



City Council Agenda 7/19/2022

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held July 19, 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

- a. Proclamation of July 28 - 30, 2022 as National Buffalo Soldier Weekend

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 July 19, 2022 City Council regular meeting minutes (Julia Antilley)
- b. Consider approving a renovation to the WIC clinic, in the amount of \$295,543 with Basic IDIQ as the contractor, with the agreement that WIC has the right to occupy and remain in the space indefinitely with no rental fees, and authorizing the City Manager to negotiate and execute all related documents (Cristina Eureste)
- c. Consider approving a Memorandum of Understanding between the San Angelo Area Foundation and the City of San Angelo facilitating the construction of the Buffalo Soldiers' Memorial at El Paseo de Santa Angela Park and authorizing the City Manager to negotiate and execute all related documents (Carl White)
- d. Consider a resolution calling a joint meeting with the Planning Commission and establishing alternative notice procedures (Jon James)
- e. Consider a resolution of the City of San Angelo City Council amending the Schedule of Fees and Charges to amend charges for Development Services, Municipal Pool, Fire Ambulance services, and Health Services (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 approving the following items:
1. Approving six Tax Increment Reinvestment Zone private incentive projects in the South TIRZ for properties located at 213 N. Chadbourne, 215 S. Chadbourne, 402 W. Beauregard, 36 E. Twohig, 109 N. Chadbourne, and 109 S. Chadbourne totaling \$263,270 to be paid from

TIRZ North funds and authorizing the City Manager to negotiate and execute all related documents; and

2. Approving one Tax Increment Reinvestment Zone private incentive project in the South TIRZ for a property located at 416 S. Oakes totaling \$15,924 to be paid from TIRZ South funds and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Planning & Development Services Director Jon James)

- b. First reading and public hearing of an ordinance for Z22-12 to rezone properties from Low Rise Multi-Family Residential and General Commercial zoning districts to the Single Family Residential zoning district, being 22.76 acres located southeast of N. Bentwood Dr. and Crystal Point Dr. (Presentation made by Planning & Development Services Director Jon James)
- c. First reading and public hearing of an ordinance for Z22-13 to rezone properties from Two-Family Residential zoning district to Low Rise Multifamily Residential and General Commercial zoning districts, being 1.08 acres, located southeast of S. Koenigheim St. and W. Ave. A (Presentation made by Planning & Development Services Director Jon James)
- d. First reading and public hearing of an ordinance for Z22-15 to rezone properties from Two-Family Residential zoning district to Office Commercial zoning district, being 0.23 acres, located at 103 and 107 W. 14th St. (Presentation made by Planning & Development Services Director Jon James)

7. Closed Session

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

- a. Section 551.074 - Personnel matters regarding the City of San Angelo Fire Chief

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Consideration of approving various Board nominations:
Animal Shelter Advisory Committee: Michelle Barnett (SMD4) to an unexpired term ending January 2023
Charter Review Committee: Jeff Curry (SMD5)
Keep San Angelo Beautiful: Michelle Barnett (Mayor Alternate 1) to an unexpired term ending September 2022
Tax Increment Reinvestment Zone Board: Jim Cummings (Mayor), Jon Mark Hogg (SMD1), and Greg Gayler (SMD2) each to a third term, and Tony Villarreal (SMD4) to a first term, all ending July 2024
- c. Announcements and consideration of Future Agenda Items

9. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 15th day of July 2022, at 11:33 a.m.



Julia Antilley, City Clerk

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

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

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

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

Proclamation

On July 28, 1866, Congress passed the Army Organization Act, allowing African American men including many former slaves to serve in the specially created all-black military units following the Civil War. The original troops were 9th and 10th Cavalry and the 38th, 39th, 40th, and 41st Infantry. In 1869, the four infantry regiments were reorganized to form the 24th and 25th Infantry. Congress established these all-black regiments to help rebuild the country after the Civil War and to patrol the remote Western frontier during the "Indian Wars." A primary assignment for these soldiers was to make the way for Americans moving westward safe.

These soldiers served in Arizona, California, Kansas, Louisiana, Montana, Nebraska, New York, Oklahoma, Texas, Utah, Vermont, Virginia, Cuba, Mexico and the Philippines. They were recognized for their heroics including serving with Theodore Roosevelt and riding alongside the Rough Riders in Cuba during the Spanish-American War and aided in the capture of Billy the Kid and Pancho Villa. These soldiers were repeatedly cited for heroism and dedication to duty, and account for at least 22 received Congressional Medals of Honor.

In 1868, the first black troops reported to Fort Concho in San Angelo, TX. The initial infantry regiments reporting were the 38th and 41st Infantries and the 9th and 10th Cavalries. During their service time at the fort until 1885, these regiments were assigned various duties and worked in many campaigns with distinction.

During the Indian Wars, these soldiers were given the name "Buffalo Soldiers" by Native Americans of the Great Plains for their bravery and courage, which reminded them of the fierceness of the buffalo. These Buffalo Soldiers experienced racial prejudice and discrimination yet served bravely and with distinction. In addition to opening up the west for settlement, these soldiers, along with their white counterparts, mapped the west, stretched telegraph lines allowing the area connection to the east, served as a police force where no law existed, served as park rangers in the newly created national parks, and generally facilitated the civilization of the center of the nation.

Collectively, the Buffalo Soldiers had low court martial and desertion rates. Such acts of honor and valor directly contributed in later years to the formation of the Tuskegee Airmen and the Fighter Pilots known as Red Tails in World War II. Before President Harry Truman signed the Executive Order 9981 in 1948, more than 200,000 African American men served in the United States military in segregated units. Executive Order 9981 called for equal treatment and opportunity for all African American service members.

During the 102nd Congress of the United States of America at the 2nd session held in Washington, DC, on Friday, January 3, 1992 a Joint Resolution was presented and passed as Buffalo Soldiers Day. This day of honor is recognized July 28th of each year.

The San Angelo Chapter of the National Association for the Advancement of Colored People (NAACP), under the leadership of its President, Sherley L. Spears, has initiated a project to create a Buffalo Soldier Memorial in the Paseo de Santa Angela Park to finally honor the legacy of those courageous men and give special recognition to many who served at Fort Concho and the four who are buried at Fairmount and Delta Memorial Cemeteries. The San Angelo NAACP Buffalo Soldier Memorial establishes a place of honor for the many who have not been given their proper recognition in United States history and the United States Army. July 28-30 will honor the lives of these soldiers in a full weekend of information, celebration and honor in a unique partnership with the Fort Concho National Historic Landmark and the San Angelo NAACP.

The City of San Angelo honors the service of these soldiers at Fort Concho and recognizes the San Angelo NAACP for its plan to create a fitting memorial and weekend of honor.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim July 28-30, 2022 as

NATIONAL BUFFALO SOLDIER DAY WEEKEND

in San Angelo, Texas and call this observance to the attention of all our citizens.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 19th day of July 2022.

Brenda Gunter
Mayor of the City of San Angelo

City of San Angelo, Texas
Special City Council Meeting
Thursday, July 7, 2022

Present:

Mayor Brenda Gunter
Council Member Tommy Hiebert, SMD 1
Council Member Tom Thompson, SMD 2
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 special session of the San Angelo City Council to order at 8:30 a.m. on Thursday, July 7, 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 City Manager Daniel Valenzuela.

3. Proclamations/Recognitions

No proclamations or recognitions.

4. Public Comment

Citizen Nathan Tervazas (SMD 3) encouraged the city to adopt a climate action plan.

Citizen Steve Hampton (SMD 6) spoke on several items, including: the pay of low-level employees, rechecking our values, trash on Loop 306 (TxDOT property), the city pool, the possibility of a splash pad versus a pool to save on lifeguard salaries, and Tom Green County Appraisal District property values.

Public Works Executive Director Shane Kelton stated the number of watermain breaks are due to the soil expanding and contracting as a result of high temperatures. He also spoke regarding flushing fire hydrants to keep chlorine at safe levels throughout the water distribution system.

Citizen Vera Kirkpatrick (SMD 6) expressed concern regarding the cost associated with a possible renaming of Irving Street.

Citizen Anna Bartosh (SMD 1) spoke on several items, including: fossil fuel, the reason behind the effort to rename Irving Street, and Tom Green County Appraisal District property values.

Neighborhood & Family Services Director Bob Salas recognized City staff members Jay Daniel, Holly Voth, Shelly Paschal, and Daniel Fisher for presenting at a West Texas Code Enforcement Training Seminar for presenting at the seminar.

5. Consent Agenda

- a. Approval of the June 21, 2022 City Council regular meeting minutes (Julia Antilley
- b. Ratification of 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. Ratification of 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. Ratification of 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. Ratification of 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. Ratification of 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. Approval of 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. Approval of 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. Approval of 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 and adoption 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) (Pg. 270, 2022-054)
- k. Second reading and adoption 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) (Pg. xxx, 2022-055)
- l. Second reading and adoption 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) (Pg. xxx, 2022-056)
 - 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) (Pg. xxx, 2022-057)

- m. Second reading and adoption of amending 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) (Pg. xxx, 2022-058)
- n. Second reading and adoption 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) (Pg. xxx, 2022-059)

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Thomas, to approve the Consent Agenda, as presented. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

6. Regular Agenda

- a. Authorization of 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)

Wall Volunteer Fire Department Assistant Chief David McIntyre stated the two departments offer mutual aid by providing fire and water support to each other.

Citizen Steve Hampton (SMD 6) expressed concern over waiving fees.

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

- b. Approval of 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)

Citizen Sylvia Martinez (SMD 3) spoke regarding code compliance in her area of town and expressed concern that some of the elderly are unable to care for their property and pay the resulting fines.

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried unanimously (7) 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 551.072 - Deliberations about real property regarding an easement for AEP in C. Berberich survey

8. Follow Up and Administrative Issues

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

No Action taken on this Item.

- b. Announcements and consideration of Future Agenda Items:

Council Member Thompson asked for an update on board and commission vacancies across the whole City Council.

9. Adjournment

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

There being no further business, the meeting adjourned at 9:41 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: Cristina Eureste, WIC Manager, WIC,

Meeting Date: July 19, 2022

Item type: Consent Item

Caption:

Consider approving a renovation to the WIC clinic, in the amount of \$295,543 with Basic IDIQ as the contractor, with the agreement that WIC has the right to occupy and remain in the space indefinitely with no rental fees, and authorizing the City Manager to negotiate and execute all related documents (Cristina Eureste)

Staff Recommendation:

Approve

Summary/History:

The City of San Angelo WIC program was awarded a FY22 grant, under the Improving the Participant Experience (IPE) project grant, in an amount not to exceed \$300,000, awarded by the WIC State agency. The IPE funding is intended to be utilized to enhance and redesign clinic spaces with the goal of creating a positive client experience and a unified visual brand for Texas WIC. The Texas WIC Design Guidelines are required by the State agency, and must be used to implement design themes in clinics. Funds are awarded with the understanding that any procurements using these funds will be in compliance with the Uniform Grants Management Standards (UGMS), WIC policies, and the federal Uniform Grant Guidance (UGG).

Funding Source(s):

Financial Impact:

Budgeted funds of \$300,000 exist to fund this one-time project.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

Presentation:

Cristina Eureste

Approvals/Reviews:

Cristina Eureste
Bob Salas

Created/Initiated
Approved

Theresa James
Jeffrey Tomlinson
Tina Dierschke
Theresa James
Julia Antilley

Approved
Approved
Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 19, 2022

Item type: Consent Item

Caption:

Consider approving a Memorandum of Understanding between the San Angelo Area Foundation and the City of San Angelo facilitating the construction of the Buffalo Soldiers' Memorial at El Paseo de Santa Angela Park and authorizing the City Manager to negotiate and execute all related documents (Carl White)

Staff Recommendation:

Approve

Summary/History:

On April 5, 2022, City Council adopted a resolution stating:

Section 1: That the City of San Angelo authorizes the San Angelo Chapter of the National Association for the Advancement of Colored People (NAACP) to use City property located at El Paseo de Santa Park for the purpose of erecting a Buffalo Soldiers memorial and interpretive space.

Section 2: That the NAACP shall be responsible for raising all funds necessary for the project and all plans shall be approved by the City of San Angelo Director of Parks and Recreation prior to installation.

Section 3: Upon completion of the Project, the City of San Angelo shall accept the Project and be responsible for the repair and maintenance of the site.

The NAACP has successfully secured the funding needed to implement the project. The funding is being held by the San Angelo Area Foundation (SAAF). The SAAF proposes to enter into an MOU with the City for the construction of the memorial project.

Funding Source(s):

Financial Impact:

There is no financial impact on the City regarding approving the MOU other than staff coordination time. Once the memorial is constructed, there will be new costs for its operation and maintenance, estimated to be \$4,000 to 6,000 annually.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|---|---|
| 1. | 2022-04-05 (6a) Resolution 2022-026 Buffalo Soldiers Memorial | 2022-04-05 (6a) Resolution 2022-026 Buffalo Soldiers Memorial.pdf |
| 2. | MOU_Buffalo Soldiers Memorial 2022 - final | MOU_Buffalo Soldiers Memorial 2022 - final.docx |

Presentation:

Carl White

Approvals/Reviews:

Carl White

Theresa James

Tina Dierschke

Julia Antilley

Created/Initiated

Approved

Approved

Final Approval

Official Minute Record
April 5, 2022

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RESOLUTION 2022-026

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL AUTHORIZING THE USE OF CITY PROPERTY AT EL PASEO DE SANTA ALNGELA PARK FOR THE PRUPOSE OF ALLOWING THE NAACP TO IMPLEMENT A BUFFALO SOLDIER'S MEMORAIAL ANDN INTERPRETIVE SPACE

WHEREAS, the Buffalo Soldiers, the famed black troops of the western frontier, played a large role in Fort Concho's historic era; and

WHEREAS, twenty years ago the city re-named East Avenue B to Henry O Flipper Street to honor the first African American graduate of West Point who was among junior officers serving at Fort Concho; and

WHEREAS, it is appropriate for a memorial or statue to be created to mark the presence and history of the Buffalo Soldiers near Fort Concho; and

WHEREAS, the NAACP would like to erect a memorial to the Buffalo Soldiers including interpretive panels as well as dedication markers and plaques; and

WHEREAS, the NAACP would bear all effort so raise all funds for the project, estimated to be \$300,000.

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

Section 1: That the City of San Angelo authorizes the NAACP to use City property located at El Paseo de Santa Park for the purpose of erecting a Buffalo Soldiers memorial and interpretive space ("Project").

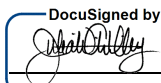
Section 2: That the NAACP shall be responsible for raising all funds necessary for the project and all plans shall be approved by the City of San Angelo Director of Parks and Recreation prior to installation.

Section 3: Upon completion of the Project, the City of San Angelo shall accept the Project and be responsible for the repair and maintenance of the site.

ADOPTED the 5th day of April 2022

THE CITY OF SAN ANGELO, TEXAS:

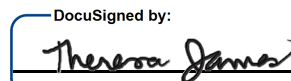
ATTEST:

DocuSigned by:

Julia Antilley, City Clerk

DocuSigned by:

Brenda Gunter, Mayor

APPROVED AS TO FORM:

DocuSigned by:

Theresa James, City Attorney

**MEMORANDUM OF UNDERSTANDING
FOR NAACP BUFFALO SOLIDER MEMORIAL PROJECT**

BETWEEN

THE CITY OF SAN ANGELO AND THE SAN ANGELO AREA FOUNDATION

This memorandum of understanding (MOU), by and between the CITY OF SAN ANGELO ("CITY") and the SAN ANGELO AREA FOUNDATION ("SAAF"). In consideration of the mutual promises and agreements set forth, CITY and SAAF agree as follows:

I. GENERAL PROVISIONS

- A. This affiliation is for the sole and limited purpose of a construction project located at El Paseo de Santa Angela Park **that** would promote the recognition and acknowledge contributions made by African American Soldiers, know as the Buffalo Soldiers, in their formative years of San Angelo and the United States Army, through construction of a memorial and interpretive space named in their honor and dedicated by the San Angelo NAACP Unit 6219, as affirmed by CITY Resolution 2022-026 adopted April 5, 2002 ("PROJECT").
- B. This agreement shall be effective on _____, 2022 and continue until such time the PROJECT has been fully constructed and accepted by CITY or both parties agree in writing to terminate the agreement.
- C. Nothing herein shall be deemed to create an association, partnership, or joint venture between CITY and SAAF.
- D. Point of contact for activities conducted under this memorandum shall be Rick Weise, Assistant City Manager.

II. CITY SHALL:

- A. Allow the construction of the PROJECT with review and approval by the CITY's architect.
- B. Provide input and direction into the design and construction of the PROJECT from designated CITY personnel.
- C. Provide professional engineering and inspection services to SAAF related to the project as are necessary and agreed between the City Engineer, City Building Official and SAAF point of contact.
- D. Review and approve plans in accordance with City requirements and processes and ensure through inspection of the project that the PROJECT is constructed in accordance with such plans. The city architect has the authority to reject plans that in their sole discretion are deficient or do not meet city standards or regulations.
- E. Upon final acceptance of the project and transfer of all ownership of the PROJECT to the CITY from SAAF, City shall be solely responsible for all ongoing maintenance related to the PROJECT.

All authority related to the future operation and maintenance of the PROJECT shall lie solely with CITY.

III. SAAF SHALL:

- A. Solicit cost estimates to build the PROJECT with input of the City of San Angelo, and Parks Department staff as well as any other person the CITY requests provide input into the construction process. SAAF may award a contract to construct the PROJECT, subject to consultation, approval, and attestation of adequate funding for the PROJECT.
- B. Ensure any substantive changes to the approved design completed by SAAF's architects are approved by City Staff. Proper approval shall be in the manner determined solely by the City Manager.
- C. Be responsible for all costs and activities associated with the design, bidding, insurance, and construction of the PROJECT. Insurance requirements are attached to this agreement as Exhibit A.
- D. Ensure the CITY is listed as an additional insured on any insurance policies related to the construction of the PROJECT. Copies of such insurance shall be provided to the City Risk Manager prior to any construction activities taking place and shall remain in place until such time the PROJECT is dedicated to and accepted by the CITY.
- E. SAAF shall provide to the CITY a performance bond in the amount of the project. Such bond shall be provided prior to work commencing on the PROJECT. In the alternative, SAAF may in writing provide a financial assurance that in the event the donor does not provide adequate funding to complete the PROJECT, SAAF will utilize other funds to ensure completion.
- F. Work with the City Architect to ensure the plans for the PROJECT are followed and the PROJECT is built to the agreed specifications.
- G. Comply with all City permitting and approval processes.
- H. Upon completion of the construction of the PROJECT and acceptance by the CITY, SAAF shall formally in writing transfer all ownership and responsibility for the PROJECT to the CITY.

IV. IT IS FURTHER AGREED THAT:

- A. The terms and conditions of this MOU may be amended, deleted or expanded only by written agreement of the parties approved by the respective boards.
- B. The MOU shall be construed under laws of Texas, and if any provisions shall be invalid under the laws, such invalidity shall not violate the entire agreement, but it shall be construed as if not containing the particular provisions held to be invalid, and all rights and obligations of the parties shall be construed and enforced accordingly.
- C. Both of the parties hereto and the individuals executing this agreement for them represent to the party that it has the requisite power and authority to make and enter this agreement, and said

agreement does not violate any provisions of the corporate charter or by-laws of any corporate party or statute, act or ordinance under which any unincorporated institution or party hereto is organized, or violate any agreement or commitment executed or made by any party.

- D. Notices required to be sent hereunder shall be sent prepaid registered mail with return receipt requested, and are effective upon receipt.

Notices sent to CITY shall be sent to:

Rick Weise, Assistant City Manager
City Hall
72 West College
San Angelo, TX 76903
325-657-4241
rick.weise@cosatx.us

Notices sent to SAAF shall be sent to:

Matt Lewis
San Angelo Area Foundation
221 S. Irving St.
San Angelo, TX 76903
325-947-7071
mlewis@saafound.org

- E. This writing shall constitute the sole agreement between the parties.

- F. This agreement was approved by the Board of SAAF on May 19, 2022.

Executed this _____ day of _____ 2022, after approval by the City of San Angelo City Council.

SAN ANGELO AREA FOUNDATION

By: Matt Lewis, President & CEO

CITY OF SAN ANGELO

ATTEST:

Daniel Valenzuela, City Manager

Julia Antilley, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Theresa James, City Attorney

Rick Weise, Assistant City Manager

EXHIBIT A
INSURANCE REQUIREMENTS

The City of San Angelo requires contractors doing business with the City to provide and continuously maintain in effect at all times during the contract term insurance coverages as indicated on this Special Insurance Rider. Prior to commencement of Work, Contractor shall provide the City's Risk Management Office with a Certificate of Insurance on ACCORD 25 Form that confirms that Contractor has insurance coverages in compliance with the City's minimum insurance requirements set forth herein.

- √ Commercial General Liability: Minimum Limits: \$1,000,000 Each Occurrence
 - \$1,000,000 Personal and Advertising Injury
 - \$2,000,000 General Aggregate
 - \$1,000,000 Products/Completed Operations Aggregate
 - \$100,000 Fire Damage
- √ Business Auto Liability for any auto: Minimum Limits: \$1,000,000 Combined Single Limits
- √ Workers Compensation (applicable if Contractor has any employees):
Minimum Limits - WC EL - Statutory Limits
 - Disease \$500,000 each accident
 - Disease \$500,000 each employee
 - \$500,000 policy limit
- ☐ Professional Liability / Errors and Omissions:
Minimum Limits: \$2,000,000 Combined Single Limits
- √ Builder's Risk (All Risk): This insurance shall include contractual liability in its coverage, and the coverage under this policy shall survive the term of this Agreement as long as any liability could be asserted. Limit of liability per claim shall not be less than: Combined Single Limits \$2,000,000.00
- ☐ Environmental/Pollution Liability: Minimum Limits: \$2,000,000 Combined Single Limits
- ☐ Cyber Liability: Minimum Limits: \$5,000,000 Coverage:
 - ☐ Privacy Notification and Crisis Management Expense
 - ☐ Information Security and Privacy Liability
 - ☐ Regulatory Defense and Penalties
 - o Payment Card Industry Fines and Assessments
 - o Website Media
 - o Business Interruption
 - o Extra Expense
 - o Data Assets coverage
 - o Cyber-Extortion
 - o Computer Fraud
 - o Funds Transfer Fraud
 - o Social Engineering/Fraudulent Instruction Coverage
- ☐ Liquor Liability: Minimum Limits: \$

√ Other:

The certificate of insurance shall indicate that the City of San Angelo is provided by endorsement a Waiver of Subrogation in favor of the City on all policies.

All insurance policies required herein shall be drawn in the name of Contractor with the City of San Angelo as an additional insured to include its employees, agents, and Council persons by endorsement on all policies except workers compensation.

Certificate Holder:

City of San Angelo

72 W. College Avenue

San Angelo, Texas 76903

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Julia Antilley, City Clerk, Planning and Development Services, 325-657-4405

Meeting Date: July 19, 2022

Item type: Consent Item

Caption:

Consider a resolution calling a joint meeting with the Planning Commission and establishing alternative notice procedures (Jon James)

Staff Recommendation:

Approve

Summary/History:

Per a recent court case, there are new notice requirements for zoning ordinance amendments that will require a mailed notice to be sent to everyone within a zoning district affected by the proposed changes. However, the state statute also provides that City Council can approve alternative methods of notice when such ordinance changes are heard during a joint meeting of the Planning Commission and City Council. In order to move forward with two recently proposed zoning ordinance changes without requiring mailed notices to every property owner within the Central Business District zoning district, this resolution establishes such alternative methods of notice. This will basically allow for the same process that has always been used in the past for zoning ordinance amendments, but requires that such items be heard before a joint meeting.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

Attachments:

1. CC and PC Joint Hearing Zoning Resolution CC and PC Joint Hearing Zoning Resolution (2).docx

Presentation:

Jon James

Approvals/Reviews:

Julia Antilley
Theresa James

Created/Initiated
Approved

Jon James
Jon James
Brandon Dyson
Julia Antilley

Approved
Approved
Approved
Final Approval

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, CALLING A JOINT PUBLIC HEARING OF CITY COUNCIL AND THE PLANNING COMMISSION AND PRESCRIBING THE TYPE OF NOTICE TO BE GIVEN FOR THE JOINT PUBLIC HEARING

WHEREAS, regarding changes in zoning classifications, Texas Local Government Section 211.007(d) provides an alternative notice procedure by which a governing body may, by two-thirds vote, prescribe the type of notice to be given of the time and place of a public hearing held jointly by the governing body and the Planning Commission; and,

WHEREAS, the San Angelo Zoning Ordinance Section 201(K) provides for this alternative notice procedure as well; and,

WHEREAS, under both sections the alternative notice prescribed by City Council is in lieu of, and an alternative to, the standard written and published notice requirements that must normally be satisfied under the Local Government Code and Zoning Ordinance; and,

WHEREAS, City Council desires to call a joint public hearing with Planning Commission to consider and take action on the matters detailed herein.

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

Section 1. A joint public hearing with City Council and Planning Commission shall be held Tuesday, July 26, 2022, at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of consideration and possible action on the following agenda items:

- a. First reading and public hearing of an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 5 “General Development Standards,” Section 511 “Off-Street Parking Standards,” regarding parking for assembly occupancies in the Central Business District zoning district.
- b. First reading and public hearing of an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 4 “Specific Use Standards,” Section 406 “Bed and Breakfast Establishments and Short-Term Rentals,” regarding removal of the requirement that Bed and Breakfast establishments and Short-Term Rentals be separated by 500 feet, except in the Single Family Residential (RS) zoning districts.
- c. First reading and public hearing of an ordinance for PD22-01, a request to rezone a property from the General Commercial (CG) zoning district to a Planned Development (PD) district to allow assembly uses, in addition to general commercial uses, located at 2801 West Loop 306.

Section 2. In accordance with Texas Local Government Section 211.007(d) and San Angelo Zoning Ordinance Section 201(K), notice of the above joint public hearing shall be provided as follows:

- a. Posting of a Special Joint Agenda in accordance with the Texas Open Meetings Act.
- b. As to all agenda items in Section 1 above, notice of the time and place of the joint public hearing shall be published in an official newspaper or a newspaper of general circulation in the City of San Angelo before the 10th day before the date of the joint public hearing.
- c. With respect to agenda item c. in Section 1 above, before the 10th day before the joint public hearing, additional written notice of the time and place of the joint public hearing shall be provided by mail to owners of real property, as indicated by the most recently approved municipal tax roll, within 200 feet of the property on which the change in classification is proposed. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail.

PASSED and APPROVED this 19th day of July, 2022.

THE CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 19, 2022

Item type: Consent Item

Caption:

Consider a resolution of the City of San Angelo City Council amending the Schedule of Fees and Charges to amend charges for Development Services, Municipal Pool, Fire Ambulance services, and Health Services (Tina Dierschke)

Staff Recommendation:

Adopt

Summary/History:

Division managers together with Budget staff review fees annually and make updates based on factors such as inflation, changes in processes, and other related expenses that impact the cost of providing services to the public. Proposed changes must be submitted during the annual fee review process and are to be included in the upcoming fiscal year's budget going into effect on October 1st. However, due to the impact of COVID on the community, City Council directed staff to postpone the fee review process for the past three years (FY20, FY21, and FY22). The City Manager's Office and Staff believe the fees below should be considered for a variance to the FY22 postponement of fees; revisions would be implemented on 10/1/2022 as part of the FY23 budget. The proposed fee revisions are summarized below; additional details for each fee can be found on the attached "Proposed Changes Worksheets".

- Development Services is revising the fee schedule to reflect changes made to the ordinance. The previous three tiers for Site Plan reviews will be simplified into Minor Site Plans or Major Site Plans. These fees will gradually increase to meet the cost of service over the next three years.
- Municipal Pool private rental rates are proposed to increase due to high demand and increasing costs. The majority of weekend private rentals fill up within a few weeks of accepting reservations.
- The Fire Department has been gradually increasing fees to achieve a 100% cost recovery for several years; the proposed changes will move ambulance fees to that goal. Following this increase, fees will be adjusted on an annual basis in order to maintain a 100% cost recovery.
- Farmer's Market regulations have been changed by the state. Previously, vendors were permitted for six months. However, permits are now required to be at least a year. Clarification was also needed on the \$25.00 late fee. This fee was intended to be applied monthly for permit renewal fees not paid by January 31st each year. Each month after January 31st, the late fee will apply until the permit fee is paid.

Funding Source(s):

Financial Impact:

The proposed fees have a combined financial impact of \$146,449 for the FY23 budget.

Other Information/Recommendation:**Attachments:**

- | | | |
|----|---|--|
| 1. | Proposed Fee Changes Worksheets | Proposed Fee Changes - Draft.pdf |
| 2. | Fee Schedule 2022 10-01 | Fee Schedule 2022 10-01.pdf |
| 3. | 2022 07.19 - Resolution adopting schedule of fees and charges | 2022 07.19 - Resolution adopting schedule of fees and charges FINAL.docx |
| 4. | 2022 07.19 Presentation - Fee Schedule Review | 2022 07.19 Presentation - Fee Schedule Review.pptx |

Presentation:

Kimberly Holle, Tina Dierschke

Approvals/Reviews:

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

City of San Angelo

Fee Review

Department: Development Services

Fee Title: Site Plan Reviews

Current Fee: \$50 Tier 1: Up to \$100,000 value

\$100 Tier 2: \$100,001 up to 500,000

\$250 Tier 3: \$500,001 and up

Proposed Fees: \$175 Minor Site Plans

\$350 Major Site Plans

Cost of Service: \$283.18 Minor Site Plans

\$368.37 Major Site Plans

Financial Impact: \$8,000

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	\$500	Flat fee
Odessa	\$100 + \$450	Grading and Site Plan Fee
Midland	\$550	Flat fee
Wichita Falls	\$500	Flat Fee
Round Rock	\$750 +	Tiered system based on valuation
College Station	\$1072 Major \$412 Minor	

Additional Information:

City of San Angelo

Fee Review

Department: Parks & Recreation

Fee Title: Municipal Pool Party Rentals

Current Fee: \$250 per two hours for 1-100 people

\$100 for each additional 100 people

Proposed Fees: \$300 per two hours for 1-100 ppl

\$120 for each additional 100 people

Cost of Service: \$332 per two hours for 1-100 ppl

\$168 for each additional 100 people

Financial Impact: \$4,500

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	700 two hours	More of a water park for two hours
Odessa	105-385 per hour	Depends on what pool you want
Midland	700 with 250 deposit	More of a water park
Wichita Falls	200 two hours	Smaller than our pool, only 75 people
Round Rock	Water park, no rentals	Shade rentals available but not the entire water park
College Station	No rentals for 2022 season	

Additional Information:

City of San Angelo

Fee Review

Department: Fire Department

Fee Title: Advance Life Support Type 1 Emergency

Current Fee: \$1,215

Proposed Fee: \$1,621

Cost of Service: \$1,621

Survey of Benchmark Cities:

City	Fee Amount	Notes
Bexar County ESD#2	\$2,110	
Parker County	\$2,110	
Sugarland	\$2,110	
College Station	\$1,930	
Fayette County	\$1,819	
Coppell	\$1,400	
Keller	\$1,750	

Additional Information:

Staff proposes a fee that is equivalent to 100% cost of service; gradual increases have been made over the last several years to achieve this goal of full cost recovery.

Financial Impact for all Fire Department fee increases will be \$133,949.

City of San Angelo

Fee Review

Department: Fire Department

Fee Title: Advance Life Support Type 2 Emergency

Current Fee: \$1,760

Proposed Fee: \$2,347

Cost of Service: \$2,347

Survey of Benchmark Cities:

City	Fee Amount	Notes
Bexar County ESD#2	\$2,260	
Parker County	\$2,260	
Sugarland	\$2,260	
College Station	\$2,180	
Fayette County	\$2,119	
Coppell	\$1,500	
Keller	\$1,750	

Additional Information:

Staff proposes a fee that is equivalent to 100% cost of service; gradual increases have been made over the last several years to achieve this goal of full cost recovery.

Financial Impact for all Fire Department fee increases will be \$133,949.

City of San Angelo

Fee Review

Department: Fire Department

Fee Title: Basic Life Support Emergency

Current Fee: \$1,025

Proposed Fee: \$1,365

Cost of Service: \$1,365

Survey of Benchmark Cities:

City	Fee Amount	Notes
Bexar County ESD#2	\$1,760	
Parker County	\$1,760	
Sugarland	\$1,760	
College Station	\$1,530	
Fayette County	\$1,369	
Coppell	\$1,100	
Keller	\$1,750	

Additional Information:

Staff proposes a fee that is equivalent to 100% cost of service; gradual increases have been made over the last several years to achieve this goal of full cost recovery.

Financial Impact for all Fire Department fee increases will be \$133,949.

City of San Angelo

Fee Review

Department: Fire Department

Fee Title: Basic Life Support Non-Emergency

Current Fee: \$640

Proposed Fee: \$853

Cost of Service: \$853

Survey of Benchmark Cities:

City	Fee Amount	Notes
Bexar County ESD#2	\$1,710	
Parker County	\$1,710	
Sugarland	\$1,710	
College Station	\$1,530	
Fayette County	\$1,369	
Coppell	\$1,100	
Keller	\$1,750	

Additional Information:

Staff proposes a fee that is equivalent to 100% cost of service; gradual increases have been made over the last several years to achieve this goal of full cost recovery.

Financial Impact for all Fire Department fee increases will be \$133,949.

City of San Angelo

Fee Review

Department: Fire Department

Fee Title: Mileage Fee (Per Patient Mile)

Current Fee: \$14

Proposed Fee: \$22

Cost of Service: \$21.94

Survey of Benchmark Cities:

City	Fee Amount	Notes
Bexar County ESD#2	\$24	
Parker County	\$18	
Sugarland	\$18	
College Station	\$19	
Fayette County	\$23	
Coppell	\$15	
Keller	\$15	

Additional Information:

Staff proposes a fee that is equivalent to 100% cost of service; gradual increases have been made over the last several years to achieve this goal of full cost recovery.

Financial Impact for all Fire Department fee increases will be \$133,949.

City of San Angelo

Fee Review

Department: Environmental Health

Fee Title: Farmers Market Food Producer Permit

Current Fee: \$100 seasonal (six months)

Proposed Fees: \$100 annual

Cost of Service: \$119

Financial Impact: \$0

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	\$75	Intend to increase at some point due to State Statute allowing up to \$100
Odessa	One-time: \$60 one time; Seasonal (6 events): \$100	
Midland	One-time: \$50; Seasonal (April 1 – Sept 30): \$105	
Carrollton	Vendor: \$50; Concession: \$150	
Frisco	\$100	
Fort Worth	\$100	

Additional Information:

Farmer's Market rules have changed due to the adoption of the new TFER rules. A new fee is recommended in order to comply with State Statute. Previously Farmer's market vendors were permitted for 6 months as seasonal vendors, however, it is now required that the permit be valid for a term of not less than one year, and the annual fee may not exceed \$100 for issuance or renewal.

City of San Angelo

Schedule of Fees and Charges

ANIMAL CONTROL SERVICES FEES (Previously Article A1.000 in Appendix A - Fee Schedule)

Microchip fee

Dog or cat: \$13.00.

Impoundment fees

Any animal or fowl running at large may be taken up by the animal services director or the director's designee or by any police officer or other person designated by the city manager and held for a period of seventy-two (72) hours, during which time the owner, upon satisfactory proof of ownership, may redeem his animal or fowl upon payment of the following impounding fees: thirty-six dollars (\$36.00) for a small animal or fowl impounded and a boarding fee of ten dollars (\$10.00) per day per animal beginning at 1 minute after twelve o'clock (12:01) a.m. the day following impoundment, plus a fee for necessary health care during impoundment. Board for a full day shall be charged for any part of a day. Impounding fees for livestock shall be thirty-six dollars (\$36.00). If any animal or fowl has not been so redeemed, the animal services director may sell or destroy said animal or fowl.

Heartworm/fleas/ticks

- (a) Heartworm test: \$10.00.
- (b) Owner requested flea/tick dipping or treatment: \$8.00.

Animal pickup/removal/transport/surrender

- (a) Estray livestock: \$25.00.
- (b) Animal pickup at owner's request: \$25.00.
- (c) Removal of dead domestic animals/livestock: \$25.00.
- (d) Removal of dead wildlife on private property or public right of way: no charge
- (e) Transport fee to vet: \$25.00.
- (f) Animal surrender: \$10.00.

Euthanasia

The fees for euthanasia are as follows:

- (1) Owner requested:
 - (A) 0—20 lbs.: \$10.00.
 - (B) 21—50 lbs.: \$15.00.
 - (C) 51—100 lbs.: \$20.00.
 - (D) 101+ lbs.: \$25.00.

Spay and neuter program

The fee for the spay or neuter of a pet shall be from \$10.00 to \$65.00 depending on the federal poverty level.

Miscellaneous

The following fees shall apply for the services listed:

- (1) Trap deposit: \$20.00.
- (2) Rabies submission head test: \$40.00.

BUILDING AND CONSTRUCTION RELATED FEES (Previously Article A2.000 in Appendix A - Fee Schedule)

General provisions

- (a) The minimum permit fee is \$25.00 unless otherwise noted herein.
- (b) All costs are per unit basis unless otherwise noted herein.
- (c) Building valuations shall be calculated based upon the most current International Code Conference Building Valuation Data.
- (d) The following discounts apply to fees for residential and commercial plan review for projects that fully utilize the City's online application system, including digital submission of all applications, plans, and other required documents:
 - 1. Residential plan review, discount of \$50*
 - 2. Commercial plan review, discount of \$100*

*The discounts provided herein shall expire at the one-year anniversary of the adoption of the resolution (5/4/21), unless extended by the City Council.

Building permit fees

- (a) *Residential construction fees.*
 - (1) Base fee: \$50.00.
 - (2) Residential structures (single-family and duplex):
 - (A) Living area - per square feet: \$0.13 per square foot.
 - (B) Garage, carports, porches, patios and accessory buildings - per square feet: \$0.10 per square foot.
 - (C) Residential remodel, repairs, etc.: \$0.05 per square foot of entire building under repair or remodel.
- (b) *Other construction permit fees.* All other construction permit fees (including commercial buildings, repairs and alterations to existing structures and completion of shell buildings): Base fee \$100.00 for the first \$2,000 valuation and \$5.00 for each additional thousand or fraction thereof.
- (c) *Site plan review fee.*
 - (1) Minor Site Plan: \$175
 - (2) Major Site Plan: \$350
- (d) *Change of occupancy.*
 - (1) No alterations (building and fire inspection only): \$105.00.
 - (2) Minor alterations - non-structural (building and fire inspections only): \$170.00.
 - (3) Minor alterations - non-structural (increase in occupancy classification, multiple inspectors): \$495.00.
- (e) *Foundation only.* Requires building official approval with complete plans for construction within 30 days of being approved and permitted.
 - (1) Residential - single-family dwelling: \$55.00.
 - (2) Commercial: \$0.10 per square foot. Maximum \$900.00.
 - (3) Accessory structure - residential only: \$40.00.
- (f) *Expedited plan review.* For expedited plan reviews the customer has the option to use a city-approved third-party plan review service. The cost will be that of the most currently published plan review rates of the third-party plan review service plus 15% of the initial plan review fee.

(g) *Intermodal container placement.*

- (1) Permanent placement of an intermodal container: \$75.00.
- (2) Temporary placement of an intermodal container: \$35.00.

Demolition fees

City-funded projects are exempt from deposit requirements. A permit is not required for accessory structures with less than 120 square feet and no utilities.

- (1) Commercial:
 - (A) Demolition: \$115.00.
 - (B) Deposit (refundable upon approved final): \$250.00.
- (2) Residential:
 - (A) Demolition: \$55.00.
 - (B) Deposit (refundable upon approved final): \$100.00.
- (3) Accessory structures: \$30.00.

Miscellaneous permit fees

- (a) *Approach - curb cut:*
 - (1) Residential: \$30.00.
 - (2) Commercial: \$55.00.
 - (3) In state right-of-way: Add \$5.00.
- (b) *Moving:* No structure is allowed to be moved into the city without a certificate of compliance or certificate of occupancy from another municipality or unless otherwise approved by the building official.
 - (1) Residential compliance inspection: \$500.00.
 - (2) Commercial compliance inspection: \$1,250.00.
 - (3) Moving permit (12 feet and wider): \$75.00.
- (c) *Swimming pool:*
 - (1) Commercial: \$75.00.
 - (2) Residential:

- (A) Above ground: \$35.00.
- (B) In ground: \$40.00.
- (d) *Thirty day partial or temporary occupancy permit*: Partial or temporary thirty day occupancy permit and extensions (requires building official approval. no additional plan review):
 - (1) Commercial: \$100.00.
 - (2) Residential: \$50.00.
 - (3) Each 30 days of extension on a temporary or partial certificate of occupancy: \$100.00.
- (e) Reserved.
- (f) *Street use permit*: \$35.00.
- (g) *Street closure permit*: \$35.00.
 - (1) Barricade fee per location: \$25.00.
 - (2) Barricade deposit: \$100.00.
- (h) *Special event permit (type I or type II)*: \$25.00.
- (i) *Voucher*: \$20.00.
- (j) Parking lot permit fee: \$150

Building permit fee - electrical

- (a) Electrical permit: \$40.00 base fee + work performed.
- (b) For renovations and additions only:
 - (1) Installation requiring two inspections, with no increase in service size: \$30.00.
 - (2) Installation requiring more than two inspections, with no increase in service size: \$50.00 plus 50% existing ampere rate charge.
- (c) 120/240 volt single or three phase: \$0.30 per ampere plus permit fee.
- (d) 480 volt: \$0.50 per ampere plus permit fee.

Building permit fee - plumbing and fuel/gas

- (a) Plumbing, fuel/gas permit: \$40.00 base fee + work performed.
- (b) Small fixture (bathtub, drinking fountain, floor sink, floor drain, sink, lavatory, shower, urinal, backflow device assembly, water heater, water treatment, water closet, etc.): \$3.00 each.
- (c) Large fixture (grease trap, waste interceptor, sewer line, water line, gas line, etc.): \$7.50 each.

Building permit fee - mechanical

- (a) Mechanical permit: \$40.00 base fee + work performed.
- (b) 0 to 5 tons cooling: \$10.00.
 - (1) 150,000 Btu's gas or 25 KW electric heating: \$10.00.
 - (2) Package unit or rooftop unit (RTU) with or without heat (includes duct openings): \$20.00.
- (c) 5-1/2 to 15 tons cooling: \$25.00.
 - (1) 150,001 to 250,000 Btu's gas or 26 to 50 KW electric heating: \$25.00.
 - (2) Package unit or rooftop unit (RTU) with or without heat (includes duct openings): \$45.00.
- (d) 15.1 and up tons cooling: \$4.00 per ton.
 - (1) 251,000 Btu's gas or 51 and up KW electric heating: \$50.00.

- (2) Package unit or rooftop unit (RTU) with or without heat (includes duct openings): \$4.00 per ton.
- (e) Commercial vent-a-hood: \$25.00.
- (f) System retrofit:
 - (1) 5 to 40 openings: \$30.00.
 - (2) 41 openings and up: \$150.00.
- (g) All other equipment not specifically listed (ex. boiler, cooling towers, refrigeration, etc.): \$45.00.

Tent permit fees

Temporary tents: \$40.00.

Sign permit fees

- (a) Billboards: \$165.00.
- (b) Wall signs: \$50.00.
- (c) Freestanding signs:
 - (1) 2 to 50 square feet: \$60.00.
 - (2) 51 square feet and up: \$70.00.
- (d) Portable signs: \$40.00.
- (e) Public event banner:
 - (1) Applicant must employ a contractor pre-approved by the building official for erection and taking down of the banner over a public right-of-way within the term permitted for display.
 - (2) Permit fee: \$15.00.

General fees

- (a) Re-inspection or failed inspection: \$39.00.
- (b) Permits or inspections outside city limits:
 - (1) With city utility: 150% regular rate (may be adjusted proportionally according to city tax rate).
 - (2) Without city utility: 200% regular rate.
- (c) Emergency inspections (requested with less than 1/2 days' notice): \$25.00.
- (d) Overtime: \$42.00 per hour.
- (e) Inspections requested for after 4:30 p.m. (2-hour minimum plus emergency inspection fee): \$106.00 for first two hours, plus inspection fee, \$53.00 per hour thereafter.
- (f) Hourly rate in excess of two hours (re-review of plans, code compliance review assistance, expedited review, etc.): \$42.00 per hour.
- (g) Appeals from decisions of the building official or code official to the board of adjustments and appeals: \$70.00.

Additional inspection fees

- (a) Additional inspection fee for work commenced without a permit. Whenever any work for which a permit is required by the city has commenced without first obtaining the required permit, a special inspection shall be made before a permit may be issued for such work. An additional inspection fee shall be required whether or not a subsequent permit is issued. The additional inspection fee for work commenced without a required permit shall be equal to two (2) times the full amount of any permit that would have been required had the project been fully permitted prior to beginning said work. This additional inspection fee shall be in addition to any actual permit fee required.

- (b) Additional inspection fee for work concealed prior to obtaining a required inspection. Whenever any work has been concealed without first obtaining a required inspection an additional inspection fee shall be assessed. The additional inspection fee for work concealed without first obtaining a required inspection shall be equal to \$252.00. This additional inspection fee shall be in addition to any other inspection fee required under this Code of Ordinances. The payment of this additional inspection fee shall be in addition to any other inspection fee required. The payment of this additional inspection fee shall not exempt any person from compliance with all provisions of applicable codes, nor shall it exempt them from any penalty prescribed by law.

Permit renewals

- (a) *Request for renewals.* The holder of an expired permit may request a renewal of the permit. Requests shall be in writing on applications approved by the building official. The application shall include a statement of the date work commenced, an account of delays, the time reasonably necessary to complete the project, and such other information necessary to justify the requested renewal and term as determined in the sound discretion of the building official. In no event shall a renewal be approved for a term that exceeds the term of the original permit.
- (b) *Permit renewal fee.* 50% of the original permit fee.

Registration

All registrations expire December 31st of each year. Homeowners and not-for-profit organizations are not required to register. Only contractors that are required to acquire permits need be registered.

- (1) *Contractor annual fee:* \$30.00 (includes all general contractors, builders, fence, sign, swimming pool, movers, mechanical, roofers, irrigators and water treatment installers).
- (2) *Maintenance person annual fee:* \$10.00.

Refunds

- (a) Refunds must meet the following criteria:
 - (1) No work has started;
 - (2) The permit has not expired;
 - (3) All refunds must be approved by the office manager, inspector and building official; and
 - (4) The request must be in writing on the form provided.
- (b) Refunds are refunded at 90% of the original permit fee less \$25.00 and less plan review and applicable trip charges. Permits with no plan review are credited in full less \$5.00 processing fee.
- (c) Refunds are processed by the city finance department only. No cash refunds will be allowed for accounting purposes.

Boarded buildings

The city shall charge an annual fee for boarded building certificates as follows:

- (1) *Initial certificate:*
 - (A) Residential structure up to 2,500 square feet, including accessory structures less than 100 square feet in area: \$150.00.
 - (B) Residential structure from 2,501 square feet to 5,000 square feet, including accessory structures less than 100 square feet in area: \$200.00.
 - (C) Residential structure greater than 5,000 square feet, including accessory structures less than 100 square feet in area: \$200.00 plus \$50.00 per 500 square feet over 5,000 square feet, not to exceed \$750.00.
 - (D) Accessory structures greater than 100 square feet in area: \$50.00 each.

- (E) Commercial structure(s)* up to 2,500 square feet: \$150.00.
- (F) Commercial structure(s)* from 2,501 square feet to 5,000 square feet: \$200.00.
- (G) Commercial structure(s)* greater than 5,000 square feet: \$200.00 plus \$50.00 per 500 square feet over 5,000 square feet, not to exceed \$750.00.
- (H) New owner fee: 50% of original fee.

*When calculating the square footage, the total cumulative square footage of all structures located at one street address will be used.

- (2) *Subsequent certificates:* Each subsequent certificate fee will be the last certificate fee plus an additional \$25.00.
- (3) *Exception:* If an owner expends \$2,500.00 or more for construction improvements before the expiration of a valid certificate, the fee for the next certificate due shall be waived upon the timely filing of an application for certificate and inspection of the improvements. Proof of the improvements and expenditures shall be to the satisfaction of the fire marshal's office.

Mobile home park, manufactured housing park and recreational vehicle park annual operator's permit

The city shall charge an annual fee for an operator's permit, required for the operation of any mobile home, manufactured housing or recreational vehicle park as follows:

- (1) *Administrative processing fee:*
 - (A) Permit for new parks or expansion of existing parks, excluding parks existing prior to April 15, 2014: \$1,000.00.
 - (B) Permit for renewal when transfer or expansion is not taking place: \$600.00.
- (2) *Supplemental fee:* In addition to the applicable administrative processing fee, a charge of \$5.00/space shall be charged, based upon the number of authorized spaces shown on the site plan accompanying the application for permit.

Stormwater quality reinspection fee

The fee for reinspections for violations of stormwater quality control provisions shall be \$75.00.

BUSINESS RELATED FEES (Previously Article A3.000 in Appendix A - Fee Schedule)

Itinerant merchant and street solicitor fee

The fee for any license required under article 5.04 of the Code of Ordinances or permit under section 8.05.011 of the Code of Ordinances shall be a standard fee for all applicants and shall be such as to cover the cost of processing said application. The license or permit fee shall be ten dollars (\$10.00) per application. An additional fee of two dollars and fifty cents (\$2.50) shall be assessed for each identification card issued after the first issued, per license application submitted.

Oil or gas well inspection fee

Annual inspection fee shall be five hundred dollars (\$500.00).

Alarm permit fees

(a) Alarm permit user's fees:

- (1) Residential alarm user's fee: \$25.00.
- (2) Commercial alarm user's fee: \$50.00.

(b) Special alarm user's permit: An alarm user required by federal or state statute, regulation or rule to install, maintain and operate an alarm system shall be subject to this section, provided:

- (1) A permit shall be designated a special alarm user's permit.
- (2) A special alarm user's permit for a system which has six (6) or more false alarms in a permit year shall not be subject to revocation under section 5.09.008 of the Code of Ordinances, but the holder of the permit shall pay a fee of \$40.00 with the submission of the report required by section 5.09.008 of the Code of Ordinances.
- (3) Upon written demand by the police chief, the holder of a special user's permit shall pay a fee of \$40.00 for each false alarm after the fifth (5th) false alarm in the permit year.

(c) Service fees for each false alarm after the first five (5) false alarms:

- (1) Sixth (6th) false alarm: \$50.00.
- (2) Each false alarm thereafter: \$50.00.

(d) Revoked alarm user's permit (after the sixth (6th) false alarm): \$50.00.

(e) False fire alarms because of failure to notify public safety communications when system is being worked on: \$50.00.

Fee for requested hearing appealing director's decision regarding bus, taxi, limousine or shuttle permit

A minimum fee of \$100.00 shall be charged the holder if the holder requests reinstatement of his permit. The purpose of the fee is to cover the administrative costs of preparing for and holding a hearing before the city council and the fee may be increased based on actual costs to the city of suspending the permit, monitoring the suspended company for compliance with the suspension, reinspection and report preparation. The city manager shall recommend an appropriate fee and the city council shall assess the fee based on evidence of actual cost to the city as specified above. The council may waive the hearing fee if it finds that the suspension was unjustified or for other good cause.

Chauffeur's license application and renewal fees

- (a) Each applicant shall pay a service charge of twenty-five dollars (\$25.00) for the cost of fingerprinting, taking the applicant's picture, and other services necessary to procure the license.
- (b) The license may be renewed upon application, accompanied by a renewal service charge of ten dollars (\$10.00), unless the original license has been revoked for good cause or has expired for failure to renew prior to expiration.

Taxicab permit fees

- (a) A holder of an annual permit shall pay the city a nonrefundable permit fee of three hundred and fifty dollars (\$350.00) a year for each vehicle authorized by the permit; provided, however, if the vehicle used for the transportation of persons is drawn by animals, the holder shall pay the city a nonrefundable permit fee of fifty dollars (\$50.00) a year for each vehicle authorized by the permit. The permit fee is payable at the time the annual permit is issued or renewed. Where a holder wishes to add vehicles to his fleet, the holder shall pay the city three hundred and fifty dollars (\$350.00) for each additional vehicle or fifty dollars (\$50.00) for each additional animal-drawn vehicle; provided, however, said fee shall be prorated if such additions are made after the annual permit fee is due.
- (b) A holder of an annual permit shall pay the health director or his designee a processing fee of twenty dollars (\$20.00) per vehicle upon the substitution of a vehicle or carriage for a previously permitted vehicle or carriage.

Limousine permit application fee; renewal fee

- (a) Each applicant shall pay a service charge of twenty-five dollars (\$25.00) for the cost of fingerprinting, taking the applicant's picture, and other services necessary to procure the license.
- (b) The license may be renewed upon application, accompanied by a renewal service charge of ten dollars (\$10.00), unless the original license has been revoked for good cause or has expired for failure to renew prior to expiration.

Bus or shuttle permit fees

- (a) A holder of an annual permit shall pay the city a nonrefundable permit fee of three hundred and fifty dollars (\$350.00) a year for each vehicle authorized by the permit. The permit fee is payable at the time the annual permit is issued or renewed. Where a holder wishes to add vehicles to his fleet, the holder shall pay the city three hundred and fifty dollars (\$350.00) for each additional vehicle; however, said fee shall be prorated if such additions are made after the annual permit fee is due.
- (b) A holder of an annual permit shall pay the health director or his designee a processing fee of twenty dollars (\$20.00) per vehicle upon the substitution of a vehicle for a previously permitted vehicle.

Airport parking spaces for taxicabs

It shall be unlawful for any taxicab driver to pick up passengers or wait for fares at Mathis Field Airport unless the permit holder for whom the driver works has paid twenty-five dollars (\$25.00) per month for use of the reserved parking queue.

Airport parking spaces for buses or shuttle services

It shall be unlawful for any bus or shuttle driver to pick up passengers or wait for passengers at Mathis Field Airport unless the permit holder for whom the driver works has paid \$25.00 per month for use of the designated reserved shuttle parking queue.

Airport Badge Fees

Each holder of a security badge for the San Angelo Airport shall pay the following badge fee:

General Aviation and Federal Enforcement	\$45*
Security Identification Display Area (SIDA)	\$60*

*City Council approved fees below cost of service by ordinance 07/02/2019.

Ambulance license fee

An application under section 6.05.033 of the Code of Ordinances shall be accompanied by a license fee of \$50.00.

Golf cart registration fee

A golf cart registration application hereunder shall be accompanied by a golf cart registration fee of \$20.00.

Credit access business fee

An application under section 5.11.006 of this code shall be accompanied by a license fee of \$25.00

Alcoholic beverages license/permit fees

The fees for the two-year alcoholic beverages licenses for premises within the city limits shall be as follows:

License Issuance or Renewal	Fee Collected
<i>Mixed Beverage Licenses/Permits</i>	
Local distributor's permit	\$100.00
Mixed beverage permit (3rd year in business)	\$1,125.00
Mixed beverage permit (4th and 5th year in business)	\$1,500.00
Mixed beverage permit (6th and up year in business)	\$750.00
Package store permit and malt beverage off-premises	\$500.00
Wine only package store	\$75.00
Wholesaler's permit	\$1,875.00
General class B wholesaler's permit	\$300.00
Winery permit	\$75.00
<i>Beer Licenses/Permits</i>	
Branch distributor's license	\$75.00
Malt beverage retailer's off-premises license	\$60.00
Malt beverage retailer's on-premises	\$150.00
Wine and malt beverage retailer's permit	\$175.00
Wine and malt beverage retailer's off-premises	\$60.00
Brew Pub License	\$500.00

FEES FOR ABATEMENT OF JUNK AND IMPOUNDMENT AND SALE OF PROPERTY (Previously Article A4.000 in Appendix A - Fee Schedule)

Impoundment and sale of property

The following fees shall be charged and paid into the city treasury:

- (1) For taking and impounding any personal property: \$2.00.
- (2) For preparing advertisements of sale for each article: \$0.50.
- (3) For selling each article: \$0.50.
- (4) For posting notices of sale relating to any one article: \$0.50.

Garbage, weeds, junk and unsanitary conditions abatement fees

An administrative fee of \$150.00 dollars per non-complied violation shall be assessed to the property owner of a lot, tract or parcel of land for the cost of abatement under section 7.02.070 of the Code of Ordinances, plus:

- (1) \$372.60 per 6-yard dump truck load for junk or trash that is removed from a lot, tract or parcel of land.
- (2) \$572.60 per 12-yard dump truck load for junk or trash that is removed from a lot, tract or parcel of land.
- (3) \$45.00 per hour for mowing services performed on a lot, tract or parcel of land.

RESERVED - ARTICLE A5.000

PARKS AND RECREATION FEES (Previously Article A6.000 in Appendix A - Fee Schedule)

Campsite fees

A charge will be made for the use of designated public camping areas. The fee per campsite shall be:

- (1) San Angelo residents: \$6.00/day.
- (2) Out-of-town residents: \$12.00/day.

Entrance fees

Lake Nasworthy: The following schedule of fees will be charged for entrance into certain areas at Lake Nasworthy. The fees shall be paid at entrance gates designated by the city council from the first weekend in March through Labor Day of each year. Any person holding a valid camping permit shall be exempt from paying said fees.

- (1) Three dollars (\$3.00) per day per vehicle for city residents and six dollars (\$6.00) per day per vehicle for out-of-town residents on Saturdays, Sundays, and the following holidays: Good Friday, Easter, Memorial Day, 4th of July and Labor Day, during the period beginning the first weekend in March and continuing through Labor Day of each year.
- (2) Twenty dollars (\$20.00) per vehicle for an annual permit.
- (3) Ten dollars (\$10.00) per vehicle for an annual permit for persons over the age of sixty-five (65).
- (4) Ten dollars (\$10.00) per vehicle for an annual permit for handicapped persons. For purposes of this section, "handicapped" shall mean any person presenting a letter from a licensed medical doctor or the Veterans Administration when applying for a permit, which said letter certifies that the person has a permanent disability.

Park vendor's permit fee

- (a) The cost of each seasonal vendor's permit shall be \$100.00 per vehicle, which shall be paid at the time application is made.
- (b) A permit for three (3) consecutive days can be issued at a cost of \$35.00 per vehicle, which shall be paid at the time application is made.

Park facility and activity fees

- (a) Fees for sports tournaments and leagues:

Baseball	
Youth league ages 13-14	\$850.00/team
Adaptive t-ball*	\$30.00/player
Youth league ages 8-12	\$650.00/team
Fields - improved	\$20.00/hour
Fields - lighted (Bell St., Glenmore, Padrone, Mountain View)	\$1.00/hour
Fields - marking (TLCA - any outside tournament)	\$25.00
Fields- unimproved	\$1.00/hour
Basketball	

Adaptive*	\$30.00/player
Adult league	\$250.00/team
Youth league/individual	\$60.00/player
Youth league/team	\$450.00/team
Youth league/team with uniforms	\$550.00/team
Youth preseason tournament	\$175.00/team
Youth regional tournament	\$150.00/team
Gate fees	\$3.00/day; \$5.00/weekend
Flag football	
Adult league	\$275.00/team
Adult tournament	\$175.00/team
Youth league	\$60.00/player; \$500.00/team
Youth league early registration	\$55.00/player
Youth league late registration	\$80.00/player
Youth league with uniforms	\$600.00/team
Youth preseason tournament	\$100.00/team
Kickball	\$200.00/team
Soccer	
Adaptive*	\$30.00/player
Softball	
Adult league	\$325.00/team
Youth girls league	\$450.00/team
Softball resale	\$6.00 for 1 ball; \$30.00 for 6; \$55.00 for 12; + tax
Volleyball	\$300.00/team
With jerseys	\$360/team
Adaptive*	\$30.00/player

Adult league	\$190.00/team
Adult tournament	\$10.00/player
Other	
Summer track meet events	\$5.00/spectator \$10.00/athlete
Athletic leagues/tournaments	\$50.00/entry
Future adaptive added	\$30.00

* City Council approved fees below cost of service by ordinance 05/21/2019.

(b) Swimming pool fees:

Admissions/daily entry	\$5.00 - ages 3—64 \$3.00 - over 65
Admissions/daily entry - group rate (20+ ppl)	\$3.00
Family pool pass (4 ppl)	\$200.00
Family pool pass - additional people	\$25.00/person
Individual pool pass	\$75.00
Private rental	\$300/every two hours; \$100.00 deposit
Private rental - additional people	\$120.00/additional 100 people
Rotunda only rental off season	\$75.00/hour*; \$100.00 deposit
Semi-private rental	\$20.00/hour* + \$3.00/guest
Swim lesson registration	\$60.00/person

* 2 hour minimum

(c) *Nature center fees:*

Birthday parties	\$80.00 for 12 people + \$1 per additional person
General admission - 13 +	\$3.00
General admission - 4-12	\$2.00
Offsite tour	\$75.00
Onsite tour (25 people)	\$60.00
Onsite tour - additional people	\$1.25/person

Sleepovers	\$25.00 - 35
Summer camp/critter crawl, etc.	\$80.00/week
Adoption - basic	\$10.00
Adoption - memorable	\$25.00
Adoption - plus	\$50.00
Membership - benefactor	\$75.00
Membership - corporate	\$150.00
Membership - family	\$50.00
Membership - individual	\$25.00

(d) *Texas Sports Bank Complex Rental Fees:*

Field rental /day no lights	\$75.00/day; \$10.00/hour
Field rental/day with lights	\$81.25/day; \$25.00/hour
San Angelo Girls Fast Pitch Association field rental	\$500.00/field for 30 days
Southern little league rental	\$500.00/field for 3 days
Southern little league t-ball field rental	\$250.00/field for 3 days
Tournament fees	\$175.00—\$250.00 tournament fee; \$50.00—\$75.00 bracket fee
Tournament gate fees	\$150.00 flat rate per gate/per quad/per day

(e) Facility rental fees (rentals subject to department rules and regulations for use.):

Venue	Rate	Deposit
<i>Carl Ray Johnson Gym Rentals</i>	\$25.00	N/A
<i>Private party use</i>		
City park pavilion *	\$15.00/hour	N/A
Civic league park bridal path and garden area (2 hour rental)	\$50.00	N/A
Civic league park pavilion (2 hour rental)	\$50.00	N/A
College Hills/Unidad Park Pavilion *	\$15.00/hour	N/A

Glenmore Park Pavilion *	\$15.00/hour	N/A
Jaime Padron Memorial Park Pavilion *	\$15.00/hour	N/A
James M. Rogers Garden Gazebo at Rio Concho Park (2 hour rental)	\$50.00	N/A
Kids' Kingdom Pavilion *	\$15.00/hour	N/A
Kirby Park In-Line Hockey Rink (2 hour minimum)	\$15.00/hour	N/A
Kirby Park Pavilion (12 hour rental)	\$300.00	\$100.00
Kirby Park Pavilion and Concession (12 hour rental)	\$400.00	\$100.00
Lone Wolf Bridge (2 hour rental)	\$50.00	N/A
Martin Luther King Jr. Memorial Park Pavilion *	\$15.00/hour	N/A
Producers Pavilion *	\$15.00/hour	N/A
Tiered Plaza/Celebration Bridge (2 hour rental)	\$50.00	N/A
Visitor's center grounds (1 hour rental)	\$50.00	N/A
<i>Rec center room rental</i>		
Carl Ray Johnson (2 hour minimum)	\$25.00/hour	N/A
South Side (2 hour minimum)	\$50.00/hour	\$50.00
SS with Dance/DJ (2 hour minimum)	\$50.00/hour	\$100.00
<i>Santa Fe Crossing</i>		
Activity room rental (3 hour minimum)	\$35.00/hour	\$100.00
Activity room rental - all day	\$275.00	N/A
Conference room rental (3 hour minimum)	\$25.00/hour	\$50.00
Dining room rentals (3 hour minimum)	\$45.00/hour	\$100.00
Dining room rentals - all day	\$350.00	N/A
<i>Station 618</i>		
Activity room rental (3 hour minimum)	\$100.00/hour	\$300.00
Ceramic room rental (3 hour minimum)	\$25.00/hour	\$50.00
Computer room rental (3 hour minimum)	\$50.00/hour	\$100.00
Nonprofit discount	No charge	N/A

Senior related activities discount	N/A	50% of deposit
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* Limited to a two (2) hour minimum and four (4) hour maximum rental.

- (f) *Miscellaneous event fees* (fees for events not listed shall be as established by the director of parks and recreation with concurrence of the city manager):

Date night admission - daddy/daughter or mother/son	\$12.00
Date night admission - family night	\$20.00
Movie/camp out in the park	\$5.00/person
Senior programs (per month)	\$4.00-\$10.00
Summer camp - registration fee	\$45.00/person
Summer camp - weekly fee	\$65.00/person
Summer camp weekly holding fee	\$20.00
Summer camp track	\$80.00/person

- (g) *Nutrition lunches fees:*

Nutrition lunches - registered members over 55 years	\$3.00 suggested donation
Nutrition lunches - nonregistered members	\$6.00

MOTOR VEHICLE ESCORT FEES (Previously Article A7.000 in Appendix A - Fee Schedule)

License fee

The fee for any license granted to a private motor vehicle escort service shall be the sum of fifty dollars (\$50.00) per annum, which sum shall be paid before such license certificate is issued.

Driver's permit fees

Upon application for an escort driver's permit in accordance with the provisions of article 10.08 of the Code of Ordinances, each applicant shall pay a service charge of twenty-five dollars (\$25.00) for the cost of fingerprinting and other services necessary to procure the permit. The permit, when issued, shall not be transferable; however, it shall be lawful for the holder of such permit to use the same permit if he changes employment from one motor vehicle escort service to another. Every such permit shall be for a term of one (1) year from the date of issuance and may be renewed for a service fee of five dollars (\$5.00) provided the person seeking renewal has not violated any terms of article 10.08.

UTILITY RELATED FEES (Previously Article A8.000 in Appendix A - Fee Schedule. See Code of Ordinances for additional rate schedules)

Injury to or obstruction of apparatus, equipment or facilities

An administrative penalty of two hundred dollars (\$200.00) shall be assessed for injury to or obstruction of apparatus, except in those cases where the fair market value of the damage done to the apparatus is greater than two hundred dollars (\$200.00), in which case the administrative penalty shall be the full fair market value of the damage done as determined by the city manager or the city manager's designee.

Water service and meter charges

(a) *Fees for connection and reconnection.*

- (1) During regular business hours, there shall be a charge of twenty dollars (\$20.00) for the activation (turn on) of a water account and no charge for discontinuance of service.
- (2) After regular business hours, there shall be an additional charge of fifty dollars (\$50.00) to the above charges.
- (3) For temporary disconnection and reconnection of water service, there shall be a single charge of fifteen dollars (\$15.00).

(b) *Meter fees.* Any person purchasing a meter shall have the option to pay for such meter and expenses in interest-free installments on the following schedules:

- (1) If the cost of the meter and expenses is no more than \$300.00, the payments shall be made in three (3) equal monthly installments. The first installment shall be due on the 5th day of the month following the month the meter is installed. The remaining installments shall be due on the 5th day of the next two (2) months until paid in full.
- (2) If the cost of the meter and expenses is between \$300.01 and \$600.00, the payments shall be made in six (6) equal monthly installments. The first installment shall be due on the 5th day of the month following the month the meter is installed. The remaining installments shall be due on the 5th day of the next five (5) months until paid in full.
- (3) If the cost of the meter and expenses is between \$600.01 and \$900.00, the payments shall be made in nine (9) equal monthly installments. The first installment shall be due on the 5th day of the month following the month the meter is installed. The remaining installments shall be due on the 5th day of the next eight (8) months until paid in full.
- (4) If the cost of the meter and expenses is greater than \$900.01, the payments shall be made in twelve (12) equal monthly installments. The first installment shall be due on the 5th day of the month following the month the meter is installed. The remaining installments shall be due on the 5th day of the next eleven (11) months until paid in full.
- (5) A person wishing to defer payment under this subsection shall be required to execute appropriate documentation setting forth his/her obligation to pay within the time periods specified above.

Water tap connections

(a) Any person ordering a water tap connection at premises within the city shall be charged for such water tap connection in accordance with the following schedule:

5/8"	\$100.00 where stubbed out by developer
5/8"	\$150.00 plus cost of trench repair
1"	\$250.00 plus cost of trench repair

1½"	\$450.00 plus cost of trench repair
2" turbine	\$575.00 plus cost of trench repair
2" compound	\$1,225.00 plus cost of trench repair
3" turbine	\$1,875.00 plus cost of trench repair
3" compound	\$2,625.00 plus cost of trench repair
4" turbine	\$2,350.00 plus cost of trench repair
4" compound	\$3,300.00 plus cost of trench repair
6" turbine	\$3,500.00 plus cost of trench repair
6" compound	\$5,500.00 plus cost of trench repair
1½" lake meter	\$450.00
1" fire service tap	\$800.00
4" fire service tap	\$1,600.00
6" fire service tap	\$2,500.00

- (b) Any person ordering a water tap connection at premises located outside the city shall be charged for such water tap connection one and one-half (1½) times the above-stated schedule for each size tap.
- (c) Any person leasing a lake lot from the city shall not be required to pay the tap connection fee when requesting approval for capital improvements; provided, however, if such improvement is a lawn sprinkler system which uses raw water, payment of the fee will not be required at that time.

Water billing charges

- (a) *Delinquent accounts; other charges.*
- (1) Any water utilities bill not paid within twenty-five (25) days after the billing date shall be deemed delinquent and a late fee of 15% on the total new charges for the month of delinquency shall be added to the account for the expense of handling the delinquent account.
 - (2) Any customer whose water service has been discontinued due to a delinquency shall be required to pay the accrued bill, including the late charge, plus a reconnect charge of thirty dollars (\$30.00), before water service will be reactivated for the account.
 - (3) A charge will be added to a customer's account for each returned check as provided in section 2.03.061 of the Code of Ordinances and section A10.001 hereof.

Water, sewer and trash service deposits

- (a) *Water service.* Each and every water meter shall require the following minimum cash deposit:

Meter Size	Residential	Commercial*
⅝"	\$100.00	\$160.00

1"	\$110.00	\$330.00
1½"	\$120.00	\$340.00
2"	\$150.00	\$640.00
3"	\$525.00	\$830.00
4"	\$650.00	\$900.00
6"	\$1,000.00	\$1,070.00

*The amounts shown for commercial deposits shall be the minimum allowed. The actual deposit will be determined by the water utility department based on similar types of uses.

- (b) *Sewer service.* Each and every customer establishing sewer service without water service, whether with or without trash service, shall make a minimum cash deposit with the water department of the following amount:
 - (1) Residential: \$50.00.
 - (2) Commercial: \$100.00.
- (c) *Trash service.* Each and every customer establishing trash service without water or sewer service shall make a minimum cash deposit with the water department of the following amount:
 - (1) Residential: \$50.00.
 - (2) Commercial: \$100.00.
- (d) *Waiver.*
 - (1) Residential customers may request a waiver of the deposit requirement.
 - (2) A waiver will be granted upon confirmation of a history of no delinquencies on the requestor's prior or active accounts with the water utilities department.
- (e) *Interest.* All cash utility deposits made prior to October 1, 2004, shall accrue simple interest at the annual rate of four percent (4%) until September 30, 2004. No deposit shall accrue any interest nor shall any interest amount be paid on amounts on deposit after September 30, 2004.

Reactivation of multiple meters

Discontinued use of one of multiple meters located on a premises, for a period of less than six (6) months, shall require a fifty dollar (\$50.00) reactivation fee.

Meter test fees; repair fee

- (a) Any person requesting that a meter be tested for accuracy shall deposit with the water utilities department a security of forty dollars (\$40.00), plus any additional amount deemed necessary by the city manager or his designated agent to pay the cost of said meter test.
- (b) The account at a location at which damage has been done to the city meter or facilities shall be subject to a repair fee of thirty-five dollars (\$35.00), or the actual cost of the repair, whichever amount is greater. In determining whether a fee shall be assessed, the apparent source of the damage shall be considered.

Fire hydrant permit fee

Said permit shall be in writing and shall contain such terms, conditions and regulations as may be prescribed by the city council to use water from fire hydrants.

- (1) The applicant shall pay to the city a permit fee of fifteen dollars (\$15.00).
- (2) A deposit of one thousand dollars (\$1,000.00) shall be paid prior to the placement of each fire hydrant meter. Removal of a meter from the authorized location may result in forfeiture of the deposit. Repair costs necessary on a returned meter may be deducted from the deposit at the discretion of the director of water billing.
- (3) A twenty dollar (\$20.00) connection fee shall be charged for each meter set. Installed meters may only be moved by city personnel.
- (4) Use of a fire hydrant meter at an unauthorized location or by an unauthorized party or tampering with or damaging a meter may result in an administrative penalty of no more than one hundred dollars (\$100.00) per day or occurrence. Appeal of the assessed administrative penalty may be had by making written application to the director of water billing no later than ten days from the assessment of the penalty.

Sewer connection permit fee

- (a) All persons, firms or corporations who desire to tie on or to connect with the sewer mains of the city so that the premises owned or controlled by such persons, firms and corporations shall be serviced by said sewer mains shall, before connecting with or tying on to said sewer mains, obtain a permit therefor from the city, and upon obtaining such permit shall pay a fee of five dollars (\$5.00) to the city.
- (b) In the event that a person, firm or corporation desires to drain or backwash a swimming pool into the sewer mains of the city, such persons, firms or corporations shall, before connecting with or tying onto said sewer mains (either by adding the swimming pool drainage or backwash onto such person's, firm's or corporation's private sewer service line or connecting onto the city's sewer main), obtain a permit for each swimming pool to be connected from the city, and upon obtaining such permit shall pay a fee of five dollars (\$5.00) to the city, which fee shall be in addition to the fee for connecting any other wastewater to the city's sanitary sewer system.
- (c) Any person, firm or corporation owning or controlling property on which a swimming pool is located is hereby required to notify the city if said swimming pool drainage or backwash has been previously connected to the city's sanitary sewer system.

Sewer line extension fees to Lake Nasworthy

As sewer service is extended to areas of Lake Nasworthy, each leaseholder shall be assessed a per-lot fee of five hundred eighty-three dollars (\$583.00), which shall be paid upon service availability.

Designation of sewer charges to special fund

The following portion of the monthly base fee billed under section A8.002(b)(1) shall be designated to a special account for wastewater capital improvements (CIP account):

Water Meter Size	Portion of Base Rate to CIP Account
5/8"	\$4.64
1"	\$5.37
1½"	\$6.10
2"	\$7.67
3"	\$20.16
4"	\$24.88

6"	\$35.69
8"	\$47.96

PLANNING RELATED FEES (Previously Article A9.000 in Appendix A - Fee Schedule)

Trailer coach park license fee; transfer fee

The annual license fee for each trailer coach park shall be fifty dollars (\$50.00). The fee for the transfer of the license shall be five dollars (\$5.00).

Planning and development fees

Applications for change of zoning classification (not including planned development districts and certain exceptions specified below in this same section), applications for special use approval, and applications for conditional use approval:

- (1) Zone change: \$500.00.
- (2) Special use: \$400.00.
- (3) Conditional use: \$385.00.

Planned development fees

- (a) Application for zone change to a PD district, requiring an area of 1.0 acre or more: \$600.00.
- (b) Application for site plan review of proposed development in PD district: \$125.00.
- (c) Application to amend PD ordinance: \$225.00.
- (d) Required Sign Fee: \$20.00

Zoning board of adjustment application fees

- (a) Request for variance from zoning regulations: \$250.00.
- (b) Request for administrative adjustment to zoning regulation: \$170.00.

Preliminary plats, final plats and variances

- (a) Plats (preliminary, final, or replats): \$275.00.
- (b) First variance: \$125.00.
- (c) Additional variance (each): \$75.00.
- (d) Supplemental fee for replats requiring notification: \$106.25.

Final plats or replats of administrative subdivisions

- (a) Any size of subdivision or resubdivision: \$250.00.
- (b) Supplemental fee for replats requiring notification: \$241.00.

Miscellaneous planning fees

- (a) Request for expansion of nonconforming use: \$353.00.
- (b) Request for consideration of sign variance: \$200.00.
- (c) Request for temporary permit: \$118.75.
- (d) Street name change: \$500.00 (plus cost of official city signage).
- (e) Release of easement: \$500.00.
- (f) Request for right-of-way abandonment or encroachment: \$450.00.
- (g) Request for design & historic review commission review: \$385.00.
- (h) Request for comprehensive plan amendment: \$500.00.
- (i) Request for zoning verification letter: \$25.00.
- (j) Request for annexation: \$1,000.00.

- (k) Design & historic review, administratively eligible: \$195.00.
- (l) Urban design review: \$125.00.
- (m) Amendments: \$200.00.
- (n) Third-party appeal*: \$200.00.
- (o) Certificate of appropriateness: \$100.00.
- (p) Disannexation: \$600.00.
- (q) Newspaper publication of notice: \$125.00.
- (r) Administrative amendment: \$130.00.
- (s) Design & historic review – like for like \$90.00.

* On appeal by a third party not the applicant, the appeal fee is due and payable on or before the deadline for filing the appeal. Notice of appeal by a third party not accompanied with payment of the applicable appeal fee shall be deemed incomplete and any right to appeal waived if the fee is not paid in full prior to expiration of the time permitted for appeal.

Conveyance of property interest in right-of-way abandoned by city

The following fees shall be required for conveyance (by quit-claim deed) of interest in rights-of-way abandoned by the city council:

- (1) *For improved streets and alleys:* Three-quarters ($\frac{3}{4}$) the average assessed value of abutting land, by square foot, according to the most recently approved property tax roll compiled by the Tom Green County appraisal district, multiplied by the square feet of land in the right-of-way abandoned and thence conveyed to the applicant as an abutting owner of property, plus appropriate administrative fees charged on an hourly basis.
- (2) *For unimproved streets and alleys:* One-half ($\frac{1}{2}$) the average assessed value of abutting land, by square foot, according to the most recently approved property tax roll compiled by the Tom Green County appraisal district, multiplied by the square feet of land in the right-of-way abandoned and thence conveyed to the applicant as an owner of abutting property, plus appropriate administrative fees charged on an hourly basis.
- (3) *For streets and alleys where significant easements for access by the public and/or utilities are reserved:* One-half ($\frac{1}{2}$) the cost applicable to either circumstance described in subsection (1) or (2) above, plus appropriate administrative fees charged on an hourly basis.

General provisions

- (a) The following discount applies to fees for plan reviews associated with subdivision plats and urban design reviews for such projects that fully utilize the City's online application system, including digital submission of all applications, plans, and other required documents, discount of \$50*

*The discounts provided herein shall expire at the one-year anniversary of the adoption of the resolution (5/4/21), unless extended by the City Council.

RETURNED CHECK FEES AND LATE FEES (Previously Article A10.000 in Appendix A - Fee Schedule)

Returned check fee

The fee for each check tendered to the city, its departments or divisions and returned for insufficient funds or because the account is closed shall be twenty-five dollars (\$25.00).

Late fee

The fee for late payments, as further specified in section 2.03.062 of the Code of Ordinances, shall be five dollars (\$5.00) or five percent (5%) of the sum due, whichever is greater.

FIRE AND RESCUE SERVICE FEES (Previously Article A11.000 in Appendix A - Fee Schedule)***Service fees*****(a) *Vehicles.***

Vehicle Type	Apparatus	Price
1	Class A engine	\$500.00
1	Aerial	\$500.00
2	Rescue (heavy)	\$600.00
3	Brush truck	\$400.00
4	Command car/truck	\$200.00
1	Ladder (L-1)	\$500.00
1	Engine 2 (E-2)	\$500.00
1	Engine 3 (E-3)	\$500.00
1	Engine 4 (E-4)	\$500.00
1	Engine 5 (E-5)	\$500.00
1	Engine 6 (E-6)	\$500.00
1	Engine 7 (E-7)	\$500.00
1	Reserve 21 (R-21)	\$500.00
1	Reserve 22 (R-22)	\$500.00
1	Reserve 23 (R-23)	\$500.00
2	Rescue 1 (R-1)	\$600.00
3	Brush 1 (Brsh-1)	\$400.00
4	Battalion chief (Batt-1)	\$200.00

(b) *Hand tools.*

Tool	Price
Flathead axe	\$17.00
Pickhead axe	\$17.00
Long pike pole	\$17.00
Sheetrock pike pole	\$17.00

Short pike pole	\$17.00
Pry axe	\$17.00
Hooligan tool	\$17.00
Bolt cutters	\$17.00
Pry bar	\$17.00
Fire rake	\$17.00
Shovels	\$17.00
Scoops	\$17.00
Brooms	\$12.00
All hand tools	\$12.00

(c) *Fire equipment.*

Tool	Price
Foam nozzle	\$55.00
Foam eductor	\$50.00
AFFF foam - per gallon	\$40.00
Class A foam - per gallon	\$25.00
Piercing nozzle	\$40.00
M/S fog nozzle	\$55.00
M/S straight bore nozzle	\$30.00
Salvage cover	\$28.00
SCBA pack	\$85.00
Hall runner	\$18.00
Portable tank	\$75.00
PPV fan - per hour	\$55.00
Generator, portable - per hour	\$55.00
Generator - per hour	\$55.00
Chain saw - per hour	\$45.00

Water extinguisher	\$22.00
Dry chemical extinguisher	\$45.00
CO2 extinguisher	\$45.00
Scene lights	\$22.00
Portable pump - per hour	\$95.00
Float pump - per hour	\$65.00
Water vests	\$30.00
Thermal imaging camera	\$75.00
Heat detection gun	\$75.00
Sawzall	\$55.00

(d) *Hazardous material equipment.*

Supplies/Service	Price
Absorbent - per bag	\$23.00
Absorbent booms	\$60.00
Top sol	\$35.00
Disposable coveralls	\$30.00
Neoprene gloves	\$20.00
Latex gloves	\$6.00
Over boots	\$25.00
Disposable goggles	\$15.00
Gas plug kit	\$50.00
Plug and dike	\$65.00
Drum liners	\$10.00
Barricade tape	\$22.00
Poly sheeting	\$55.00
Removal of hazardous material	\$150.00
Disposal of hazardous material	\$150.00

Gas multi meter	\$65.00
CO2 meter	\$65.00
Terrazyme	\$70.00
Microblaze - per quart	\$10.00
Microblaze - per 5 gallons	\$150.00

(e) *Rescue equipment.*

Tool	Price
Spreaders	\$250.00
Cutters	\$250.00
Rams	\$250.00
Air bags	\$250.00
K-12 saw	\$55.00
Target saw	\$55.00
Ajax tool	\$25.00
K-tool	\$25.00
Windshield tool	\$15.00
Rescue blanket	\$32.00
Rope	\$25.00

(f) *Ambulance/transport/transfer fees.*

Transfer/transport for ambulance aircrew	\$337.00
Institutional charge for non-reimbursed patient	\$337.00
BLS non-emergency	\$853.00
BLS emergency	\$1,365.00
ALS non-emergency	\$950.00
ALS 1 emergency	\$1,621.00
ALS 2 emergency	\$2,347.00

Transport medical team: with or without patient; to or from destination (one way)	\$350.00
Mileage fee (per patient mile)	\$22.00
Out of city, still in county *Additional charge	\$150.00
Out of county transport over 150 miles *Additional charge	\$250.00
Standby services *Four (4) hour minimum	\$400.00 minimum charge for four hours. Each additional hour \$100.00

- (1) *Review annually:* Review annually, commencing on or before April 16, 2019, city council shall conduct a public hearing for review of ambulance and transportation fees under this subpart (f) of section A11.001, to consider the current costs and revenues relating to those services and reaffirm or amend the fees for such services as necessary to establish fees that reasonably reflect the cost to the city of providing the service.

FIRE SAFETY INSPECTION FEES (Previously Article A12.000 in Appendix A - Fee Schedule)***Inspection fees***

- (a) The city shall charge an inspection fee for each fire safety inspection of the facilities or operations listed in subsection (c).
- (b) If a facility or an operation qualifies for a facility or an operation inspection fee under more than one category listed in subsection (c), the highest fee shall be assessed. Inspection fees shall not be cumulative for a single inspection.
- (c) The inspection fees are:

Type of Facility or Operation	Operational Fee
Registered homes, foster homes and adoptive services	\$25.00
Institutions requiring a state inspection (e.g., the girls' home)	\$50.00
Schools, day care centers, and Head Starts	\$172.00
Apartment complexes	\$172.00
Hotel/motel	\$134.00
Aviation facilities	\$98.00
Alcoholic beverages licensed establishments	\$100.00
Hospitals and nursing homes	\$317.00
Amusement buildings	\$50.00
Automatic fire-extinguishing systems	\$25.00
Carnivals and fairs	\$300.00
Combustible dust-producing operations	\$50.00
Compressed gases	\$50.00
Cryogenic fluids	\$50.00
Dry cleaning plants	\$50.00
Explosives	\$50.00
Exhibits and trade shows	\$86.00
Fire alarm and detection systems and related equipment	\$40.00
Flammable and combustible liquids	\$50.00
Hazardous materials	\$50.00
High-piled storage	\$95.00

Industrial ovens	\$50.00
Lumber yards and wood-working plants	\$95.00
LP gas	\$50.00
Miscellaneous combustible storage	\$50.00
Open burning	\$100.00
Pyrotechnic special effects material	\$75.00
Repair garages and motor fuel dispensing facilities	\$76.00
Spraying and dipping	\$76.00
Storage of scrap tires and tire products	\$86.00
Tire-rebuilding plants	\$50.00
Waste handling/recycling facilities	\$95.00
Wood products	\$50.00
Wrecking yards	\$95.00
Fire watch (2-hour minimum)	\$65.00 per hour
Fire code compliance (includes plan review and final inspection)	\$172.00
Other facilities and operations	\$25.00

Fire prevention permit fees

The city shall charge the following permit fees for the installation of fire protection systems in the city:

- (1) Sprinkler system installation: \$182.00.
- (2) Fire alarm systems: \$172.00.
- (3) Hood system installation - witness the acceptance test of the system: \$86.00.
- (4) After-hours inspections: \$50.00 per hour with a minimum charge of \$100.00.

HEALTH AND SANITATION RELATED FEES (Previously Article A13.000 in Appendix A - Fee Schedule)

Food Establishment permit fees

- (a) Annual food establishment permit: \$150.00.
- (b) Annual food establishment permit fee for each additional service area: \$25.00.
- (c) 6-month seasonal (i.e., sno-cone) food establishment permit: \$100.00.
- (d) Annual Farmer's Market food establishment permit: \$100.00
- (e) 14-day temporary food establishment permit fee: \$70.00
- (f) 3-day temporary food establishment permit fee: \$50.00
- (g) Late fee: \$25.00 per month after January 31st

Fees for permits to transport septic tank contents

- (a) Application fee: \$50.00.
- (b) Each additional vehicle: \$10.00 each.
- (c) Such permit shall be in force for one (1) year after the issuance thereof.

Private sewage facility license fees

- (a) Residential: \$200.00.
- (b) Commercial: \$400.00.
- (c) Reinspection: \$50.00.

Pool and spa permit fees

- (a) Permit: \$100.00 per facility per year.
- (b) Each additional pool or spa at each facility: \$25.00 each.
- (c) Reinstatement of permit following a suspension or revocation: \$50.00.

Nursing division fees

- (a) Copies of medical records: \$5.00.
- (b) Sampling collection: \$20.00.
- (c) STD appointment/testing: \$25.00.
- (d) STD follow-up appointment: \$10.00.
- (e) TB testing: \$20.00.
- (f) Lab services: Actual cost plus sampling collection fee.

* The health services director shall have the authority to reduce or waive fee schedule fees designated under this section for services provided at scheduled STD Outreach Clinics, and services provided through the in-house STD and immunizations clinics.

CEMETERY FEES (Previously Article A14.000 in Appendix A - Fee Schedule)

Burial

- (a) Opening and closing (includes tent, chairs): \$1,250.00.
- (b) Opening and closing stacking (includes tent, chairs): \$1,350.00.
- (c) Opening and closing columbarium: \$650.00.
- (d) Opening and closing (infant): \$300.00.
- (e) Concrete box: \$600.00.
- (f) Concrete vault: \$675.00
- (g) Outside container setting fee (steel vault): \$100.00.

Cremation

Cremation burial opening and closing: \$500.00.

Set up

- (a) Tent set-up: \$300.00.
- (b) Second tent: \$150.00.

Overtime

- (a) Saturday funerals 8:00 a.m. to 12:00 p.m.: \$325.00.
- (b) Weekend grave opening for day after holiday or Monday funerals: \$175.00.
- (c) Overtime hourly (weekdays after 4:30, Saturday after 12:00): \$175.00.

Burial spaces

- (a) Adult spaces - includes perpetual care: \$2,500.00 (\$2,000.00 space and \$500.00 p.c.).
- (b) Adult spaces used for stacking: \$4,500.00.
- (c) Columbarium 12 x 12 niche: \$2,400.00.
- (d) Columbarium 8 x 8 (double): \$1,800.00.
- (e) Columbarium 8 x 8 (single): \$1,200.00.
- (f) Cremation burial spaces: \$900.00 (\$810.00 space and \$90.00 p.c.).
- (g) Infant burial spaces: \$300.00.

Disinterment

- (a) Disinterment - re-interment (adult) (half of fee to disinter only): \$3,500.00.
- (b) Disinterment - re-interment (infant) (half of fee to disinter only): \$685.00.

Marker fees

- (a) Niche face plate engraving: \$550.00.
- (b) Veterans marker setting fee: \$25.00.
- (c) Marker survey fee: \$100.00.

Lot transfers

Lot transfer fee: \$75.00.

FACILITY USE FEES (Previously Article A15.000 in Appendix A - Fee Schedule)***Airport conference room***

Conference room fee per hour: \$16.00.

Fort Concho Facility Fees

(a) Fees for rental of Fort Concho facilities shall be as follows:

Venue	Daily Rate*	Additional Partial Days*	Deposit
Barracks 6	\$300.00	\$150.00	\$150.00
Commissary	\$600.00	\$300.00	\$300.00
Courtyard	\$150.00	\$75.00	\$75.00
Officer Quarters 1	\$125.00—\$175.00	\$100 .00	\$100.00
Officer Quarters 8	\$250.00	\$125.00	\$125.00
Quartermaster	\$500.00	\$250.00	\$250.00
Stables	\$1,500.00	\$750.00	\$750.00

*501(c)(3) organizations shall be eligible for a discount of 50% from the fee schedule for Monday through Thursday.

(b) Fees for event attendance, event rentals and membership:

Children's workshops/youth—attendance	\$10.00—\$35.00
Christmas Event - attendance	\$3.00—\$7.00
Christmas Event - food booth—rental	\$250.00—\$400.00
Christmas Event - space rental	\$300.00—\$400.00
Christmas Event - Sutler Fee—rental	\$100.00
Event food sales	20% of gross
Frontier Day - booth rentals	\$10.00—\$100.00
Frontier Day - pancake breakfast—attendance	\$6.00
Halloween theme - night programs—attendance	\$5.00—\$15.00
Memberships	\$35.00—\$5,000.00
National Cowboy Day—attendance	\$8.00—\$10.00
Regional Cavalry competition Registration	\$85.00—\$150.00

Tours - guided	\$5.00 adults, \$4.00 seniors/military, \$3.00 children 7-17
Tours - self guided	\$3.00 adults, \$2.00 seniors/military, \$1.50 children 7-17
Event tours - docent	\$5.00/person; \$150.00 min charge
Evening at Fort Concho-including use of Barracks 6 or officers' quarters 8	\$8.00/person; \$350.00 min charge
Baseball demonstration—attendance	\$6.00/person; \$300.00 min charge
Baseball demonstration with artillery demonstration—attendance	\$150.00 additional
Artillery demonstration—attendance	\$300.00

Civic events facility use fees

(a) *El Paseo:*

Camper space	\$20.00
Courtyard	\$25.00
Electrical hookup	\$25.00
Grounds	\$50.00/day
Rental - base rate	\$100.00/day *
Rental - convention	\$150.00/day *
Rental - ticketed events	\$200.00/day *

* 10% discount for Monday-Thursday rentals.

(b) *Farmer's Market Pavilion:*

Rental - base rate	\$50.00/day *
Rental - convention	\$100.00/day *
Rental - ticketed events	\$200.00/day; 10% of sales * **

* 10% discount for Monday-Thursday rentals.

** Civic events manager has the authority to negotiate a capped rate for public ticketed events that cannot be less than the rental fee.

(c) *Foster Coliseum:*

Horse stalls	\$10.00/night
Movie-in/move-out	\$1,750.00/day
Rental - commercial, nonticketed	\$1,250.00/day* **
Rental - commercial, ticketed	\$1,750.00/day; 10% of sales * ** ***
Rental - noncommercial, nonticketed	\$1,000.00/day * **
Rental - noncommercial, ticketed	\$1,500.00/day; 10% of sales * ** ***

* 10% discount for Monday-Thursday rentals.

** 50% discount for Monday-Thursday half day rentals.

*** Civic events manager has the authority to negotiate a capped rate for public ticketed events that cannot be less than the rental fee.

(d) *Indoor Arena:*

Rental - commercial, nonticketed	\$150.00/day*
Rental - commercial, ticketed	\$300.00/day; 10% of sales * **
Rental - noncommercial, nonticketed	\$100.00/day *
Rental - noncommercial, ticketed	\$200.00/day; 10% of sales * **

* 10% discount for Monday-Thursday rentals.

** Civic events manager has the authority to negotiate a capped rate for public ticketed events that cannot be less than the rental fee.

(e) *McNease Convention Center:*

Kitchen fee	\$100.00
Move-in/move-out	Half of rental fee
Rental - entire building - base rate	\$2,000.00/day *
Rental - entire building - convention rate	\$2,250.00/day; 10% of sales * ***
Rental - entire building - ticketed rate	\$2,500.00/day; 10% of sales * ***
Rental - ballroom - base rate	\$1,500.00/day * **
Rental - ballroom - convention rate	\$1,500.00/day; 10% of sales * ** ***
Rental - ballroom - ticketed rate	\$1,650.00/day; 10% of sales * ** ***
Rental - ½ ballroom - base rate	\$500.00/day * **
Rental - ½ ballroom - convention rate	\$500.00/day; 10% of sales * ** ***

Rental - ½ ballroom - ticketed rate	\$550.00/day; 10% of sales * * * * *
Rental - ½ ballroom - base rate	\$1,000.00/day * * *
Rental - ½ ballroom - convention rate	\$1,000.00/day; 10% of sales * * * * *
Rental - ½ ballroom - ticketed rate	\$1,100.00/day; 10% of sales * * * * *
Rental - north meeting room	\$600.00/day; \$300.00/4 hrs *
Rental - north ½ small meeting room	\$200.00/day; \$125.00/4 hrs *
Rental - north ¾ small meeting room	\$400.00/day; \$250.00/4 hrs *
Rental - south meeting room	\$350.00/day; \$200.00/4 hrs *
Rental - south ¼ small meeting room	\$100.00/day; \$50.00/4 hrs *
Rental - south ½ small meeting room	\$200.00/day; \$100.00/4 hrs *
Rental - south ¾ small meeting room	\$300.00/day; \$150.00/4 hrs *
Rental - entire upstairs meeting rooms	\$450.00/day; \$225.00/4 hrs *
Rental - single upstairs meeting room	\$200.00/day; \$100.00/4 hrs *

* 10% discount for Monday-Thursday rentals.

** 50% discount for Monday-Thursday half-day rentals.

*** Civic events manager has the authority to negotiate a capped rate for public ticketed events that cannot be less than the rental fee.

(f) *Pecan Creek:*

Rental weekdays (Monday-Thursday)	\$250.00/day
Rental weekends (Friday-Sunday)	\$350.00/day

(g) *River Stage:*

Rental - base rate	\$500.00/day * * *
Rental - convention rate	\$750.00/day; 10% of sales * * * * *
Rental - ticketed rate	\$1,000.00/day; 10% of sales * * * * *

* 10% discount for Monday-Thursday rentals

** 50% discount for Monday-Thursday half-day rentals

*** Civic events manager has the authority to negotiate a capped rate for public ticketed events that cannot be less than the rental fee.

(h) *Other rental fees:*

Rental - city hall east mezzanine	\$200.00/day; \$125.00/4 hrs
Facility fees - base rate	\$2.00/ticket over \$5.00 \$.50/ticket \$5.00 or less
Facility fees - multiple date users	\$0.75/ticket
Facility fees - nonprofits	\$0.50/ticket
Facility fees - non-profits & multiple date users	\$0.25/ticket

(i) *Miscellaneous:*

Additional staffing (ticket sellers & takers, sound tech, ushers, stagehands, loaders, etc.)	\$15.00/hour (4 hr minimum)
Novelties	20% of gross sales *

* Civic events manager has the authority to negotiate a capped rate.

(j) *Extras:* Civic events board may increase a fee for any listed extra, not to exceed 25% of the fee effective on date of this amendment.

Additional tables after 20 complementary	Set by civic events board
Chairs - after 150	Set by civic events board
Dinnerware	Set by civic events board
Fencing	Set by civic events board
Forklift	Set by civic events board
Linen napkins	Set by civic events board
Stage lighting	Set by civic events board
Staging/risers	Set by civic events board
Table skirts	Set by civic events board
Tablecloths	Set by civic events board
Water and coffee set up	Set by civic events board

(k) *Discounts and supplemental user fees:*

- (1) Any rental of two or more consecutive days is eligible for a 5% discount on the rental fee.
- (2) All rental agreements are from 8:00 a.m. to 12:00 a.m. midnight. An additional \$100.00/hour will be charged to open prior to 8:00 a.m. on any day.

- (3) Facility discount: Organizers/promoters of existing established events will be offered a 50-percent discount from the daily rental rates of Civic Events facilities if they meet the qualification listed in the Civic Events policies.
- (4) Multiple use discount: Clients may be offered a 25-percent discount (during weekday business hours) from the daily rental rates of civic events facilities if they meet the qualification listed in the civic events policies.

A RESOLUTION OF THE CITY OF SAN ANGELO CITY COUNCIL AMENDING THE SCHEDULE OF FEES AND CHARGES.

WHEREAS, the City of San Angelo adopted an ordinance which removes many of the fees and charges from the San Angelo Code of Ordinances and instead requires the schedule of fees and charges to be adopted by Resolution; and

WHEREAS, a schedule of fees and charges was formally adopted by Resolution by the City of San Angelo City Council on September 15, 2020; and

WHEREAS, the City would like to adjust fees applicable for EMS services relating to development services for site plan review, ambulance services, health, and Municipal pool rentals.

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

Part 1. That, the City of San Angelo Schedule of Fees and Charges is hereby amended by deleting “BUILDING AND CONSTRUCTION RELATED FEES”, “Building permit fees”, “(c) Site plan review fee” in its entirety and REPLACING it as set out below:

(a) Site plan review fee.

(1) Minor Site Plans: \$175.00;

(2) Major Site Plans: \$350.00

Part 2. That, the City of San Angelo Schedule of Fees and Charges is hereby amended by deleting “PARKS AND RECREATION FEES”, “Park facility and activity fees”, “(b) Swimming pool fees”, in its entirety and REPLACING it as set out below:

(b) Swimming pool fees:

Admissions/daily entry	\$5.00 - ages 3—64; \$3.00 - over 65
Admissions/daily entry - group rate (20+ ppl)	\$3.00
Family pool pass (4 ppl)	\$200.00
Family pool pass - additional people	\$25.00/person
Individual pool pass	\$75.00
Private rental	\$300/every two hours; \$100.00 deposit
Private rental - additional people	\$120.00/additional 100 people
Rotunda only rental off-season	\$75.00/hour*; \$100.00 deposit
Semi-private rental	\$20.00/hour* + \$3.00/guest
Swim lesson registration	\$60.00/person

* 2 hour minimum

Part 3. That, the City of San Angelo Schedule of Fees and Charges is hereby amended by deleting “FIRE AND RESCUE SERVICE FEES”, “Service fees”, “(f) Ambulance/transport/ transfer fees” in its entirety and REPLACING it as set out below:

“(1) Ambulance/transport/transfer fees.

Transfer/transport for ambulance aircrew	\$337.00
Institutional charge for non-reimbursed patient	\$337.00
BLS non-emergency	\$853.00
BLS emergency	\$1,365.00
ALS non-emergency	\$950.00
ALS 1 emergency	\$1,621.00
ALS 2 emergency	\$2,347.00
Transport medical team: with or without patient; to or from the destination (one way)	\$350.00
Mileage fee (per patient mile)	\$22.00
Out of city, still in county *Additional charge	\$150.00
Out of county transport over 150 miles *Additional charge	\$250.00
Standby services *Four (4) hour minimum	\$400.00 minimum charge for four hours. Each additional hour \$100.00”

Part 4. That, the City of San Angelo Schedule of Fees and Charges is hereby amended by deleting “HEALTH AND SANITATION RELATED FEES”, “Food Establishment Permit Fee” in its entirety and REPLACING it as set out below

“Food Establishment permit fees

- (a) Annual food establishment permit: \$150.00.
- (b) Annual food establishment permit fee for each additional service area: \$25.00.
- (c) 6-month seasonal (i.e., sno-cone) food establishment permit: \$100.00.
- (d) Annual Farmer’s Market Food Producer permit: \$100.00
- (e) 14-day temporary food establishment permit fee: \$70.00
- (f) 3-day temporary food establishment permit fee: \$50.00
- (g) Late fee: \$25.00 per month after January 31st”

Part 5. This amendment shall be effective October 1, 2022 upon passage.

PASSED, APPROVED and ADOPTED on this the 19th day of July, 2022.

ATTEST:

CITY OF SAN ANGELO, TEXAS:

Julia Antilley, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Tina Dierschke
Director of Finance

Theresa James, City Attorney



City Council

July 19, 2022

Fee Schedule Review

Tina Dierschke

Development Services – Site Plan Review

- Current fee:
 - \$50 Tier 1: Up to \$100,000 value
 - \$100 Tier 2: \$100,001 up to \$500,000
 - \$250 Tier 3: \$500,001 and up
- Proposed Fee:
 - \$175 Minor Site Plans
 - \$350 Major Site Plans
- Cost of Service:
 - \$283 Minor Site Plans
 - \$368 Major Site Plans
- Financial Impact: \$8,000

Recreation – Municipal Pool Private Rentals

- Current Fee:
 - \$250 per two hours for 1-100 people
 - \$100 for each additional 100 people
- Proposed Fee:
 - \$300 per two hours for 1-100 people
 - \$120 for each additional 100 people
- Cost of Service:
 - \$332 per two hours for 1-100 people
 - \$168 for each additional 100 people
- Financial Impact: \$4,500

Fire – Advance Life Support Type 1 Emergency

- Current Fee: \$1,215
- Proposed Fee: \$1,621
- Cost of Service: \$1,621

*Financial Impact for all Fire Department fee increases will total \$133,949.

Fire – Advance Life Support Type 2 Emergency

- Current Fee: \$1,760
- Proposed Fee: \$2,347
- Cost of Service: \$2,347

*Financial Impact for all Fire Department fee increases will total \$133,949.

Fire – Basic Life Support Emergency

- Current Fee: \$1,025
- Proposed Fee: \$1,365
- Cost of Service: \$1,365

*Financial Impact for all Fire Department fee increases will total \$133,949.

Fire – Basic Life Support Non-Emergency

- Current Fee: \$640
- Proposed Fee: \$853
- Cost of Service: \$853

*Financial Impact for all Fire Department fee increases will total \$133,949.

Fire – Mileage Fee (Per Patient Mile)

- Current Fee: \$14
- Proposed Fee: \$22
- Cost of Service: \$22

*Financial Impact for all Fire Department fee increases will total \$133,949.

Environmental Health – Farmers Market Food Producer Permit

- Current Fee: \$100 seasonal (six months)
- Proposed Fee: \$100 annual
- Cost of Service: \$119
- Financial Impact: \$0

Environmental Health – Late Fee

- Current Fee: \$25
- Proposed Fee: \$25 per month after January 31st

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info@cosatx.us



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 19, 2022

Item type: Regular Item

Caption:

Consider approving the following items:

1. Approving six Tax Increment Reinvestment Zone private incentive projects in the South TIRZ for properties located at 213 N. Chadbourne, 215 S. Chadbourne, 402 W. Beauregard, 36 E. Twohig, 109 N. Chadbourne, and 109 S. Chadbourne totaling \$263,270 to be paid from TIRZ North funds and authorizing the City Manager to negotiate and execute all related documents; and
2. Approving one Tax Increment Reinvestment Zone private incentive project in the South TIRZ for a property located at 416 S. Oakes totaling \$15,924 to be paid from TIRZ South funds and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Approve

Summary/History:

During their regular meeting on February 22, 2022, the Tax Increment Reinvestment Zone (TIRZ) Board voted in accordance with Sec. 2.07.099(c)(6)(B) of the City of San Angelo Code of Ordinances to fund six private incentives projects in the South TIRZ using North TIRZ funds. Under that section, "such expenditures require an affirmative vote of six (6) members of the City Council". The projects include:

213 N. Chadbourne (Valley Vending) – The applicant requested \$64,000 for façade improvements. The improvements include front exterior plastering, new curtain wall installation, and new door installation. The TIRZ Board recommended funding this request at 75% in the amount of \$48,000 from TIRZ North funds.

215 S. Chadbourne (J Wilde's) – The applicant requested \$44,674 (in eligible expenses) for fire sprinkler and monitored smoke alarm installation. The TIRZ Board recommended funding this request at 75% in the amount of \$33,506 from TIRZ North funds.

402 W. Beauregard (Hotel Angoria) – The applicant requested \$62,500 (in eligible expenses) for façade improvements and fire sprinkler and monitored smoke alarm installation. The TIRZ Board recommended funding this request at 75% in the amount of \$46,875 from TIRZ North funds.

36 E. Twohig (Cactus Hotel) – The applicant requested \$69,545 (in eligible expenses) for façade improvements. The façade improvements generally include removal of the letters on the Cactus Hotel sign and replacement of the awnings around the hotel. The TIRZ Board recommended funding this request at

75% in the amount of \$52,159 from TIRZ North funds.

109 N. Chadbourne (Concho Venue) – The applicant requested \$65,462 (in eligible expenses) for fire sprinkler and monitored smoke alarm installation. The TIRZ Board recommended funding this request at 75% in the amount of \$49,097 from TIRZ North funds.

109 S. Chadbourne (Zetzman Investments) – The applicant requested \$44,843 (in eligible expenses) for façade improvements. The improvements generally include removal of old paint to reveal red brick, mortar work, installation of new canopies and awnings, installation of tile, new window installation, and painting. The TIRZ Board recommended funding this request at 75% in the amount of \$33,633 from TIRZ North funds.

The TIRZ Board also recommended funding the project below. This item does not require a supermajority approval of the TIRZ Board or an affirmative vote of six (6) members of the City Council.

416 S. Oakes (Concho Christmas) – The applicant requested \$21,232 for façade improvements, landscaping, and sidewalk rehabilitation. The façade improvements include installation of stucco/brick, exterior painting, repair of damaged bricks, rebuilding the entrance portal, and installation of new awnings. The TIRZ Board recommended funding this request at 75% in the amount of \$15,924 from TIRZ South funds.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
106 (TIRZ)	106-2920-411.03-20		\$263,270
106 (TIRZ)	106-2910-411.03-20		\$15,924

Financial Impact:

If approved by an affirmative vote of at least six Council members, this project would allocate \$263,270 from TIRZ North funds (106-2920-411.03-20) to TIRZ South Private Incentives (106-2910-411.05-69). Additionally, \$15,924 from TIRZ South Funds would be allocated to TIRZ South Private Incentives (106-2910-411.05-69) to fund the project at 416 S. Oakes. This would require an internal budget amendment following Council approval.

Other Information/Recommendation:

The TIRZ Board of Directors, by a unanimous vote of 6-0, recommends approving seven Tax Increment Reinvestment Zone private incentive projects in the South TIRZ for properties located at 416 S. Oakes, 213 N. Chadbourne, 215 S. Chadbourne, 402 W. Beauregard, 36 E. Twohig, 109 N. Chadbourne, and 109 S. Chadbourne totaling \$279,194 to be paid from TIRZ North funds and authorizing the City Manager to execute all necessary documents.

Note that a supermajority (three-fourths) vote of the TIRZ Board was required to forward this to City Council, which was achieved by the 6-0 unanimous vote of Board members present.

As noted above, six of the seven projects require an affirmative vote by at least 6 members of the City Council.

Attachments:

1.	109 S CHADBOURNE	109 S CHADBOURNE.pdf
2.	416 S OAKES	416 S OAKES.pdf
3.	213 N CHADBOURNE	213 N CHADBOURNE.pdf
4.	109 N CHADBOURNE	109 N CHADBOURNE.pdf
5.	402 W BEAUREGARD	402 W BEAUREGARD.pdf
6.	36 E TWOHIG	36 E TWOHIG.pdf
7.	215 S CHADBOURNE	215 S CHADBOURNE.pdf

Presentation:

Jon James

Approvals/Reviews:

Nolan Sosa	Created/Initiated
Jon James	Approved
Holly Voth	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval



Proposed Project Budget



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

Intended Match (money to be provided by applicant): Up to \$26,540.00

Total Estimated Project Cost: Up to \$96,515.00

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

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
1	Sprinkler System - Required Upgrades	Sprinkler & monitored smoke alarm system	\$24,730.00	\$24,730.00
2	Monitored Fire Alarm System	Sprinkler & monitored smoke alarm system	\$11,995.00	\$11,995.00
3	Remove existing paint to reveal red brick – mortar work	Match (Façade Imp.)	\$8000.00	\$8000.00
4	Steel Work/ Welding – 2 nd floor awnings & canopy wrap	Match (Façade Imp.)	\$15,000.00	\$15,000.00
5	Install of green hexagon tile Entry	Façade Improvement	\$6,650.00	\$6,650.00
6	Install new first floor canopy ceiling	Façade Improvement	\$6,500.00	\$6,500.00
7	Prep and Paint Window Trim – 2 nd Floor	Match (Façade Imp.)	\$3,540.00	\$3,540.00
8	Install new upstairs windows – Façade (9)	Façade Improvement	\$900.00	\$8,100.00
9	Install new upstairs windows – Side (10)	Secondary Egress	\$1,200.00	\$12,000.00
	Total Estimated Project Cost			\$96,515.00
*Estimates for items 3-9 are very conservative; I suspect the total project cost to be lower, closer to \$75,000, but of course total costs will not be guaranteed by any contractor before the project is complete.				
* Match (Façade Imp.) – as an alternative to matching these specific items, I'm also willing to match 25% of façade improvements in general...whichever the TIRZ board prefers.				

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

Applicant or representative

Date

1/3/2022

FOR OFFICE USE ONLY:

SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST

DATE

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

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

Property Background & Big Picture: I purchased this property in Spring of 2020, due to its excellent location, uniquely large size (19,000 total sf), and potential for upstairs residential use.

On the first floor, I have prospective tenants lined up (lease expected to begin in early January 2022) that intend on opening a Barcade (arcade-themed bar), which I expect will draw both local residents and visitors to the area, as it seems to be a very popular and trending business model in other markets.

For the second floor, I have hopes to convert the large industrial-style area into 5-7 upscale lofts, though I admittedly have plenty to learn and do before that hope becomes a reality. The installation of the street-side entrance and stairwell will be at the forefront of the second phase of my project (shown in “Big Picture” renderings)

My big picture goal is that this project will serve as my springboard to complete more and more mixed-use conversions downtown: retail/commercial below, residential up top (hopefully affordable housing as well). It’s my understanding Downtown San Angelo needs more heads-in-beds to flourish (currently only around 3%). It’s also common knowledge that San Angelo is in dire need of more rental housing, especially more affordable housing. Lack of housing is limiting the growth of other economic sectors, such as manufacturing, who may be prevented from opening shop in San Angelo due to lack of housing for their employees. I’ve yet to meet a local real estate investor or builder focused on adding housing via downtown conversions, and I am eager to do my best to try and fill that role.

Current Phase of Project: To begin this project, I simply need to get the fire sprinkler system up to code and install a monitored smoke alarm system as required for appropriate occupancy permitting.

To ease into the larger conversion plans outlined above (and as shown in the “Big Picture” renderings), I’ll begin on the façade improvements and adding secondary egress options to the upper level, which will prove valuable to both the area and the building, regardless of my success on the loft conversion. This will entail exposing the original red brick and mortar (upper level), installing new (though timeless/historical) windows for the second level, upgrading the existing ground level entryway and open space with a much nicer canopy wrap and ceiling (including lighting), as well as adding vibrant green hexagon tile as the exterior entryway flooring. I also plan on dressing up the upstairs windows with some flower planters and modern awnings.

Usable and Defined Open Space: The proposed improvements will prove better lighting, large attractive displays, and a more pleasant environment for this area; it will reduce blight, improve security and should invite more foot traffic to visit this and surrounding buildings.

Area’s Identity: This project will be on par with the City’s revitalization of Chadbourne Street and downtown in general. It will be shiny and new, yet historical and classic in its timeless appeal. At the same time, the proposed improvements will make this large building stand out as a vibrant downtown staple, as it was originally intended.

Economic Goals of the Area: These improvements will attract good business tenants, drawing more downtown economic growth. The “Big Picture” improvements will improve the residential rate downtown, encouraging use of the area as both a neighborhood and a destination for locals and visitors. The aim is to make downtown flourish—a win-win for both my building and the City.

Mixed-Use: This Big Picture project is, by definition, a mixed-use development. Furthermore, this project (regardless of its outcome) will help this naïve, though optimistic, real estate investor in completing numerous mixed-use conversions in the downtown area, aligning perfectly with the City’s goals of revitalization.

Architectural Styles: The styles picked for the proposed improvements will fit 100% within the desire for historical, clean, yet unique buildings that downtown seeks. Because of the building’s large size and central location, its positive impact on the area will be multiplied.

Undesirable Views: The outdated, dark current look of the building makes it blend into the background of downtown. The proposed improvements will provide better lighting, more appealing displays and a cleaner sidewalk area, which will hopefully spread to the neighboring buildings.

Aggressive Match: For the Big Picture project, I fully anticipate footing much of the required funding to complete the overall conversion. For this phase, however, I feel it’s wiser to save my capital for unanticipated costs (which will inevitably come up), so as not to put the project in a bind. I’ve mitigated this risk by providing very conservative cost estimates and committing to match only as required or preferred by the TIRZ board. If the TIRZ board disagrees with this approach, I’m certainly open to other options.

The proposed improvements will promote residents and visitors to spend their disposable income on downtown activities, rather than online as seems to be the trend. Without the requisite fire sprinkler system upgrades and installation of a monitored smoke alarm system, this large building will be very limited in its use. Once updated for a variety of occupancy types, the building can attract more stable well-established business models that will help the area flourish. Likewise, the aesthetic improvements will certainly attract not only better business tenants, but customers as well.

As for the big picture vision of this project, the residential upstairs lofts will make the downtown neighborhood home to several San Angelo residents. The central location will implicitly attract tenants that desire to live in the busy heart of a city. The added stability of such residential occupancy will eventually encourage more convenient, walkable businesses, that residents will not only depend on, but will identify with as their own. Such economic stimulation should help fill the gap in what downtown San Angelo needs to truly flourish.

In revitalizing (and hopefully converting) this one large building, the enhancements to the block will be more impactful than most others. This, along with the recent Chadbourne street project, is sure to further the goals of economic growth for both Downtown San Angelo and the City as a whole.



WORKSHEET A

Proposed Project Budget



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

Intended Match (money to be provided by applicant):

Total Estimated Project Cost:

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

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
	South Wall Reconstruction Includes:			
	Demo of Tin Facia	Façade Improvement		1,000
	Instillation of Stucco or Brick	Façade Improvement		11,664
	Security Lights (2)	Façade Improvement		1,980
	Paint as required			
	West Wall Reconstruction Includes:			
	Demo of Tin Facia	Façade Improvement		1,000
	Repair Damaged Bricks	Façade Improvement		1,000
	Rebuild 416 Entrance Portal	Façade Improvement	35 sq ft	2,500
	Leader Heads and Downspouts (2)	Façade Improvement	625 ea	1,250
	Paint as required			
	West Wall Awnings			
	416	Façade Improvement		3,500
	418	Façade Improvement		2,921
	Sidewalk Reconstruction			
	Demo current concrete	Façade Improvement	1 sq ft	750
	Install new concrete including curb	Façade Improvement	10 sq ft	9,500
	Install trees w/metal grate in wells (2)	Landscape	2,900 ea	5,800
	Brick Pavers	Façade Improvement	4 sq ft	1,480
	Install accent bricks	Façade Improvement	15 sq ft	5,290
	Electricity to Trees	Landscape		2,621
	Irrigation System to Trees	Landscape		2,868

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
	Carpentry			
	Framing	Match		2,500
	Trim Labor	Match		3,500
	Electrical			
	Electrical Upgrades	Match		21,718
	Façade Electrical	Façade Improvement		3,282
	HVAC System	Match		12,500
	Roof Patch	Match		500
	ADA Restroom			
	Plumber Labor	Match		4,800
	Plumbing Fixtures	Match		2,500
	Flooring – Tile and Labor	Match	11 sq ft	640
	Engineering	Match		800
	Interior Finish			
	Material – Doors, Wood Trim & Sheetrock	Match		12,500
	Labor – Hang Sheetrock	Match	1.75 sq ft	2,690
	Labor – Tape, Float & Texture	Match	2.10 sq ft	3,228
	Painting			
	Exterior	Façade Improvement		9,351
	Interior	Match		3,115
	Flooring - Polish or Paint Concrete	Match	7 sq ft	10,710
	Security System with Smoke Alarm	Match		3,618

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

Addison Lee Reuges
Applicant or representative

28 December 2021
Date

FOR OFFICE USE ONLY:

SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST

DATE

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

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

PROJECT CRITERIA

1. Provide connections between activities:

Every conversion of a vacant building into productive, occupied space is critical to the enhancement of connections between activities. Occupancy of the 416 South Oakes property will increase traffic in the Arts District and promote usage of the San Angelo Museum of Fine Arts and ancillary cultural activities in the Old Town Area.

2. Improve pedestrian & vehicular infrastructure:

This Project (see pic #1, 2 & 3) also includes reconstruction of the deteriorated concrete sidewalk (see pic #4). Pedestrian improvements include leveling the old driveway (see pic #4) to sidewalk grade with curb. The plan includes emulating the Design executed across the street (see pic #5 & 6) to include enhancing the sidewalk with permanent planters/trees (see pic #3) (including irrigation & electrical) and enhancing the esthetics of the sidewalk with brick inlays (see pic #7).

3. Strengthen the focus area's identity:

By exposing the historic brick architecture, this Project will integrate the area's 1930's palette of architectural design into a compatible mosque.

4. Support the goals of making the area a cultural, leisure and tourist destination:

Through the use of historic pallette colors and exposure of historic architecture design (see pic #2) the façade renovation will enhance the area's curb appeal which is the first step in capturing the interest of tourists.

5. Improve the utilities and /or drainage infrastructure?

The sidewalk redesign diverts stormwater under the sidewalk thereby mitigating the slippage hazard associated with a wet sidewalk.

6. Remediate environmental deficiencies or enhance public safety?

The redevelopment design will focus on enhancing public safety in two ways:

- Lighting enhancements along the sidewalk and street
- Elimination of excess water on sidewalk

7. Promote mixed-use development?

Space redevelopment will offer a wider range of opportunity for area activities from traditional retail to low impact craft type manufacturing compatible with the artistic focus currently developing within the area.

8. Utilize architectural styles that compliment to historic areas already in existence?

The architectural goal of this development package has focused on complimenting the historic character of the existing structures that have already been completed by the San Angelo Fine Arts Museum on the west side of South Oakes Street directly across from street from this Project (see pic #5, 6 & 7).

9. Help to mitigate or eliminate undesirable views or outside storage?

The buildings that comprise this Project are some of the “ugliest” buildings in downtown San Angelo (see pic #1). As mentioned in #8 above, the redevelopment of these structures will eliminate the 1960’s/1970’s circa sheet metal facades (see pic#8 & 10) to expose the historic 1930’s brick architecture.

10. Preserve or provide natural landscaping?

An important facet of the sidewalk reconstruction will be the inclusion of trees with architectural grating as part of the design pallette.

11. Implement environmentally friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?

Green/low energy features that will be utilized throughout the project include:

- High efficient energy Heating and Cooling
- LED Lighting
- Spray foam insulation
- Street awning protection against intense West Sun Exposure

12. Include an aggressive Match by the applicant in excess of what is minimally required?

Total projected Project costs are \$153,076.

Only 44% (\$67,757) will be funded by TIRZ and 54% (\$85,319) will be funded by the applicant.

ZONE IMPACT

This proposed Project will convert a currently vacant building into a productive, occupied space. The renovated space is earmarked as an artist gallery for an accomplished, local artist.

When occupied, this Project will be an added attraction for artistic inclined people who visit this area because of the San Angelo Museum of Fine Arts and Old Town occupants.



WORKSHEET A

Proposed Project Budget



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

Intended Match (money to be provided by applicant):

Total Estimated Project Cost:

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

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
1	Prep. Front of Building for Plaster	Facade Improvement	4,000.00	\$4,000.00
2	Plaster complete front of Building	Facade Improvement	56,000.00	\$56,000.00
3	Finish demo of upper wall	Facade Improvement	4,000.00	\$4,000.00
4	Install Curtain Wall and New Doors on Store Front (Exterior)	Facade Improvement/Applicant Match	20,100.00	\$20,100.00
				\$84,100.00

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

Charles Corfield 12/21/2021

Applicant or representative

Date

FOR OFFICE USE ONLY:			
SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST		DATE	
RANKING INFO: _____		APPROVED FOR FUNDING? Y N FINAL INCENTIVE AMOUNT: _____	
DATE OF PAYMENT: _____		CHECK NUMBER: _____ CONTRACT EXECUTED: _____ Document Effective as of: _____	

Request for TIRZ Funds for Valley Vending 213 N. Chadbourne Street

Valley Vending is a San Angelo business that specializes in the sale and repair of pool tables, jukeboxes, and vending machines for both business and personal use.

Before Valley Vending purchased 213 N. Chadbourne, the building housed a resale shop that had no air conditioning, heating, lighting, or a public bathroom.

The interior of the building has been completely remodeled to include a new HVAC system, new LED lighting, office spaces, showroom, and a warehouse.

Our request for TIRZ funds is to improve the façade and exterior of the building. You will notice in the pictures provided that the front of the building has been boarded up, due to a recent drunk driver accident. The driver was uninsured and drove his vehicle through the middle of our storefront. We are asking for the full grant amount, with a full applicant match of \$18,750, but we will be including an additional \$100,000+ to finish this project. The TIRZ money will be used to update the exterior building material with plaster and paint, as well as install a curtain wall for new glass.

Zone Impact:

Upon completion of this project, this building will bring new life to the west side of North Chadbourne with an updated and aesthetically pleasing historical look, but with the efficiencies of new construction. It will be equally as pleasing as our neighbor at 211 N. Chadbourne, which will undoubtedly complete this block and raise property values.

Completion of the exterior will also stimulate economic prosperity to this region by inspiring more people to venture to this side of downtown and feel safe while doing so. It will likely increase foot traffic to our neighbors at The Grind and Dix Key Shop.

This project will bring the exterior of our building from that of an eyesore to a new beautiful addition that will complement the downtown area as well as our entire city.

Valley Vending thanks the City of San Angelo for the TIRZ program and hopes they can receive financial assistance in the beatification of downtown San Angelo with these building improvements.

[illegible]

Longdandee, LLC dba *Concho Venue*

Zone Impact Statement for TIRZ South Incentives Application

It is the goal of Longdandee, LLC dba Concho Venue to establish a vibrant, energetic, and high quality venue business that aligns with the city of San Angelo's mission to "maintain small-town character and community spirit, and take advantage of ample social, cultural and recreational opportunities." Concho Venue's business proposition will generate social, cultural, and educational opportunities by attracting people from our local communities, nearby towns and cities, as well as visitors from all parts of the state and country. The additional traffic brought in by special events such as weddings, anniversaries, quinceañeras, and business meetings will enhance our historic downtown district with vitality.

Our business plan projects to attract 1,000+ visitors per week to the area. The visitors and pedestrian activity will bring social and economic benefits to all the nearby businesses. We believe these improvements will also help connect and link the Chadbourne businesses in the north to the existing southern activities such as the nightclub scene down the street, restaurants, and quaint shopping along Concho Street. The activities will have a positive financial impact in the local economy and elevate the overall vibrancy of our downtown.

Our business objective has included restoring the façade of the building to compliment the historic character and infrastructure that the city values. The current building has sat vacant and neglected for many years, failing to produce business activity that would enhance its neighboring businesses. Our business plans have been implemented by beautifying the building with visual improvements by adding windows, spotlights, and new façade that improves the overall visual appeal of the building.

The next phase to begin is the interior renovations. We will begin this phase by bringing the building up to code. First of utmost importance is installing an automatic sprinkler system.

Longdandee, LL dba *Concho Venue*

Narrative/Summary for TIRZ South Incentives Application

The enclosed budget worksheet outlines the cost involved to install an automatic sprinkler system in the interior of an ongoing renovation of 109 N. Chadbourne Street owned by Longdandee, LLC to operate Concho Venue. The business will provide a rental venue destinations for special events such as weddings, anniversaries, quinceañeras, and business meetings. The restoration has been completing by updating the facade, windows, and spotlights. Now work will begin on the inside. The improvements align to the TIRZ South Incentive Policy in the following ways:

- **Provide safety for customers and be compliant with applicable rules and regulation.** The safety of the patron of our business is of utmost importance. The addition of the the sprinkler system is critical before the business can begin.
- **Provide usable and defined space.** Previously this dilapidated building sat vacant; providing no visual appeal or business activity to benefit neighboring merchants. These improvements will clearly identify the space as a re-energized space ready to do business.
- **Strengthen the focus area's identity.** This new attractive, more up to date appearance will enhance how the building contributes to walkability in downtown and increase the potential for more retail offerings in the historic downtown district.
- **Support the goal of making the area cultural, leisure and tourist destination.** The revitalized building and will bring 1,000+ visitors per week to the area from our local communities, nearby towns and cities, as well as visitors from all parts of the state and country to generate social, cultural, and educational opportunities.
- **Promote mix-use development.** This building redesign will give us great flexibility to accommodate a variety of clients looking for highly-visible, class-A downtown venue space. Special events such as weddings, anniversaries, quinceañeras, and business meetings will promote a wide variety of cultural, educational and social opportunities to enhance our historic downtown district.
- **Utilize architectural styles that compliment historic area already in existence.** The revitalized brick facade and windows will be consistent with other businesses and buildings in the area maintaining the historic character that the city values.
- **Help to mitigate or eliminate undesirable views or outside storage.** The attractive, new building facelift will add curb appeal and be an immediate attention getter to the passerby. The new look will include a new brick facade with two layers of windows, new modern awning and strategically placed spotlights dramatically adding to the overall appearance.

[illegible]

Narrative:

Our improvements fall under category C, hotel, and we meet most of the criteria listed in Section 2 of the application. Hotel Angoria is a modern hospitality improvement providing a unique place to stay and enjoy the offerings of downtown San Angelo. Boutique hotel availability keeps travelers and patrons in the downtown core, driving more potential economic growth to downtown businesses. Once a run-down motel, our agenda is to recreate the space into a modern boutique hotel that will be considered a newfound downtown destination.

We are close to many downtown attractions including the expansive Downtown Shannon Medical District, serving patrons or visitors looking for desirable lodging. The addition of a pool and bar will create a leisure space for locals and tourists alike. Mixed-use developments are usually drawn to desirable urban cores - our project collectively adds to the enhancement of downtown thus promoting the desire for new mixed-use construction development.

Our architectural styling will compliment the current historic styling of the downtown area. In addition, we will incorporate local history into our branding to offer a unique hospitality experience. Improved exterior visibility with updated modern finishes as well as commissioning artists to do mural work will greatly increase the interest of locals and visitors alike. Pedestrians will no longer see an eyesore, but a continuation of the downtown aesthetic with our mural, landscaping, and facade design.

The repaving of our parking lot, addition of landscaping, and a water lily pond will reduce the visual impact of parking areas, improve infrastructure, and provide natural landscaping. Our landscaping will include Italian cypress trees and other drought-tolerant landscaping and vegetation planning. We will use the latest environmentally-friendly building technology where it is not cost prohibitive.

Zone Impact Statement:

Our improvements fall under category C, hotel. Hotel Angoria will bring tourism to an under-served part of downtown. We will be a magnet attracting people to this area - connecting guests to downtown businesses. Our renovations and additions along with easy walking access to downtown shops, restaurants, the Riverwalk, and Water Lily Garden will quickly draw people in. Hotel Angoria will encourage growth of San Angelo's downtown economy as we work with downtown businesses and communicate the ease of access to our guests.

Our project will enhance the district by providing a unique experience for guests and being one of the only hotels in this part of downtown. Although Hotel Angoria will be an aesthetic draw, we will actively participate in the downtown community of businesses and encourage our guests to visit them. This is a float all boats project and will bring many people to this specific area.

We are requesting the funds for installation of a Fire Sprinkler System, Water Lily Pond, and Signage. These are sub-projects to our overall project of renovating & upgrading the current hotel into an exciting place for people to stay while they enjoy all that downtown San Angelo has to offer. **We will greatly exceed the match requirement of \$18,750 with our total project cost of \$3,183,067.**

Property Before and After

Current Photo of Property:



Rendering of Property after Development:





WORKSHEET A

Proposed Project Budget



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

Intended Match (money to be provided by applicant):

Total Estimated Project Cost:

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

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
	A. AWNING REPLACEMENT			
1	Fabricate & install new awning covers	Façade Improvement	\$1,048	18,860
2	Recondition awning frames	Façade Improvement	\$170	3,060
3	Repair and Paint wall at anchor sites	Match	\$200	3,600
4	Reattach small awnings to wall (16)	Match	\$150/awning	2,400
5	Reattach large awnings to wall (2)	Match	\$250/awning	500
6	Trash removal (20 yard)	Match		505
	B. DAMAGED SIGN REMOVAL			
1	Permits and Fees	Development Fee		2,000
2	Engineering & Inspections	Development Fee		7,500
	Insurance			
3	Installation Floater	Match		1,500
4	Liability Insurance	Match		2,000
5	Sign Structure Safety Reinforcement	Façade Improvement	65 hrs./\$125	8,125
6	Labor – Remove Old Sign 10 Letters	Façade Improvement	120 hrs./\$125	15,000
7	Crane – Remove Old Sign 10 Letters	Façade Improvement	40 hrs./ \$375	15,000
8	Crane Moving & Staging	Match		92,782
9	Trash and Old Sign Removal	Match		800

PROJECT CRITERIA

The street level portion of this Project is designed to replace the damaged awnings around the Cactus Hotel while the roof level portion of this Project is designed to remove the damaged remnants of the historic Cactus Hotel Sign from the top of the Hotel – away from public view.

1. Improve pedestrian and vehicular infrastructure?

Awnings over the sidewalk around the Cactus Hotel offer pedestrians a cool, shaded walkway as they travel in downtown San Angelo.

2. Provide or reinforce usable & defined space?

Replacing the damaged awnings with historically compatible replacements reinforces the historic character of the Cactus Hotel. Removing the damaged remnants of the Hotel Sign (see pics 6,7 & 8) erases the image of a dilapidated property.

3. Strengthen the focus area's identity?

The Cactus Hotel does more than just identify itself, it stands as a beacon calling our community's attention to the center and heart of our community.

4. Support the goals of making the area a cultural, leisure and tourist destination?

As an iconic, historical building, any activity that enhances the ambiance and historical character of the Hotel make it more attractive as a tourist destination.

5. Promote mixed-use development?

An attractive, well-maintained façade enhances the building's range and variety of clients and uses.

6. Utilize architectural styles that compliment historic areas already in existence?

The style of replacement awnings proposed in this Project are compatible with and complimentary to the original 1929 design of the Cactus Hotel (see pic 1).

7. Help to mitigate or eliminate undesirable views or outside storage?

The current awnings have been severely damaged by sun and high velocity wind currents (see pic 2) that circle the Cactus Hotel. Replacing the damaged awnings will eliminate the unsightly views of the damaged awnings.

Several years ago, several damaged sign letters were removed (see pics 6 & 7) in conjunction with the removal of two large microwave dishes that had been located on the roof of the Cactus for several years. The damaged and dilapidated sign letters remaining on the roof give the impression of an unsuccessful, deteriorating property.

Removal of the dilapidated sign letters will mitigate this unfavorable image.

8. Implement environmentally friendly features such as green building materials, rainwater harvest or low energy heating and cooling?

Shade produced by the renovated awnings is nature's natural cooling system for the Cactus Hotel.

9. Include an aggressive Match by the applicant in excess of what is minimally required?

Total projected Project costs are \$173,632.

Only 40% (\$69,545) will be funded by TRIZ and 60% (\$104,087) will be funded by applicant.

ZONE IMPACT

Restoring the Cactus Hotel Awning System and removing the unsightly Cactus sign remnant letters will elevate the curb appeal of an important iconic pillar of our community.

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
1	Fire Sprinkler System	Sprinkler & Monitored Smoke Alarm System	\$ 34,965.00	\$ 34,965.00
2	Sprinkler Monitoring Systems	Sprinkler & Monitored Smoke Alarm System	\$ 8,850.00	\$ 8,850.00
3	Bathroom Downstairs – Plumbing (Rough-In & Trim-Out)	Match	\$ 8,000.00	\$ 8,000.00
4	Bathroom Downstairs – Framing , Trim-Out	Match	\$ 3,500.00	\$ 3,500.00
5	Bathroom Downstairs – Painting	Match	\$ 1,000.00	\$ 1,000.00
6	Bathroom Downstairs – Electrical (Rough-In & Trim-Out)	Match	\$ 1,500.00	\$ 1,500.00
7	Bathroom Upstairs – Plumbing (Rough-In & Trim-Out)	Match	\$ 9,000.00	\$ 9,000.00
8	Bathroom Upstairs – Framing, Trim-Out	Match	\$ 3,800.00	\$ 3,800.00
9	Bathroom Upstairs – Painting	Match	\$ 1,500.00	\$ 1,500.00
10	Bathroom Upstairs – Electrical (Rough-In & Trim-Out)	Match	\$ 2,000.00	\$ 2,000.00
11	Elevator Repair (ALLOWANCE)	Match	\$ 12,000.00	\$ 12,000.00
12	Asbestos Inspection & Testing	Asbestos Abatement	\$ 650.00	\$ 650.00
13	Interior Door	Secondary Egress	\$ 3,500.00	\$ 3,500.00
14	Electrical for Sprinkler System, Alarm, Lights & Audible Alarm	Sprinkler & Monitored Smoke Alarm System	\$ 11,600.00	\$ 11,600.00

Narrative

213-215 South Chadbourne

The properties at 213 & 215 South Chadbourne have been unoccupied and used only for personal storage for years. Joyce Wilde, current property owner, and operator of other successful businesses in San Angelo, plans to renovate and restore these tired buildings by refreshing and creating over 17,000 square feet for a new retail establishment in Downtown San Angelo.

Joyce has always been an innovative leader and strong advocate for the downtown area. And now, once again, she is bringing creative new ideas, new business and helping to breathe new life to this block of Chadbourne Street.

Joyce and construction contractor, David Mazur have drafted plans and met with the Development Review Committee to obtain guidance and input for the re-invention of these buildings. Mazur Construction has renovated 25+ buildings in downtown San Angelo and understands the importance of maintaining the cohesive look of the area.

Currently, plans are to keep the façade and historical integrity of the existing exterior structures the same. Updating only the interior space to accommodate for safety and code compliance. Fire safety & monitored smoke alarms will be installed. As well as repairs and updates to the bathrooms and elevator system making the facility safe and reliable for all occupants.

These new and revitalized spaces will not only improve the look and feel of Joyce's buildings but will extend the pedestrian & vehicular traffic flow to the River Walk Area. Additional shops, restaurants and businesses along this corridor help to amplify and connect the visitor and tourist experience along the walkway to Block One, the Concho River (Kids Kingdom & The Bosque Court), the Museum of Fine Arts and Fort Concho National Landmark. All combined, this surely, excites other business owners, more ventures, and added investments. And strengthens the economy all while focusing and fulfilling the goals of the Historic City Center.

Joyce Wilde is known nationally for her fun, creative spirit and innovative new ideas in fashion and décor. This new, fresh conceptualized space in Downtown will enhance and reinvigorate this part of Chadbourne Street and San Angelo.

Zone Impact Statement 213-215 South Chadbourne

The repurposed properties at 213 & 215 South Chadbourne will continue to reinforce the goals and direction of the City by drawing more visitors and tourists to San Angelo's downtown area for shopping, eating, living and recreation.

The renovation of these buildings will further entice more tourists and visitors to this area of Chadbourne Street and will lead folks through the pedestrian friendly downtown.

Re-opening these buildings will increase the public activity and spur further development toward the Pearl of the Concho River, the walking trails, Celebration Bridge, the Bosque area, Kids Kingdom Park, San Angelo Museum of Fine Arts and Historic Fort Concho.

In addition to new employment and jobs for the retail establishment, the shop will generate sales tax revenue for the city. San Angelo will see increased activity and tourism to the area, benefit hotel/motel occupancy, added foot traffic and shoppers for other stores and boutiques, and gain more customers for the eating and drinking establishments.

It's a Win/Win for San Angelo's Downtown AND the other businesses in the area that will also feel the impact of these occupied buildings as visitors shop, eat and stroll down the historic South Chadbourne Street

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kyle Warren, Planner, Planning and Development Services,

Meeting Date: July 19, 2022

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z22-12 to rezone properties from Low Rise Multi-Family Residential and General Commercial zoning districts to the Single Family Residential zoning district, being 22.76 acres located southeast of N. Bentwood Dr. and Crystal Point Dr. (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The purpose of the rezoning is to facilitate development of an approved subdivision plat for single-family homes. The current zoning of RM-1 and CG would be changed to RS-1 which allows exclusively single-family homes.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

On June 20, 2022, the Planning Commission voted unanimously 5-0 to recommend approval of the zone change.

Attachments:

- | | | |
|----|---------------------|---------------------------|
| 1. | Z22-12 Staff Report | Staff Report (Z22-12).pdf |
| 2. | Ordinance (Z22-12) | Ordinance (Z22-12).docx |

Presentation:

Jon James

Approvals/Reviews:

Kyle Warren	Created/Initiated
Zachary Rainbow	Approved
Jon James	Approved

Brandon Dyson
Jon James
Theresa James
Julia Antilley

Approved
Approved
Approved
Final Approval



STAFF REPORT - Z22-12

Scheduled Hearings:

Planning Commission: June 20th, 2022

City Council 1st reading: July 19th, 2022

City Council 2nd reading: August 2nd, 2022

APPLICATION TYPE:		CASES:	
Rezoning		Z22-12: Bentwood/Enclave Court	
SYNOPSIS:			
A request for approval of a rezoning from the Multi-Family Residential (RM-1) as well as General Commercial (CG) zoning districts to the Single Family Residential (RS-1) Zoning District, being 25 undeveloped acres located near Enclave CT and Crystal Pont Drive.			
LOCATION:		LEGAL DESCRIPTION:	
Near Enclave Court, Crystal Point Drive and Wolf Creek Drive		Acres: 22.542, Abst: A-0052 S-0177, Survey: C BERBERICH, 22.542 ACRES IN ABST 4210 & ABST 52 & Abst: A-0052 S-0177, C BERBERICH, 15.060 ACRES**AB 55 BOW	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Country Club Neighborhood	RM-1/CG	N – Neighborhood	22.76 acres
NOTIFICATIONS:			
38 notifications for Z22-12 were mailed within a 200-foot radius on June 2, 2022.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Multi-Family Residential (RM-1) as well as General Commercial to the Single-Family Residential (RS-1) zoning district, being 25.061 acres, located near Enclave CT and Crystal Pont Drive.			
PROPERTY OWNER/PETITIONER:			
Property Owner and Applicant: Bentwood Country Club LLC			
STAFF CONTACT:			
Kyle Warren Planner (325) 657-4210, Extension 1546 Kyle.warren@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:

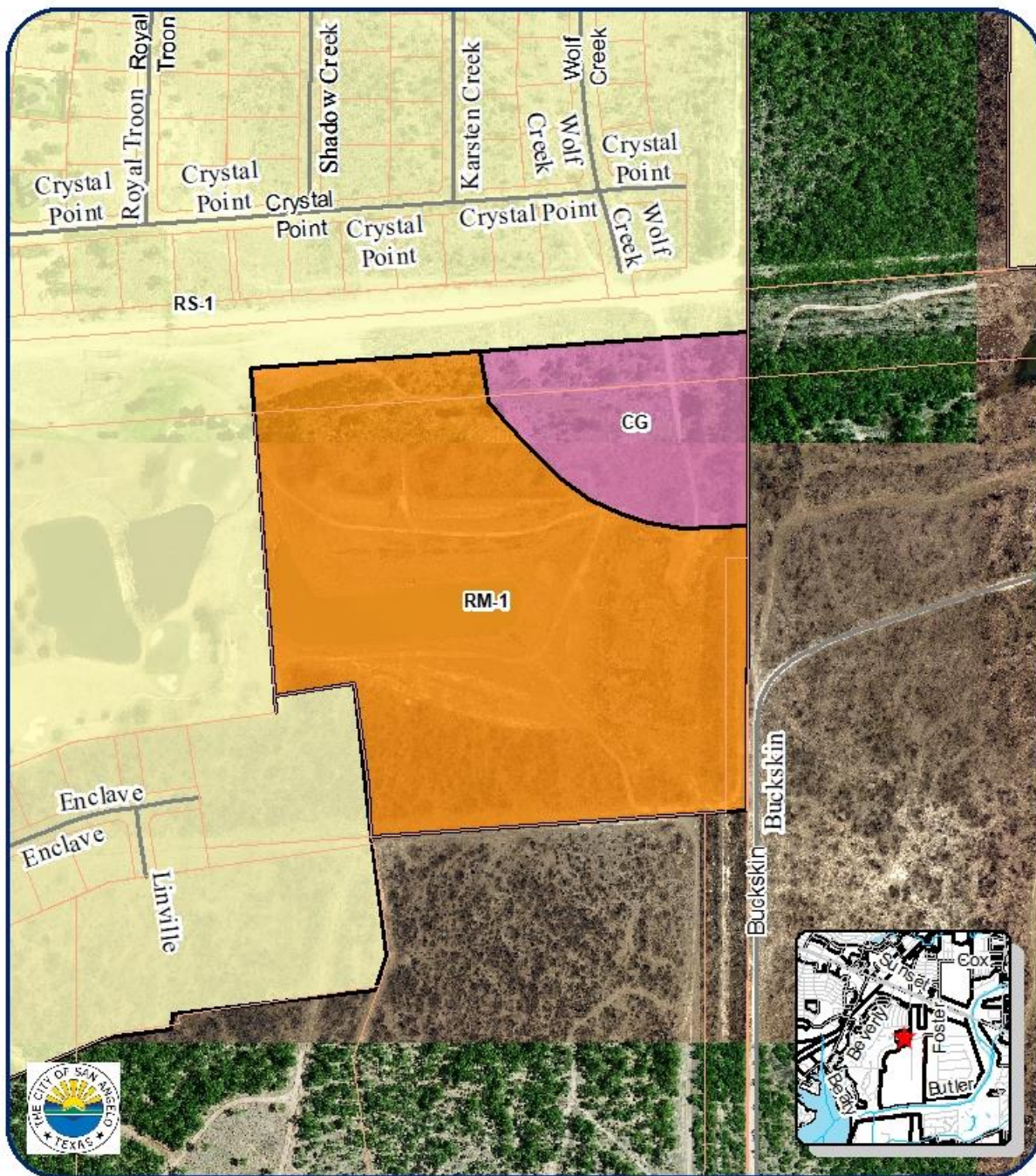
1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.* The Bentwood neighborhood has a future land use of neighborhood. The up zoning from RM-1 and CG to RS-1 zoning would bring the zoning in compatibility with the future land use.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The RS-1 zoning requires a minimum 5,000 sq. ft. lot area, a 50-foot lot frontage, and a 100-foot lot depth for a single family unit. The already approved plat for this location more than meets these dimension and size requirements.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.* The surrounding area is residential with similar housing styles and lot sizes. The up zoning would remain a residential use and would not vary with the surrounding area/zoning to any extent.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The property owners want the amendment to change to RS-1 to be able to build single family housing in this undeveloped area, which given the current zoning of RM-1 and CG they cannot do.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* Staff does not anticipate any adverse environmental affects at this time. The area in question is raw land adjacent to Bentwood Country Club.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* The raw land in question logically makes sense to be developed as RS-1 lots as that is what completely surrounds the area.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* This zone change will be in keeping with the overall development of Bentwood Country Club.

Recommendation:

Staff recommends **APPROVAL** of a rezoning from the Multi-Family Residential (RM-1) and General Commercial (CG) Zoning Districts to the Single-Family Residential (RS-1) Zoning District.

Attachments:

Aerial/ Zoning Map
Future Land Use Map
Notification Map
Photographs



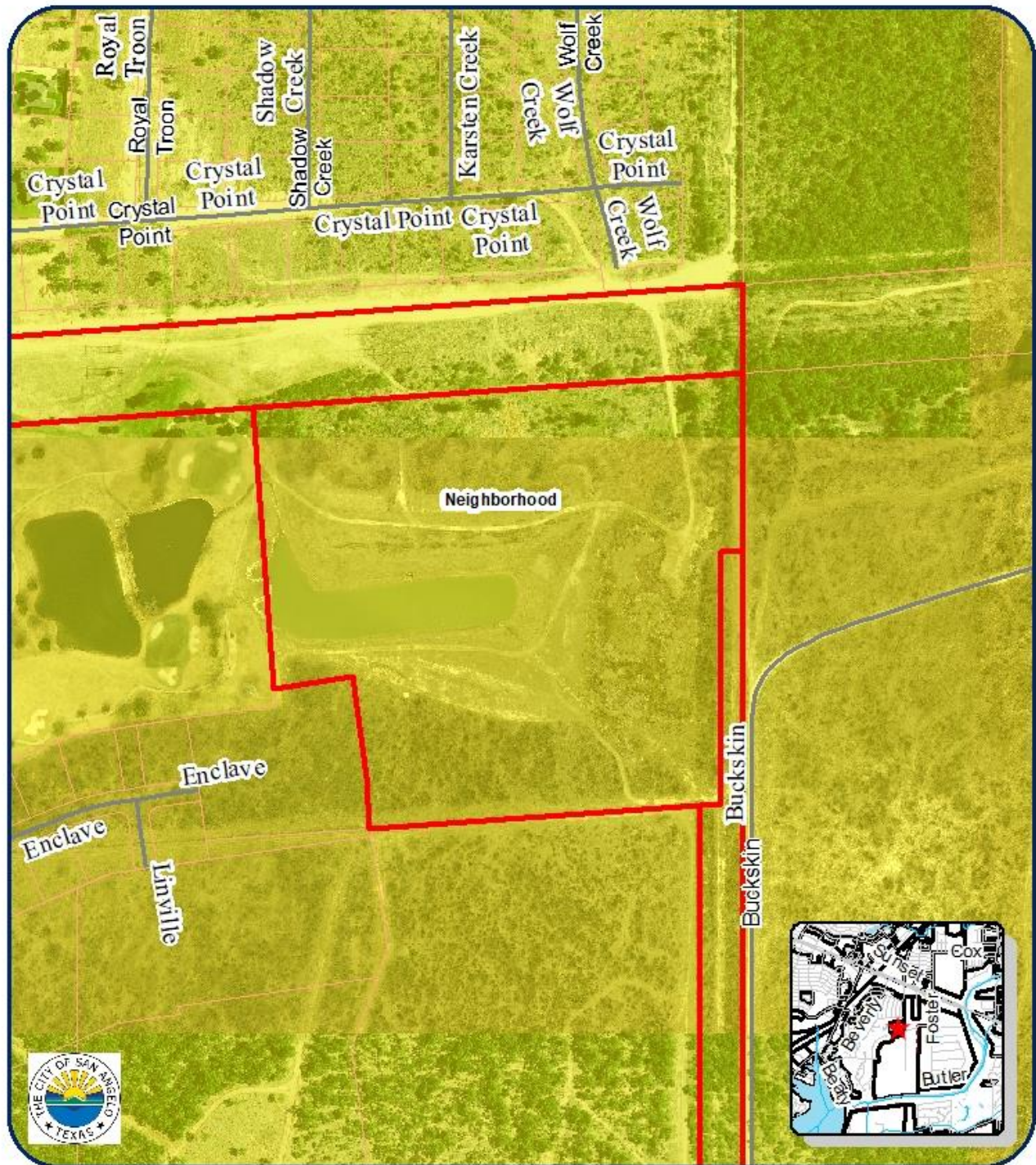
Zoning Map

Z22-12

Council District: 1 Hiebert
Neighborhood: Country Club

Scale: 0.01 0.03 0.06 0.09 0.12
Miles





Vision Plan

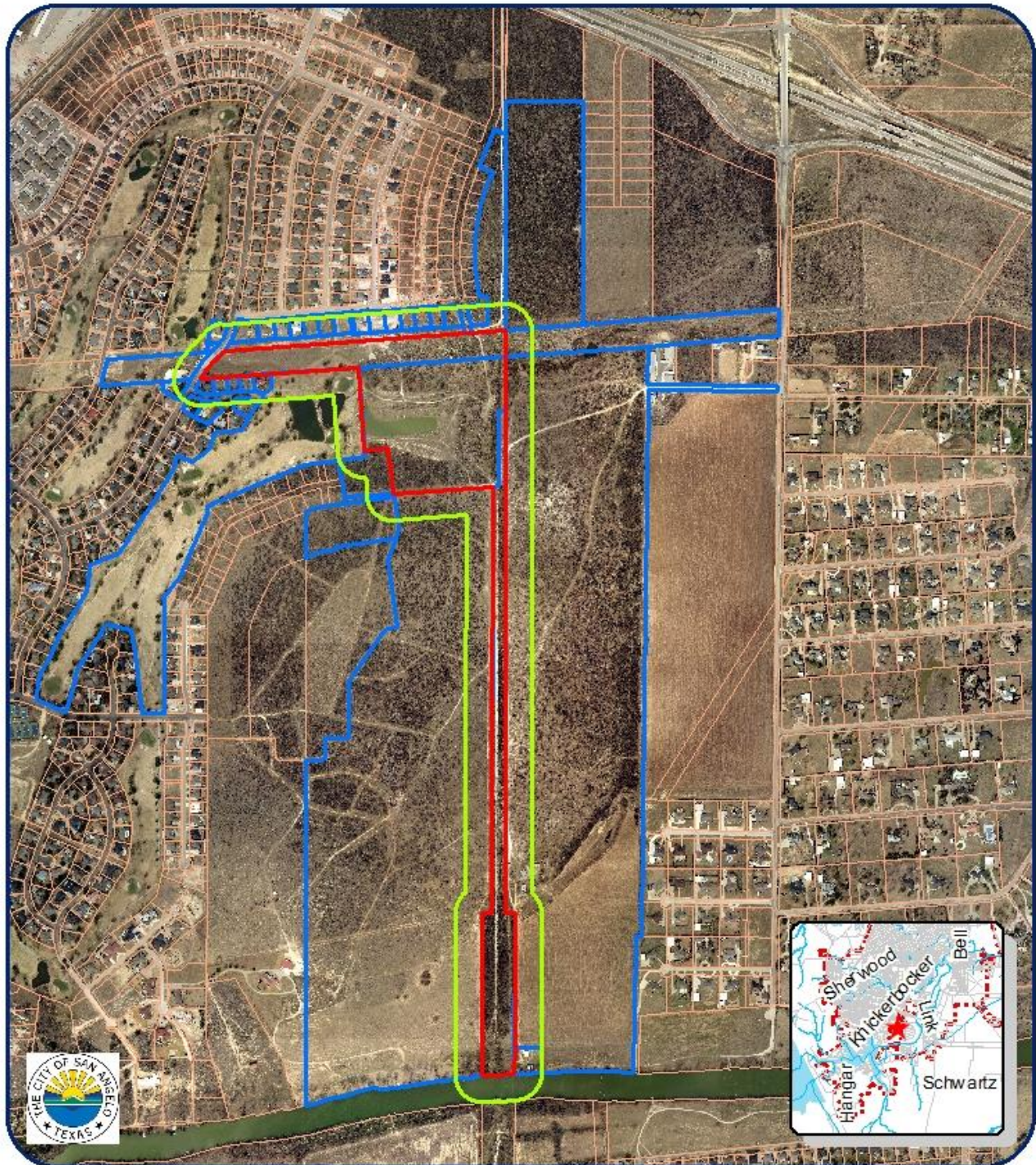
Z22-12

Council District: 1 Hiebert

Neighborhood: Country Club

Scale: 0.00 0.03 0.06 0.09 0.12
Miles





200' Notification Map

Z22-12

Council District: 1 Hiebert

Neighborhood: Country Club

Scale: 0 0.05 0.1 0.2 0.3 0.4 Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —



Photos of Site and Surrounding Area



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTY: **BEING 22.76 ACRES LOCATED SOUTHEAST OF N. BENTWOOD DRIVE AND CRYSTAL POINT DRIVE**; FROM THE MULTI-FAMILY RESIDENTIAL (RM-1) ZONING DISTRICT AND THE GENERAL COMMERCIAL (CG) ZONING DISTRICT TO THE SINGLE FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z22-12: ENCLAVE COURT AND CRYSTAL POINT DRIVE

WHEREAS, on the 20th day of June, 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 Single Family residential (RS-1) Zoning District; and,

WHEREAS, on the 19th day of July, 2022, City Council held a public hearing on Z22-12, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

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

The real property located southeast of N. Bentwood Drive and Crystal Point Drive being 22.76 acres in the C. Berberich Survey No. 177, Abstract No. 52, 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 **19th day of July, 2022**, and finally PASSED, on this the **2nd day of August, 2022**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

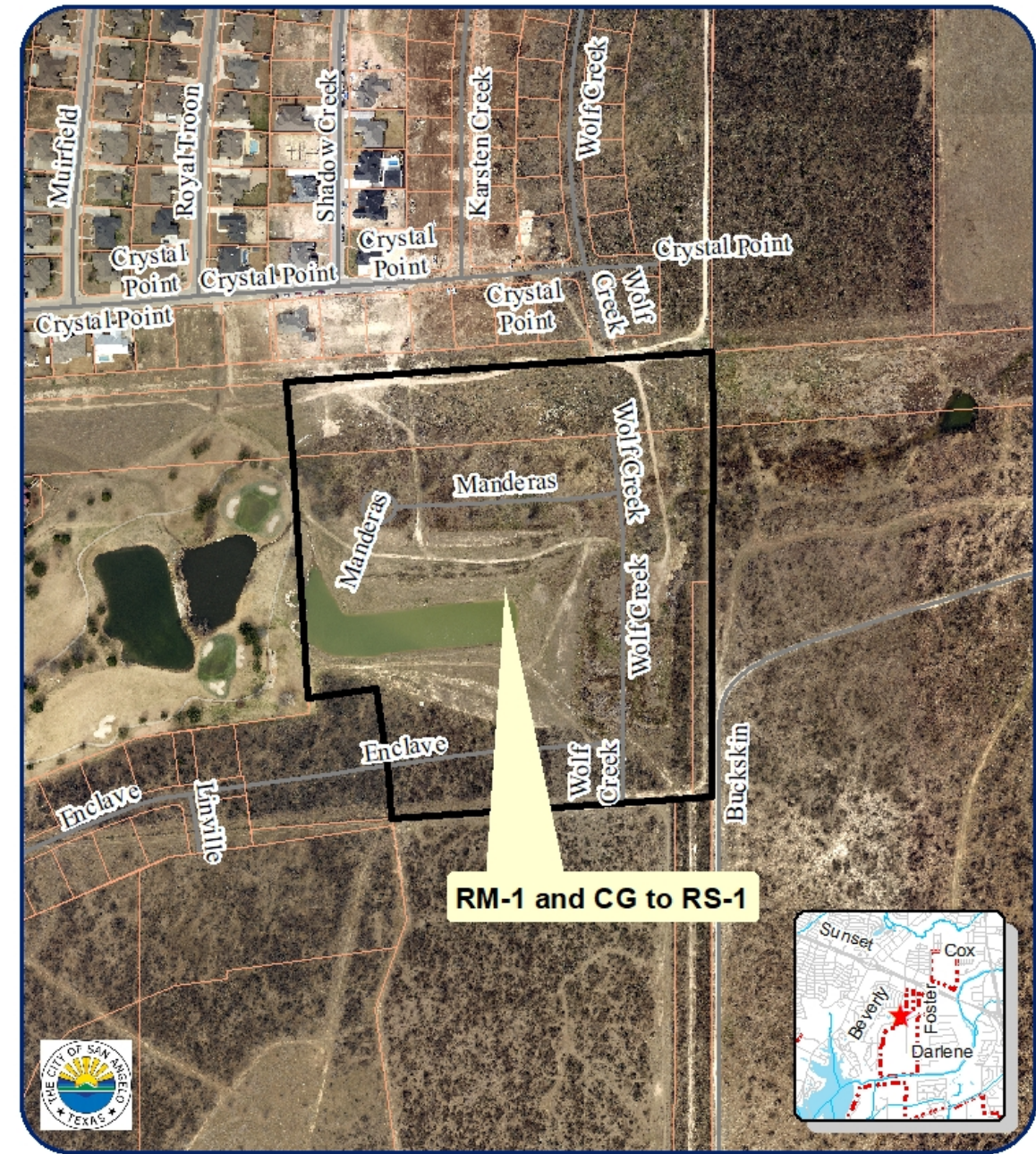
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



Zoning Map
Z22-12
Council District: 1 Hiebert
Neighborhood: Country Club
Scale: 0.00 0.03 0.06 0.09 0.12 Miles

Subject Properties: —

N

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 19, 2022

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z22-13 to rezone properties from Two-Family Residential zoning district to Low Rise Multifamily Residential and General Commercial zoning districts, being 1.08 acres, located southeast of S. Koenigheim St. and W. Ave. A (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The owners of 308 W. Avenue B approached Planning and Permitting Staff to legalize a third residential unit located at the rear of the property. The Appraisal District identifies the primary home and a detached accessory apartment, but does not identify that the structure has been used for residential purposes. This led the owners to apply for a zone change from RS-2 to RM-1 to allow a third unit. The City has joined the owners by requesting that the remaining RS-2 properties on the block also be rezoned to RM-1, except for Lot 13 which would be rezoned to CG to allow it to continue to be used as a parking lot for Crockett National Bank.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

On June 20, 2022, the Planning Commission voted unanimously 5-0 to recommend approval of the rezoning.

Attachments:

- | | |
|--------------------------|---------------------------|
| 1. Staff Report (Z22-13) | Staff Report (Z22-13).pdf |
| 2. Ordinance (Z22-13) | Ordinance (Z22-13).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



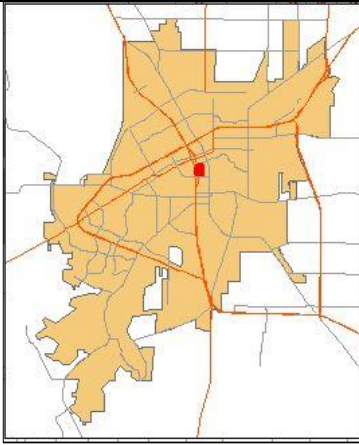
STAFF REPORT - Z22-13

Scheduled Hearings:

Planning Commission: June 20, 2022

City Council 1st reading: July 19, 2022

City Council 2nd reading: August 2, 2022

APPLICATION TYPE:		CASES:	
Rezoning		Z22-13: Part of 300 Blks. Of W. Avenue A and W. Avenue B	
SYNOPSIS:			
The owners of 308 W. Avenue B approached Planning and Permitting Staff to legalize a third residential unit located to the rear of the property. The Appraisal District identifies the primary home and a detached accessory apartment, but does not identify that the structure has been used for residential purposes. This led the owners to apply for a zone change from RS-2 to RM-1 to allow a third unit. The City has joined the owners by requesting that the remaining RS-2 properties on the block also be rezoned to RM-1, except for Lot 13 which would be rezoned to CG to allow it to continue to be used as a parking lot for Crockett National Bank.			
LOCATION:		LEGAL DESCRIPTION:	
Southeast of S. Koenigheim St. and W. Ave. A		East 25 feet of Lot 6, and all of Lots 7-13 in Block 6, Park Heights Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Fort Concho	RS-2	D- Downtown	1.08 acres
NOTIFICATIONS:			
22 notifications for Z22-04 were mailed within a 200-foot radius on May 6, 2022. No responses received in favor, and one received against.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Two-Family Residential (RS-2) to the Low Rise Multifamily Residential (RM-1) on 0.943 acres, and General Commercial (CG) Zoning District on the remaining 0.137 acres being Lot 13 in Block 6 of the Park Place Addition, located southeast of S. Koenigheim St. and W. Ave. A.			
PROPERTY OWNER/PETITIONER:			
<i>Applicants:</i> Brent and Teri Kolster and City of San Angelo			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information: On April 27, 2022, the owners of 308 W. Avenue B obtained a permit (#22-1964) to remove the third structure which needed repair. The structure is now back on the property and will require a new permit as well as a change of occupancy to allow it be used for a residence should the rezoning be approved.

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 properties is located within the City's "Downtown" Future Land Use in the Comprehensive Plan. Rezoning to RM-1 would be consistent with the Downtown policies which support residential development, and would provide an effective transition between the bank zoned CG to the west and the residential RS-2 neighborhood to the east and south.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The requested RM-1 and CG would allow the current uses and comply with the applicable development standards for this zone districts. The third unit at W. Ave B would require a 20-foot rear yard setback and 5-foot side yard setback as required for single-family structures in RM-1 zoning districts. There are 5 paved parking spaces on the property to accommodate the 1.75 spaces required for the 2-bedroom house, and 1.5 spaces for each of the two, one-bedroom structures.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The properties are located between commercial uses to the west along S. Koenigheim St. and mainly single-family residences to the south and east. Staff believes the rezoning allowing RM-1 is an effective transition between higher density commercial and lower density single-family homes.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** When the applicants came in to discuss repairing the third unit, it was determined this was not a legal dwelling unit.
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.** There are no anticipated adverse effects on neighboring properties. No additional paving would be required and the applicants have not indicated intent to enlarge the existing third structure.

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 more residential living in this location, consistent with the Downtown policies of the City's Comprehensive Plan.
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 continue to have access from W. Avenue B. Parking will be shared on the existing driveway that fronts this street. A replat will be required to combine Lot 12 with the west ½ of Lot 11 for W. Avenue B which has been communicated to the applicant.

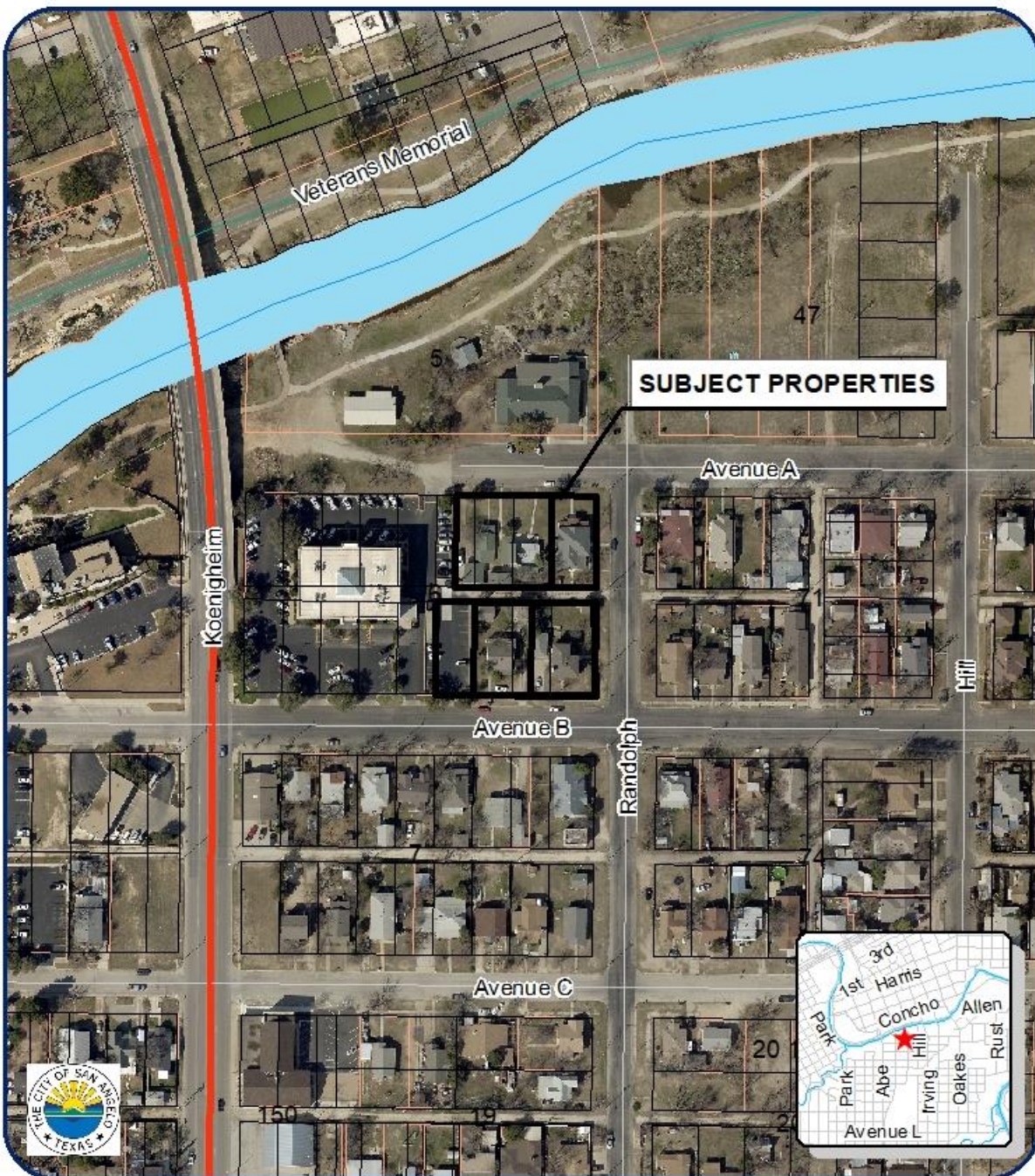
Recommendation:

Staff recommends **APPROVAL** of a rezoning from the Two-Family Residential (RS-2) to the Low Rise Multifamily Residential (RM-1) on 0.943 acres, and General Commercial (CG) Zoning District on the remaining 0.137 acres being Lot 13 in Block 6 of the Park Place Addition, located southeast of S. Koenigheim St. and W. Ave. A.

Note: The applicants of 308 W. Avenue B will be required to replat this property which includes Lot 12 and the west ½ of Lot 11 prior to permitting.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Close-Up of Block including 308 W. Avenue B
Response Letter
Application



Rezoning

Z22-13: Part of 300 Blks. of W. Avenue A & B

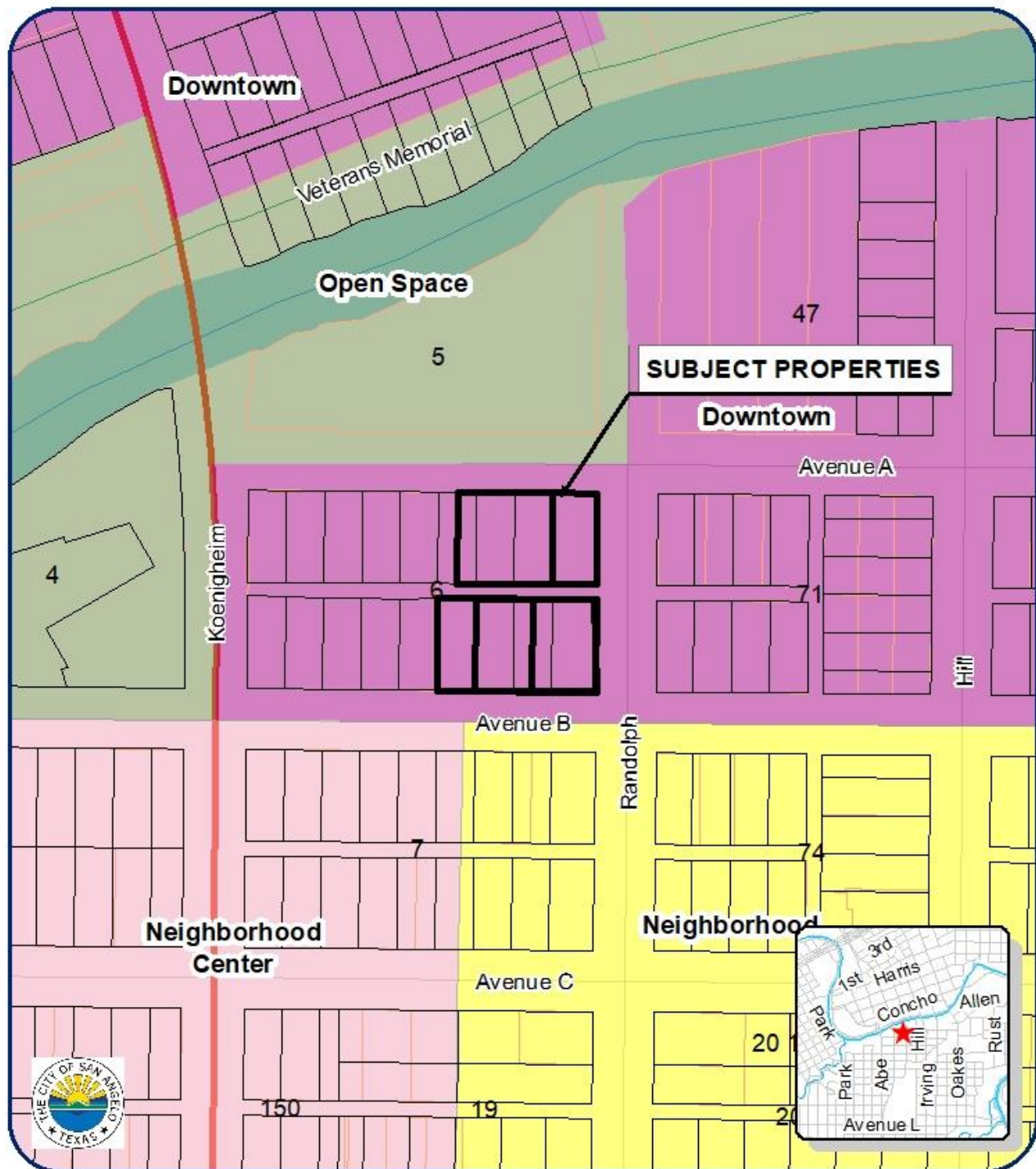
Council District 3 - Harry Thomas
Neighborhood: Fort Concho
Scale: 1" approx. = 175 ft

SE of S. Koenigheim St. and W. Ave. A



Legend

Subject Properties: 
Current Zoning: **RS-2**
Requested Zoning Change: **RM-1 and CG**
Vision: **Downtown**

**Rezoning****Z22-13: Part of 300 Blks. of W. Avenue A & B**

Council District 3 - Harry Thomas

Neighborhood: Fort Concho

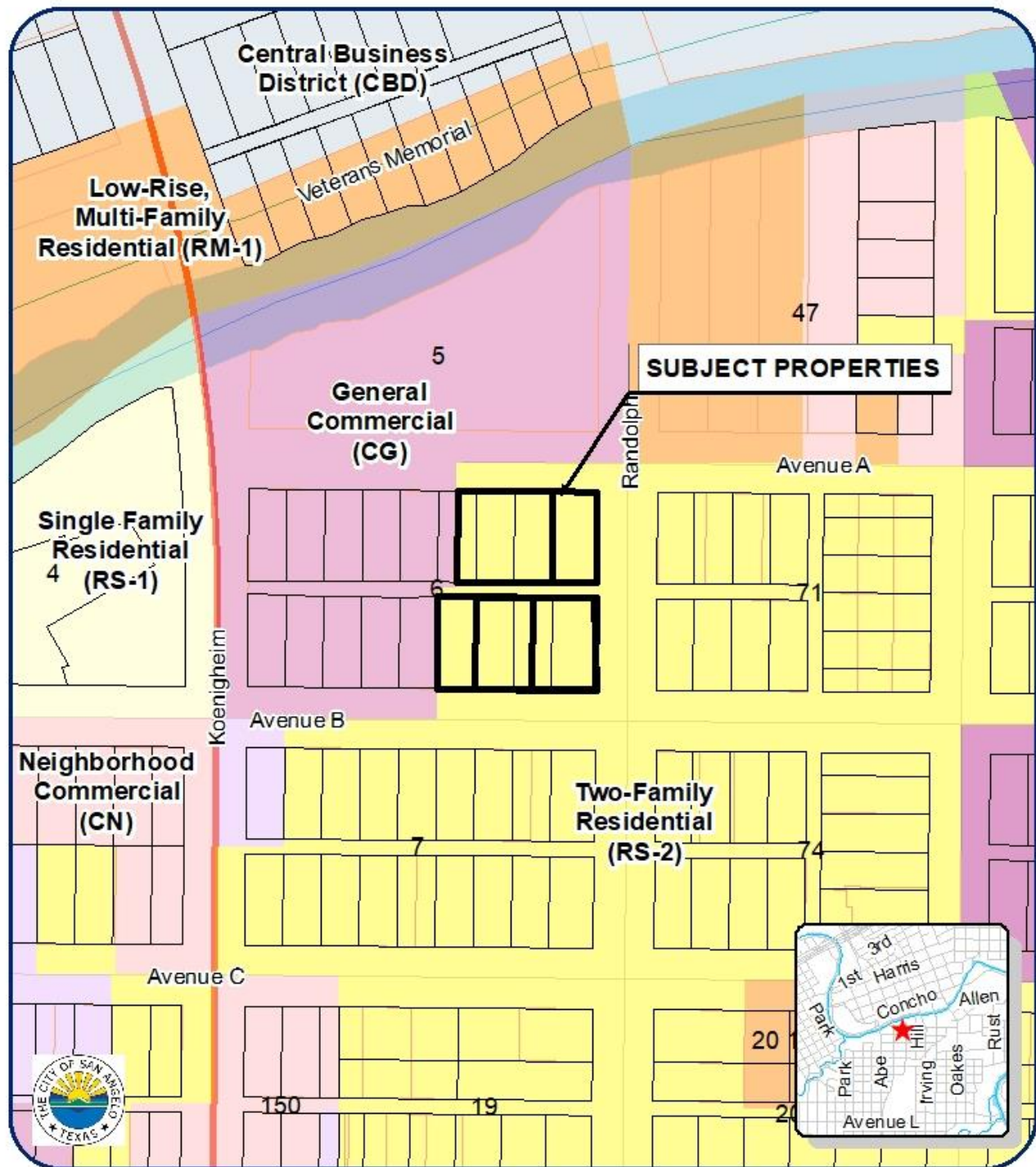
Scale: 1" approx. = 175 ft

SE of S. Koenigheim St. and W. Ave. A

**Legend**

Subject Properties:

Current Zoning: **RS-2**Requested Zoning Change: **RM-1 and CG**Vision: **Downtown**

**Rezoning****Z22-13: Part of 300 Blks. of W. Avenue A & B**

Council District 3 - Harry Thomas

Neighborhood: Fort Concho

Scale: 1" approx. = 175 ft

SE of S. Koenigheim St. and W. Ave. A

**Legend**

Subject Properties:

Current Zoning: **RS-2**Requested Zoning Change: **RM-1 and CG**Vision: **Downtown**

Close-Up of Block including 308 W. Avenue B



For the PLANNING COMMISSION

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

CASE #: Z22-13

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: CONCHO QUARTERS LLC

Parcel I.D.: 5

Address: 1930 SPRING CREEK 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: Concho Quarters LLC

Jeff

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): Brent & Teri Koester

☒ Owner	☐ Representative (Notarized Affidavit Required)		
11461 Twin Lakes Lane	San Angelo	TX	76904
Mailing Address	City	State	Zip Code
503-999-9862	terjoyk@gmail.com		
Contact Phone Number	Contact E-mail Address		
308 W. Avenue B	San Angelo	TX	76903
Subject Property Address	City	State	Zip Code

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

Property ID: R000010336 Geo ID: 21-38100-0006-010-00

Existing Zoning: RS2 Proposed Zoning: RM1 Lot size: _____

(Zoning Map available on [City Maps](#))**Section 2: Site Specific Details**

Existing Use of Property: 2 rental units

*Proposed Use of Property: 3 rental units

*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.

July 19, 2022

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.

Brent Koester

Owner Name (Print)



Signature

Teri Koester

Company/Organization (If Applicable)

5/19/2022

Date

Representative Name (Print)

Signature

Company/Organization

Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: Z 22-13Fully-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: **1.08 ACRES LOCATED SOUTHEAST OF S. KOENIGHEIM STREET AND WEST AVENUE A**; FROM THE TWO-FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT TO THE LOW RISE MULTIFAMILY (RM-1) AND GENERAL COMMERCIAL (CG) ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z22-13: PART OF 300 BLOCKS OF W. AVENUE A AND W. AVENUE B

WHEREAS, on the 20th day of June, 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 Low Rise Multifamily (RM-1) and General Commercial (CG) Zoning Districts; and,

WHEREAS, on the 19th day of July, 2022, City Council held a public hearing on Z22-13, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

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

The real properties located southeast of S. Koenigheim Street and W. Avenue A:

- a) **To be rezoned RM-1: the east 25 feet of Lot 6, and all of Lots 7-12 in Block 6 of the Park Heights Addition, comprising a total of 0.943 acres, San Angelo, Tom Green County, Texas.**
- b) **To be rezoned CG: Lot 13 in Block 6 of the Park Heights Addition, comprising a total of 0.137 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 **19th day of July, 2022**, and finally PASSED, on this the **2nd day of August, 2022**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

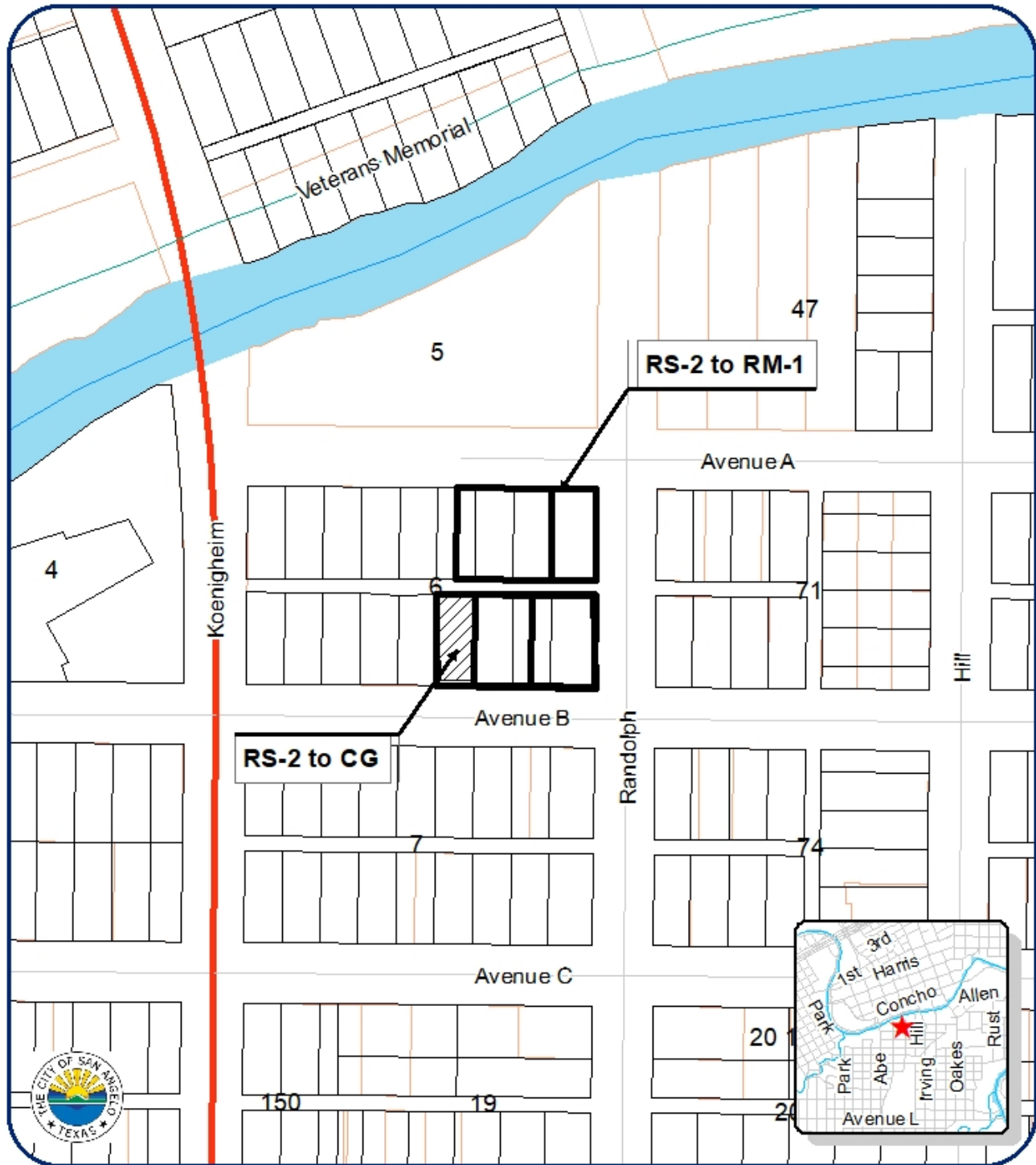
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



Rezoning

Z22-13: Part of 300 Blks. of W. Avenue A & B

Council District 3 - Harry Thomas

Neighborhood: Fort Concho

Scale: 1" approx. = 175 ft

SE of S. Koenigheim St. and W. Ave. A

Legend

Subject Properties:

Current Zoning: **RS-2**

Requested Zoning Change: **RM-1 and CG**

Vision: **Downtown**



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 19, 2022

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z22-15 to rezone properties from Two-Family Residential zoning district to Office Commercial zoning district, being 0.23 acres, located at 103 and 107 W. 14th St. (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

On January 24, 2022, the applicants' request for a rezoning from RS-2 to CN, Neighborhood Commercial, on the property was denied by the Planning Commission. They appealed to the City Council where the Planning Commission decision was upheld resulting in a denial of the rezoning. The applicants have an existing church and are looking at adding a retail component. They have now returned with this rezoning from RS-2 to CO, Office Commercial, which is a lower intensity district than the originally requested CN. If approved, the applicants intend to apply for an amendment to their existing Conditional Use for a church to allow the additional use of a faith-based bookstore.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

On June 20, 2022, the Planning Commission voted 3-2 to recommend approval of the rezoning. Vice Chair Jackson, and Commissioners Aguirre and Gomez voted in favor, and Chair Stribling and Commissioner Uherik voted against.

Attachments:

- | | |
|--------------------------|---------------------------|
| 1. Staff Report (Z22-15) | Staff Report (Z22-15).pdf |
| 2. Ordinance (Z22-15) | Ordinance (Z22-15).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 - Z22-15

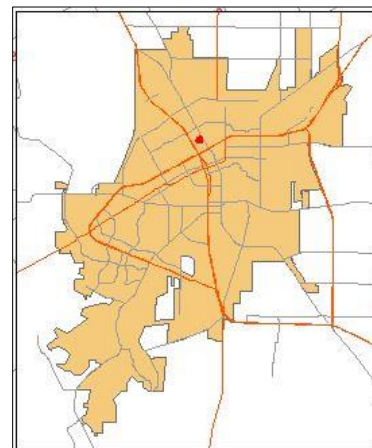
Scheduled Hearings:

Planning Commission: June 20, 2022

City Council 1st reading: July 19, 2022

City Council 2nd reading: August 2, 2022

APPLICATION TYPE:		CASES:	
Rezoning		Z22-15: 103 & 107 W. 14 th St.	
SYNOPSIS:			
On January 24, 2022, the applicants request for a rezoning from RS-2 to CN on the property was denied by the Planning Commission. They appealed to City Council where City Council upheld the Planning Commission denial and the rezoning was not approved. The applicants have an existing church and are looking at adding a retail component. They have now returned with this rezoning from RS-2 to CO which allows less intense uses than CN. If approved, the applicants intend to apply for an amendment to their existing Conditional Use for a church to allow the additional use of a faith-based bookstore. On June 20, 2022, the Planning Commission voted to recommend approval of the zone change by a vote of 3-2 with Vice Chair Jackson, and Commissioners Aguirre and Gomez voting in favor, and Chair Stribling and Commissioner Uherik voting against.			
LOCATION:		LEGAL DESCRIPTION:	
Southwest corner of N. Irving St./W. 14 th St.		Lots 1 and 2 in Block 79, Miles Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Lucy Gonzales Blackshear Neighborhood	RS-2	N – Neighborhood	0.23 acres
NOTIFICATIONS:			
23 notifications for Z22-15 were mailed within a 200-foot radius on May 6, 2022. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Two-Family Residential (RS-2) Zoning District to the Office Commercial (CO) Zoning District; being 0.23 acres, located at 103 & 107 W. 14 th Street.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owners and Applicants:</i> Edward and Linda Gonzales			
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 a “Neighborhood” Future Land Use designation in the City’s Comprehensive Plan, updated in 2009. The neighborhood policies call to “promote an appropriate balance of use within each neighborhood” and that there should be a “neighborhood commercial center within walking distance of all homes within the defined neighborhood boundary.” Rezoning to Office Commercial (CO) is consistent with these policies. CO zoning would allow the existing church to serve the surrounding residential neighborhood, and require an amendment to the existing Conditional Use (CU) for the faith-based bookstore. The CU amendment would allow the Commission to require certain conditions to ensure compatibility with the neighborhood, and ensure no other incompatible retail uses would be allowed, as it would be exclusively for the bookstore.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The combined lots will have a lot area of 10,000-sq. ft. in compliance with CO zoning. There are currently two parking spaces on the property for the church as required. Any portion of the building used for a bookstore will require a change of occupancy permit and additional parking at 1 space per 200 sq. ft. of floor area accessible to the public. Staff measured the remaining concrete area on the property and the applicant can stripe at least four more parking spaces if needed.
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 CO zoning is compatible with the surrounding area which contains other commercial and institutional uses. These include The Church of the Bread of Life to the west approved by the Planning Commission on December 17, 2018 (CU18-24), a funeral home approved in 1954 by a Special Permit (SP153), and commercial zoning and uses along the Martin Luther King Drive and N. Chadbourne Street corridors nearby.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The applicants and operators of the church wish to add a faith-based bookstore which is not allowed in the RS-2 zoning or the approved Conditional Use which only allows the church.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* Staff does not anticipate any adverse

environmental affects at this time. If additional parking is required at time of permitting, a review of drainage, grading, and stormwater will be conducted by Engineering Services to address any environmental issues.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Staff believes there is a need for small-scale, office commercial zoning in this area. A faith-based bookstore should generate less traffic than a retail use such as a coffee shop, and is compatible with the existing church.
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 is located on a corner property fronting a collector road (14th Street) and not in the middle of residential homes, respecting the existing land use pattern already established.

Recommendation:

Staff recommends **APPROVAL** of a rezoning from the Two-Family Residential (RS-2) Zoning District to the Office Commercial (CO) Zoning District; being 0.23 acres, located at 103 & 107 W. 14th Street.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Application



Rezoning

Z22-15: 103 & 107 W. 14th St.

Council District 4 - Lucy Gonzales

Neighborhood: Blackshear

Scale: 1" approx. = 175 ft

SW of N. Irving St. and W. 14th St.



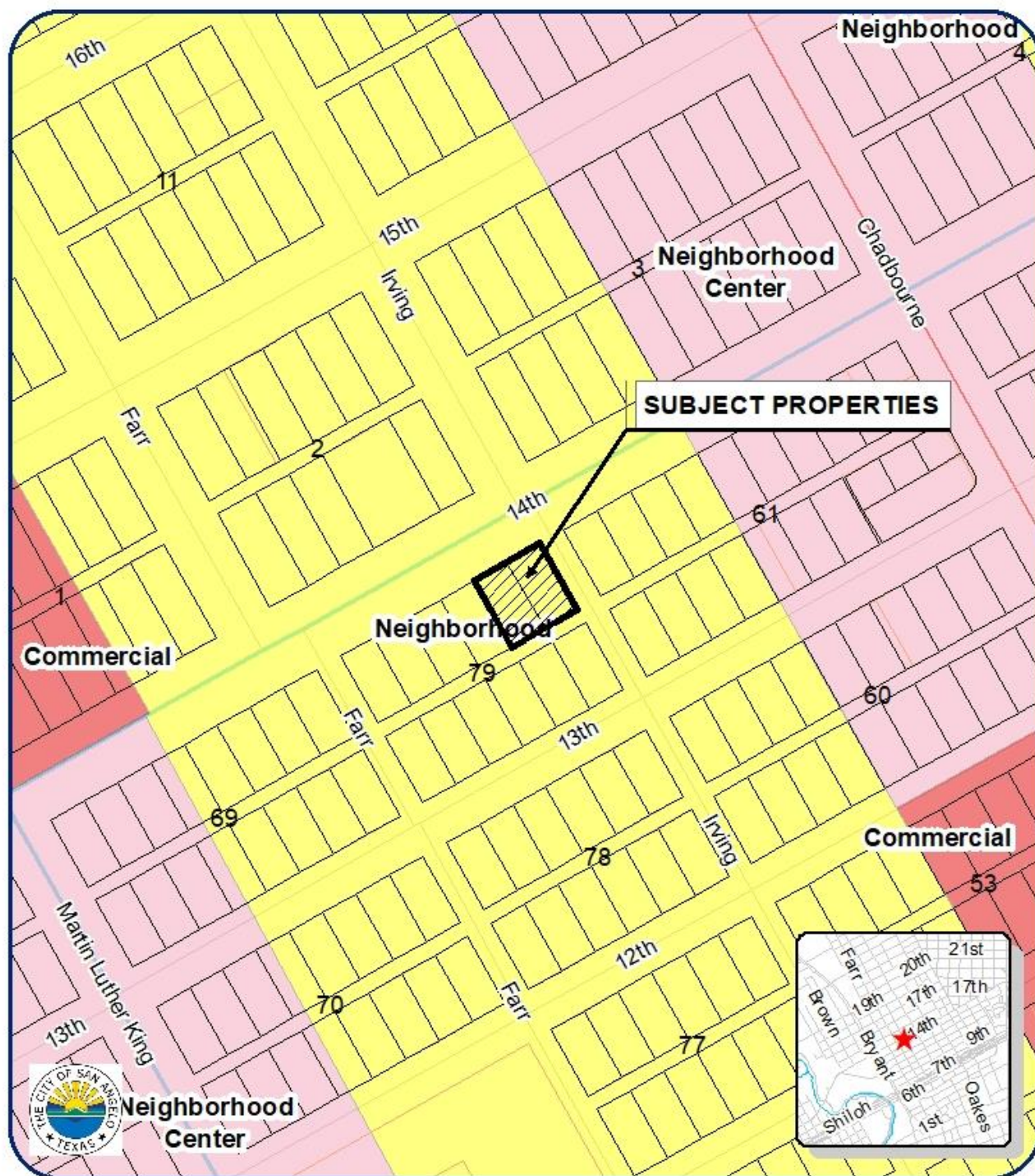
Legend

Subject Properties: 

Current Zoning: **RS-2**

Requested Zoning Change: **CO**

Vision: **Neighborhood**



Rezoning

Z22-15: 103 & 107 W. 14th St.

Council District 4 - Lucy Gonzales

Neighborhood: Blackshear

Scale: 1" approx. = 175 ft

SW of N. Irving St. and W. 14th St.



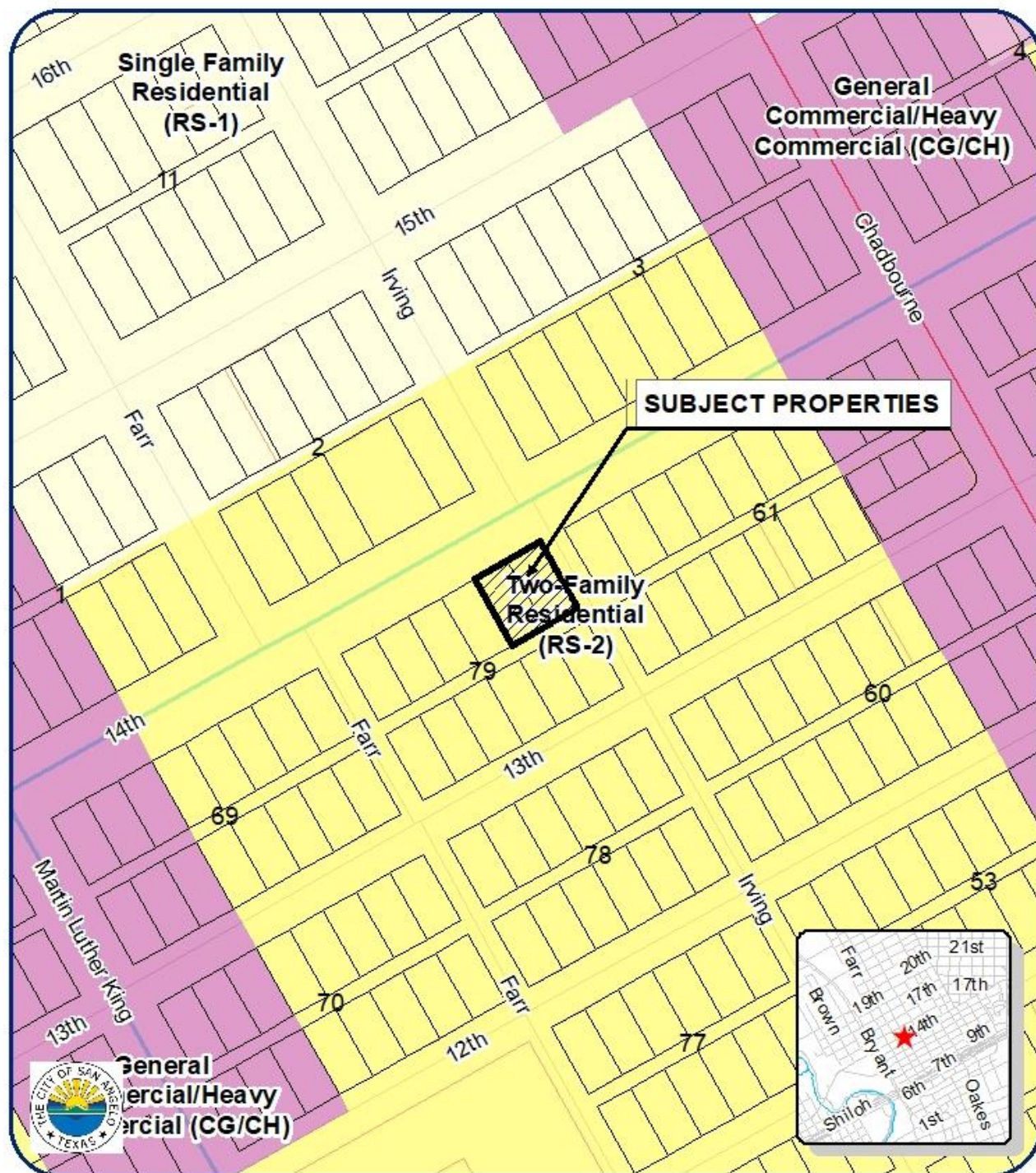
Legend

Subject Properties: 

Current Zoning: **RS-2**

Requested Zoning Change: **CO**

Vision: **Neighborhood**



Rezoning

Z22-15: 103 & 107 W. 14th St.

Council District 4 - Lucy Gonzales

Neighborhood: Blackshear

Scale: 1" approx. = 175 ft

SW of N. Irving St. and W. 14th St.



Legend

Subject Properties: 

Current Zoning: **RS-2**

Requested Zoning Change: **CO**

Vision: **Neighborhood**

Effective January 3, 2017



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



Application for Approval of a Zone Change

Section 1: Basic Information

Name of Applicant(s): Edward and Linda Gonzales

☒ Owner

☐ Representative (Notarized Affidavit Required)

Po Box 3485

San Angelo

Texas

76902

Mailing Address

City

State

Zip Code

(325) 245-6485

gonza.32@hotmail.com

Contact Phone Number

Contact E-mail Address

103 & 107 W. 14th

San Angelo

Texas

76903

Subject Property Address

City

State

Zip Code

Lot 1 & 2, Blk:79, Subd: Miles Addition

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

Existing Zoning: RS2

Proposed Zoning: CO

Lot size: 0.23 acres

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

Section 2: Site Specific Details

Existing Use of Property: Church

*Proposed Use of Property: Church and/or other permitted uses

*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.

Edward Gonzales/Linda Gonzales

Edward Gonzales
Signature

05-25-22

Owner Name (Print)

Company/Organization (If Applicable)

Date

Representative Name (Print)

Signature

Company/Organization

Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: 5, 25, 22

Case No.: Z 22-15

Fully-dimensioned site plan: ☐

Nonrefundable fee: \$ 1045

Receipt #: 0288401 Date paid: 5, 25, 22

Sign Deposit \$37.50 20.00

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: 6, 20, 22 Date notifications due: ____/____/____

City Council hearing date: 7, 19, 22 Packets due date: ____/____/____

Publication date: 8, 2, 22

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: **0.23 ACRES LOCATED AT 103 AND 107 W. 14TH STREET, SOUTHWEST OF N. IRVING STREET AND W. 14TH STREET**; FROM THE TWO-FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT TO THE OFFICE COMMERCIAL (CO) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z22-15: 103 & 107 W. 14TH STREET

WHEREAS, on the 20th day of June, 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 Office Commercial (CO) Zoning Districts; and,

WHEREAS, on the 19th day of July, 2022, City Council held a public hearing on Z22-15, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

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

The real property located southwest of N. Irving Street and W. 14th Street, being Lots 1 and 2 in Block 79 of the Miles Addition, comprising a total of 0.23 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

Commented [DB1]: I think we need a better description than this with lot/block. The description in the staff report appears to be the description from case Z22-13. I think the appraisal district shows "Lot 1 & 2, Block 79, Miles Addition" but please confirm.

& 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 **19th day of July, 2022**, and finally PASSED, on this the **2nd day of August, 2022**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

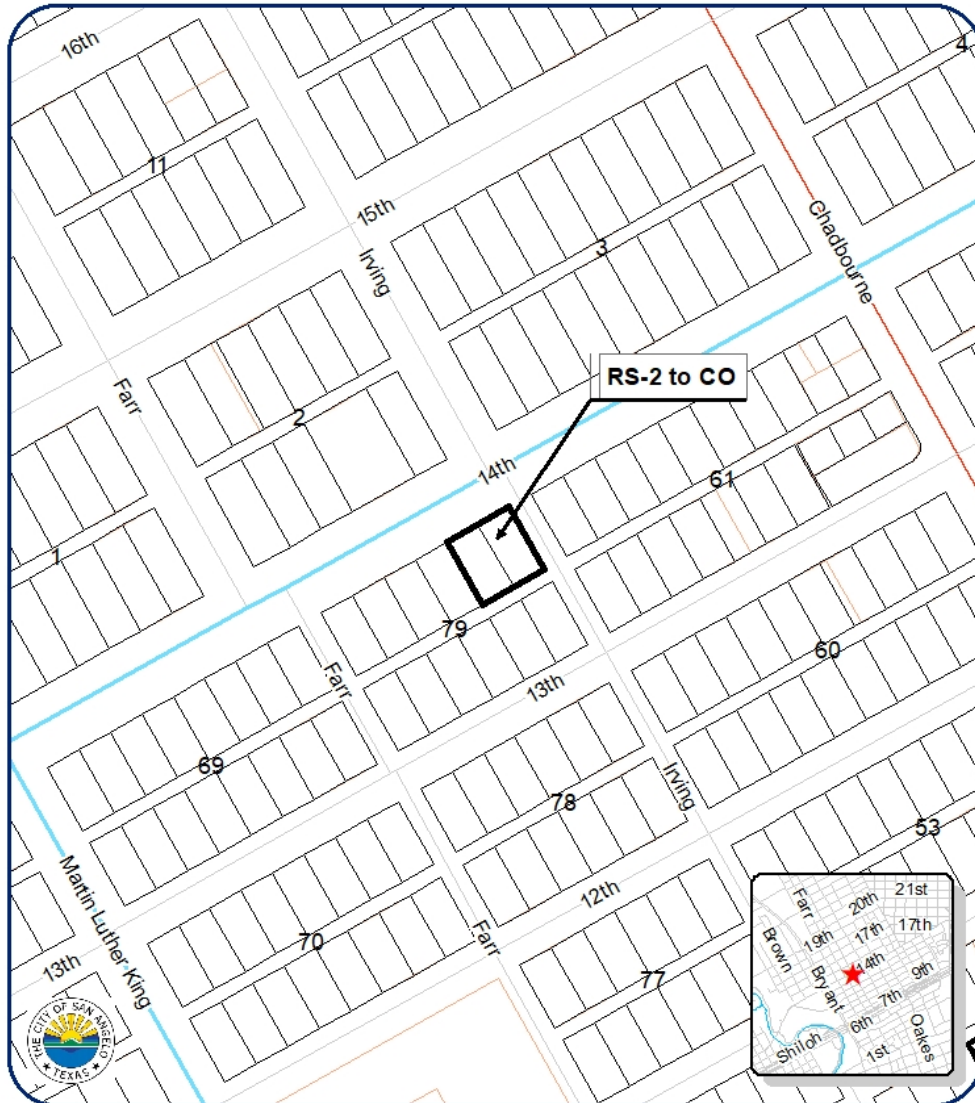
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



Rezoning

Z22-15: 103 & 107 W. 14th St.

Council District 4 - Lucy Gonzales

Neighborhood: Blackshear

Scale: 1" approx. = 175 ft

SW of N. Irving St. and W. 14th St.



Legend

Subject Properties: —

Current Zoning: **RS-2**

Requested Zoning Change: **CO**

Vision: **Neighborhood**



**APPLICATION FOR
BOARDS and COMMISSIONS**

Name: Michelle Barnett
Address: [REDACTED]
City: San Angelo State: TX Zip: 76904
Phone (Home): [REDACTED] (Office): 325-655-8376
Resident of San Angelo since: 2000 SMD: 1
Are you a registered voter of San Angelo? Yes: ☒ No: ☐
Occupation/Business Affiliation: House of Chemicals
Occupation/Business Address: 304 N. Chadbourne St.
Title/Position: Sales Representative
Email: [REDACTED]

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

M Barnett
Applicant's Signature

5/28/22
Date

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

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

Applying for:

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

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

Recommended by: _____

Feel free to attach additional sheets, if necessary.

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

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

Education and/or Professional Licenses: See attached

Current Municipal and Civic Organization Memberships (position and dates): N/A

Previous Municipal Experience (position, location, and dates): N/A

What personal qualifications can you bring to this board? See attached

What is your personal vision for the City? See attached

Why do you want to serve on this board? See attached

Additional relevant information: _____

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Education: I graduated with my Bachelor of Arts in Communication and Mass Media from Angelo State in 2021.

What personal qualifications can you bring to this board? I'm a strong believer in Martin Luther King Junior's quote, "Everybody can be great, because everybody can serve." I pride myself in being a good servant. I'm humbled by the fact that my parents instilled in me what it meant to be a good servant and how we can serve in our daily lives. I have been involved with animal rescue groups in San Angelo for years. This does not even count the ones I have rescued, rehabilitated, or even failed on my own. Being involved with animal rescue for years has been extremely hard on me. But I know that I cannot just give up when it gets heavy. I know I bring a mind and heart of service to the table- A heart that refuses to give up on them. I bring a voice for the voiceless. I know I cannot expect to see changes without stepping up to lead myself. I have never feared leadership responsibilities, in fact throughout high school and college, I embraced them. Although I continue to lead on a daily basis at my family's company and as I walk through a generation of unsteadiness, I still have a yearning to be a part of something bigger than myself, to do something bigger.

What is your personal vision for the city? My dream vision for the city is to get the stray cat population down. To start enforcing the spay and neuter law. To not have a full shelter 24/7. My dream for this city is to get the entire population to understand that if you are not helping, you are hurting. Even though nobody wants to admit it, we are basically a border town. Our numbers are astronomically high. I understand my dreams for San Angelo are out of reach at the moment. But what good would I be doing by not stepping up to at least try?

Why do you want to serve on this board? My mother has worked in rescue since she was in her twenties. She even served on the board for the Humane Society here in San Angelo before she had me. I started working with rescue groups when I was 12 years old. I volunteered at Concho Valley P.A.W.S. for 3 years, before helping out Cassie's Place Rescue. I have been with them ever since, although I have distanced myself greatly. Working in rescue is heavy. The failures that you witness, that you endure, or even that you just hear about, they weigh on you day in and day out. But I can't give up on them. I believe everyone has a purpose, and working with animal rescue is mine. Serving on this board is not just a purpose for me to fulfill, but God calling me to serve more; serve harder; serve even when I want to just turn my eyes away from everything that I know is bad. God instilled in me a heart that refuses to give up and I won't ever give up on them.



APPLICATION FOR
BOARDS and COMMISSIONS

Name: Michelle Barnett
Address: [REDACTED]
City: San Angelo State: TX Zip: 76904
Phone (Home): [REDACTED] (Office): 325-655-8376
Resident of San Angelo since: 2000 SMD: 1
Are you a registered voter of San Angelo? Yes: ☒ No: ☐
Occupation/Business Affiliation: House of Chemicals
Occupation/Business Address: 304 N. Chadbourne St.
Title/Position: Sales Representative
Email: [REDACTED]

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MBarnett
Applicant's Signature

5/28/22
Date

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- ☐ Public Art Commission
- ☐ Tax Increment Reinvestment Zone Board
- ☐ Water Advisory Board
- ☐ Zoning Board of Adjustment

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

Recommended by: _____

Feel free to attach additional sheets, if necessary.

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

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

Education and/or Professional Licenses: see attached

Current Municipal and Civic Organization Memberships (position and dates): N/A

Previous Municipal Experience (position, location, and dates): N/A

What personal qualifications can you bring to this board? see attached

What is your personal vision for the City? see attached

Why do you want to serve on this board? see attached

Additional relevant information: _____

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Education: I graduated with my Bachelor of Arts in Communication and Mass Media from Angelo State in 2021.

What personal qualifications can you bring to this board? I'm a strong believer in Martin Luther King Junior's quote, "Everybody can be great, because everybody can serve." I pride myself in being a good servant. I'm humbled by the fact that my parents instilled in me what it meant to serve. My parents have owned House of Chemicals since before I was born, and before that it was my Grandad who had it. All this to say, I have seen how they serve the community day in and day out. The examples before me have taught me not only how to serve but the importance of it. I know I bring a mind and heart for service to the table. I was born and raised in San Angelo, so I only want what is best for our city. I cannot expect to see changes without stepping up to lead myself. I have never feared leadership responsibilities, in fact throughout high school and college, I embraced them. Although I continue to lead on a daily basis at my family's company, I still have a yearning to be a part of something bigger than myself, to do something bigger.

What is your personal vision for the city? My vision for the city is to preserve its beauty and originality. Between the historic downtown, the riverwalk, Lake Nasworthy, and everything else that I failed to mention, San Angelo has so much to offer. In a world that is so focused on modernizing everything, I pray that we can keep San Angelo beautiful without feeling the need to change her. I pray that we do not turn her into a concrete jungle, but relish in the west Texas beauty of mesquite and wildlife that surrounds us.

Why do you want to serve on this board? My family has owned a business in downtown San Angelo for 57 years. My parents have owned their house on their lake for more than 25 years, and before that it was my grandparents'. We love this city with everything we have, and we always want what is best for San Angelo. I want to serve on this board because it would mean having a voice for the city. Being able to stand up for my home and make sure we continue to respect it is a huge reason I feel compelled to serve. Majority of people around my age (18-25) do not understand how much of a gem our town is. So many of my friends want to move on to bigger cities that "have more to offer." I completely disagree. My fiancé and I loved what our childhood was here and want to continue that for our children as well. San Angelo is so special to me. I want to be a voice for it.

NOTE: This application is a public record.

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1. Personal information

Name:	Tony Villarreal
Address:	[REDACTED]
ZIP code:	76904
Home/mobile phone:	[REDACTED]
Office/mobile phone:	[REDACTED]
Resident of San Angelo since: (year)	2008
City Council Single-member District in which you reside:	SM1
Registered San Angelo voter? (yes or no)	Yes
Occupation/business affiliation:	State Farm Agent
Occupation/business address:	1820 College Hills Blvd
Title/position:	Agent/Owner

Email:

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

(o) Yes

3. Date

06/02/2022

4. Applying for:

(o) Tax Increment Reinvestment Zone Board

5. Recommended by:

(Name): Lucy Gonzales

6. Based on your board selection, do you meet the membership criteria outlined on the [PDF version](#) of the application/Board Ordinance on our [website](#)?

(o) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:

Attended Southwest Texas Jr College, 44 years Small Business Owner. Licensed P&C, Life & Health, and Registered Representative.

Current municipal and civic organization memberships (positions and dates):

West Texas CREO board member for 14 years

Southside Lions Club for 12 years

ADACCV board member for 10 years

Previous municipal experience (positions, dates, where):

COSADC

Fort Stockton Mayor 5/2002 to 5/2006

Rocksprings City Councilor 5/1979 to 5/1981

What personal qualifications can you bring to the board?

Business owner experience for 44 years & 6 years of City Council.

What is your personal vision for the City?

Continued growth in the Northside and San Angelo as a whole.

Why do you want to serve on this board?

I have enjoyed serving the public!

Is there anything else you would like to share about yourself?

Not at this time.

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Thank you,
City of San Angelo, TX

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