlocal agreement between the City of San Angelo and Tom Green County for the joint operation of the San Angelo/Tom Green County Office of Emergency Management (Patrick Brody)

Staff Recommendation:

Approve

Summary/History:

This item is the Interlocal Agreement with Tom Green County for joint operation of the Emergency Management Office. This agreement is for the next fiscal year, October 1, 2022 through September 30, 2023. The agreement states Tom Green County's portion of the costs are \$123,774.00. They will be invoiced once the agreement is approved.

Funding Source(s):

Financial Impact:

The costs for the operation of the office of Emergency Management are split between the COSA and Tom Green County.

City contribution: \$123,774.00

County contribution: \$123,774.00

City contribution will be funded by the fiscal year 2023 budget.

Other Information/Recommendation:

Attachments:

Presentation:

Patrick Brody

Approvals/Reviews:

Patrick Brody

Patrick Brody

Theresa James

Created/Initiated

Approved

Approved

Tina Dierschke
Theresa James
Julia Antilley

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 7, 2022

Item type: Consent Item

Caption:

Second reading of an ordinance for Z22-11 to rezone a property from the Ranch and Estate to the Heavy Manufacturing zoning district, being 20.0 acres, located southwest of Old Ballinger Hwy. and N. U.S. Hwy. 277 (Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicant has submitted this rezoning request to change the zoning from Ranch and Estate (R&E) to the Heavy Manufacturing (MH) Zoning District. The applicant intends to use the site for a concrete batching plant. The Future Land Use Plan designates over 3 miles of Industrial land along Old Ballinger Road. Included in this cluster is the San Angelo Landfill to the northwest, materials storage and other businesses to the south, and the subject property. Staff believes that the proposed rezoning is compatible with the Comprehensive Plan policies. Any future development will also be required to be 100 feet from the adjacent properties to the west and east zoned Ranch and Estate (R&E) per the Zoning Ordinance.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

On May 16, 2022, the Planning Commission voted unanimously 6-0 to recommend approval of the rezoning.

On June 21, 2022, City Council voted unanimously to approve the rezoning 6-0.

Attachments:

- | | |
|--------------------------|---------------------------|
| 1. Staff Report (Z22-11) | Staff Report (Z22-11).pdf |
| 2. Ordinance (Z22-11) | Ordinance (Z22-11).docx |

Presentation:

Jon James

Approvals/Reviews:

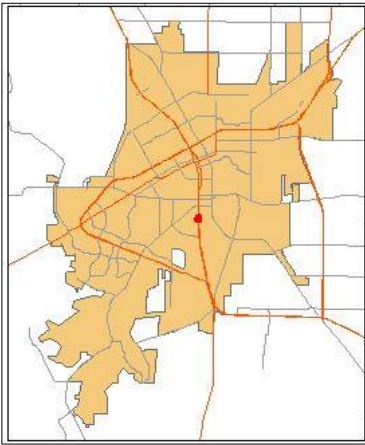
Jeff Fisher
Zachary Rainbow
Jon James
Brandon Dyson
Jon James
Theresa James
Julia Antilley

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Final Approval



STAFF REPORT - Z22-11

Scheduled Hearings:
Planning Commission: May 16, 2022
City Council 1st reading: June 21, 2022
City Council 2nd reading: July 7, 2022

APPLICATION TYPE:		CASES:	
Rezoning		Z22-11: Southwest of Old Ballinger Highway/N. U.S. Highway 277	
SYNOPSIS:			
The applicant has submitted this rezoning request to change the zoning from Ranch and Estate (R&E) to the Heavy Manufacturing (MH) Zoning District. The applicant intends to use the site for a concrete batching plant.			
LOCATION:		LEGAL DESCRIPTION:	
Southwest of Old Ballinger Highway and N. U.S. Highway 277		20.0 acres of land out of J. A. Egglestone Survey No. 2, Abstract No. 4894	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Lucy Gonzales Paulann Neighborhood	R&E	I – Industrial	20.0 acres
NOTIFICATIONS:			
9 notifications for Z22-04 were mailed within a 200-foot radius on May 3, 2022. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Ranch and Estate (R&E) to the Heavy Manufacturing (MH) Zoning District, being 20.0 acres, located southwest of Old Ballinger Highway and N. U.S. Highway 277.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner and Applicant:</i> Hipolito Cruz Ramirez dba P & L Trucking			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Rezoning: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 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 property is located within an “Industrial” Future Land Use designation in the City’s 2009 Comprehensive Plan update. Industrial areas “support industry and the plan recommends clustering potentially hazardous industries into a limited number of larger, isolated areas to minimize negative effects on residential areas.” The Future Land Use Plan designates over 3 miles of Industrial land along Old Ballinger Road. Included in this cluster is the San Angelo Landfill to the northwest, materials storage and other businesses to the south, and the subject property. Therefore, the proposed rezoning is compatible with the Comprehensive Plan policies.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The applicant recently purchased the unplatted 20-acre property from a larger 97.19-acre property. At 20 acres in size, the property well exceeds the minimum 6,000 sq. ft. lot area, minimum 50-foot width, and minimum 80-foot depth for an MH properties. The property is immediately east of 3929 Old Ballinger Highway which contains a home and is zoned for residential (R&E). The Zoning Ordinance requires a minimum 100-foot separation for any MH use from an adjoining residential district. This provision will ensure that the west 100 feet of the property is free and clear from development, providing a buffer from the home to the west. In addition, a minimum 6-foot tall privacy fence will be required along the west and east property lines abutting R&E residential zoning, reducing some potential negative impacts on the adjacent residential property to the west.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The property is surrounded by industrial uses to the north and south. With the zoning requirements above, Staff believes the proposed request will be compatible with the surrounding area.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The property remains vacant and has recently been purchased for future industrial development. Staff believes the development will be appropriate for this area. The Comprehensive Plan as indicated calls for industrial uses on this property and surrounding area.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** The property remains unplatted and any development will require a subdivision plat. A review of drainage, grading, and stormwater will be

conducted by Engineering Services to address any environmental issues at time of platting and permitting.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Staff believes there is a community need for industrial uses given the large amount of industry in the area and the Comprehensive Plan which calls for more industrial uses here.
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 property will have direct, abutting access onto Old Ballinger Highway, a minor arterial road designed to carry large traffic volumes and which is in close proximity to Highway 277. As part of the platting process, Old Ballinger Road will be required to be widened to the required standard to accommodate future development.

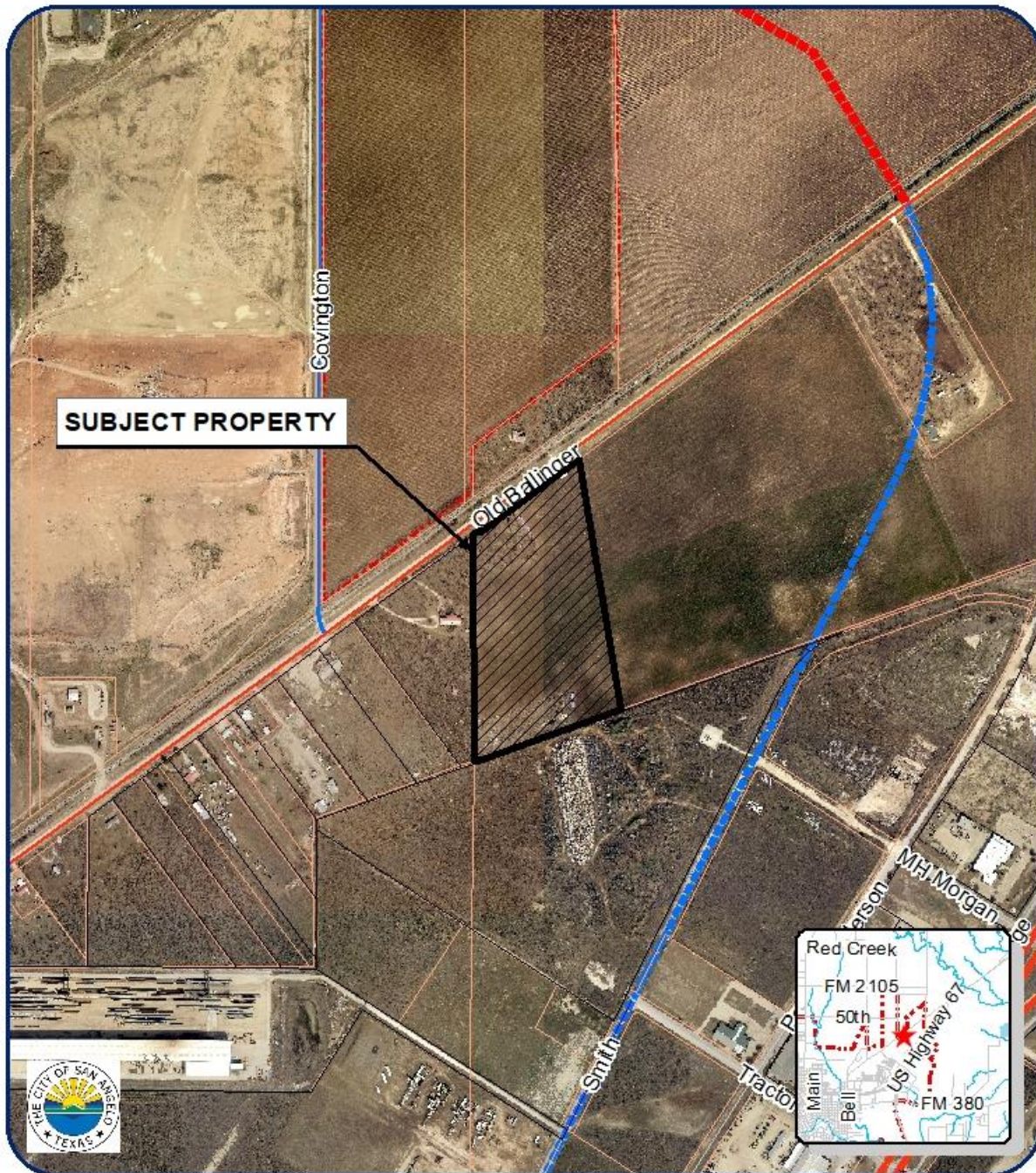
Recommendation:

Staff recommends **APPROVAL** of a rezoning from the Ranch and Estate (R&E) to the Heavy Manufacturing (MH) Zoning District, being 20.0 acres, located southwest of Old Ballinger Highway and N. U.S. Highway 277.

Note: The applicant will be required to plat the property and the remainder that was recently created from the sale. The remainder may be part of a preliminary plat but a final plat will be required for the subject property prior to any development.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Application



Rezoning

Z22-11: Old Ballinger Hwy/N. U.S. Hwy 277

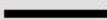
Council District 4 - Lucy Gonzales

Neighborhood: Paulann

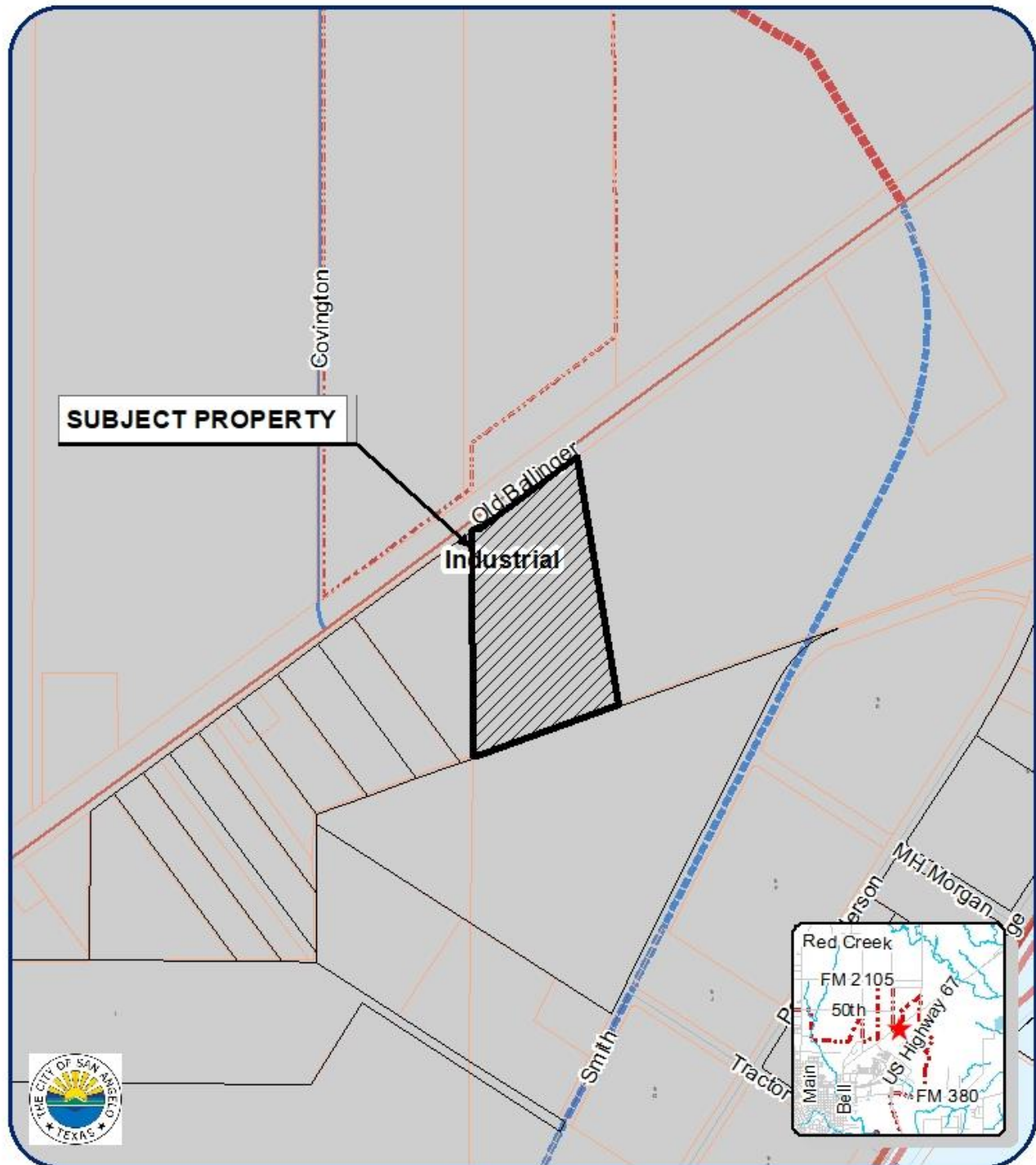
Scale: 1" approx. = 700 ft

SW of Old Ballinger Hwy/N. U.S. Hwy 277, 20 ac.

Legend

Subject Properties: 
Current Zoning: **R&E**
Requested Zoning Change: **MH**
Vision: **Industrial**



**Rezoning****Z22-11: Old Ballinger Hwy/N. U.S. Hwy 277**

Council District 4 - Lucy Gonzales

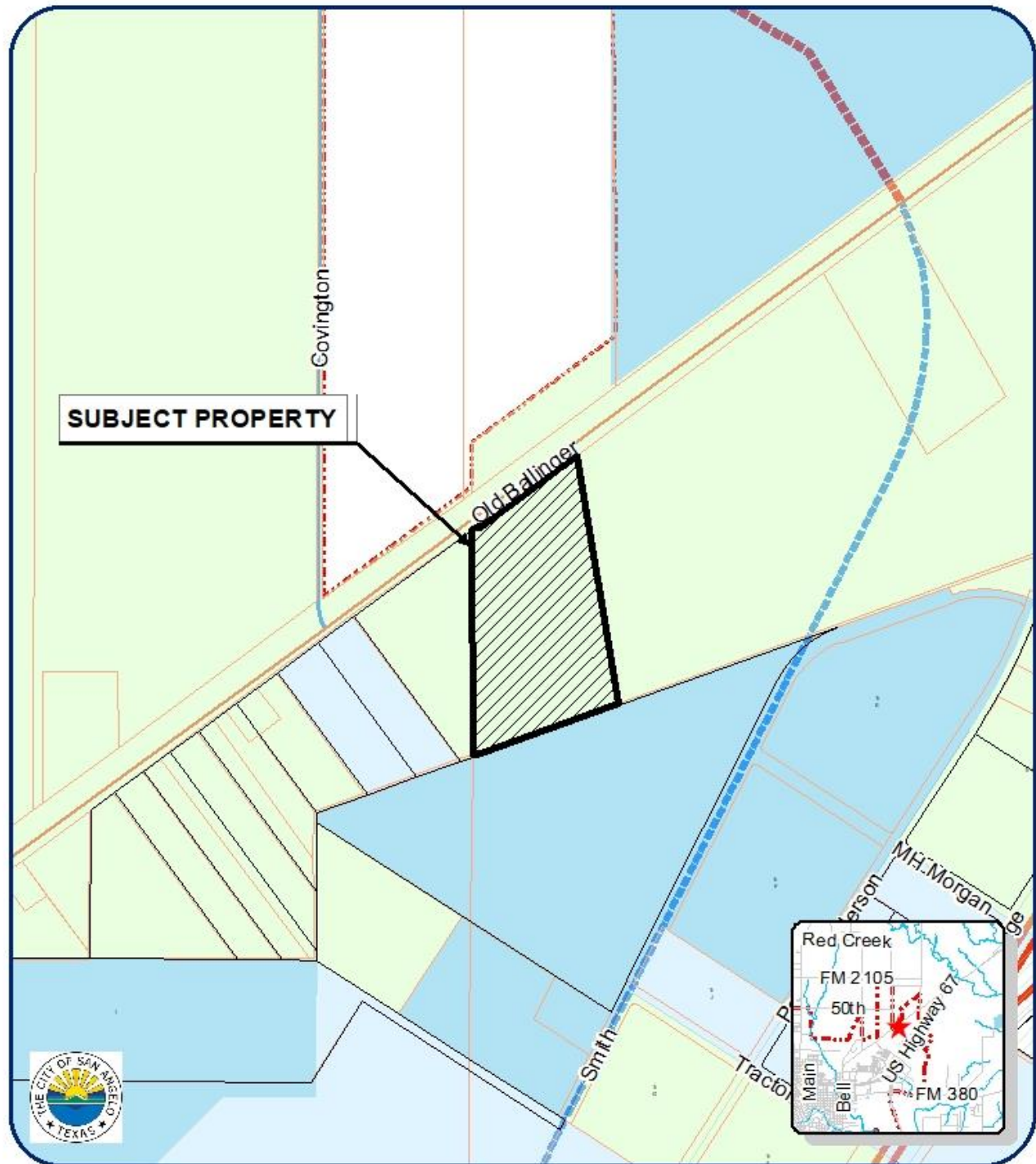
Neighborhood: Paulann

Scale: 1" approx. = 700 ft

SW of Old Ballinger Hwy/N. U.S. Hwy 277, 20 ac.**Legend**

Subject Properties: —

Current Zoning: **R&E**Requested Zoning Change: **MH**Vision: **Industrial**

**Rezoning****Z22-11: Old Ballinger Hwy/N. U.S. Hwy 277**

Council District 4 - Lucy Gonzales

Neighborhood: Paulann

Scale: 1" approx. = 700 ft

SW of Old Ballinger Hwy/N. U.S. Hwy 277, 20 ac.**Legend**Subject Properties: Current Zoning: **R&E**Requested Zoning Change: **MH**Vision: **Industrial**

Photos of Site and Surrounding Area

SOUTH AT SUBJECT PROPERTY



ADJACENT PROPERTY TO WEST



WEST



EAST



NORTH



Effective January 3, 2017

 City of San Angelo, Texas – Planning Division 52 West College Avenue Application for Approval of a Zone Change 	
Section 1: Basic Information	
Name of Applicant(s): <u>Hipolito Cruz Ramirez, dba P & L Trucking</u>	
☒ Owner ☐ Representative (Notarized Affidavit Required)	
<u>7641 Harriet Road</u>	<u>San Angelo</u> <u>Texas</u> <u>76905</u>
Mailing Address <u>325-939-1166</u>	City State Zip Code <u>roy40acosta@yahoo.com</u>
Contact Phone Number <u>4101 OLD BALLINGER HWY</u>	Contact E-mail Address <u>San Angelo</u> <u>Texas</u> <u>76905</u>
Subject Property Address <u>Acres: 97.189, Subd: OLSEN S/D, Tract: 1, 97.189 ACRES</u>	City State Zip Code
Legal Description (can be found on property tax statement or at www.tcomgrencad.com)	
Tax ID: <u>60-58000-0000-001-10</u>	
Existing Zoning: <u>R & E</u> Proposed Zoning: <u>MH</u> Lot size: <u>20.00</u>	
(Zoning Map available on City Maps)	
Section 2: Site Specific Details	
Existing Use of Property: <u>Vacant</u>	
*Proposed Use of Property: <u>Heavy Manufacturing</u>	
*Use separate attachment if necessary	
Section 3: Applicant(s) Acknowledgement	
(By checking the boxes you indicate that you understand below rules and regulations for the Planning Commissions case.)	
☒ An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner.	
☒ No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.	
☒ If approved, a zone change is applied to the property, not the property owner.	
☒ The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a zone change request, the case must still go before City Council for final action.	
☒ If a zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.	
☒ Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between more restrictive and less restrictive zoning districts. These requirements are outlined in San Angelo's Zoning Ordinance. It is to the applicant's benefit to make sure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.	
☒ One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.	
☒ If the Planning Commission recommends denial of a request, the applicant will have ten (10) days to appeal this decision, in writing, to the City Council. If an appeal is made within three (3) days from the Planning Commission meeting, no re-notification fee will be required. Otherwise, there will be a nonrefundable \$35 fee to re-notify owners of nearby property of City Council's public hearing date. If Planning Commission's recommendation of denial is not appealed, it will be the final action on a request.	

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

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

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

Hipolito Cruz Ramirez

Signature

P & L Trucking

Company/Organization (If Applicable)

3/23/22

Date

Russell Gully

Signature

SKG Engineering

Company/Organization

3.23.22

Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: Z ____ -- ____

Fully-dimensioned site plan: ☐

Nonrefundable fee: \$ ____

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

Sign Deposit \$37.50

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

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

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

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

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

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

Publication date: ____/____/____

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

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTY: **20.0 ACRES OF LAND OUT OF THE J. A. EGGLESTONE SURVEY NO. 2, ABSTRACT NO. 4894, RECORDED AS INSTRUMENT NO. 202101896, O.P.R., TOM GREEN COUNTY, TEXAS, LOCATED SOUTHWEST OF OLD BALLINGER HIGHWAY AND N. U.S. HIGHWAY 277; FROM THE RANCH AND ESTATE (R&E) ZONING DISTRICT TO THE HEAVY MANUFACTURING (MH) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

Z22-11: Southwest of Old Ballinger Highway and N. U.S. Highway 277

WHEREAS, on the 16th day of May, 2022, 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 Heavy Commercial (MH) Zoning District; and,

WHEREAS, on the 21st day of June, 2022, City Council held a public hearing on Z22-11, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

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

The real property located southwest of Old Ballinger Highway and N. U.S. Highway 277, being 20.0 acres of land out of the J. A. Egglestone Survey No. 2, Abstract No. 4894, recorded as Instrument No. 202101896, O.P.R., 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 **21st day of June, 2022**, and finally PASSED, on this the **7th day of July, 2022**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

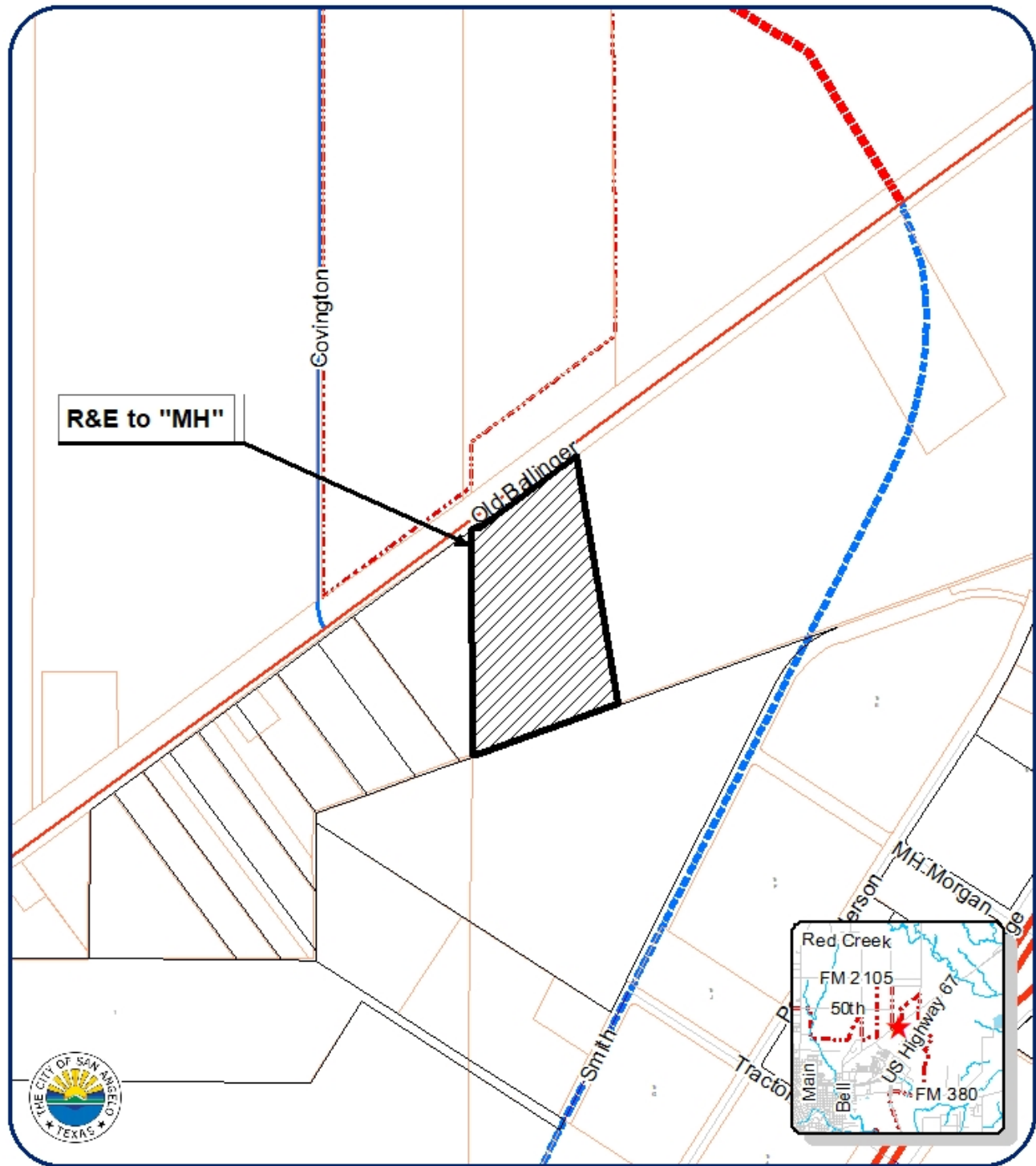
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



Rezoning

Z22-11: Old Ballinger Hwy/N. U.S. Hwy 277

Council District 4 - Lucy Gonzales

Neighborhood: Paulann

Scale: 1" approx. = 700 ft

SW of Old Ballinger Hwy/N. U.S. Hwy 277, 20 ac.

Legend

Subject Properties:

Current Zoning: **R&E**

Requested Zoning Change: **MH**

Vision: **Industrial**

N



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jeff Fisher, Sr. Planner, Planning and Development Services, 325-657-4210

Meeting Date: July 7, 2022

Item type: Consent Item

Caption:

Second reading of an ordinance to amend the Master Thoroughfare Plan to add the proposed northern alignment of the future Interstate Highway corridor, located north of FM 2105 and connecting from U.S. Hwy. 87 on the west to U.S. Hwy. 277 and U.S. Hwy. 67 on the east (Jon James)

Staff Recommendation:

Adopt

Summary/History:

A new Interstate Highway has been designated for San Angelo and this proposal is to reflect the current concept map for the route along the far north side of the City on the City's long range plan in order to ensure preservation and protection of this future route as development occurs in the area. This route, shown on the attached maps, will be an east-west connection north of FM 2105, connecting from U.S. Highway 87 on the west to U.S. Highway 277 and U.S. Highway 67 on the east.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

Staff recommends approval of this amendment to the Master Thoroughfare Plan.

On May 16, 2022, the Planning Commission voted 3-3, and the proposed MTP amendment was brought forward without recommendation.

On June 21, 2022, City Council voted 4-2 to approve the MTP amendment, with Mayor Gunter, and Council Members Gonzales, Thomas, and Hiebert voting in favor, and Council Members Miller and Hesse Smith voting against.

Attachments:

1. REPORT - MTP Amendment - Interstate Corridor (1) REPORT - MTP Amendment - Interstate Corridor (1).docx
2. Ordinance (MTP Northern Interstate Corridor) Ordinance (MTP Northern Interstate Corridor).docx

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher

Zachary Rainbow

Jon James

Brandon Dyson

Jon James

Theresa James

Julia Antilley

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Final Approval



STAFF REPORT

Planning Commission: May 16th, 2022
City Council 1st reading: June 21st, 2022
City Council 2nd reading: July 7th, 2022

APPLICATION TYPE:		CASE:	
Master Thoroughfare Plan Amendment		Interstate Highway Corridor	
SUMMARY:			
An amendment to the Master Thoroughfare Plan to add the proposed northern alignment of the future Interstate Highway corridor on the far north side of San Angelo, located north of FM 2105 and connecting from US Highway 87 on the west to US Highway 277 and US Highway 67 on the east. On May 16, 2022, the Planning Commission voted 3-3, and the proposed MTP amendment was brought forward without recommendation, although Staff recommends approval.			
LOCATION:		LEGAL DESCRIPTION:	
North of FM 2105, from US Hwy 87 on the west to US Hwy 277 and US Hwy 67 on the east		N/A	
SM DISTRICT / NEIGHBORHOOD:	ZONING DISTRICT:	VISION PLAN:	SIZE:
Outside the city limits; north of SMD 2, Tom Thompson & SMD 4, Lucy Gonzales; Extraterritorial Jurisdiction (ETJ)	N/A Not in city limits	Rural	N/A
NOTIFICATIONS:			
19 notifications were mailed to property owners affected by this proposed change.			
THOROUGHFARE PLAN			
Future Interstate Highway: 300' wide future corridor based on selected concept plan			
STAFF RECOMMENDATION:			
Staff recommends approval of the proposed amendment to the Master Thoroughfare Plan to add the proposed Interstate Highway corridor on the north side of San Angelo.			
PROPERTY OWNER/PETITIONER:			
Owner: <i>City of San Angelo</i>			
STAFF CONTACT:			
Jon James Planning Director (325) 657-4210 jon.james@cosatx.us			

Master Thoroughfare Plan Amendment:

The San Angelo Comprehensive Plan, adopted in 2003 and updated in 2009, includes the Master Thoroughfare Plan (MTP) that designates the functional classification of existing transportation facilities in the City of San Angelo, as well as future planned major thoroughfares (freeways, arterials, and collectors). Staff periodically reviews areas and proposes amendments based new information or changing development patterns.

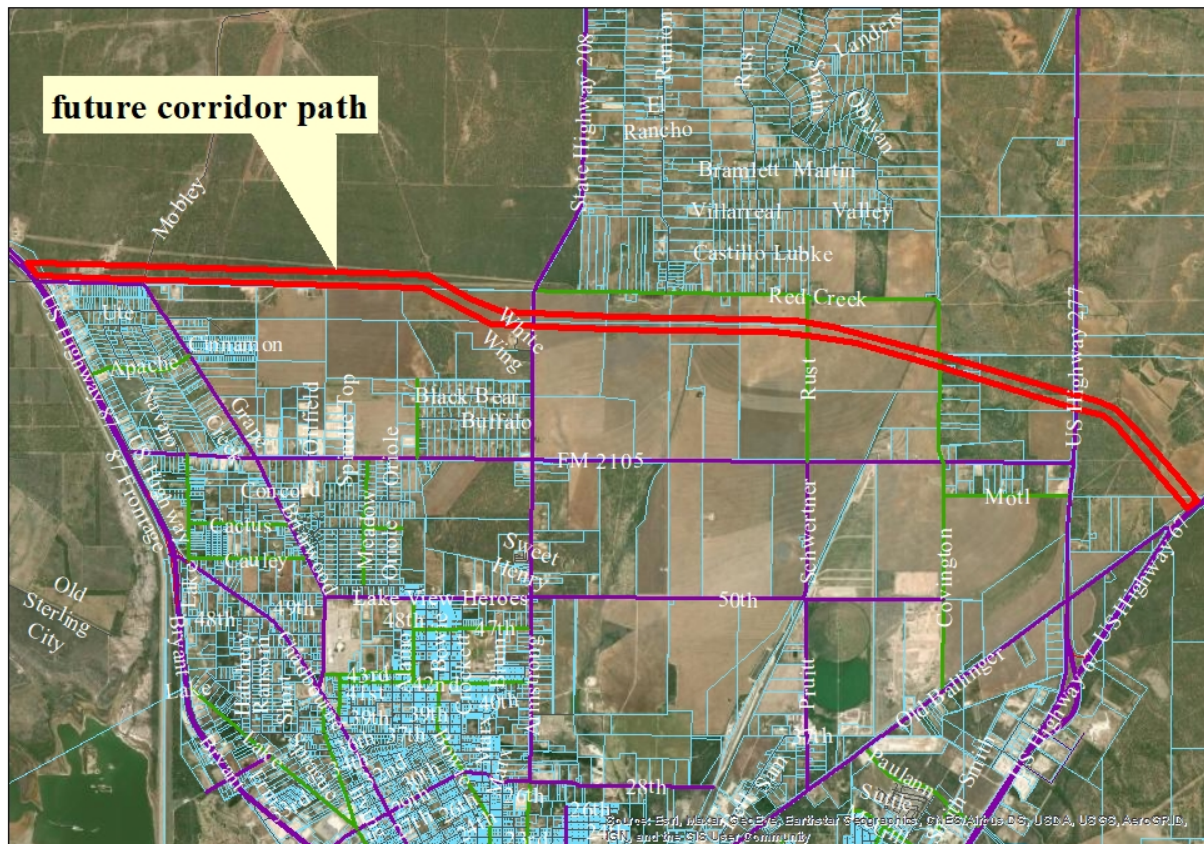
In this case, a new Interstate Highway has been designated for San Angelo and this proposal is to recognize the current concept map for the route along the far north side of the City. This route, shown on the attached maps, will be an east-west connection north of FM 2105, connecting from US Highway 87 on the west to US Highway 277 and US Highway 67 on the east.

Recommendation: Staff's recommendation is for the Planning Commission to recommend **approval** of the Master Thoroughfare Plan Amendment and for City Council to grant final approval.

Attachments:

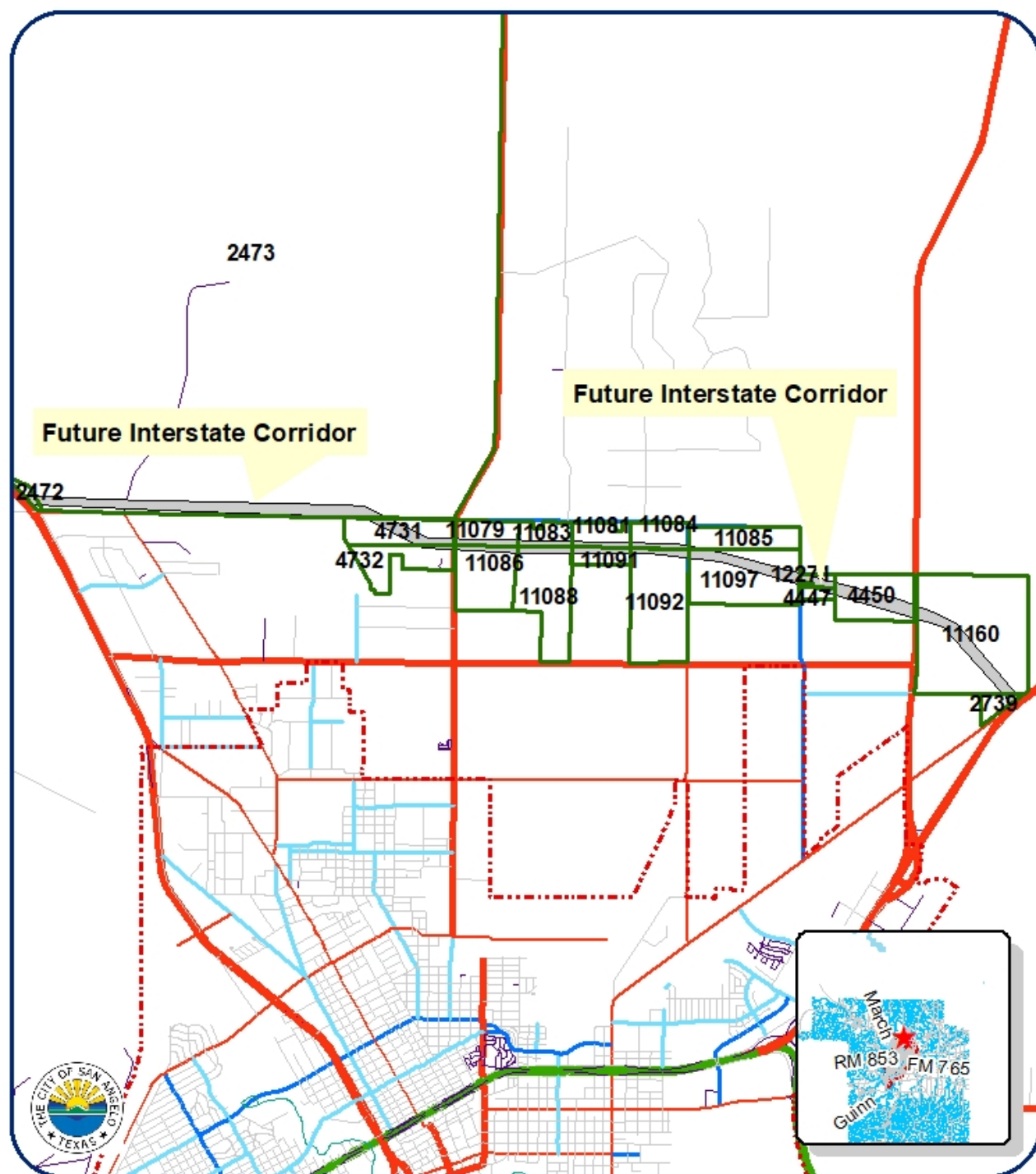
Proposed Interstate Corridor Map
Notification Map

MTP Amendment, Northern Interstate Corridor



0 0.35 0.7 1.4 2.1 2.8 Miles





Notification Map

Future Interstate Corridor

Council District: N/A

Neighborhood: N/A

Scale: 7,000 3,500 0 7,000 Feet

Subject Properties:



N



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS **AMENDING THE MASTER THOROUGHFARE PLAN AND MAP OF THE COMPREHENSIVE PLAN**; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Master Thoroughfare Plan Amendment: Interstate Highway Corridor

WHEREAS, the City of San Angelo is a Home Rule municipal corporation operating under a municipal charter adopted as authorized by Article XI, Section 5 of the Texas Constitution; and,

WHEREAS, in 2003, pursuant to the authority under Chapter 213 of the Texas Local Government Code, the City of San Angelo adopted a Comprehensive Plan for promoting the long range sound development of the City and promoting public health, safety and welfare, updated in 2009 with the adoption of a strategic plan; and,

WHEREAS, the Comprehensive Plan includes the Master Thoroughfare Plan (MTP) and map; and,

WHEREAS, the City Planning and Development Services Department has examined adding a proposed northern alignment of the future Interstate Highway corridor on the far north side of San Angelo, located north of FM 2105 and connecting from US Highway 87 on the west to Highway 277 and US Highway 67 on the east; in order to provide for improved public safety, traffic efficiency, and to accommodate for the future Interstate; and,

WHEREAS, the City Planning and Development Services Department has conducted an analysis of existing and projected future development in the area; demand on the existing street network; existing zoning and future land trends; potential land acquisitions; the relocation of buildings, structures, and utilities; and proposed alternate routes for the subject roads; and,

WHEREAS, the City Planning and Development Services Department has consulted with other relevant City departments, the County Commissioner for this area, and the San Angelo Metropolitan Planning Organization (SA-MPO); and,

WHEREAS, on May 16, 2022, a public meeting was held at the Planning Commission to provide the public an opportunity to comment on the proposed amendment; and, and after holding said public hearing thereon, the Planning Commission forwarded

the proposed MTP amendment to Council without recommendation due to a tie vote of 3-3, pursuant to the Planning Commission Bylaws;

WHEREAS, Staff caused to be prepared and delivered a report and recommendation to City Council that the MTP be amended; and,

WHEREAS, proper notice of public hearing upon this ordinance has been posted in accordance with applicable law; and,

WHEREAS, City Council has conducted the necessary public hearing thereon and desires to amend the MTP as set forth in Exhibit "A" to this Ordinance.

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

Section 1 The recitals set forth above are deemed to be the findings and determinations made by the City Council and are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2 The Master Thoroughfare Plan and map component of the Comprehensive Plan is hereby amended as set forth in **Exhibit "A"** to this Ordinance, as if fully set forth herein.

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 from and after the date of its adoption.

INTRODUCED on the **21st day of June, 2022**, and finally PASSED, APPROVED AND ADOPTED on this the **7th day of July, 2022**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

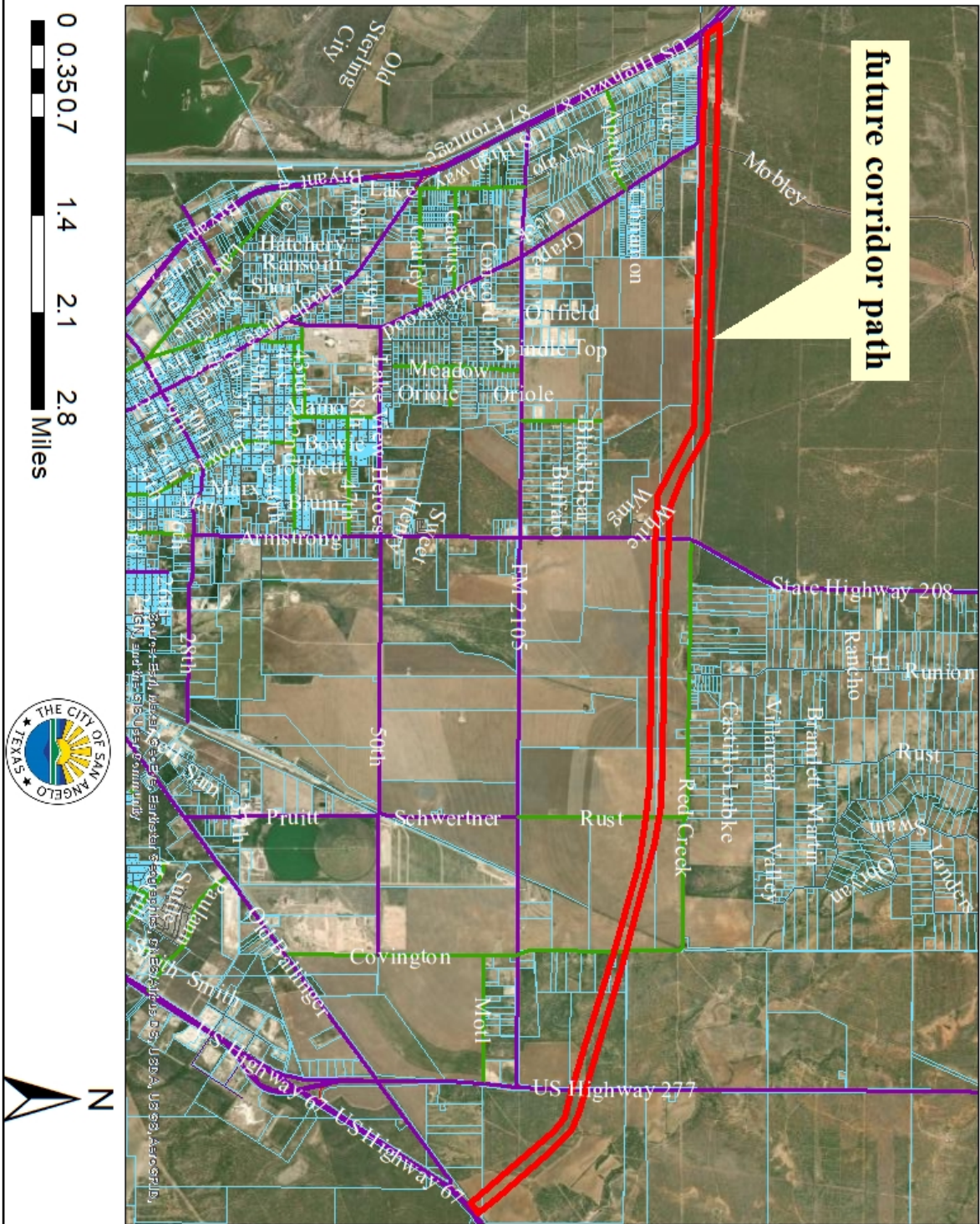
APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT A

MTP Amendment, Northern Interstate Corridor



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jeff Fisher, Sr. Planner, Planning and Development Services, 325-657-4210

Meeting Date: July 7, 2022

Item type: Consent Item

Caption:

Second reading of ordinances amending the following:

1. Z22-02, an ordinance to approve a new historic district in downtown San Angelo, located between Concho River, N. Irving St., E. 4th St., and S. Oakes St., and
2. An ordinance amending Chapter 12, Planning and Development of the City Code of Ordinances, Exhibit A – Zoning Ordinance, Section 211 “Historic Overlay Zone”, amending the criteria and process for a Certificate of Appropriateness and demolitions and establishing an administrative approval process (Jon James)

Staff Recommendation:

Adopt

Summary/History:

On January 20, 2022, the DHRC recommended approval of this proposed historic district, but State Law also required that property owners are sent a statement of intent explaining the regulations, procedures, tax benefits, and rehabilitation options associated with the designation which are outlined in this report. Therefore, this item will be presented to the DHRC again on Thursday, June 16, 2022 for a final recommendation. Staff has notified all 144 affected property owners and included the statement of intent, as well as the 58 owners within 200’ of the affected properties. A three-fourths majority vote is required by the DHRC for property owners that do not consent to their property becoming historically designated. For all properties recommended to be approved historic by the DHRC, City Council action is required.

1) The first item is to approve the new Chadbourne Street Historic District in Downtown San Angelo. This would not affect underlying zoning and not impose any requirements on existing buildings until property owners go to re-develop and make exterior improvements or demolish buildings or structures on their properties. In that case, a Certificate of Appropriateness would be required to be submitted to the City for review by Staff with a final decision by either the DHRC or Planning Director (see Item 2);

2) The second item is to amend the criteria for a Certificate of Appropriateness which includes an administrative review process for certain improvements by the Planning Director (see staff report attached).

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

On June 16, 2022, the Design and Historic Review Commission (DHRC) voted unanimously 5-0 to recommend approval of all items.

On June 21, 2022, City Council voted unanimously 6-0 to approve all items.

Attachments:

- | | | |
|----|--|--|
| 1. | June 16, 2022, Downtown Historic District Report | June 16, 2022, Downtown Historic District Report.pdf |
| 2. | Ordinance (Historic Overlay Zone Z22-02) | Ordinance (Historic Overlay Zone Z22-02).pdf |
| 3. | Ordinance (Zoning Ordinance Changes) | Ordinance (Zoning Ordinance Changes).pdf |
| 4. | Resolution w/Historic Guidelines - adopted 6/21/2022 | Resolution Historic Guidelines.docx |
| 5. | Support Letters | Support Letters.pdf |
| 6. | Opposed Letters | Opposed Letters.pdf |

Presentation:

Jon James

Approvals/Reviews:

- | | |
|-----------------|-------------------|
| Jeff Fisher | Created/Initiated |
| Zachary Rainbow | Approved |
| Jon James | Approved |
| Brandon Dyson | Approved |
| Jon James | Approved |
| Theresa James | Approved |
| Julia Antilley | Final Approval |

MEMO



Meeting

Date: June 16, 2022

To: Design and Historic Review Commission (DHRC)

From: Jeff Fisher, AICP
Chief Planner

Requests: Public Hearing and Consideration of the Following Items:

- 1) Z22-02: an Ordinance to adopt a new Historic District in Downtown San Angelo, generally located north of Concho River, east of N. Irving Street; south of E. 4th Street; and west of S. Oakes Street;
- 2) An Ordinance amending Chapter 12, Planning and Development of the City Code of Ordinances, Exhibit A – Zoning Ordinance, Section 211 “Historic Overlay Zone”, amending the criteria and process for a Certificate of Appropriateness and demolitions, and establishing an administrative process; and,
- 3) A resolution adopting the City’s Historic Preservation Design Guidelines for the Central Business District and expanding the boundary north to 4th Street.

Item 1: Creation of a New Historic District in Downtown San Angelo:

- On January 20, 2022, the DHRC recommended approval of this proposed historic district as shown on the **attached map**. However, State Law also requires that property owners are sent a statement of intent explaining the regulations, procedures, tax benefits, and rehabilitation options associated with the designation which are outlined in this report (see Item 2). Therefore, Staff re-notified all 144 affected property owners and included the statement of intent, as well as the 58 owners within 200’ of the affected properties.
- A three-fourths majority vote is required by the DHRC for property owners that do not consent to their property becoming historically designated. For all properties recommended to be approved historic by the DHRC, City Council action is required. This is scheduled for their June 21, 2022 City Council meeting.
- **If approved, a Certificate of Appropriateness would be required for exterior construction (see Item 2). However, underlying zoning would not be affected. If you are zoned CBD which allows a retail store, you would still be allowed to operate a retail store. Exterior construction however would be subject to a design review process.**

Background:

- In September 2020, the City of San Angelo commissioned HHM & Associates, Inc. of Austin, Texas, to undertake a historic resources survey of downtown San Angelo. The project identified, documented, and evaluated all buildings, structures, sites, landscapes, and objects within the survey boundaries regardless of construction date.

- The report recommended four Downtown Historic District options per the attached map. Planning Staff are recommending the first option “Chadbourne Corridor Commercial Historic District” being approximately 78 acres generally located north of Concho River, east of N. Irving Street; south of E. 4th Street; and west of S. Oakes Street.
- Each property surveyed received a ranking of high, medium, or low to be designated historic. High priority were determined to be “contributing” to the historic significance and character of the district and are eligible for listing in the National Registry of Historic Places (NRHP). Medium priority properties were those that were also contributing but ineligible for NRHP listing. Low priority properties were those that were “non-contributing” to the historic significance and character of the district.

Recommended Action – Item 1:

Staff recommends **APPROVAL** of the new Downtown Historic Overlay Zone, generally located north of Concho River, east of N. Irving Street; south of E. 4th Street; and west of S. Oakes Street.

Item 2: Amending the criteria for a Certificate of Appropriateness – CofA (required for exterior construction and demolitions on historic properties) and creating an administrative process:

- Historic properties currently require a “Certificate of Appropriateness” application for any exterior construction. This includes exterior reconstruction, alteration, rehabilitation, additions or relocation of buildings. Interior construction does not require an approval, although may still require a building permit.

Review Process for Certificate of Appropriateness (CofA) applications	
<i>Current</i>	<i>Proposed</i>
• no distinction between high, medium and low priority properties	• Different process for high and medium versus low priority properties
• all properties require a CofA	• high and medium properties and demolitions on all properties require a CofA; low priority require a Downtown District approval (lower standard)
• all properties subject to 10 criteria in the Zoning Ordinance from the <i>Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings</i>.	• high and medium properties and demolitions subject to 10 criteria in Zoning Ordinance, and: • City’s Central Business District (CBD) Historic Guidelines; • Secretary of Interior’s Guidelines for Treatment of Historic Properties; • Historic surveys/other information indicating original building design • Low priority properties only subject to current guidelines in Downtown District
• All CofA requests must be approved by DHRC	• New administrative process allowing the Planning Director to approve certain

	requests consistent with admin. process for Downtown Zone approvals (include signs under 50 sq. ft., fences or walls without messaging, exterior painting, etc. (see attached)).
No provision specifying requirements for demolitions by willful act or negligence	Provision added to require CofA's for demolitions by willful act or negligence, owner required to repair or restore the structure

Recommended Action – Item 2:

Staff recommends **APPROVAL** of an Ordinance amending Chapter 12, Planning and Development of the City Code of Ordinances, Exhibit A – Zoning Ordinance, Sections 211 “Historic Overlay Zone”, amending the criteria and process for a Certificate of Appropriateness and demolitions, and establishing an administrative process.

Item 3: Adopting the Historic Preservation Design Guidelines for the Central Business District (CBD) and expanding the boundary north to 4th Street

- Planning Staff have used these guidelines since 2010 when reviewing Certificate of Appropriateness requests, however, no formal action has been taken to officially adopt them. Given the new historic district (Item 1) which will encompass 144 properties and the increased need for historic preservation of San Angelo’s buildings, Staff recommends formally adopting these guidelines and expanding the boundary north to 4th Street to encompass all of the properties in the proposed Chadbourne Corridor Historic District **(See attached map in yellow)**. This will allow Staff to review these guidelines in addition to others when reviewing Certificate of Appropriateness requests. These can then be added to the City’s website and communicated to applicants so they full understand the process and what is being reviewed.

Recommended Action – Item 3:

Staff recommends **APPROVAL** of a resolution adopting the City’s Historic Preservation Design Guidelines for the Central Business District and expanding the boundary north to 4th Street.

Attachments:

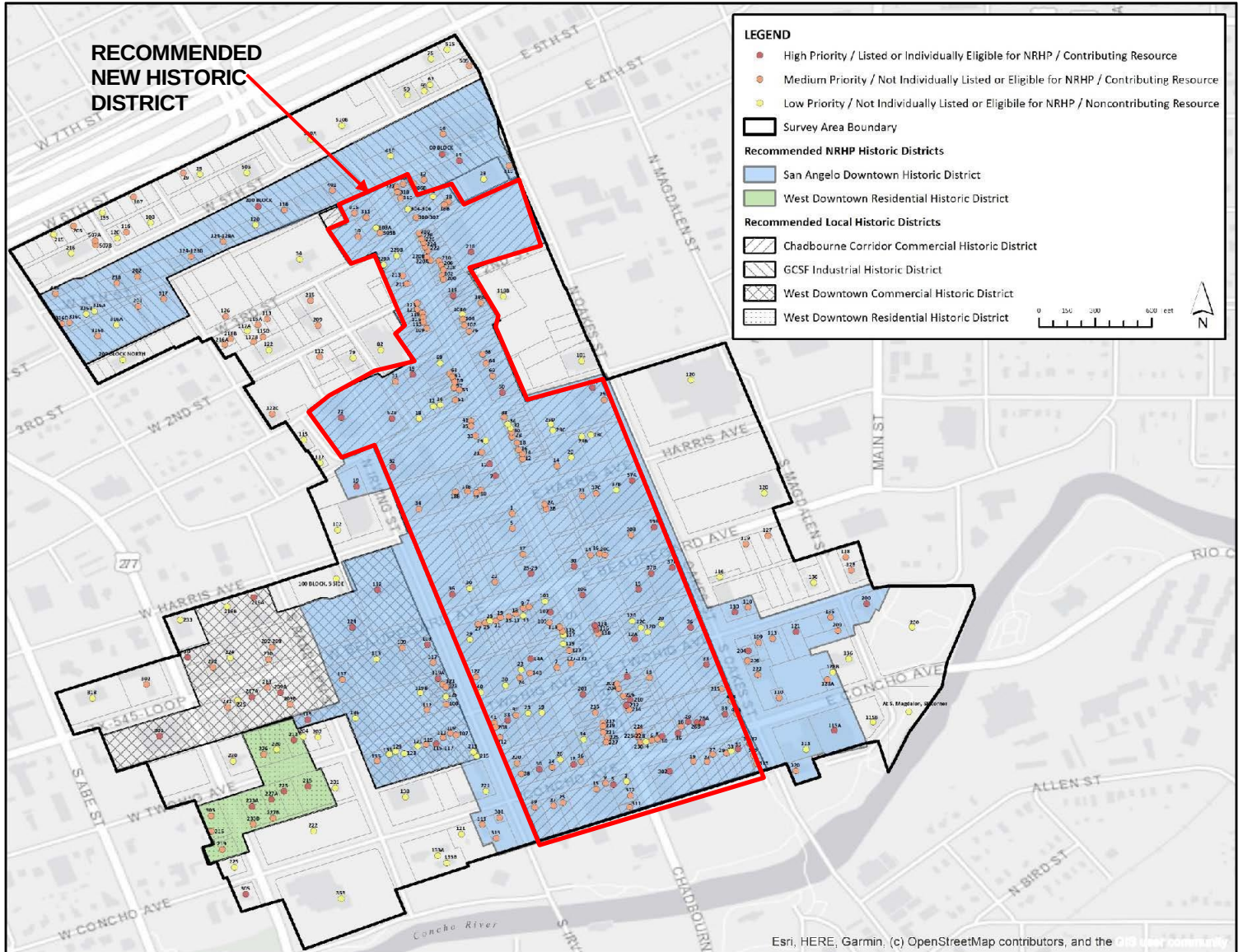
Recommended Historic District

Overall Map

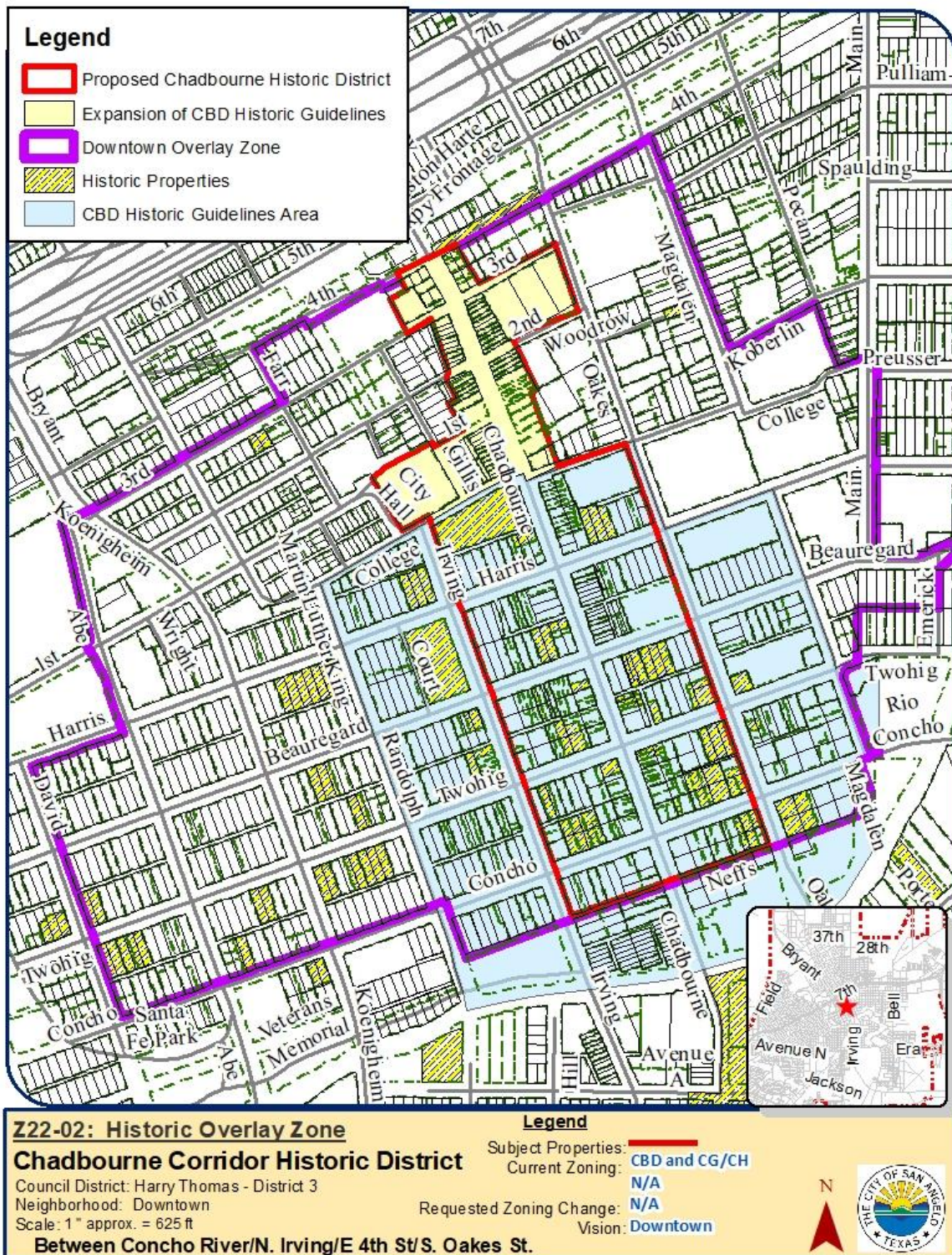
Notice Map – Property Owners

Notice Map – Owners within 200 feet

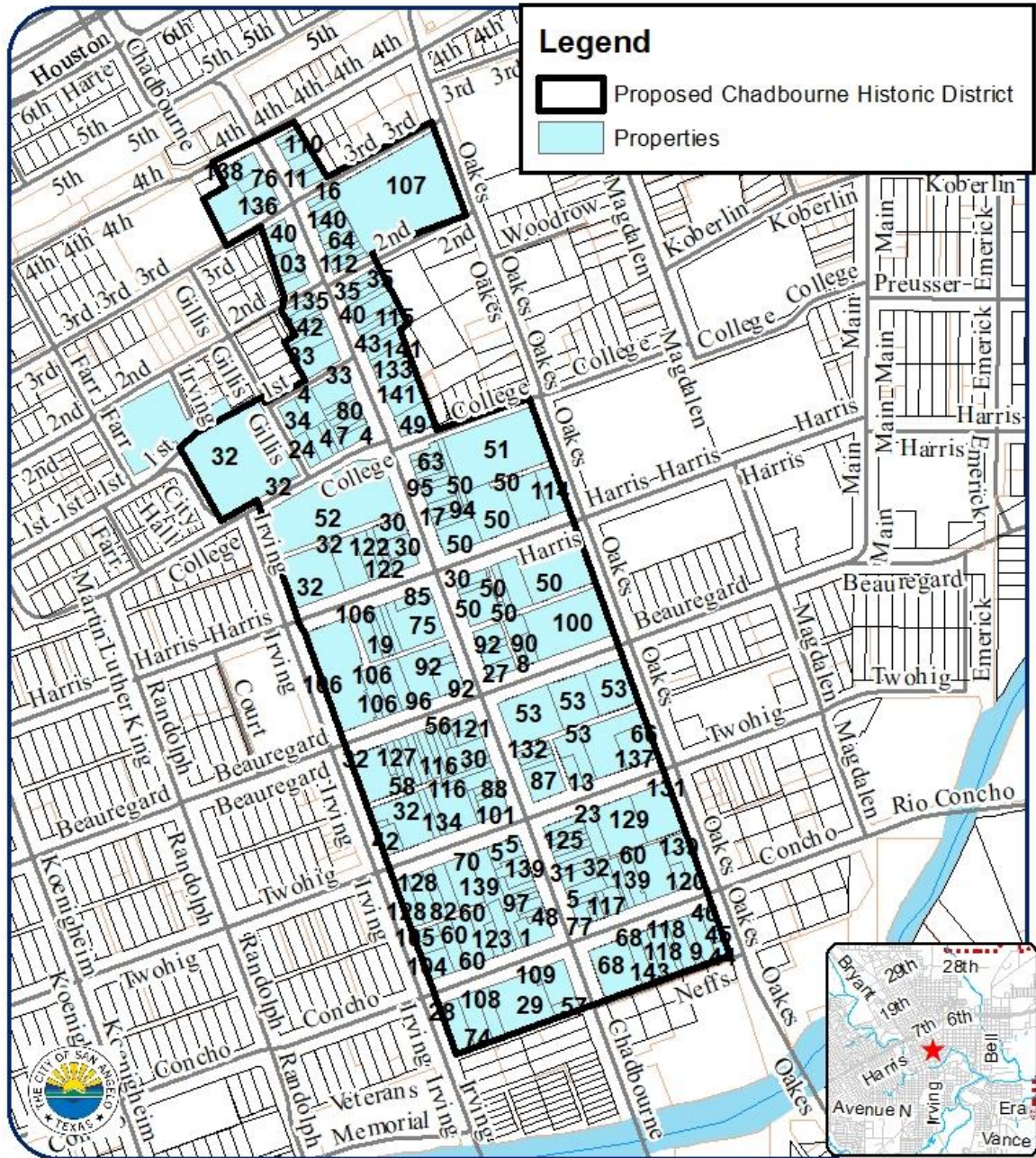
RECOMMENDED HISTORIC DISTRICTS – HISTORIC SURVEY



OVERALL MAP



Notice Map – Property Owners



Z22-02: Historic Overlay Zone

Chadbourne Corridor Historic District

Council District 3- Harry Thomas

Neighborhood: Downtown

Scale: 1" approx. = 500 ft

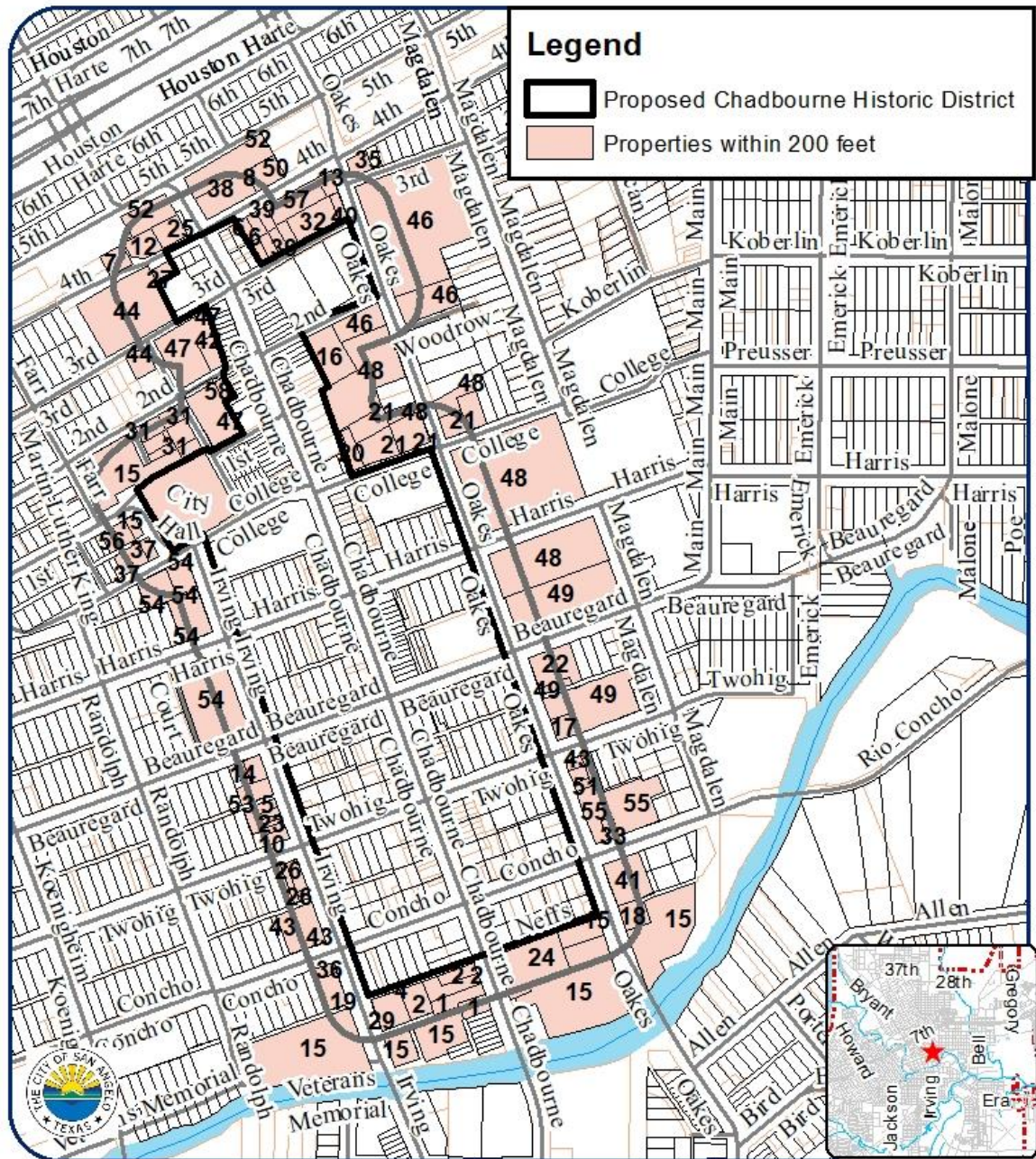
Between Concho River/N. Irving/E. 4th St/S. Oakes St.

Legend

Subject Properties: **CBD and CG/CH**
 Current Zoning: **N/A**
 Requested Zoning Change: **N/A**
 Vision: **Downtown**



Notice Map – Owners within 200 feet



Z22-02: Historic Overlay Zone

Chadbourne Corridor Historic District

Council District 3- Harry Thomas

Neighborhood: Downtown

Scale: 1" approx. = 600 ft

Between Concho River/N. Irving/E. 4th St/S. Oakes St.

Legend

Subject Properties: **CBD and CG/CH**
 Current Zoning: **N/A**
 Requested Zoning Change: **N/A**
 Vision: **Downtown**



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 ADOPTING A HISTORIC OVERLAY ZONE BOUNDARY MAP, AND DESIGNATING THE HISTORIC OVERLAY ZONE TO THAT AREA, LOCATED **NORTH OF CONCHO RIVER, EAST OF N. IRVING STREET, SOUTH OF E. 4TH STREET, AND WEST OF S. OAKES STREET**; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z22-02: Chadbourne Street Downtown Historic District

WHEREAS, pursuant to Section 211(B) of the City of San Angelo Zoning Ordinance and Texas Local Government Code Section 211.0165, the Design and Historic Review Commission (DHRC) is the designated authority for recommending approval to City Council of historic landmarks and districts; and,

WHEREAS, on the 16th day of June, 2022, the DHRC 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 Historic District; and,

WHEREAS, on the 21st day of June, 2022, City Council held a public hearing on Z22-02, pursuant to published notice, and has considered the application, comments, reports and recommendations of the DHRC 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 Historic District Overlay Zone as shown on **Exhibit "A"** - Chadbourne Street Downtown Historic District, the boundary of which is generally described as being within the following parameters:

The real property generally located north of Concho River, east of N. Irving Street, south of E. 4th Street, and west of S. Oakes Street, comprising approximately 79.6 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 **21st day of June, 2022**, and finally PASSED, on this the **7th day of July, 2022**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



222-02: Historic Overlay Zone

Chadbourne Corridor Historic District

Council District: Harry Thomas - District 3

Neighborhood: Downtown

Scale: 1" approx. = 475 ft

Between Concho River/N. Irving/E 4th St/S. Oakes St.

Legend

Subject Properties: **CBD and CG/CH**

Current Zoning: **N/A**

Requested Zoning Change: **N/A**

Vision: **Downtown**

N

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT", EXHIBIT "A" "ZONING ORDINANCE", ARTICLE 2 "DEVELOPMENT REVIEW", SECTION 211 "HISTORIC OVERLAY ZONE", BY AMENDING THE CRITERIA AND PROCESS FOR A CERTIFICATE OF APPROPRIATENESS AND DEMOLITIONS, AND ESTABLISHING AN ADMINISTRATIVE PROCESS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, under Section 211 of the Zoning Ordinance, the City of San Angelo has adopted a Certificate of Appropriateness process for reviewing new exterior construction and demolition on historic properties within the City of San Angelo; and,

WHEREAS, on June 16, 2022, a public meeting was held at the Design and Historic Review Commission to provide the public an opportunity to comment on the proposed amendments to Section 211; and after holding a public hearing thereon, the Design and Historic Review Commission recommended approval of the amendments; and,

WHEREAS, after having held a public hearing, considered public comment, and considered recommendations from City staff and the Design and Historic Review Commission, City Council desires to amend the ordinance as it relates to review criteria and process for a Certificate of Appropriateness and demolitions, including a new administrative review process.

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

Section 1: That Chapter 12 "Planning and Development", Exhibit A "Zoning Ordinance", Article 2 :Development Review", Section 211 Historic Overlay Zone" of the City of San Angelo Code of Ordinances is hereby amended as shown on **Exhibit "A."**

Section 2: The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED with public hearing the 21st day of June, 2022, and finally passed this July 7th, 2022.

CITY OF SAN ANGELO

BY: _____
Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit A

Sec. 211. - Historic Overlay Zone

A. *Purpose.* The Historic Overlay Zone provides additional regulations that supplement the underlying base district regulations for the purpose of preserving historic landmarks and districts.

B. *Procedure for Designation of Landmark or District.* Designation of historic landmarks or districts is accomplished through encompassing each such landmark or district within a Historic Overlay Zone by amendment to the Official Zoning Map for the City. Such an amendment must be approved by ordinance of City Council, following a public hearing and recommendation by the Design and Historic Review Commission, which shall act in place of the Planning Commission. The procedures of [Section 213](#) regarding amendments to the Official Zoning Map shall apply, with delegation of the Planning Commission's duties and responsibilities to the Design and Historic Review Commission, and using criteria set forth in subsections C and D below.

C. *Criteria for Designation of Historic Landmarks.* A Historic Landmark may be designated through application of the Historic Overlay Zone if it:

1. possesses significance in history, architecture, archaeology, or culture;
2. is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
3. is associated with the lives of persons significant in our past;
4. embodies the distinctive characteristics of a type, period, or method of construction;
5. represents the work of a master designer, builder, or craftsman;
6. represents an established and familiar visual feature of the city;
7. possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
8. has yielded, or may be likely to yield, information important in prehistory or history.

D. *Criteria for Designation of Historic Districts.* A Historic District may be designated through application of the Historic Overlay Zone if it:

1. Contains properties and an environmental setting that meet one or more of the criteria for designation of an historic landmark; and
2. Constitutes a distinct section of the city.

Exhibit A

E. *Certificate of Appropriateness Required.* No person shall carryout any exterior new construction, reconstruction, alteration, restoration; any exterior rehabilitation, including any addition to or expansion of an existing building; or, relocation of any historic landmark, on any property within a historic district without first securing a Certificate of Appropriateness. Nor shall any person make any material change in the light fixtures, signage (other than content of message), sidewalks, fences, steps, paving, building exterior or other exterior elements in a historic district or to a landmark, visible from a public right-of-way in that district, which affect the appearance and design cohesiveness within the district of the historic building or landmark, without first obtaining a Certificate of Appropriateness from either the Design and Historic Review Commission or Planning Director, as outlined below.

F. *Certificate of Appropriateness Required for Demolition.* A permit for the demolition of an historic landmark or property within an historic district, including secondary buildings and landscape features, shall not be granted by the Building Official, without the review of a completed application for a Certificate of Appropriateness approved by the Design and Historic Review Commission, as provided for above.

G. Review by Planning Director. The Planning Director, or designee, may:

1. Review and approve, conditionally approve, or disapprove applications for the following:

a. Like-for-like replacement, using the same material and design as the original and does not require structural modifications;

b. Signage:

i. All signs under 50 square feet;

ii. Replacement of an existing sign that is substantially similar.

c. Fences or walls that do not include any signage or message, nor contain any graphics, video, or television display;

d. Landscaping associated with a private park, or within a public street right-of-way;

e. Exterior painting or repainting of any part of a structure;

f. All telecommunication towers and related facilities less than or equal to 35 feet in height;

g. Any construction not visible from a public street right-of-way;

h. Construction which is required by law, for the purpose of safety and access, including parking areas, driveways, sidewalks and walkways;

i. Temporary structures and/or signs that will be in place no longer than thirty consecutive days;

Exhibit A

j. A food truck with a temporary food permit.

2. Refer any application to the Design and Historic Review Commission for review and approval.

3. *Appeal of Planning Director's Decision.* An applicant, designated representative or aggrieved individual may appeal a decision of the Planning Director made under this Section to the Design and Historic Review Commission by filing a written, signed notice of appeal stating the grounds for appeal with the Planning Director within 30 days of the Director's written decision.

H. Review by Design and Historic Review Commission (DHRC). The DHRC has authority to review and approve, conditionally approve, or disapprove all requests that are not reviewed by the Planning Director under subsection G.1 or referred by the Planning Director under subsection G.2.

I. Certificate of Appropriateness Application Procedure.

1. Prior to the commencement of any work requiring a Certificate of Appropriateness, the owner shall file an application for such a certificate with the Planning Director or designee. The application shall contain:

a. Name, address, telephone number of applicant, detailed description of proposed work.

b. Location and current photograph of the property and adjacent properties and historical photographs, if available.

c. Elevation drawings of the proposed changes.

d. Samples or description of materials to be used.

e. If the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination (if any), and a plan showing the sign's location on the property.

f. Any other information which the Planning Director or designee may deem necessary in order to visualize the proposed work.

g. Samples of materials to be used.

2. A building permit shall not be issued for such proposed work until a Certificate of Appropriateness has first been issued by the Design and Historic Review Commission. The Certificate of Appropriateness required by this section shall be in addition to, and not in lieu of, any permit for building or other construction-related activity that may be required by any other City ordinance.

3. The Design and Historic Review Commission shall review the application at a regularly scheduled meeting within forty-five (45) days from the date the fully completed application and

Exhibit A

application fee is received. The commission may take one of the following actions on the application for permit: approve, approve with modifications, or deny.

4. All decisions of the Design and Historic Review Commission shall be in writing, adopted by motion of the Commission. The written decision shall include a statement of relevant findings. The decision shall be filed in the office of the Planning Director, with a copy mailed to the applicant.

J. *Criteria for Approval of a Certificate of Appropriateness.* Approval of applications for Certificates of Appropriateness shall be determined by the Planning Director without public hearing, or by the Design and Historic Review Commission following a public hearing on the matter. In considering an application for a Certificate of Appropriateness, the Planning Director or Commission shall be guided by the guidelines below, and any other specific design guidelines adopted for a particular district or landmark:

1. Properties that have been designated as “high” or “medium” priority within a historic resources survey, or those with a “low” priority designation for which demolition is requested, or those with no designation but within a historic district or designated as a landmark, shall be reviewed with the following criteria:

a) The City’s Central Business District Design Guidelines, Old Town District Design Guidelines, or other such guidelines approved by the City Council for the area within which the property falls;

b) Any historic surveys or other information that would indicate the original design of the building or structure;

c) The *Guidelines for the Treatment of Historic Properties* from the Secretary of the Interior; and,

d) The following standards from the Secretary of the Interior's *Standards for the Rehabilitation of Historic Buildings*:

1. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

2. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its

Exhibit A

environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

10. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

2. Properties designated as “low” priority, for which demolition is not being requested, shall not require a Certificate of Appropriateness. However, if located within the River Corridor, Downtown District, or Cultural District Overlay Zones, they will require a District Overlay Zone approval as outlined under Section 212 of the Zoning Ordinance, and shall be subject to review of any approved design guidelines adopted for these districts.

K. Properties subject to a certificate of appropriateness review under this Section 211 do not require District Overlay Zone approval under Section 212 of the Zoning Ordinance.

L. Economic Hardship Application Procedure.

1. After receiving written notification from the Design and Historic Review Commission of the denial of a Certificate of Appropriateness, an applicant may commence the hardship process; or, this process may be simultaneous with the original Certificate of Appropriateness application procedure. No building permit or demolition permit shall be issued, unless the Commission makes a finding that hardship exists.

Exhibit A

2. When a claim of economic hardship is made, due to the effect of this ordinance, the owner must prove that:

- a. the property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
- b. the property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
- c. efforts to find a purchaser interested in acquiring the property and preserving it have failed.

3. The applicant shall consult in good faith with the Commission, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be shown to the Commission.

4. The Commission shall hold a public hearing on the application within sixty (60) days from the date the application is received by the Planning Director. Following the hearing, the Commission has thirty (30) days in which to prepare a written recommendation to the building official.

5. All decisions of the Commission shall be in writing. A copy shall be sent to the applicant by mail and a copy filed with the Planning Department. The Commission's decision shall state the reasons for granting or denying the hardship application.

M. *Appeal.* An applicant for a Certificate of Appropriateness dissatisfied with the action of the Commission relating to the issuance or denial of a Certificate of Appropriateness shall have the right to appeal to the City Council within thirty (30) days after the written decision of the Commission is filed in the Planning Director's office with a copy mailed to the applicant. The City Council shall give notice, follow publication procedure, hold hearings, and make its decision in the same manner and according to the same procedures as provided in [Section 213](#) of [Chapter 12](#), Exhibit A "Zoning Ordinance," of the Code of Ordinances of the City of San Angelo, except that review and public hearing by the Planning Commission shall not be necessary.

N. *Enforcement.* All work performed pursuant to a Certificate of Appropriateness issued under this Zoning Ordinance shall conform to any requirements included therein. It shall be the duty of the Building Official or his/her designee to inspect periodically any such work to assure compliance. In the event work is not being performed in accordance with the Certificate of Appropriateness, or upon notification of such fact by the Design and Historic Review Commission and verification by the Building Official, the Building Official shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.

RESOLUTION 2022-XXX

A RESOLUTION OF THE CITY OF SAN ANGELO TEXAS, ADOPTING THE CITY'S HISTORIC PRESERVATION DESIGN GUIDELINES, CENTRAL BUSINESS DISTRICT, FOR COMMERCIAL, RESIDENTIAL, AND MIXED-USE PROPERTIES; AND EXPANDING THE BOUNDARY FROM COLLEGE AVENUE NORTH TO 4TH STREET, APPLYING THE GUIDELINES TO AN AREA LOCATED BETWEEN RANDOLPH STREET TO THE WEST, 4TH STREET TO NORTH, MAGDALEN STREET TO THE EAST, AND THE CONCHO RIVER TO THE SOUTH

WHEREAS, the City of San Angelo recommends adoption of these Historic Preservation Design Guidelines for Commercial, Residential & Mixed-Use Properties in the Central Business District (the "Guidelines"), allowing them to be reviewed with Certificate of Appropriateness requests within the new Historic District of Downtown San Angelo; and,

WHEREAS, these Guidelines were originally created in 2010 and have been providing guidance as part of previous Certificate of Appropriateness requests on historic properties within the designated area by City Staff and the Design and Historic Review Commission (DHRC);

WHEREAS, the Guidelines boundary map currently stops at College Avenue and does not encompass all of the area identified in the recently completed Historic Resources Survey of downtown, and this Resolution would amend the map to be extended to 4th Street to encompass all properties recommended for inclusion within a historic district depicted in Exhibit "A";

WHEREAS, on June 16, 2022, the DHRC for the City of San Angelo made a recommendation to approve these Guidelines.

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

Section 1: This Resolution is hereby approved, adopting the Guidelines depicted as Exhibit "B" and allowing City Staff and the Design and Historic Review Commission (DHRC) to review them for new Certificate of Appropriateness and other related historic review requests;

Section 2: That the current Guidelines boundary map depicted in Exhibit "A" attached hereto and shown in blue, be expanded north to 4th Street to also encompass the area in yellow.

Section 3: In all other respects, the use of all affected Properties shall be subject to all applicable regulations contained in Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended. This Resolution adopting new historic guidelines, as hereby authorized, shall have no fundamental effect upon the subject properties underlying or base zoning classification.

ADOPTED on this the 21st day of June 2022.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

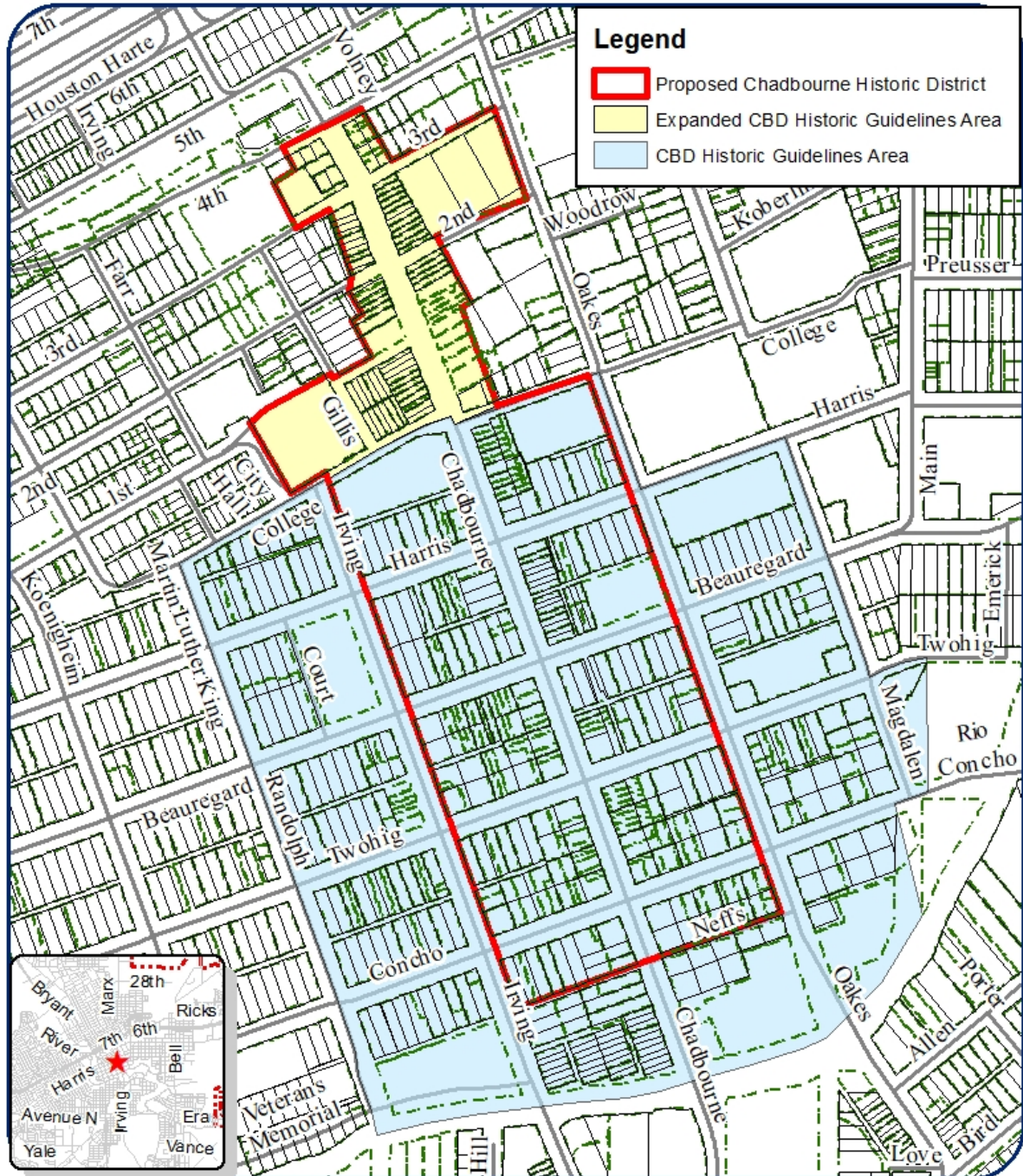
Brenda Gunter, Mayor

Julia Antilley, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

EXHIBIT "A"



Z22-02: Historic Overlay Zone

Chadbourne Corridor Historic District

Council District: Harry Thomas - District 3

Neighborhood: Downtown

Scale: 1" approx. = 500 ft

Between Concho River/N. Irving/E 4th St/S. Oakes St.

Legend

Subject Properties: —

Current Zoning: CBD and CG/CH

N/A

Requested Zoning Change: N/A

Vision: Downtown

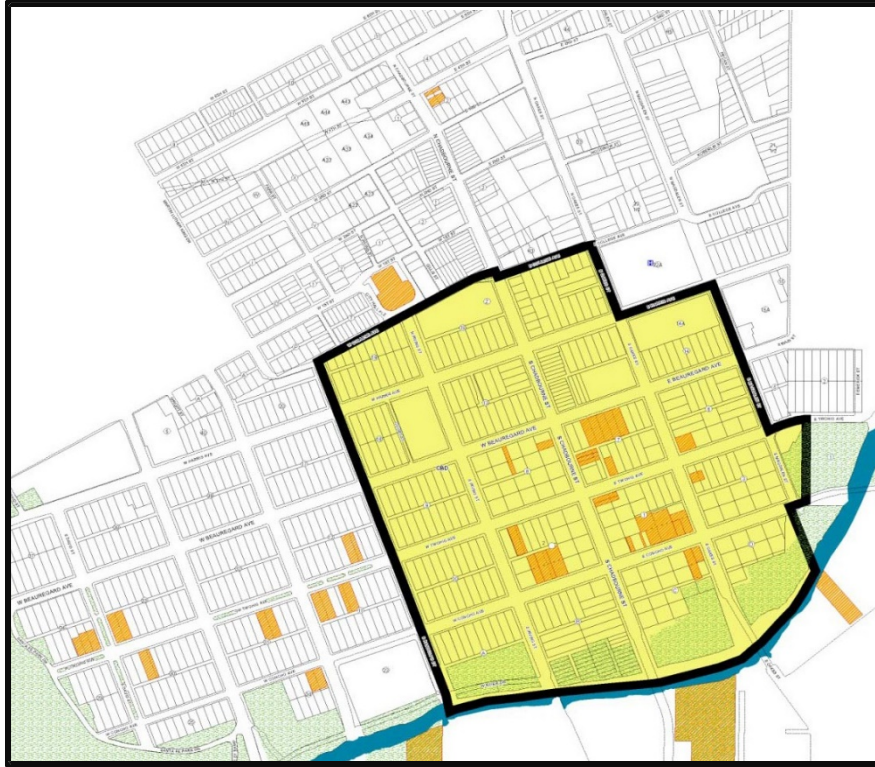
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Exhibit "B"

Historic Preservation Design Guidelines

Central Business District

Commercial, Residential & Mixed-Use
Properties San Angelo, Texas

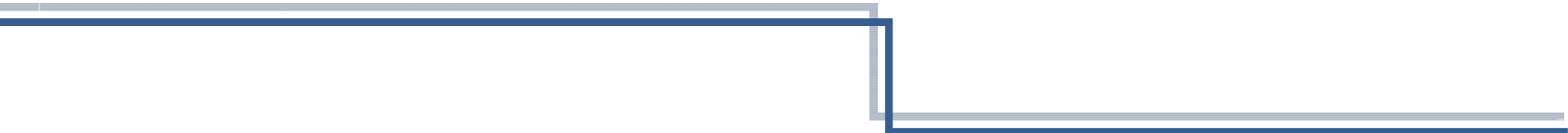


Planning Division

Historic Preservation Commission

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SECTION ONE

Introduction and General Information

Purpose Statement

The historic central business district and surrounding historic areas are vital contributors to the character of the San Angelo community. The following design guidelines were developed with the intent to:

Preserve the historic character and visual identity within the central business and historic overlay districts.

Infill the remaining vacant properties and encourage adaptive re-use of existing buildings while maintaining the historic character of the downtown core.

Revitalize investment interest in the District, encouraging greater retail, service, and commercial activity on the street.

Guide the future historic preservation and development efforts through visioning and planning

Historic Preservation Commission

The Historic Preservation Commission, or HPC, was established in 1993 by the City Council to recommend, promote, protect, and enhance the integrity of landmarks and districts of historical and cultural significance.

The Commission consists of nine members appointed by the City Council, and may serve up to two consecutive terms. Ex-officio members include the Director of Planning and Development, the Chief Building Official, and the Historic Preservation Officer.

Certificate of Appropriateness Process (CA)

Any exterior alteration, demolition or new construction, including new exterior paint colors, changing windows or doors, signs, light fixtures, landscaping, to buildings or structures **designated as historic or designated as a landmark individually require a Certificate of Appropriateness (CA)**. Approval of such a certificate is given by the San Angelo Historic Preservation Commission.

Applications for a CA are reviewed by city staff then presented for review at a monthly Historic Preservation Commission meeting. At the meeting, the applicant and any other interested parties are invited to speak about the proposed project. At the end of the discussion, the Commission votes whether to approve the application as submitted, to approve with conditions, or to deny the application.

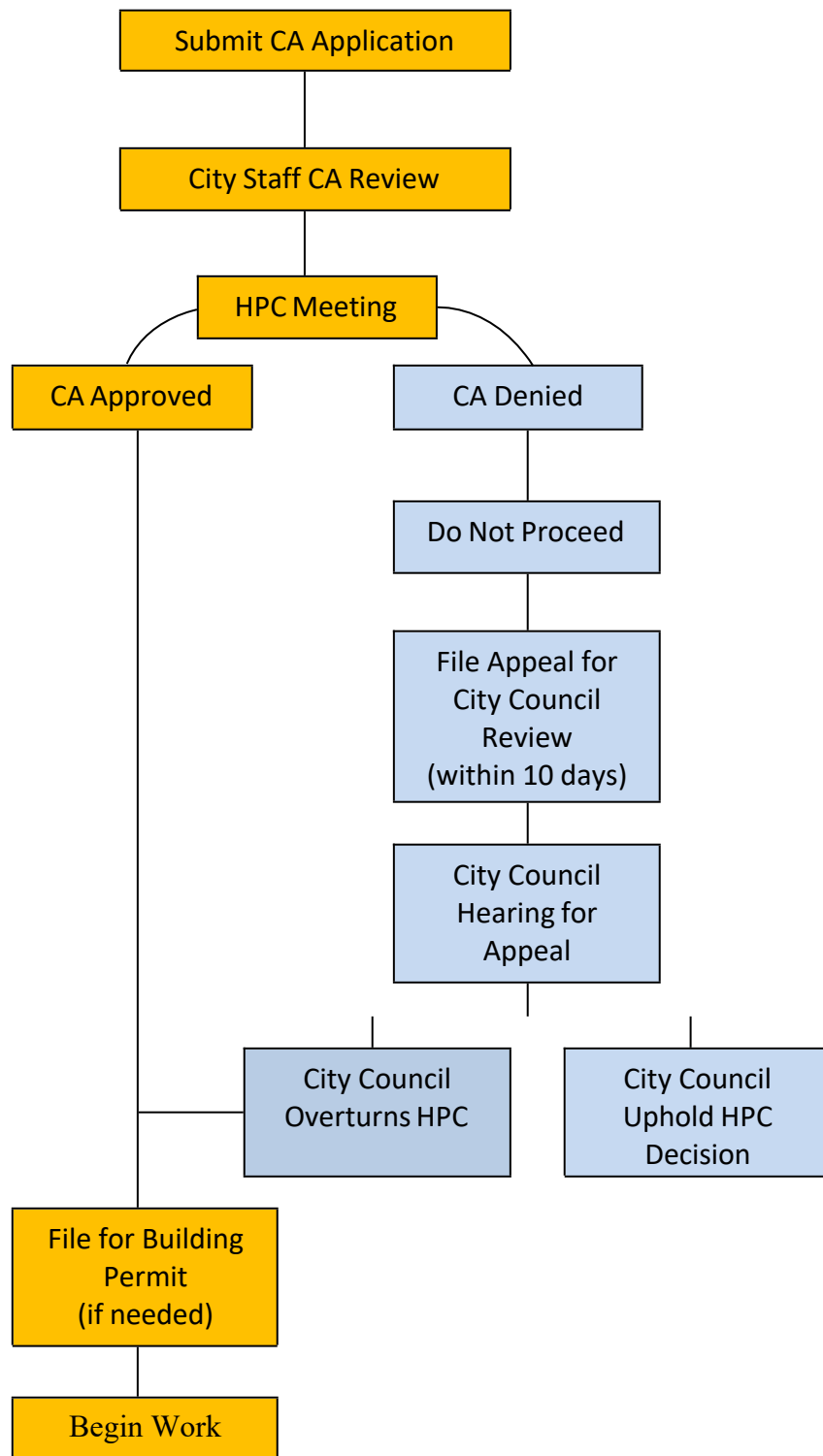


Chart 1: Certificate of Appropriateness Flow Chart

Key Principles: Residential and Commercial

Building Setbacks

A wide variety of building setbacks can be seen throughout the Central Business District. Much of this variety is due to the influence of the automobile and need to provide on-site parking and development in a post-zoning ordinance era. This parking typically has been provided in front of the building for consumer convenience. However, this trend has caused an erosion of the edge of buildings located along a sidewalk like that seen historically. Therefore, it is strongly encouraged that new developments should build on this original tradition of building placement and locate parking in the side and rear when feasible. That being stated, it is a vital interest to the City of San Angelo to preserve the mature tree canopy within the area as much as possible and locate buildings in a manner that preserves the natural character of the area.

Mass and Scale

A variety of building sizes exist in our Historic and Central Business District areas. While contemporary design approaches are encouraged, developments should continue to exhibit a variety in sizes, similar to the buildings seen traditionally.

Building Materials

Building materials of structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity.

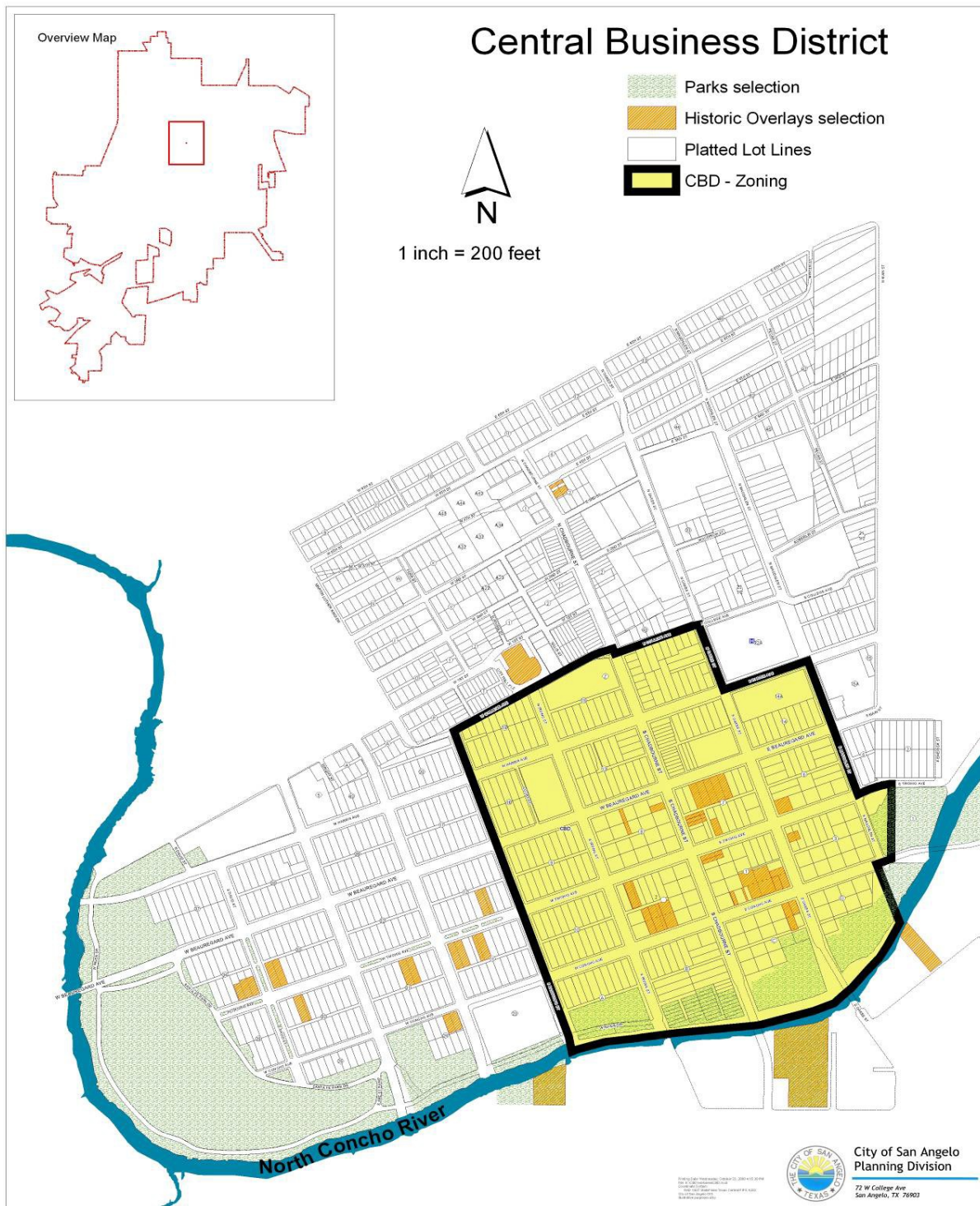
Architectural Character

The Central Business District is made up of architectural styles from the early 1900's. The City wishes to build upon these architectural styles by expanding their use outside the Central Business District. Commercial, office, medical, retail and industrial buildings throughout the Central Business District should build upon these styles utilizing their architectural features and details on new structures. They should also relate to one another through the consistent use of similar building materials, storefronts, recessed entries and the alignment of these different elements along a block. This tradition is strongly encouraged for new developments in the district. The neighborhoods of the Design District represent a number of different architectural styles and reflect the time periods in which they were constructed. Commercial construction within the District may utilize residential architectural design thus blending the uses and the visual harmony of *differing construction eras*.

Pedestrian Environment

The district should provide a controlled, organized automobile system that provides a safe pedestrian environment. Development should include direct, well marked linkages from the sidewalk to a well defined front door entry. Streets, sidewalks and landscaping should define the road edge and encourage walking, sitting and other pedestrian activities.

Map of Central Business District & Surrounding Historic Overlay Areas



SECTION TWO

Alteration Guidelines – Residential, Commercial & Mixed-Use

The Central Business District contains a significant number of structures that are important to the original fabric of the community. Special consideration should be given to preserve these buildings and utilize them whenever possible. Utilization of these buildings often requires additions and alterations to adapt a residential structure into a commercial building or a commercial building into a residential use and should be done carefully so not to visually impact the significant nature of the original building.

Alterations

Design an alteration to be compatible with the original character of the property.

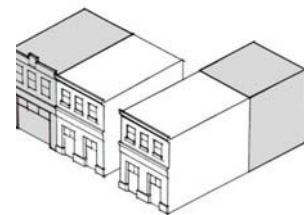
- Avoid alterations that would damage historic features.
- Avoid alterations that would hinder the ability to interpret the design character of the original building.
- Alterations that seek to imply an earlier period than that of the building are inappropriate.
- For example, mounting a sign panel in a manner that causes decorative moldings to be chipped or removed would be inappropriate.

Visual Impact

Minimize the visual impacts of an addition to a commercial building.

Two distinct types of additions are considered to be appropriate, ground level or rooftop.

First, a ground-level addition that involves expanding the footprint of a structure may be considered. Such an addition should be to the rear or side of a building. This will have the least impact on the character of a building, but there may only be limited opportunities to do this.



- An addition shall be compatible in scale, materials and character with the main building.
- An addition shall relate to the building in mass, scale and form. It should be designed to remain subordinate to the main structure.
- An addition to the front of a building is inappropriate. However, where a building is set back from the front property line, the first consideration for the placement of an addition should be to fill the gap between the existing building and sidewalk. This will maintain the consistent established front building line set back desired in the Central Business District.

- An addition shall not damage or obscure architecturally important features. For example, loss or alteration of a cornice line should be avoided.

Second, an addition to the roof may be designed that is simple in character and set back substantially from the front of a building. In addition, the materials, window sizes and alignment of trim elements on the addition should be compatible to those of the existing structure. An addition may be made to the roof of a commercial building if it does the following:

- An addition should be set back from the primary, character-defining facade, to preserve the perception of the historic scale of the building.
- Its design should be modest in character, so it will not attract attention from the historic facade.
- The addition should be distinguishable as new, although in a subtle way.

Another option, which will only be considered on a case-by-case basis, is to design an addition to the front building face of the existing building. This option may only be considered on a “newer” or more contemporary building that was originally constructed set back from the front property line or sidewalk edge.

Addition Compatibility

Design an addition to a structure to be compatible with the primary building.

An addition to a structure can radically change its perceived scale and character if inappropriately designed. When planning an addition, consider the effect the addition will have on the building itself. When creating an addition, keep the size of the addition small, in relation to the main structure. If an addition must be larger, it should set apart from the main structure and connected with a smaller linking element. A design for a new addition that would create an appearance inconsistent with the character of the building, especially an historic one, is discouraged.

One also should consider the effect the addition may have on the character of a street or neighborhood, as seen from the public right-of-way. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.

- Design a new addition so that character of the original building can be clearly seen. In this way, a viewer can understand the history of changes that have occurred to the building. An addition shall be compatible in scale, materials and character with the main building.
- An addition should be made distinguishable from the original building, even in subtle ways, so that the character of the original can be interpreted.
- Creating a jog in the foundation between the original and new structures may help to define an addition.



- Even applying a new trim board at the connection point between the addition and the original structure can help define the addition.
- Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.
- Locating an addition at the front of a structure is inappropriate.
- Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- An addition shall relate to the historic building in mass, scale and form. It shall be designed to be subordinate to the main structure.
- While a smaller addition is visually preferable, if a residential addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.
- An addition should be simple in design to prevent it from competing with the primary facade.
- Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor.
- The roof form of a new addition shall be in character with that of the primary building.
- Typically, gable, hip and shed roofs are appropriate for residential additions. Flat roofs are appropriate for commercial buildings.
- Repeat existing roof slopes and materials.
- If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.

Adapting Residential to Commercial

When adapting a residence to a commercial use, respect the residential character of the building.

Seek uses that are compatible with the historic character of the building. The openness of a front yard should be preserved for example. Converting a building to a new use that is different from that which its design reflects is considered to be "adaptive use." When residential use ceases to be viable, the first preference is to choose new uses that minimize the negative changes in building features. Often there are new uses that are inherently less disruptive to residential structures such as a bed and breakfast, professional offices, small specialty restaurants and personal service businesses.

- Seek uses that are compatible with the historic character of the building.
- The primary goal should be preserving the original residential character, appearance and scale of the structure.
- Avoid altering porches and original windows and doors.

Rehabilitation

The best way to preserve or rehabilitate older building materials is through well-planned maintenance. Wood surfaces, for example, should be protected with a good application of paint. In some cases, historic building materials may be deteriorated. When deterioration occurs, repairing the material rather than replacing it is preferred. Frequently, damaged materials can be patched or consolidated using special bonding agents. In other situations, however, some portion of the material may be beyond repair and may be replaced. The new material should match the original in appearance. Rather than replace original materials, some property owners may consider covering them. **Aluminum and vinyl siding are examples of materials that are often discussed and are not allowed.**

When restoring a historic building, one should take note of the buildings unique architectural details. Historic architecture of the late 19th and 20th century involved many design techniques, one of which was symmetry. When replacing building materials recognize and consider the symmetrical characteristics of your building. If a building has these characteristics one shall attempt to maintain the symmetrical balance of the original buildings appearance. Images of historic building symmetry can be seen below.



SECTION THREE

Historic Overlay & CBD – Commercial Developments

New Commercial Development

Commercial development and new infill construction should relate to existing historic buildings found in all Historic Overlay and Central Business Districts. The use of traditional building materials, architectural elements, and building size and mass should be continued and evident in all new construction.

All new commercial development, new construction, and storefront reconstruction to a historically landmarked and zoned building shall require design approval by the Historic Preservation Commission. An approved “Certificate of Appropriateness” is required before construction may commence.

Building Materials & Color Palette

The use of traditional building materials found in the area should be continued. Brick and stone—used for building walls, supports and foundations—were the primary materials used in many historic commercial buildings. In each case, the distinct characteristics of the building material, including the scale of the material unit, its texture and finish, contribute to the historic character of a building. Aluminum and vinyl siding are examples of materials that are often discussed and are not allowed.

- Materials shall appear to be similar to those used traditionally.
- Brick and cast stone were the traditional materials of commercial style buildings
- A simple material finish is encouraged for a large expanse of wall plane.
- A matte, or non-reflective, finish is preferred.
- Polished stone should be avoided as a primary material.

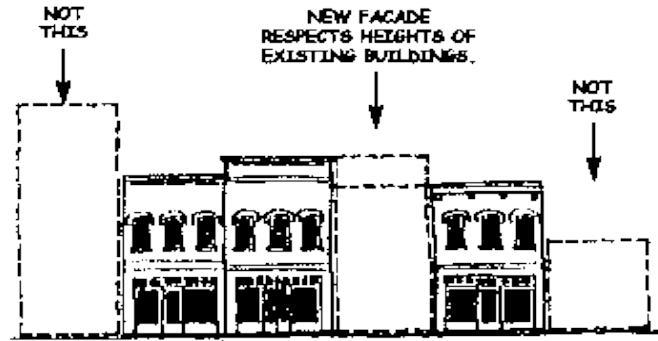
The appropriate use of color can be used to embellish building façade elements and enhance the attractive details of commercial buildings and should not disguise or overpower them. Colors should compliment neighboring buildings and reflect a traditional color palette. Extremely bright, fluorescent or neon colors shall not be permitted as the primary color on the facades of buildings. Only colors similar to or comparable to the palette adopted by the National Trust for Historic Preservation will be allowed.

See Appendix A for the adopted color palette for the City of San Angelo.

Mass, Size and Form

A building's mass, size and form should complement its exterior relationship to adjoining buildings and to its users or pedestrians.

- Building heights vary in the Central Business District and yet there is a strong sense of similarity in scale.
- Building wall offsets, including projections, recesses, changes in floor level, or changes of materials should be used to add architectural variety and interest, and to relieve the visual impact of a blank wall.
- While single buildings may span several of the 20 to 30-foot wide properties, the individual lot width is still expressed as a distinct bay or module. Buildings should reflect this pattern.
- Traditional floor heights should be expressed with horizontal moldings, alignment of windows and other architectural details.
- Floor-to-floor heights shall appear to be similar to those seen traditionally. In particular, the windows in a building should appear similar in height to those seen traditionally. Windowsills, moldings and cornices are among those elements that may be seen to align.



Architectural Elements

Include architectural elements similar to those seen traditionally such as recessed entries, display windows, kickplates, transom windows, cornices, vertically oriented upper-story windows, awnings.

Architectural elements are the individual components of a building, including walls, doors, windows, cornices, parapets, roofs, pediments, and other features. Ornamentation and details of elements such as cornices and parapets are original components that “dress up” a building and give it a sense of style and character. Ornamental items include hoodmolds, trim at doors and windows; plaques and medallions; signboards or sign panels; date or name stones; and simple geometric shapes in metal, stone, or concrete. For a commercial storefront building, a rehabilitation or new project should include as many as possible these defining elements.

Cornices

Cornices, which are usually found at the top of building walls, and ornamental moldings or belt courses, which are located just above storefronts, are horizontal projecting elements that provide a visual break in or termination to a wall. A parapet is an upward extension of a building wall above the roofline, sometimes ornamental, capped with brick, stone or tile, and frequently decorative elements or

panels are placed in it, and sometimes plain, used to give a building a greater feeling of height or a better sense of proportion.

Storefronts

- While commercial structures in the Central Business District may be set back from the street edge is important to provide a storefront that defines the main entry from the street for both the pedestrian and the automobile.
- Alternative designs that are contemporary interpretations of traditional storefronts may be considered.
- New designs should continue to convey the character of typical storefronts, including the transparent character of the display window.
- On traditional storefronts, first floors should be more transparent than upper floors. Upper floors should appear more solid than first floors.
- Avoid a blank wall appearance that does not provide interest to pedestrians.
- Large surfaces of glass are inappropriate on the upper floors and sides of commercial buildings. If necessary, divide large glass surfaces into smaller windows that are in scale with those seen traditionally.

Entrances

- Maintain recessed entries where they are found.
- The repetition of recessed entries provides a rhythm of shadows along the street, which helps establish a sense of scale.
- These recessed entries were designed to provide protection from the weather and the repeated rhythm of these shaded areas along the street helps to identify business entrances. Typically, recessed entries were set back between three and five feet.
- Clearly define the primary entrance with an awning, canopy or other architectural or landscape feature.
- Secondary public entrances are also encouraged on a larger building or along an alley if there is parking in the rear of the site.



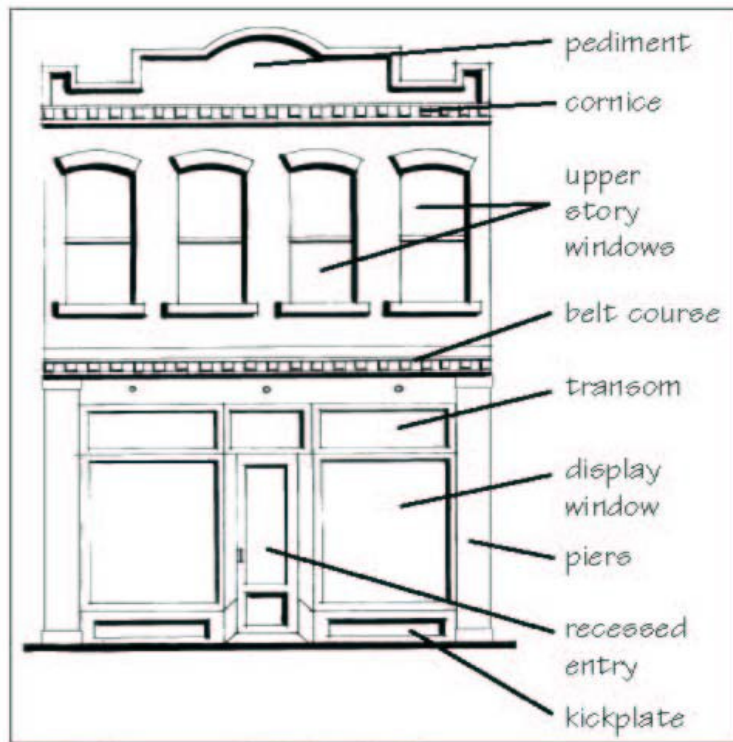
Windows and Doors

Windows and doors are some of the most important character-defining features of older structures. They give scale to buildings and provide visual interest to the composition of individual facades. Windows and doors often are inset into relatively deep openings or they have surrounding casings and sash components that have a substantial dimension that cast shadows which also contributes to the character of the historic style. A typical, upper-story window is twice as tall as it is wide. These proportions are within a limited range; therefore, upper-story windows in new construction should relate to the window proportions seen traditionally.

Features important to the character of a window include its clear glass, frame, sash, mullions, glazing, sills, heads, jambs, moldings, operation, location and relation to other windows. Features important to the character of a door include the door itself, doorframe, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.

Window Types and Façade Details

- Display windows: The main portion of glass on the storefront, where goods and services are displayed. This will help maintain the interest of the street to pedestrians by providing views to goods and activities inside first floor windows.
- Transom windows: The upper portion of the display window, separated by a frame.
- Kickplate windows: Found beneath the display window. Sometimes called a bulkhead panel.
- Upper-story windows: Windows located above the street level. These usually have a vertical orientation.



Storefront Guidelines

When restoring a façade a primary goal should be to retain the original shape of the transom glass in historic storefronts. Transoms, the upper glass band of traditional storefronts, introduced light into the depths of the building, saving on light costs. Traditionally, most storefront windows had a vertical emphasis. The proportions of these windows contribute to the character of each residence and

commercial storefront. Windows should also attempt to align with others in a block. Windows, lintels and their trim elements should align with those on adjacent older buildings.

The Installation of window air-conditioners in windows on building fronts is inappropriate. As well as very ornate windows or doors that are not appropriate to the building's architectural style or time period.

Awnings and Canopies

- An awning or canopy should be similar to those seen traditionally. Traditionally, awnings and canopies were noteworthy features of buildings in downtown and their continued use is preferred.
- An awning compatible in material and construction to the style of the building is encouraged.
- Use awning colors that are compatible with the overall color scheme of the facade. Solid colors or simple, muted-stripe patterns are appropriate.
- The awning should fit the opening of the building.
- Simple shed shapes are appropriate for rectangular openings.
- Internal illumination of an awning is inappropriate. Lights may be concealed in the underside of a canopy directed downward, however.
- A fixed metal/wooden canopy may be considered.
- Appropriate supporting mechanisms are wall-mounted brackets, chains and posts.
- Mount an awning or canopy to accentuate character-defining features. It should be mounted to highlight moldings that may be found above the storefront and should not hide character-defining features such as transom windows. Its mounting should not damage significant features and traditional details.

Commercial Design Styles

New interpretations of traditional building styles are encouraged. A new design that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow the building to be seen as a product of its own time and yet be compatible with its historic neighbors. Buildings that are similar in scale and overall character to those seen historically are strongly encouraged. New infill construction should be a balance of new and old in design. This applies to architectural details as well as the overall design of a building.

Italianate - Circa 1885-1900

Originally inspired by farmhouses found in Northern Italy, this blending of classical and romantic features became one of the most popular of the picturesque styles in the United States. Because of its ornate details, such as bracketed cornices, this style was easily adapted to simple buildings and storefronts. As the details and

features of this style were capable of being interpreted in wood, masonry or iron, it was also very adaptable in the various regions of the country.

With this adaptability and the sensibilities of the times, its popularity grew for commercial buildings.

Characteristics

- Tall, narrow, double-hung windows, often with arched or round arch heads (commonly referred to as “punched” windows as opposed to “ribbon” windows)
- Windowpanes are either one-over-one or two-over-two
- Protruding sills
- Quoins at building corners
- Double doors with glass panels
- Transom, often curved, above the front door
- Brackets, modillions and dentil courses
- Flat roof with ornate cornices
- Decorative paired brackets



Vernacular Commercial Storefronts - Circa 1900-1920

Usually between one and four stories, the vernacular commercial building is divided horizontally into two distinct bands. The first floor is more commonly transparent, so goods can be displayed, while the second story is usually reserved for residential or storage space. A steel beam that spans the glass opening typically supports the upper floor. However, many one-story examples also exist. A kick plate is found below the display window while above the display window, a smaller band of glass, a transom, is seen. Also, the main door is frequently recessed.

These buildings have stone and brick facades. Ornamental detail exists, but is simple, limited to a shallow molding such as a cornice. Some cornices were made of masonry, while others were made of stamped metal. Many carry simplified Italianate detailing. In essence, these buildings lack distinctive detail, contrasting them with the revival styles that were also popular during this period.

Characteristics

- Cast-iron supported storefronts
- Large display windows
- Transom lights
- Kickplate
- Recessed entry
- Tall second story windows and cornice



SECTION FOUR

Historic Overlay & CBD – Residential Developments

The residential component of the Central Business District should develop in a manner that is inviting to pedestrians while retaining the feel of older neighborhoods. Development should include a mix of building types, including older structures and newer structures constructed in an architectural style that contributes to a sense of visual continuity and strengthening the residential experience. Where appropriate, a combination of uses is encouraged, including single family, townhouses and multi-family.

Building Materials & Color Palette

Building materials should contribute to the visual continuity of the area. The materials should appear to be consistent and compatible with that of the traditional residential styles of the area. The materials should complement the surrounding area and aid the sense of historical identity.

- Materials shall appear to be similar to those used traditionally.
- Brick and cast stone were the traditional materials of commercial style buildings
- A simple material finish is encouraged for a large expanse of wall plane.
- A matte, or non-reflective, finish is preferred.
- Polished stone should be avoided as a primary material.

When replacing elements that were originally part of a historic building, special care should be taken. The new building materials should be as close to the original production material as possible. It is suggested that a builder research the proposed building to find evidence of the actual detail they plan to restore. This evidence can be found as documented photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used.

The appropriate use of color can be used to embellish building façade elements and enhance the attractive details of commercial buildings and should not disguise or overpower them. Colors should compliment neighboring buildings and reflect a traditional color palette. Extremely bright, fluorescent or neon colors shall not be permitted as the primary color on the facades of buildings. Only colors similar to or comparable to the palette adopted by the National Trust for Historic Preservation will be allowed.

See Appendix A for the adopted color palette for the City of San Angelo.

Mass, Size and Form

A building's mass, size and form should complement its exterior relationship to adjoining buildings and to its users or pedestrians. The form of a residential building should aid the surrounding pedestrian environment.

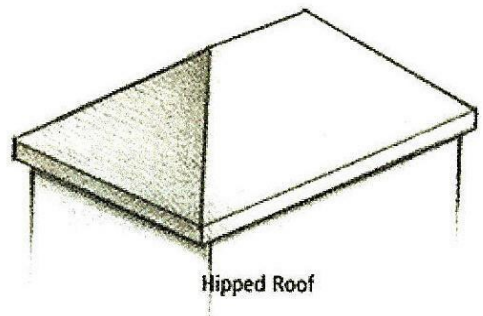
- Building heights vary in the Central Business District residential areas, yet there is a strong sense of similarity in scale.
- Building wall offsets, including projections, recesses, changes in floor level, or changes of materials should be used to add architectural variety and interest, and to relieve the visual impact of a blank wall. These recesses and projection should relate to the surrounding pedestrian activity.
- While single buildings may span several of the 20- to 30-foot wide properties, the individual lot width is still expressed as a distinct bay or module. Buildings should reflect this pattern.
- Traditional floor heights should be expressed with horizontal moldings, alignment of windows and other architectural details.
- Floor-to-floor heights shall appear to be similar to those seen traditionally. In particular, the windows in a building should appear similar in height to those seen traditionally. Windowsills, moldings and cornices are among those elements that may be seen to align.

Architectural Elements

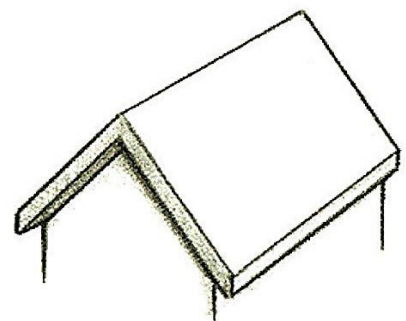
This section presents architectural design information for individual building elements that are influential to the overall character of Central Business District residential buildings. When the elements are appropriately used in combination with one another buildings will reflect an appropriate “look and feel” that is consistent with Central Business District.

Roof

The character of the roof is a major feature for most historic structures. When repeated along the street, the repetition of similar roof forms contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof. Gabled and hip forms occur most frequently in residential areas while flat roofs appear on older commercial buildings in San Angelo.



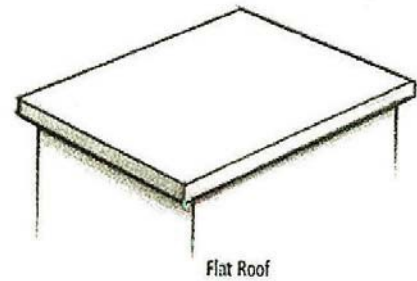
Hipped Roof



Gable Roof

Although the function of a roof is to protect a structure from the elements, it also contributes to the overall character of the building. The Central Business District has seen the construction of various roof forms.

- In residential areas, most roof forms are pitched, such as gabled and hipped.
- Avoid altering the angle of an older roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.
- Often repairing a basically sound roof can be much less expensive than a complete replacement. If a new roof is necessary, try to match the color, material, and pattern of the old as closely as possible.
- Water from downspouts should drain away from the building properly. If this is not possible, a downspout should empty onto a metal or concrete splash block that slopes downward and away from the building.



Porches

Many residential styles and building types developed with the porch as a prime feature of the front facade. A porch protects an entrance from rain and provides shade in the summer. It also provides a sense of scale to the building and provides a space for residents to sit and congregate. A porch provides stylistic details to the house, and in some cases is an integral part of an architectural style. Because of their historical importance and prominence as character-defining features, porches should be preserved and they should receive sensitive treatment during exterior rehabilitation. Porches vary as much as architectural styles. They differ in height, scale, location, materials and articulation. Some are simple one-story structures, while others may be complex with elaborate details and finishes. These elements often correspond to the architectural style of the house and therefore the building's design character should be considered before any major rehabilitation work is begun.

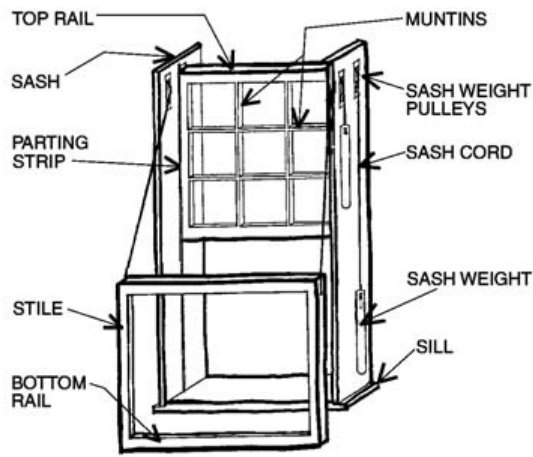


- Maintain the existing location, shape, details, and columns of the porch.
- Missing or deteriorated decorative elements should be replaced with new wood, milled to match existing elements. Match the original proportions and spacing of balusters when replacing missing ones.
- Unless used historically, wrought iron porch posts and columns are inappropriate.
- Enclosing a porch with opaque materials that destroy the openness and transparency of the porch is inappropriate. When a porch is enclosed or screened, it shall be done with a clear transparent material. This material should be placed behind porch columns.

Windows and Doors

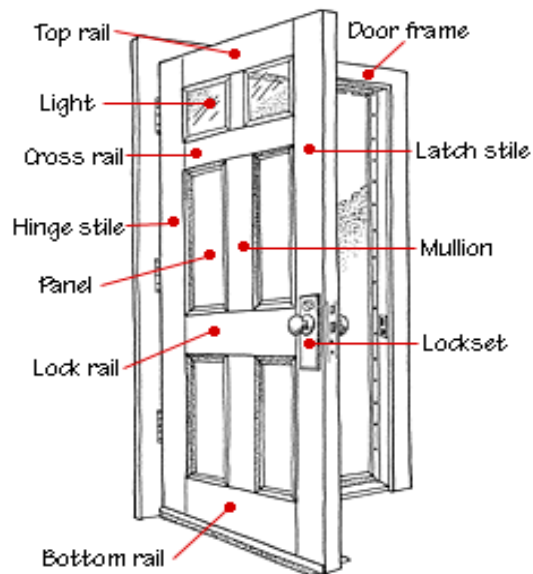
Windows and doors are some of the most important character-defining features of older structures. They give scale to buildings and provide visual interest to the composition of individual facades. Windows and doors often are inset into relatively deep openings or they have surrounding casings and sash components that have a substantial dimension that cast shadows which also contributes to the character of the historic style. A typical, upper-story window is twice as tall as it is wide. These proportions are within a limited range; therefore, upper-story windows in new construction should relate to the window proportions seen traditionally.

Typical Window Details



Features important to the character of a window include its clear glass, frame, sash, mullions, muntins, glazing, sills, heads, jambs, moldings, operation, location and relation to other windows. Features important to the character of a door include the door itself, doorframe, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.

Typical Door Details



Queen Anne Victorian Style Residential - Circa 1880-1910

Decorative detailing is one of the main characteristics of this architectural style. Houses typically have irregular shaped, hipped roofs often with steep pitches. Typically the buildings are asymmetrical in shape with one dominant front-facing gable. Extensive detailing is utilized to avoid a smooth-wall appearance. Detailing can take multiple forms such as patterned shingles; “gingerbread” type spindle work; and cutaway bay windows and towers. Porches are partial or full-width and often extend along one sidewall. Spindle work is also used extensively on porches and friezes.

Characteristics

- Steeply pitched, hipped roofs of irregular shape.
- Dominant front-facing gable
- Irregular shapes utilizing cutaway bay window and towers
- Extensive detailing to avoid a smooth-walled appearance
- Asymmetrical faced with partial or full-width porch
- Extensive use of spindle work on porches and friezes



Folk Victorian Style Residential - Circa 1870-1910

This style is defined by the presence of Victorian decorative detailing on simple folk house forms and are typically much less elaborate than the Victorian styles that they mimicked. The primary areas for the detailing are the porch and cornice line. There are a number of subtypes but the most common one in Central Business District is the asymmetrical gable front with wing and covered porch. Porch supports are commonly either turned spindles or square posts with beveled corners.

Characteristics

- Simple folk house form
- Gable front with wing
- Single story with covered porch
- Spindle work porch details



Prairie Style Residential – Circa 1900-1920

This style is sometimes referred to as the Prairie Box or American Foursquare. It has a simple square or rectangular plan, low pitched hipped roof and symmetrical façade. One story wings, porches or carports are common and subordinate to the principal two-story mass. The entrance is often a conspicuous focal point of the façade. Hipped dormers are common as are full-width front porches. Characteristic horizontal decorative elements often consist of contrasting caps on porch or balcony railings as well as piers and chimneys. Other elements include contrasting wood trim between stories and horizontal siding.

Characteristics

- Low-pitched roof usually hipped.
- Widely overhanging eaves
- Two stores with one story wings or porches
- Eaves, cornices, and façade detailing with horizontal lines
- Massive, square porch supports
- Hipped dormers



Craftsman Style Residential - Circa 1905-1930

This particular style originated in California and is often referred to as a bungalow, especially in the single story version. Front gabled porches and house are most common. Porches may be either full or partial width and may be covered by either the main roof or a separate, extended roof. Single story is the most common but one and one half are not uncommon.

Columns for porch roofs are typically shorter, square upper columns resting upon more massive piers.

Characteristics

- Low-pitched, gabled roof (occasionally hipped).
- Wide, unenclosed eave overhang
- Roof rafters usually exposed
- Decorative beams or braces commonly added under gables
- Full or partial width covered porches
- Tapered square porch column



SECTION FIVE

Historic Overlay & CBD – Signage and Screening

Signage

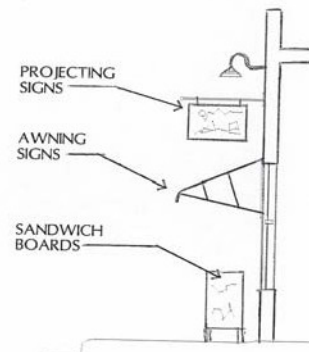
Signs can have a tremendous effect on the historic character of a building. Signage was a vital aspect of late 19th and early 20th century commercial areas and today it plays a great role in defining the identity of historic areas. In some situations, historic signs give continuity to an area and become community landmarks in themselves. Careful consideration should be given to the size, placement and graphics of a sign in order to create a uniform district and preserve the details of historic buildings. **For sign regulations, please see the San Angelo Ordinance (Chapter 12 Planning & Development, Article 12.600).**



Sign Types

Typical historic signs

- Roof top signs
- Painted signs at doors and windows
- Building face mounted or painted signs
- Sandwich boards
- Perpendicular projecting signs



Projecting signs: Projecting signs are mounted perpendicular to the building façade and were used in both pre-war and mid-century periods.

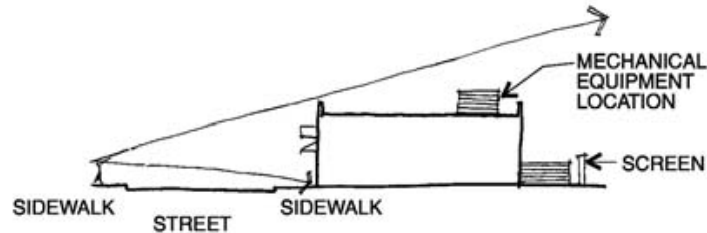
Awning Signs: These types of signs were mounted on the awning or canopy edges.

Window or Door Signs: Directly applied to the display window or door window, window signs help to attract the attention of pedestrians passing by.

Building façade mounted or painted signs: Signs of this type can help emphasize the historic details of a façade. Common during the pre-war period, these signs were painted or mounted directly on building facades.

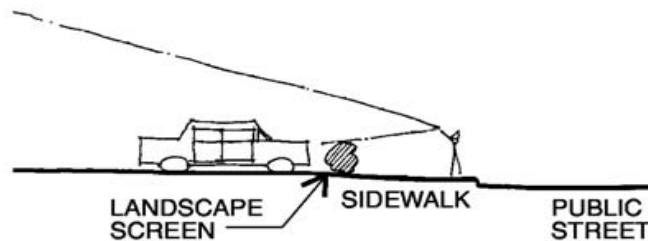
Screening Service and Mechanical Areas

Service and mechanical areas should be screened from the street and other pedestrian areas. Where possible, garbage and equipment areas should be positioned toward the rear of the property and screened from the street. Historic commercial properties with front entry loading areas or garages shall be well maintained and designed to fit the character of the front façade.



At historical properties, mechanical equipment like satellite dishes and air conditioners should not be located in front or visible portion of the property. This type of equipment shall be placed so that they are not visible to pedestrians and do not detract from the historic character of the buildings.

Plants and landscaping can be used as a mechanism to add screening and character to historic buildings and neighborhoods. Landscaping should be appropriate to the historic character of the neighborhood and enhance the overall surrounding environment. Care should be taken not to block significant views of the historic building.



APPENDIX A – HISTORIC COLOR PALETTE APPROVED BY COSA

Wall	Trim
	Accent

Classical / Colonial - 1800's



WALL	Classical Yellow	SW 2865
TRIM	Classical White	SW 2829
ACCENT	Colonial Revival Green Stone	SW 2826



WALL	Colonial Revival Stone	SW 2827
TRIM	Colonial Revival Tan	SW 2828
ACCENT	Classical White	SW 2829

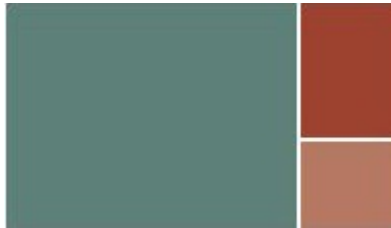


WALL	Colonial Revival Gray	SW2832
TRIM	Colonial Revival Sea Green	SW 2825
ACCENT	Classical Gold	SW 2831

Victorian – 1900's



WALL	Renwick Olive	SW 2815
TRIM	Rookwood Dark Brown	SW 2808
ACCENT	Renwick Golden Oak	SW 2824



WALL	Rookwood Blue Green	SW 2811
TRIM	Rookwood Terra Cotta	SW 2803
ACCENT	Rookwood Rose Beige	SW 2804



WALL	Downing Straw	SW 2813
TRIM	Rookwood Red	SW 2802
ACCENT	Rookwood Dark Green	SW 2816



WALL	Renwick Heather	SW 2818
TRIM	Downing Slate	SW 2819
ACCENT	Downing Stone	SW 2821



WALL	Downing Earth	SW 2820
TRIM	Downing Sand	SW 2822
ACCENT	Rookwood Amber	SW 2817

Suburban Modern – 1950's



WALL Harvest Gold
TRIM Avocado
ACCENT Super White

SW 2858
SW 2861
SW 6995



WALL Westchester Gray
TRIM Chelsea Gray
ACCENT Stratford Blue

SW 2849
SW 2850
SW 2864



WALL Stratford Blue
TRIM Super White
ACCENT Plymouth Green

SW 2864
SW 6995
SW 2852



WALL Peace Yellow
TRIM Caribbean Coral
ACCENT Sycamore Tan

SW 2857
SW 2854
SW 2855

Suburban Modern – 1950’s cont’d.



WALL	Caribbean Coral	SW 2854
TRIM	New Colonial Yellow	SW 2853
ACCENT	Fairfax Brown	SW 2856



WALL	Burma Jade	SW 2862
TRIM	Super White	SW 6995
ACCENT	Beige	SW 2859



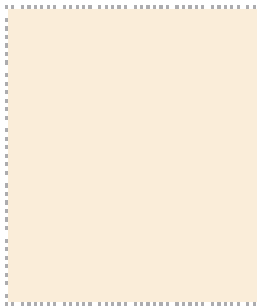
WALL	Sycamore Tan	SW 2855
TRIM	Sage Green Light	SW 2851
ACCENT	Powder Blue	SW 2863

APPENDIX B – RECOMMENDED COLORS BY THE NATIONAL TRUST FOR HISTORIC PRESERVATION

CLASSICAL/COLONIAL

{ 1800 }

IT IS THE TRUE AMERICAN STYLE. First created by Thomas Jefferson, this balanced blend of 18th century neoclassicism and 19th century romanticism emulated the spirit of a new nation with its leanings toward Ancient Greek and Roman style. Yellowish whites were used to simulate ancient marble. Rookwood Shutter green was used on outside blinds for its resemblance to the bronze shutters of Renaissance buildings. It's a style that continues in popularity today, and you'll find every authentic shade in our Preservation Palette.



Classical White
SW 2829



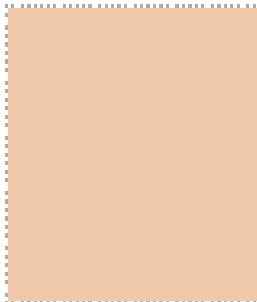
Classical Yellow
SW 2865



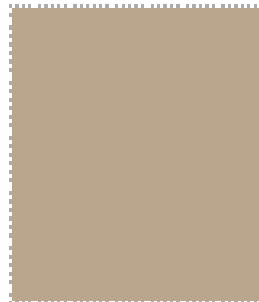
Classical Gold
SW 2831



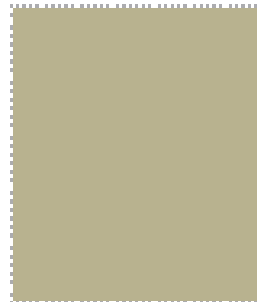
Colonial Revival Gray
SW 2832



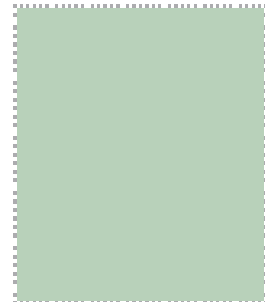
Colonial Revival Tan
SW 2838



Colonial Revival Stone
SW 2827



Colonial Revival Green Stone
SW 2826



Colonial Revival Sea Green
SW 2825

IT WAS A PERIOD OF CONTRASTS. *Natural shades of sand, stone, slate and earth, on homes designed in the style of a Gothic revival. Accents were everything, with ornate windows, doors and cornices painted in vivid hues that featured every ornament. And whether you're faithfully restoring a home in perfect detail, or simply love the look, our Victorian Preservation Palette has all the authentic colors you need.*



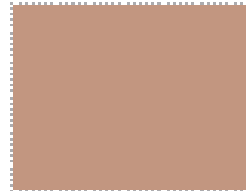
Bookwood Dark Red
SW 2801



Bookwood Red
SW 2802



Bookwood Terra Cotta
SW 2803
*GlennAcorn® Vivid Yellow



Bernick Bone Beige
SW 2804



Bookwood Dark Brown
SW 2806



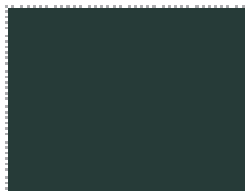
Bookwood Medium Brown
SW 2807



Bookwood Brown
SW 2808



Bernick Beige
SW 2805



Bookwood Slather Green
SW 2809



Bookwood Sash Green
SW 2810



Bookwood Blue Green
SW 2811



Bookwood Jade
SW 2812



Bookwood Dark Green
SW 2816



Bernick Olive
SW 2813



Bookwood Antique Gold
SW 2814



Downing Straw
SW 2815



Bernick Golden Oak
SW 2824



Bookwood Clay
SW 2825



Downing Sand
SW 2822



Downing Stone
SW 2821

IT WAS A WHOLE NEW OUTLOOK ON LIFE. *The war was over, and Americans were ready to settle down and enjoy the simplicity and prosperity victory had brought. Homes became smaller, more alike and more easily produced. And the brighter, sunnier colors they painted them in reflected a newfound optimism. Whether you're nostalgic for the 50's style, or are refurbishing in exact detail, our Preservation Palette has the colors you need.*



Peace Yellow
SW 2857



Harvest Gold
SW 2858 P1



Edge
SW 2859



Sage
SW 2860



New Colonial Yellow
SW 2853 P1



Caribbean Coral
SW 2854



Sycamore Tan
SW 2855



Fairfax Brown
SW 2856



Avocado
SW 2861



Burma Jade
SW 2862



Powder Blue
SW 2863



Stratford Blue
SW 2864 P1



Hymn Green
SW 2852



Sage Green Light
SW 2851



Chelsea Gray
SW 2850

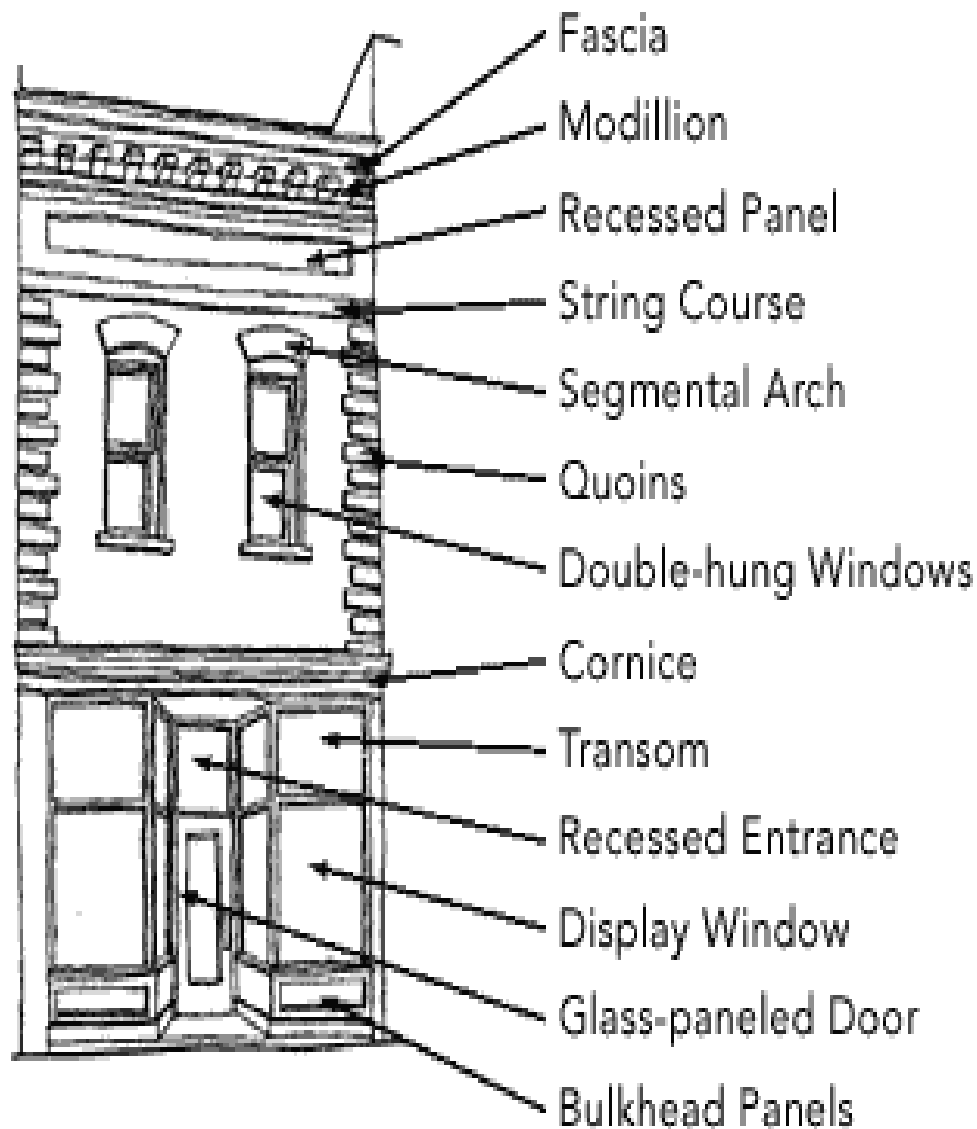


Wickham Gray
SW 2849

APPENDIX C – GLOSSARY OF TERMS

Traditional Historic District – Site Characteristics

Commercial Facades – The Components



DEFINITIONS:

CORNICE	A horizontal molded projection that crowns or completes a building or wall
DORMERS	A window set vertically into a small gable projecting from a sloping roof
FASCIA	Abroad and distinct band of color
MODILLION	An ornamental bracket used in series under a cornice
PALETTE	The range of colors used in a particular painting or by a particular artist
PARAPETS	A low protective wall or railing along the edge of a raised structure such as a roof or balcony
QUOINS	Any of the stones used in forming such an angle, often being of large size and dressed or arranged so as to form a decorative contrast with the adjoining walls
TRANSOM	A horizontal crosspiece over a door or between a door and a window above it

For the PLANNING COMMISSION

Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: 7 WEST TWOHIG PARTNERSHIP

Parcel I.D.: 5

Address: 201 S CHADBOURNE ST

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☒
Additional Comments:

I am opposed ☐

Signature: _____



Signature: _____



For the PLANNING COMMISSION

Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: BROWN KENNETH W

Parcel I.D.: 20

Address: PO BOX 2690

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☒
Additional Comments:

I am opposed ☐

Signature: 

For the PLANNING COMMISSION

Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: DCM PARTNERSHIP

Parcel I.D.: 41

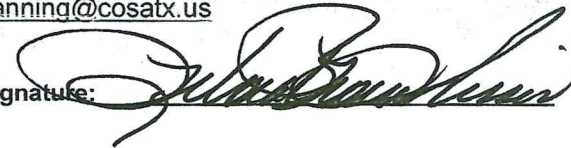
Address: PO BOX 2690

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☒
Additional Comments:

I am opposed ☐

Signature: 



The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

PEREZ LOUIS A III
112 W COLLEGE AVE
SAN ANGELO, TX 76903-5816

**NOTICE OF PUBLIC HEARING – DESIGNATION OF HISTORIC DISTRICT
OWNERS WITHIN 200-FEET**

RE: Zone Change Z22-02

5/26/2022

The City of San Angelo is proposing to recommend the **adoption of a new historic district** in downtown which requires public hearings. The attached map shows the area of this request. **Only the properties identified within the proposed new historic district are being considered for this request.**

Your property is not affected by this change, but you are getting this notice because your property is within 200 feet of the subject property.

The first public hearing will be before the City's Design and Historic Review Commission (DHRC) on **Thursday, June 16, 2022**, during a meeting scheduled to begin at **10:00 am**. The meeting will be held in the **East Mezzanine of City Hall**, located at 72 West College Avenue.

If recommended for approval by the DHRC, this case will be heard by City Council at a second public hearing scheduled for **Tuesday, June 21, 2022 at 8:30 AM** in **McNease Convention Center** 501 Rio Concho Dr.

We are requesting that affected property owners and those within 200 feet indicate their support or opposition to this proposal by responding in writing as described below.

This hearing is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may fill out and return. Comments are also accepted by email as listed below; if you email, please provide your name and the address of the affected property.

If you have any questions about this proposal or the scheduled public hearings, please contact **Jeff Fisher, Chief Planner**, at 325-657-4210 ext. 1550 or by email at jeff.fisher@cosatx.us

For the PLANNING COMMISSION

Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02 (property owner within 200')

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: PEREZ LOUIS A III
Parcel I.D.: 37
Address: 112 W COLLEGE AVE

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☒
Additional Comments:

I am opposed ☐

Signature: _____



The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

SAN ANGELO ISD
1621 UNIVERSITY AVE
SAN ANGELO, TX 76904-5164

NOTICE OF PUBLIC HEARING – DESIGNATION OF HISTORIC DISTRICT
OWNERS WITHIN 200-FEET

RE: Zone Change Z22-02

5/26/2022

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For the PLANNING COMMISSION
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CASE #: Z22-02 (property owner within 200')

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Name: SAN ANGELO ISD
Parcel I.D.: 46
Address: 1621 UNIVERSITY AVE

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☒
Additional Comments:

I am opposed ☐

Signature: _____

Guy McFar



The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

MIKESKA TERRY J
2197 CLUB HOUSE LN
SAN ANGELO, TX 76904-8751

RE: Chadbourne Corridor Commercial Historic District

2/21/2022

On **Wednesday, March 2, 2022, from 6:00pm to 8:00pm** in the **East Mezzanine of City Hall, 72 West College Avenue**, the City of San Angelo Planning Division is hosting a Town Hall Meeting to discuss bringing properties within the red boundary area on the attached map into a new historic district. Light refreshments will be provided. (see attached flyer). This Town Hall Meeting is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the meeting. No formal action will be taken at this meeting. The intent is to allow property owners and anyone interested an opportunity to provide comments and feedback. At the bottom of this letter is a form that you may also cut off, fill out, and mail. Comments are also accepted by email to planning@cosatx.us. If you have questions about these proceedings, please contact **Jeff Fisher, Chief Planner**, at telephone 325-657-4210 ext: 1550.

Please call (325) 657-4210 if you have any questions about this notice.

Town Hall Meeting – Chadbourne Corridor Commercial Historic District

You may provide comments or questions on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: MIKESKA TERRY J
Parcel I.D.: 83
Address: 2197 CLUB HOUSE LN

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: _____

For the PLANNING COMMISSION

Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: ONE EAST TWOHIG PARTNERSHIP

Parcel I.D.: 87

Address: 1 E TWOHIG AVE

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature:

[Handwritten Signature] Partner



The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

SAN ANGELO ISD
1621 UNIVERSITY AVE
SAN ANGELO, TX 76904-5164

NOTICE OF PUBLIC HEARING – DESIGNATION OF HISTORIC DISTRICT

RE: Zone Change Z22-02

5/26/2022

The City of San Angelo is proposing to recommend the **adoption of a new historic district** in downtown. State law requires that public hearings be conducted and that the City provide to you an impact statement detailing the impacts of a historic designation. This letter is a notice of those upcoming public hearings and the required impact statement (attached to this letter). Finally, the attached map shows the area of the proposed district.

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For the PLANNING COMMISSION

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CASE #: Z22-02

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Name: SAN ANGELO ISD
Parcel I.D.: 107
Address: 1621 UNIVERSITY AVE

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☒
Additional Comments:

I am opposed ☐

Signature: Gyr Mcfa



The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

TERRAZAS MIKE V & TERESA M
522 ANGELO BLVD
SAN ANGELO, TX 76901-2549

NOTICE OF PUBLIC HEARING – DESIGNATION OF HISTORIC DISTRICT

RE: Zone Change Z22-02

5/26/2022

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For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: TERRAZAS MIKE V & TERESA M
Parcel I.D.: 127
Address: 522 ANGELO BLVD

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☒
Additional Comments:

I am opposed ☐

Signature: 

For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02 (property owner within 200')

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: BILLBOARD PROPERTIES 1 LLC
Parcel I.D.: 8
Address: PO BOX 1991

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☐
Additional Comments:

I am opposed ☒

Signature: Addison Lee Rye

For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02 (property owner within 200')

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: SOUTHWEST ORIENT PROPERTIES LLC
Parcel I.D.: 50
Address: PO BOX 1991

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☐
Additional Comments:

I am opposed ☒

Signature: Addison Lee Rye

For the PLANNING COMMISSION

Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: CALHOUN JASON & DANA

Parcel I.D.: 25

Address: 2622 OXFORD AVE

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☐
Additional Comments:

I am opposed ☒

Signature: 

For the PLANNING COMMISSION

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CASE #: Z22-02 (property owner within 200')

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Name: HARLOW PROPERTIES LLC

Parcel I.D.: 26

Address: 107 W TWOHIG AVE

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☐
Additional Comments:

I am opposed ☒

Signature: 
5/31/2022

For the PLANNING COMMISSION

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CASE #: Z22-02

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: GOFF THOMAS M

Parcel I.D.: 58

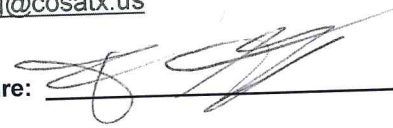
Address: 10309 MONTANIO DR

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☐
Additional Comments:

I am opposed ☒

Signature: 

#65

Janice and Bob Hatfield
10 W. 3rd
San Angelo, TX 76903

June 6, 2022

Jeff,

Re: the Proposed Historic District

You and I spoke on the phone last week about our concerns and our disapproval of the proposed Historic District. This is a followup to our conversation.

Our property is located at 10 W. 3rd and has been included in the proposed Historic District. We remain opposed to the city of San Angelo adopting this plan as a whole, but especially for our property. First, the Downtown District already regulates and restricts property owners to comply with certain criteria to keep the area uniform, we do not need more. For now, it is claimed, the regulations are minimal and very similar to the regulations already in the Downtown District (sounds like all the bases are already covered). Historically, the nature of government is to take more and more control and, if the Historic District is adopted, the city will continue to expand those regulations and requirements making future projects and repairs more cumbersome and costly. Time is money and waiting on approval for projects has already been a nightmare for many property owners under the "simple" Downtown District regulations and requirements. That will only be worse under the proposed scenario. In a prior meeting, the stated rationale for this district is to preserve and keep from tearing down old buildings, but sometimes that is the only alternative. In today's high inflation, limited availability of materials and long waits for material.... the cost of restoring buildings is becoming even more cost prohibitive. Requirements to install certain materials or restore structures with period like materials further increases the cost. The City wants restoration, however the cumbersome process can be a deterrent.

Secondly, we are absolutely opposed to the inclusion of our property at 10 W. 3rd. Clearly, as seen on the map, the buildings closest to us face N. Chadbourne, and we do not. It was stated at the first meeting THAT, perhaps, if we do not like it, we should not have property in the Historic District. We bought this building and land in 1999 from the children of the man, Mr. Cohen, who built the building in the 1950's. At the time, his children were in their 80's and we became very good friends with them. They have since passed. They wanted us to buy the building as we understood how much the heritage of this building meant to them. Just because we do not have the same passion for this Historic District as some, does not mean we should not have this property AND, for sure, should not have something imposed on us when we are not in agreement.

Thank you,
Janice Hatfield
325 656-2497



The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

HATFIELD ROBERT DALE & JANICE SUE
6525 SAINT GEORGE CIR
SAN ANGELO, TX 76904-9393

NOTICE OF PUBLIC HEARING – DESIGNATION OF HISTORIC DISTRICT

RE: Zone Change Z22-02

5/26/2022

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For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: HATFIELD ROBERT DALE & JANICE SUE
Parcel I.D.: 65
Address: 6525 SAINT GEORGE CIR

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☐
Additional Comments:

I am opposed ☒

Signature:

Robert Dale Hatfield
Janice Sue Hatfield

For the PLANNING COMMISSION

Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02

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Name: HISTORIC CITY CENTER PROJECT INC

Parcel I.D.: 66

Address: PO BOX 1991

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☐

I am opposed ☒

Additional Comments:

Signature: _____

Addison Lee Pluza

For the PLANNING COMMISSION

Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: HUGHES CHARLES J & JULIE G TRUSTEES OF THE

Parcel I.D.: 67

Address: 1104 W BEAUREGARD AVE

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☐
Additional Comments:

I am opposed ☒

Signature: Julie Hughes

For the PLANNING COMMISSION

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Name: HUGHES CHARLES J & JULIE G TRUSTEES OF THE

Parcel I.D.: 67

Address: 1104 W BEAUREGARD AVE

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☐
Additional Comments:

I am opposed ☒

Signature: Charles J Hughes

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☐
Additional Comments:

I am opposed ☒

Signature: Charles J Hughes

This property of mine is already in the
River course Dist.
I do not need some
Approve my plans
government!
committee to
Enough damn



The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

KURTZ RONALD
2426 LOXFORD LN
ALPHARETTA, GA 30009-8753

NOTICE OF PUBLIC HEARING – DESIGNATION OF HISTORIC DISTRICT

RE: Zone Change Z22-02

5/26/2022

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For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02

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Name: KURTZ RONALD

Parcel I.D.: 76

Address: 2426 LOXFORD LN

770-740-2200

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☐

I am opposed ☒

Signature: Ronald Kurtz

5-31-2022

Additional Comments:

Re forence 311 N. CHAD BOURNE

Fisher, Jeff

From: Richard Salmon <seafishes@msn.com>
Sent: Friday, June 10, 2022 3:34 PM
To: *Planning
Subject: Designation of historic district, parcel 105

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

I am opposed to this designation!
Richard. Salmon

Sent from my iPad

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

Fisher, Jeff

From: Kevin Stanford <kevzb7@gmail.com>
Sent: Thursday, June 16, 2022 9:42 AM
To: *Planning; Fisher, Jeff; Beebee Stanford
Cc: director@dtsa.org
Subject: Opposition to Historic Designation

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

To whom it may concern at the City of San Angelo Planning Commission:

My wife, Judie Stanford, and I (through sandandjello LLC) are the new owners of 21 East Harris, the building formerly known as The Talley Press.

<https://iswdataclient.azurewebsites.net/webProperty.aspx?dbkey=TOMGREENCAD&stype=name&sdata=sandandjello%20llc&time=202206160922055&id=R000006073>

We have been made aware that there is to be a hearing this morning regarding the adoption of a new historic district downtown, and that our building (Case #: Z22-02, parcel ID: 126) will be historically designated if we do not lodge our opposition in writing.

Note: Our building is listed as a Medium Priority / Not individually listed or eligible for NRHP / Contributing resource in the Historic Resources Survey of Downtown San Angelo

(<https://www.cosatx.us/home/showpublisheddocument/34919/637722388790870000>).

While my wife and I do not have any issue with the downtown historic district including our building, we oppose our building itself being historically designated, as the facade has been irreversibly altered from the original.

Please see the attached photos showing our building in the late 1920s/early 1930s, 1978, and today.

From: [Jeanette Driskell](#)
To: [*Planning](#)
Subject: Opposed to Chadbourne Corridor Commercial Historic District
Date: Friday, February 25, 2022 2:03:34 PM

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

Town Hall Meeting – Chadbourne Corridor Commercial Historic District

Name: TALLEY, PATRICIA B

Parcel ID: 123

Address: 1971 Saint Marys Street, San Angelo TX 76904

ATTN: Planning and Development Services

Email: planning@cosatx.us

I am OPPOSED to the Chadbourne Corridor Commercial Historic District.

My building at 19-21 E. Harris Avenue was previously renovated according to city standards in the 1970's. The "historical aspects" of the façade have already been removed and replaced with modern architecture. The building is in visual harmony with the area, as most of the buildings on Harris Avenue are of modern architecture.

There is no reason to extend a historic district to include areas that are not currently in line with the historic architecture on Concho Street. The frontier street aspects of Concho Street are wonderful, but the rest of the downtown area doesn't look the same. The rest of the downtown area moved on and modernized.

Trying to revitalize the downtown area shouldn't include even more rules, regulations, and hoops to jump through. The city is proposing more barriers and obstacles which will discourage new businesses coming to the downtown area.

The proposed Chadbourne Corridor Commercial Historic District is too large and includes too many buildings and businesses that are not historic and should not be regulated as such.

Sincerely,

Patricia B. Talley and Jeanette Talley Driskell

Sent from [Mail](#) for Windows

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: TEXAS THEATRE OF SAN ANGELO
Parcel I.D.: 128
Address: PO BOX 1991

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☐
Additional Comments:

I am opposed ☒

Signature: Addison Lee Bynum

For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-02

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: TWOHIG PARTNERS LLC
Parcel I.D.: 129
Address: PO BOX 1991

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☐
Additional Comments:

I am opposed ☒

Signature: Addison Lee Bynum

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 7, 2022

Item type: Consent Item

Caption:

Second reading to amend the Budget Ordinance for the fiscal year beginning October 1, 2021 and ending September 30, 2022 to delete a fire fighter position and add a civilian position (Patrick Brody)

Staff Recommendation:

Approve

Summary/History:

The Fire Department is requesting amending COSA 2021-2022 budget ordinance, lowering Fire Fighter rank number from 90 to 89 and reclassifying the position to civilian.

Currently, Howard College is the accrediting body for our Paramedic program. In 2021, Howard College moved to a traditional college schedule, extending the program to a 30-month curriculum. The Fire Department was forced to provide our own instructor to keep the program within a 12 month time frame. If we did not provide this position, our students would be in the academy for 36 months, creating multiple unfilled positions and uncontrollable overtime numbers. The Fire Department made the required adjustments internally and reassigned the only qualified personnel to fill this instructor role.

Our current EMS instructor has given his intent to retire in the next 3-6 months. The Fire Dept. is requesting to amend the code of ordinances and reclassify this position to be civilian. This will allow the department to seek qualified external applicants. Currently, we do not have any personnel within the department that meet the criteria to fill this role. The time frame to acquire the certifications required for lead instructor of a paramedic program will take approximately two years (required certifications: EMS Coordinator, EMS Instructor, and Administrator of Record).

Current salary and benefit package for firefighter: \$66,429

Proposed salary grade for civilians-Grade 28 pay range \$56,413---\$84,620

The budget division has confirmed the Fire Dept has available funding in our salaries budget to fund the difference in pay.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Full-Time Salaries	101-9000-422.01-10		\$0.00

Financial Impact:

Current salary and benefit package for Firefighter \$66,429
Proposed salary grade for civilian - Grade 28 pay range \$56,413 - \$84,620

The Budget division has confirmed the Fire Department has available funding in their salaries budget to fund the difference.

Other Information/Recommendation:

Attachments:

1. Ordinance removing FF position (002)
- Ordinance removing FF position (002).docx

Presentation:

Patrick Brody

Approvals/Reviews:

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

AN ORDINANCE OF THE CITY OF SAN ANGELO AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022, TO DELETE A FIRE FIGHTER POSITION AND ADD A CIVILIAN POSITION

WHEREAS, in the 2021-2022 adopted budget for the City of San Angelo, the City Council approved 90 Fire Fighters and 616 Civilians, and

WHEREAS, the Chief of the San Angelo Fire Department wishes to reallocate positions within the Fire Department to reduce the number of Fire Fighters to 89 and increase the number of civilian employees to 617; and

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

The Classification plan for authorized positions found in the City's budget for fiscal year 2021-2022 be amended as follows:

"Classification plan for authorized positions:

Fire Chief	1
Assistant Chief	2
Battalion Chief	4
Fire Captain	12
Fire Lieutenant	21
Fire Engineer (or Driver)	49
Fire Fighter	89
Fire Department – Civil Service Subtotal	179
Police Chief	1
Assistant Chief	2
Police Lieutenant	7
Police Sergeant	28
Police Officer	142
Police Department – Civil Service Subtotal	180
Civilians	617
Total Staffing Levels	975"

INTRODUCED with public hearing on the 21st day of June, 2022, and finally **PASSED** on this 7th day of July, 2022.

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 7, 2022

Item type: Consent Item

Caption:

Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2021, and ending September 30, 2022, for fuel and materials due to inflation (Tina Dierschke)

Staff Recommendation:

Adopt

Summary/History:

A budget amendment is necessary to increase revenue and expenses related to fuel and material operating budgets due to inflation.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Fleet Services	301-0000-340.01-00		\$500,000.00
Fleet Services	301-1800-500.06-24		\$500,000.00
Fleet Services	301-0000-340.03-00		\$400,000.00
Fleet Services	301-1800-500.06-25		\$400,000.00

Financial Impact:

Increasing revenue and expenditure on fuel (\$500,000) and materials (\$400,000).

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | 2022 05.03 Ordinance | 2022 05.03 Ordinance.docx |
| 2. | Budget Amendment Memo - 301 | Budget Amendment Memo - 301.pdf |
| 3. | 2022 06.21 Presentation - BA Memos Fuel | 2022 06.21 Presentation - BA Memos Fuel.pptx |

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle
Theresa James
Tina Dierschke
Julia Antilley

Created/Initiated
Approved
Approved
Final Approval

AN ORDINANCE OF THE CITY OF SAN ANGELO AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022, FOR UNPLANNED EXPENDITURES.

WHEREAS, the City of San Angelo has determined that certain budgeted amounts should be amended due to purchases, 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 2021-2022 be amended by the amounts contained in **Exhibit "A"**.

INTRODUCED with public hearing on the 21st day of JUNE 2022, and finally **PASSED** on this 7th day of JULY 2022.

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)
Fleet Services	900,000	900,000	-
	\$900,000	\$900,000	\$-

City of San Angelo
Proposed Budget Amendment
Additional Information

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
Material and Fuel cost increases	Departmental Contributions	900,000	900,000	-
		\$900,000	\$900,000	\$-

Memo

To: Tina Dierschke, Finance Director
From: Ryan Kramer, Senior Fleet Manager
Date: 06/09/2022
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Increase revenue and expense for fuel and materials operating budgets

Source of Funding:

301 - Fleet Services

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

No

Project/Budget to be amended	Revenue	Expense
Gas and Oil	500,000	500,000
Materials	400,000	400,000

Additional Comments:

Increases requested due to rising fuel costs, parts and repairs.



City Council

June 21, 2022

Budget Ordinance Amendments

Tina Dierschke

Budget amendment

Fleet Services	Revenue	Expense
Gas & Oil	500,000	500,000
Material	400,000,	400,000

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[YouTube.com/CityofSanAngelo](https://www.youtube.com/CityofSanAngelo)



info@cosatx.us



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jeff Fisher, Sr. Planner, Planning and Development Services, 325-657-4210

Meeting Date: July 7, 2022

Item type: Regular Item

Caption:

Consider authorizing the City Manager to waive subdivision plat fees associated with preliminary and final plats for Wall Volunteer Fire Department (Presentation made by Planning & Development Services Assistant Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

Wall Volunteer Fire Department has submitted a preliminary plat and a final plats through the City's land subdivision process to facilitate construction of a new fire station within the City's extraterritorial jurisdiction (the area outside the city limits where the City has the authority to review and approve land subdivisions). The property is located northwest of US Highway 87 and Loop 306, and south of Fairview School Road. These plats will be presented to the Planning Commission on Monday, June 20th, 2022, and the Planning Commission approved both plats (see attachments). If this fee waiver request is denied, they Wall Volunteer Fire Department will be required to pay the total application fee of \$675 for the two plats and the requested variance.

Funding Source(s):

Financial Impact:

The request is to waive the fees for the Preliminary Plat (\$275) and the Final Plat (\$275), as well as the fee for a variance request that would allow a Preliminary Plat to be approved without showing a required street through the property between the US Highway 87 Frontage Road and Fairway School Road (\$125). The total fiscal impact of approving this fee waiver would be a net reduction of \$675 in General Fund revenue for the Permits & Inspections Division of Planning & Development Services.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | 20220610-Wall VFD Request Waiver of Fees | 20220610-Wall VFD Request Waiver of Fees.pdf |
| 2. | Wall_Subdivisions_approval&checklist | Wall_Subdivisions_approval&checklist.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Jeff Fisher

Zachary Rainbow

Jon James

Brandon Dyson

Jon James

Theresa James

Julia Antilley

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Final Approval



WALL VOLUNTEER FIRE DEPARTMENT
"SERVING OUR NEIGHBOR"
Est. 1968



San Angelo City Council

06-10-2022

Ref: Wall Volunteer Fire Department is building a substation just East of Fairview School Rd and US Hwy 87 South to better serve our Fire District customers.

Wall VFD has a mutual aid agreement with the City of San Angelo and we have responded many times over the years as has SAFD assisted us. Most responses are wildland fires, but we have also fought side by side with SAFD on structure fires and provided water shuttle operations with our tankers to SAFD when the hydrants were not adequate. We delivered water to "Community Hospital" during a city water main break and have manned low water crossings during flooding events. We maintain expensive inspections on our Ladder truck in order to make our ladder truck available to the city and we have a professional relationship with SAFD. We have ALWAYS responded when called without hesitation and always will. Our motto is, "Serving Our Neighbor" and we truly believe in our Motto!

Because we are within San Angelo's ETJ, we are required to file for approval from the Planning Commission and pay certain fees. Wall VFD respectfully request the Council to consider waiving the two plat fees at \$275.00 each and the variance fee of \$125.00 for a total of \$675.00. We ask this of you, because we need to use this money toward the cost of this project.

Thank you for your time and consideration of this request.

Respectfully Submitted,

David K. McIntyre
Assistant Fire Chief/Board Member
Wall VFD
PO Box 280
Wall, TX 76957
325.234.1714 Cell

"In God, We Trust" - "Serving our Neighbor"

"Together we train, to do the best job we can, with the circumstances we are presented with."



The City Of

San Angelo, Texas

Planning Division

52 West College Avenue, 76903

June 21, 2022

Mr. Charles Michalewicz

cmichalewicz@hotmail.com

Subject and Property: A request for approval of a Preliminary Plat of Wall Volunteer Fire Department, being 32.151 acres, and a variance from Chapter 9.II.B of the Subdivision Ordinance to allow a block length to exceed 2,200 feet in a residential area; and a request for approval of a Final Plat of Wall Volunteer Fire Department, being 1.5 acres, located northwest of S. U.S. Highway 87 and F.M. 1223.

Dear Sir:

At its meeting on Monday, June 20, 2022, the Planning Commission for the City of San Angelo **APPROVED** your request for approval of a Preliminary Plat of Wall Volunteer Fire Department, being 32.151 acres, **APPROVED** a variance from Chapter 9.II.B of the Subdivision Ordinance to allow a block length to exceed 2,200 feet in a residential area; and **APPROVED** a request for approval of a Final Plat of Wall Volunteer Fire Department, being 1.5 acres, located northwest of S. U.S. Highway 87 and F.M. 1223.

The **preliminary plat** is subject to **one condition of approval**:

1. Prior to plat signatures, submit a revised plat with the following:
 - a) Rename the plat to be consistent with the final plat (or change final plat to be consistent with the preliminary plat);
 - b) Change title blocks to reflect preliminary plat requirements;
 - c) Provide a clean copy removing all structures
[Land Development and Subdivision Ordinance, Chapter 7.I].

Note:

1. Addressing is under the jurisdiction of Concho Valley Council of Governments unless annexed.

The **final plat** is subject to **five conditions of approval**:

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].

2. Prior to plat recordation, submit a revised plat illustrating the following:
 - a. Rename the plat to be consistent with the preliminary plat (or change preliminary plat to be consistent with the final plat);
 - b. Remove all contours and waterways from the plat. [Land Development and Subdivision Ordinance, Chapter 7.II].
3. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004].
4. Prior to plat recordation, provide a site plan showing existing structures and existing septic systems, and specifying the water source, to the Tom Green County Environmental Health Department. A suitability study must also be submitted. For more information, contact Pam Weishuhn at 325-658-1038. Provide City staff with approval. [Title 30 TAC Chapter 285, Health and Safety Code Chapter 366]
5. Prior to plat recordation, prepare and submit TXDOT approved plans, illustrating the required construction of street(s) and approaches providing access to property [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct to approved plans. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV].

Note:

1. Addressing is under the jurisdiction of Concho Valley Council of Governments unless annexed.

When you are ready to have the **final plat** recorded with the Tom Green County Clerk, please present the Planning Division with suitably corrected copies for signature by City officials, in the form and manner prescribed on an attached instruction sheet. A minimum of two (2) Mylar film copies and two (2) paper copies are required. Instructions are included on the following page.

Please contact the Planning Division for further assistance at telephone number (325) 657-4210, Extension 1550.

Sincerely,



Jeff Fisher, AICP
Chief Planner

**CITY OF SAN ANGELO, TEXAS
PLANNING DIVISION:**

**SPECIFICATIONS REGARDING SUBMISSION OF FINAL (RE)PLAT DOCUMENTS FOR
SIGNATURE BY CITY OFFICIALS AND, EVENTUALLY, FOR RECORDING WITH THE TOM
GREEN COUNTY CLERK**

Any City-approved subdivision or resubdivision is not considered to have been completed, until fully-executed film and paper copies of the plat or replat are filed for recording with the County Clerk. Prior to any such filing, **at least** four positive copies of each plat or replat must be furnished to the City's Planning Division. These four positive copies must have incorporated all formal modifications previously itemized by City officials as a condition for the (re)subdivision's approval. These same four copies must also be as specified below:

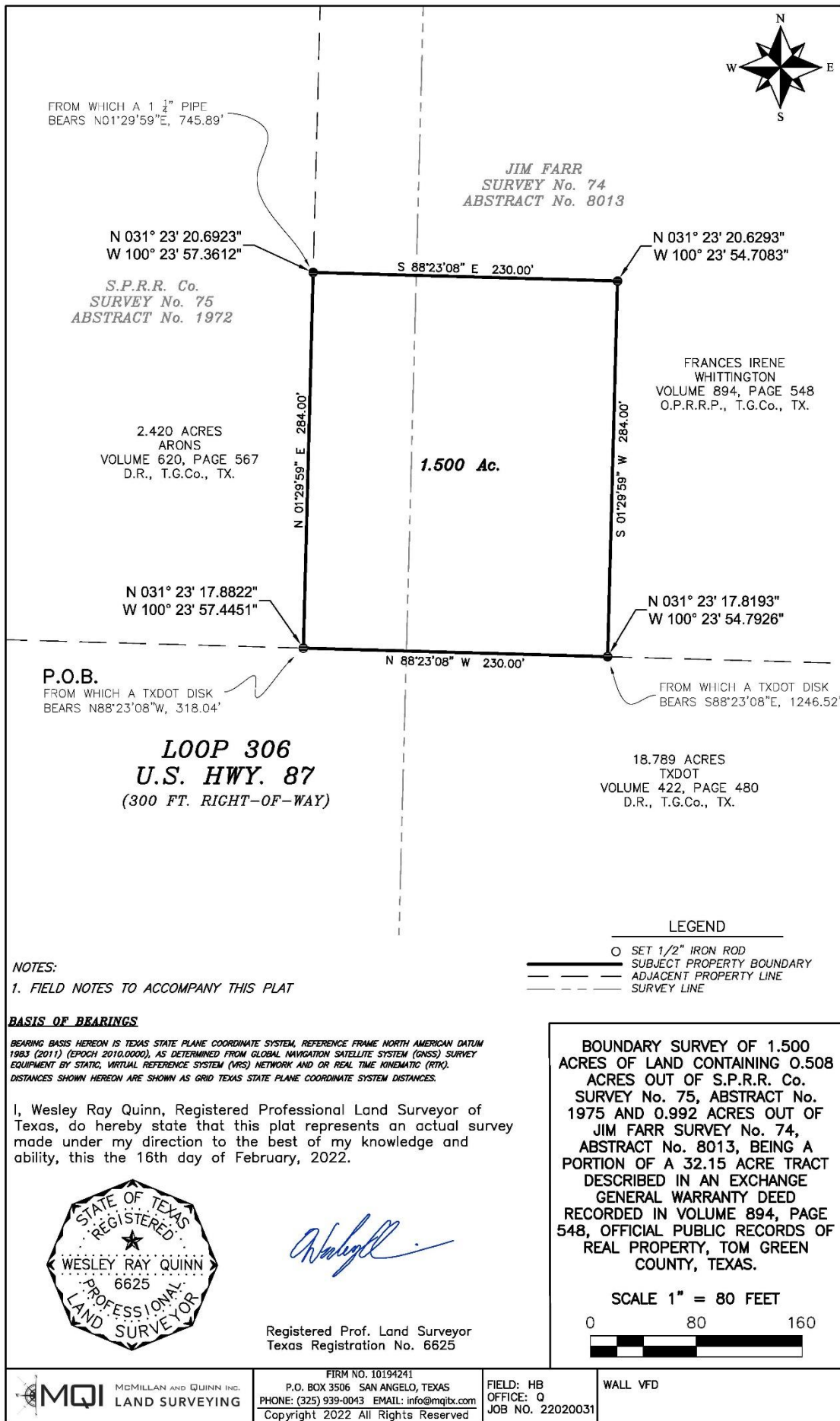
- A. Two of these positive copies must be made of Mylar film (or a comparable substitute) at least .003 inch thick and with a matte finish on the front side.
 - 1. The print on each film must be a "black line" suitable for permanent recording with the Tom Green County Clerk.
- B. The remaining two positive copies must be made of paper.
- C. All four required positive copies must include a signed certificate of ownership and dedication, acknowledged by notary.
 - 2. At least one film copy **must** bear original signatures certifying ownership and dedication.
 - 3. The owners' signature and acknowledgment by notary appearing on other required film and paper copies **may** be photocopies from original signatures.

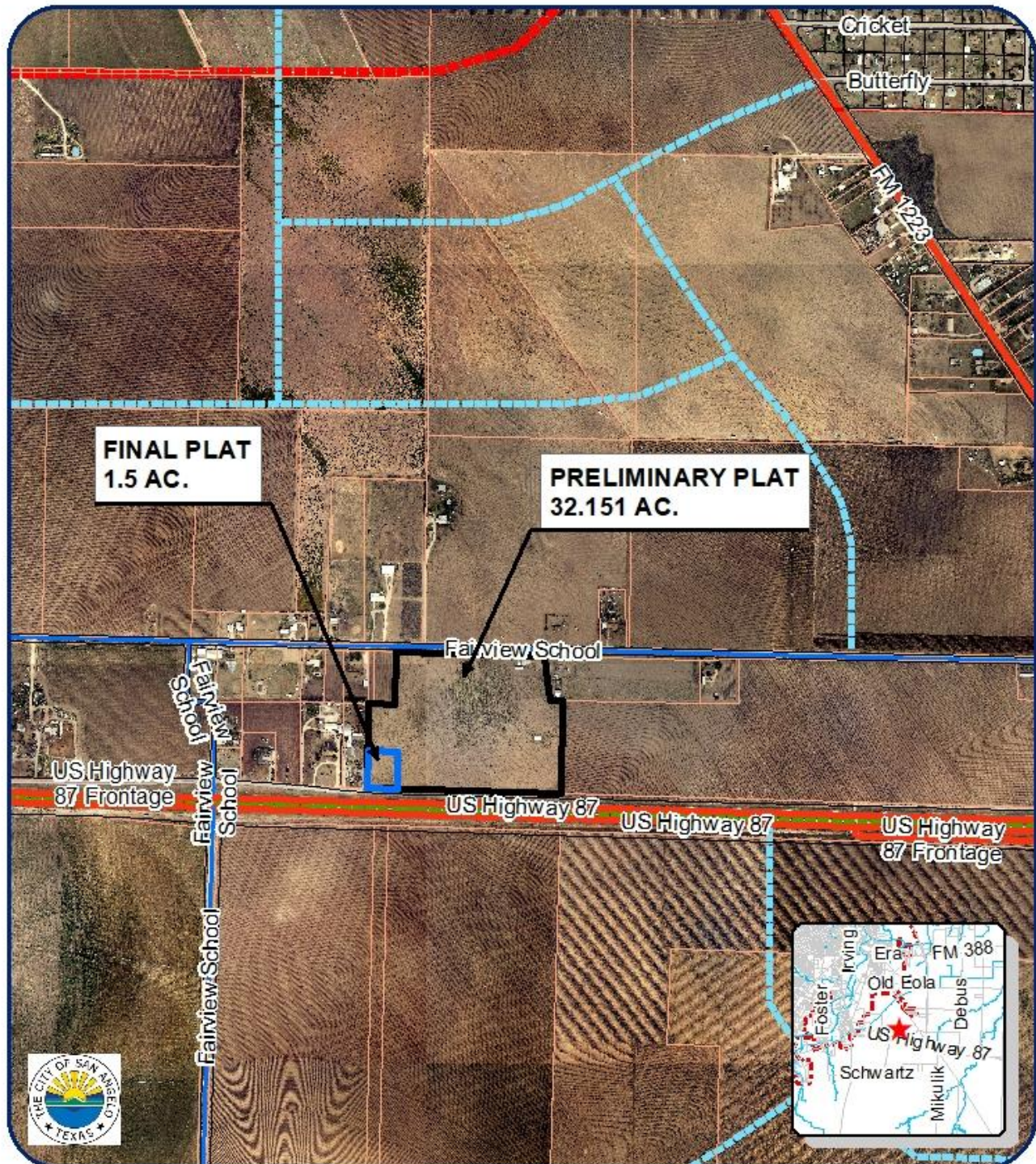
One film copy and one paper copy of each plat or replat will be returned to the proponents, with all signatures of municipal officials necessary for recording this document with the Tom Green County Clerk. Other required film and paper copies will remain at San Angelo's City Hall, in the records of various municipal agencies. Municipal officials will sign additional film or paper copies of approved (re)plats, in excess of the minimum four copies specified above, which may be desired for the proponents' personal or business records.

NOTE: Improvements to streets, drainage, water or sewer utilities are sometimes required in conjunction with an approved (re)subdivision. If so, then City officials will not sign any copies of the plat or replat, until those required improvements are actually installed or are otherwise ensured by an appropriate financial guarantee held by the City's Engineering Services Division and/or Water Utilities Department.

This plot is filled in Cabine³_____, Slide _____, Elst Records of Tom Green County, Texas

[illegible]





Preliminary and Final Plats
Wall Volunteer Fire Dept.

Council District - N/A
 Neighborhood: N/A
 Scale: 1" approx. = 1,000 ft

NW of S. U.S. Highway 87 & S. Loop 306



Legend

Subject Properties: 
 Current Zoning: **N/A**
 Requested Zoning Change: **N/A**
 Vision: **Rural**

PLAT SUBMITTAL FOR SIGNATURES - CHECKLIST OF REQUIRED ITEMS

PLAT NAME: PRELIMINARY PLAT OF WALL VOLUNTEER FIRE DEPARTMENT

The following items were conditions of approval and must be addressed **before** copies are provided for signature by City officials. Your initials next to each item below serve as verification that each item has already been submitted and approved, or addressed, in its entirety.

- ☐ _____ 1. Prior to plat signatures, submit a revised plat with the following:
- d) Rename the plat to be consistent with the final plat (or change final plat to be consistent with the preliminary plat);
 - e) Change title blocks to reflect preliminary plat requirements;
 - f) Provide a clean copy removing all structures
[Land Development and Subdivision Ordinance, Chapter 7.I].

Note:

1. Addressing is under the jurisdiction of Concho Valley Council of Governments unless annexed.

I certify that all items checked above have been provided and addressed, and recognize that the signature of City officials (required for recording) are not obtainable until every item above has been correctly addressed. I furthermore recognize that permits will not be issued until recording information is provided, and that the recording data will be provided to the Planning & Development Administrator within seven calendar days, in accordance with San Angelo's Subdivision Ordinance.

Applicant

Date

FOR OFFICE USE ONLY:

Reviewed/Accepted by: _____ Date: _____

☐ Verified Complete ☐ Verified Incomplete (action needed: _____)

PLAT SUBMITTAL FOR SIGNATURES - CHECKLIST OF REQUIRED ITEMS

PLAT NAME: FINAL PLAT OF WALL VOLUNTEER FIRE DEPARTMENT

The following items were conditions of approval and must be addressed **before** copies are provided for signature by City officials. Your initials next to each item below serve as verification that each item has already been submitted and approved, or addressed, in its entirety.

- ☐ _____ 1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7].
- ☐ _____ 2. Prior to plat recordation, submit a revised plat illustrating the following:
 - a. Rename the plat to be consistent with the preliminary plat (or change preliminary plat to be consistent with the final plat);
 - b. Remove all contours and waterways from the plat. [Land Development and Subdivision Ordinance, Chapter 7.II].
- ☐ _____ 3. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request for approval to the City Engineer for a deferral of the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004].
- ☐ _____ 4. Prior to plat recordation, provide a site plan showing existing structures and existing septic systems, and specifying the water source, to the Tom Green County Environmental Health Department. A suitability study must also be submitted. For more information, contact Pam Weishuhn at 325-658-1038. Provide City staff with approval. [Title 30 TAC Chapter 285, Health and Safety Code Chapter 366].
- ☐ _____ 5. Prior to plat recordation, prepare and submit TXDOT approved plans, illustrating the required construction of street(s) and approaches providing access to property [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct to approved plans. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV].

Note:

- 1. Addressing is under the jurisdiction of Concho Valley Council of Governments unless annexed.

I certify that all items checked above have been provided and addressed, and recognize that the signature of City officials (required for recording) are not obtainable until every item above has been correctly addressed. I furthermore recognize that permits will not be issued until recording information is provided, and that the recording data will be provided to the Planning &

Development Administrator within seven calendar days, in accordance with San Angelo's Subdivision Ordinance.

Applicant

Date

FOR OFFICE USE ONLY:

Reviewed/Accepted by: _____ Date: _____

☐ Verified Complete ☐ Verified Incomplete (action needed: _____)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 7, 2022

Item type: Regular Item

Caption:

Consider approving a proposal to allocate the 2022 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 \$669,743 of CDBG and \$447,050 of HOME grant funds (Presentation made by Neighborhood & Family Services Director Bob Salas)

Staff Recommendation:

Approve

Summary/History:

Staff requests approval of a proposal to allocate the 2022 CDBG and HOME grant funds to programs and projects outlined in the attached proposed allocation worksheet, and authorize the City Manager to execute the application for Program Year 2022 funding, required certifications and any other related documents, to include the annual funding agreement with HUD and file all documents with HUD. The City expects to receive \$661,943.00 of CDBG funds and \$337,050.00 of HOME grant funds from the U.S. Department of Housing and Urban Development (HUD) for Grant Year 2022. In addition, the City expects to receive approximately \$7,800.00 of CDBG program income and \$110,000.00 of HOME program income and prior year funds for a total of \$1,116,793.00 to be allocated for the 2022 grant program year. In addition to the proposed allocation worksheet, activity descriptions are also provided that detail the proposed projects.

If approved, the allocation proposal will be documented in the Annual Action Plan that will ultimately be forwarded to HUD as the City's petition for federal funds. All projects and programs are subject to federal regulations and must meet one of three national objectives: benefit to low/moderate income individuals, elimination of slum and blight, and urgent need.

Funding Source(s):

Financial Impact:

Approval of the proposed grant allocations will impact the budget by \$1,116,793.00, of which \$998,993.00 will be new funding. Program income and prior year funds will be allocated to projects and programs, but these funds do not increase the annual budget.

Other Information/Recommendation:

Attachments:

1. Allocations for Council 2022
2. Project Descriptions 2022

Allocations for Council 2022.xlsx
Project Descriptions 2022.docx

Presentation:

Bob Salas

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City of San Angelo

2022 CDBG Projects Funding Worksheet

CDBG Federal Entitlement	661,943
Program Income: Housing Rehab Loans	7,800
Total Available to Allocate	669,743

	Prior Year Allocation	Proposed Allocation
CDBG Administration	129,775	133,900
Hsg Rehab Admin	116,000	116,132
Hsg Rehab Program - Blitz	144,000	130,000
Emergency Repairs	115,000	111,000
Debt Payment Services	136,600	133,711
Code Compliance	45,000	45,000
Total Allocations		669,743

City of San Angelo 2022 HOME Projects Funding Worksheet

HOME Federal Entitlement	337,050
Program Income: Revitalization Loans	10,000
Prior Year Funds Available	100,000
Total Available to Allocate	447,050

	Prior Year Allocation	Proposed HOME Allocation
HOME Admin (≤10%EN+ PI)	31,860	34,705
CHS - Neigh Revitalization(Down Pmt)	71,745	67,345
MHMR - TBRA	75,000	60,000
Galilee CDC (CHDO Set-Aside)	155,000	285,000
	Total	447,050

PROPOSED CDBG/HOME PROJECT DESCRIPTIONS

Listed below are detailed descriptions of activities recommended for funding under 2022 CDBG and HOME grant programs. Descriptions include timelines for each project, additional funding received for specific use of the project, and what national/local objectives the project addresses.

CDBG FUNDED PROJECTS

\$133,900 CDBG Administration/Planning

Staff and related costs required for overall program management, coordination, monitoring, reporting, and evaluation of CDBG programs.

Additional Funding: None

NATIONAL OBJECTIVE: NA

CONS. PLAN OBJECTIVE: Non-Housing Community Development

ELIGIBLE ACTIVITY: 21A General Program Administration §570.206

\$357,132 City's Housing Program

Continues funding for the Housing Rehabilitation/Preservation Program which includes:

- Emergency Repairs
- Neighborhood Paint Blitz
- Program Delivery

Emergency Repairs - \$111,000 will fund 100% grant for low/moderate-income up to \$5,000.00 in Emergency Repairs. An emergency is a situation or condition that occurred without warning (within two (2) weeks), is detrimental to life, health, or safety and requires immediate action. Action must be taken within 24-72 hours to remediate the emergency situation. Modifications to provide barrier-free living space, when feasible, for homes occupied by either disabled or elderly individuals requiring such modifications will also be included. The goal for this funding is to complete repairs for at least 20 unduplicated households. Services continue throughout the year.

Additional Funding: None

NATIONAL OBJECTIVE: Benefit 100% low/moderate income households

CONS. PLAN OBJECTIVE: Affordable Housing

ELIGIBLE ACTIVITY: 14A Rehabilitation §570.202

Housing Rehab and Neighborhood Blitz - \$130,000 will be for Housing Rehab Neighborhood Blitz projects. Assistance will be provided to at least 18 eligible low/moderate-income citizens (homeowners or rental units) within the city limits of San Angelo. Projects will consist primarily of siding replacement and painting. However, some housing units may need additional repairs such as windows and insulation. Landlords will be required to adhere to affordability timelines and HUD rent limits and caps for the duration of the affordability period. Projects are scheduled first come first served and will be executed throughout the year.

Program Delivery - \$116,132 will fund salaries and benefits for program staff and provide funds for operating the Rehab programs.

Additional Funding:	None
NATIONAL OBJECTIVE:	Benefit 100% low/moderate income households
CONS. PLAN OBJECTIVE:	Affordable Housing
ELIGIBLE ACTIVITY:	14A Rehabilitation §570.202

\$45,000 Code Compliance

Funds the salary and benefits for a City of San Angelo Code Compliance Officer. This officer will be assigned to enforce codes, such as junk, junk vehicles, tall grass and weeds, junk appliances, refuse, unsightly material and temporary signs, and related state laws in low/moderate-income areas defined by the 2010 Census. On average, the Code Compliance Division performs about 1200 compliance activities annually, which include inspection, re-inspection, and violation documentation in low/moderate-income areas. The service provided by the officer will aid in the elimination of conditions that are detrimental to health, safety, and public welfare in targeted areas of the City. Year-long project.

Additional Funding:	None
NATIONAL OBJECTIVE:	Benefit at least 51% low/moderate income
CONS. PLAN OBJECTIVE:	Non-Housing Community Development
ELIGIBLE ACTIVITY:	15 Code Enforcement Activities §570.202(c)

\$133,711 Debt Service

Repayment of the Section 108 Loan for Rio Vista Park Renovation and the Producer's Park Development. This loan totaling \$2,035,000 plus interest will be paid back over a period not to exceed 20 years. (August 2030)

Additional Funding:	None
NATIONAL OBJECTIVE:	Benefit at least 51% low/moderate-income persons
CONS. PLAN OBJECTIVE:	Public Facilities
ELIGIBLE ACTIVITY:	Parks, Recreational Facilities §570.201(c)

HOME FUNDED PROJECTS

\$102,050 City's Affordable Housing Program

Funds provided for HOME administration and Homebuyers Assistance Programs to continue to revitalize the current City Council identified Lakeview, Reagan, Blackshear, Fort Concho, Belaire, and Rio Vista target areas through down payment and closing cost assistance. Of the amount allocated, \$34,705 of HOME funds will provide for administration costs. In addition, \$67,345 will provide approximately 6 families with down payment and closing cost assistance to purchase a home. Projects will be executed throughout the year.

Additional Funding: None

NATIONAL OBJECTIVE: Benefit Low/Moderate Income Persons Benefit

CON. PLAN OBJECTIVE: Affordable Housing

ELIGIBLE ACTIVITY: Homebuyer §92.205(a)

\$60,000 MHMR Tenant-based Rental Assistance

Funds provide tenant-based rental assistance (TBRA) to 14 clients with a chronic mental illness residing within the San Angelo city limits over a period of a year. HOME funds will provide rental assistance, one-time security deposit assistance, and one-time utility deposit assistance. TBRA may be used on any rental property within the City of San Angelo that meets HUD's minimum Housing Quality Standards. Yearlong services will be provided.

Additional Funding: None

NATIONAL OBJECTIVE: Benefit Low/Moderate Income Persons

CONS. PLAN OBJECTIVE: Special Needs/Homeless Populations

ELIGIBLE ACTIVITY: 05S Tenant-Based Rental Assistance §92.205(a)

\$285,000	Galilee Community Development Corp – CHDO Construction Grant
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Funds provide for new home construction for low/moderate-income residents. GCDC's current goal is to build at least 6 homes with the 2022 allocation and with other resources.

Additional Funding: None

NATIONAL OBJECTIVE: Benefit Low/Moderate Income Persons

CONS. PLAN OBJECTIVE: Affordability Housing

ELIGIBLE ACTIVITY: 12 Construction and Housing §92.2.05(a)