City Council Agenda
2/21/2023

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held February 21, 2023 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. **Call to Order**
2. **Chaplain Prayer & Pledges**
3. **Proclamations/Recognitions**
4. **Public Comment**

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, begin by stating their name and address or Single Member District number, and limit their remarks to less than three minutes.

5. **Consent Agenda**
   a. Consider approving the February 7, 2023 City Council regular meeting minutes (Heather Stastny)
   b. Consider approving a contract with Gilbert Consulting Services, LLC. in the amount of $36,000 and authorizing the City Manager to negotiate and execute all related documents (Sylvia Guadarrama)
   c. Consider approving an agreement with ABM Custodial Services through BuyBoard contract #639-21 in the amount of $247,423.74 (first contract year) and authorizing the City Manager to negotiate and execute all related documents (Ron Lewis)
   d. Consider approving Tax Increment Reinvestment Zone (TIRZ) incentive funding for seven private projects in the North TIRZ area for the properties located at 2600 MLK Drive; 901, 903, 905, 909, 1000, and 2626 North Chadbourne, totaling $477,846, and three private projects in the South TIRZ area for the properties located at 402 West Beauregard; 213 and 215 South Chadbourne; and 109 S. Chadbourne, totaling $199,141, and authorizing the City Manager to negotiate and execute all necessary documents (Jon James)
   e. Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023, for an additional full-time parks position for the purpose of maintenance activities within the Tax Increment Investment Zones and capital expenses (Tina Dierschke)
   f. Consider approving an agreement with Leibowitz & Horton in the amount of $78,460 and authorizing the City Manager to negotiate and execute all related documents (Jeremy Valgardson)
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. Presentation of the Destination Marketing Organization quarterly report (Presentation made by Chamber of Commerce President/CEO Walt Koenig)

b. Consider a resolution of general support for construction of affordable housing projects as part of the 2023 annual Low Income Housing Tax Credit (LIHTC) program for the project Roosevelt Lofts by OPG Roosevelt Lofts Partners, LLC. (Presentation made by Neighborhood and Family Services Director Bob Salas & Overland Property Group Director of Development April Engstrom)

c. Consider approving Amendment #4 South Hangar Taxilane with Jviation, a Woolpert Company, Master Airport Agreement in the amount of $498,024.37 and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Jeremy Valgardson)

d. Receive presentation from Specialized Public Finance, Inc. regarding proposed plan of finance for City of San Angelo, Texas Tax Notes, Series 2023, and direct Specialized Public Finance, Inc. to proceed with such plan of finance (Presentation made by Finance Director Tina Dierschke)

e. First reading and public hearing of a reconsideration of an ordinance approving the abandonment of approximately 4,060 feet of the right-of-way of Cox Lane, beginning near 1861 Cox Lane and extending 2,330 feet to the west, then 1,730 feet south, ending approximately 320-ft north of the intersection of Sunset Dr. and Foster Rd. (Presentation made by Planning & Development Services Director Jon James)

f. First reading and public hearing of an ordinance for Z22-25 to rezone properties from the High Rise Multifamily Residential zoning district to the Single-Family Residential zoning district, being 12.097 acres, generally located at the southeast corner of Blum St. and E. 40th St. (Presentation made by Planning & Development Services Director Jon James)

g. First reading and public hearing of ordinances on the following cases for property being 0.743 acres, located at 3, 5, and 9 W. Ave. J:
1. CP22-07, a request for approval of an amendment to the Comprehensive Plan changing certain lands from the Commercial to the Neighborhood Future Land Use designation;
2. Z22-26, a request for approval of a rezoning from the General Commercial/Heavy Commercial zoning district to the Single Family Residential zoning district (Presentation made by Planning & Development Services Director Jon James)

h. First reading and public hearing of ordinances on the following cases for property being approximately 15.325 acres and located northeast of the intersection of Montague Ave. and Veck St.:
1. CP22-08, a request for approval of an amendment to the Comprehensive Plan, changing the Future Land Use from Commercial and Transitional to Neighborhood;
2. Z22-27, a request for approval of a rezoning from General Commercial zoning district to the Planned Development zoning district (Presentation made by Planning & Development Services Director Jon James)

i. First reading and public hearing of an ordinance for Z22-29, to rezone property from the Single-Family Residential zoning district to the Two-Family Residential zoning district, located at 1201 Koberlin 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 551.072 - Deliberations about real property regarding 122.36 acres out of Survey 644, Abstract 1181 W. Spornhawn and out of Survey 645, Abstract 4212 C. Zech
b. Section 551.087 - Business prospect negotiations regarding Project Cienna
c. Section 551.087 - Business prospect negotiations regarding Skyline Aviation
d. Section 551.074 - Personnel matters to deliberate the appointment of the City Clerk

8. Follow Up and Administrative Issues

a. Consider items discussed in Executive Session, if needed
b. Consider approving various Board nominations
   Civil Service Commission: Brian Dunn (City Manager) to a first term ending January 2026
   Construction Board of Adjustments and Appeals: Scott Allison (Mayor) to a second term ending February 2025
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 16th day of February 2023, at 11:07 a.m.

Hstastny

Heather Stastny, Interim 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 Heather.Stastny@cosatx.us. Time limits for discussion are as stated above and materials cannot exceed 10-pages. Citizens bringing materials for distribution to City Council members during the meeting must bring a minimum of 12 copies.

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

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, February 7, 2023

Present:

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

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the regular session of the San Angelo City Council to order at 8:30 a.m. on Tuesday, February 7, 2023 at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

An invocation was provided by San Angelo Police Department Chaplain Marcella Jenkins. Pledges were led by San Angelo Police Department Chaplain Gary Jenkins.

3. Proclamations/Recognitions

4. Public Comment

Citizen Zane White (SMD 6) expressed concern regarding the appearance of the Cactus Hotel rooftop signage and the city's enforcement of the sign ordinance.

City Manager Daniel Valenzuela addressed Mr. White's comments.

Citizen Mike Burnett (SMD 1) thanked the City for opening the warming shelter during last week's winter storm, and spoke in support of continued efforts to aid the homeless population.

5. Consent Agenda

a. Approval of the January 17, 2023 City Council regular meeting minutes (Heather Stastny)

b. Amendment to the current lease agreement with Concho Valley Council of Governments-West Texas RSVP (Retired Senior Volunteer Program) for an extension of 3 months from April 1, 2023 to June 30, 2023 (Sandra Aguilar)

c. Amendment to the Skyline Lease Agreement, 8926 Hangar Rd., for a special use permit and authorizing the City Manager to negotiate and execute all related documents (Jeremy Valgardson)

d. Award of CFM-02-23 Pest Control Services for various COSA Facilities to MDK Services, LLC in an amount not to exceed $11,908 annually (for the full 5-year term not to exceed $59,540) and Bug Express in an amount not to exceed $16,055 annually (for the full 5-year term not to exceed $80,275) budgeted for purchase in each fiscal year, and authorizing the City Manager to negotiate and execute all related documents (Ron Lewis)

e. Approval of Sourcewell Contract #110421-TIM for the purchase of one bucket truck body from Versalift (Waco, TX), in the amount of $110,408, and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)

f. Authorization of the City to apply for a grant to the National Endowment for the Arts for design work totaling $80,000 (50% City match) at Bart DeWitt Park (river park from

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Chadbourne St. to Concho Ave.) and authorizing the City Manager to negotiate and execute all related documents (Carl White)

g. Adoption of a resolution accepting the San Angelo Police Officers Coalition as the recognized police association representing the majority of police officers with the San Angelo Police Department per the filed petition (Bryan Kendrick)

h. Adoption of a resolution authorizing emergency repairs of High Service Pump No. 5 at the Water Treatment Plant in the amount of $69,806 to Smith Pump Company, Inc., and authorizing the City Manager to negotiate and execute all related documents (Andy Vecellio)

i. Adoption of a resolution to allow the Concho Valley Homeless Planning Coalition to use the Carl Ray Recreation Center as an Emergency Warming Station (Bob Salas)

j. Adoption of a resolution authorizing financial support in the amount of $25,000 to the Rail Museum to be used as the local match for a grant to fund an elevator renovation project in the depot building (Michael Dane)

k. Ratification of an advertising services agreement by and between the City of San Angelo Development Corporation and Media Advantage, LLC. in the amount of $32,700 annually and authorizing the Board President to execute all necessary documents (Michael Dane)

l. Ratification of COSADC's approval of the sale of approximately nine acres of land in the Industrial Park Phase II to Big Country Equipment at a price of $45,000 per acre, the total area to be determined by a survey on the ground and the total price to be calculated based on that area, and authorizing the Board President to negotiate and execute a real estate sales contract and all required documentation with approval by City Council (Michael Dane)

m. Ratification of a professional services agreement between COSADC and Duncan Mechanical Service, Inc., not to exceed $50,000 per year with an option to extend for one year, and authorizing the Board President or their designee to execute all necessary documents (Michael Dane)

n. Adoption of resolutions calling and ordering the May 6, 2023 elections, authorizing the execution of an agreement for Election Services with Tom Green County Elections Administration, and authorizing the City Manager to execute all related documents for:
1. a General Election for Single Member District Council Members 1, 3, and 5
2. a Special Election reviewing the Chief of Police provisions in the City Charter (Heather Stastny)

o. Adoption of resolutions approving the Investment Policies for the City of San Angelo, Lake Nasworthy Trust, and Development Corporation Funds (Tina Dierschke)

p. Second reading and adoption of the following ordinances:
1. amending Chapter 6 "Fire and Rescue" of the San Angelo Code of Ordinances by amending Article 6.03, Section 6.03.031 “Adoption and Amendments” and amending Article 6.06 “Open Burning” (Billy Clemons)
2. amending Chapter 4 "Building and Construction" of the San Angelo Code of Ordinances by deleting and replacing Article 4.04 "Technical and Construction Codes and Standards" by adopting the International Codes 2021 and the National Electrical Code 2020 with amendments (Charlie Kemp)

q. Second reading and adoption of an ordinance for Z22-23 to rezone properties from the Single-Family Residential zoning district to the Two-Family Residential zoning district, being 2.129 acres, located at the northwest corner of Travis St. and E. 30th St. (Jon James)

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r. Second reading and adoption of ordinances on the following cases for property being 0.58 acres located at 3707 N. Chadbourne St.:
1. CP22-06, a request for approval of an amendment to the Comprehensive Plan, changing the Future Land Use from Neighborhood to Commercial;
2. Z22-24, a request for approval of a rezoning from the Single-Family Residential zoning district to the General Commercial zoning district (Jon James)

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Thomas, to approve the Consent Agenda, with the exception of items 5g, 5i, 5n. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

Motion: Council Member Hiebert made a motion, seconded by Council Member Miller, to approve 5g, as presented by Director of Human Resources Bryan Kendrick and City Attorney Theresa James. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

Motion: Council Member Gonzales made motion, seconded by Council Member Thomas, to approve item 5i, as presented by Director of Neighborhood and Family Services Bob Salas. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

Motion: Council Member Hiebert made a motion, seconded by Council Member Miller, to approve item 5n with a change to the proposed Charter language to read: 10 years as a sworn police officer with a minimum of 5 years demonstrated performance in a supervisory capacity (~~Lieutenant~~ Sergeant or above) in similar sized agency. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

6. Regular Agenda

a. Consideration of an item to reconsider the abandonment of approximately 4,060-ft of the right-of-way of Cox Ln., beginning near 1861 Cox Ln. and extending 2,330-ft to the west, then 1,730-ft south, ending approximately 320-ft north of the intersection of Sunset Dr. and Foster Rd. (Presentation made by Planning & Development Services Director Jon James)

SMD 1 residents Anna Bartosh, Melissa Rauterkus, Dororthy Hoelscher, and Brandie Beall expressed concern over the potential increase of traffic, and stormwater drainage issues in the neighborhood.

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve reconsideration of the abandonment, and requested staff provide a complete overview of the potential development for the area. The motion carried unanimously (7) ayes to (0) nays.

b. Ratification of a COSADC resolution authorizing the Board President to negotiate and execute a professional services agreement with Kimley-Horn and Associates, Inc., in an amount not to exceed $83,500 plus expenses to perform professional engineering and design services evaluation of non-potable fire suppression pump station at the San Angelo Regional Airport (Mathis Field), a project authorized under Chapter 505 of the Development Corporation Act for infrastructure improvements necessary for development at Mathis Field, subject to approval of the City Council (Presentation made by Economic Development Interim Director Michael Dane)

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 not public comment.

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c. Adoption of a resolution nominating candidates to serve on the Board of Directors of the Tom Green County Appraisal District for the remainder of the 2022-2023 term (Presentation made by Deputy City Clerk Heather Stastny)

Motion: Council Member Thompson made a motion, seconded by Mayor Gunter, to nominate Scott Tankersly and Eric Wilson. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

d. First reading and public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023, for an additional full-time parks position for the purpose of maintenance activities within the Tax Increment Investment Zones and capital expenses (Presentation made by Finance Director Tina Dierschke)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve the item, as presented. The motion carried (6) ayes to (1) nay, with Council Member Gonzales casting the dissenting vote.

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 122.36 acres out of Survey 644, Abstract 1181 W. Spornhawn and out of Survey 645, Abstract 4212 C. Zech

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 the expansion of Kirby Park.

Council Member Miller asked for an update from Animal Services.

9. Adjournment

Consensus: Council Member Thompson made a motion, seconded by Council Member Gonzales, to adjourn the meeting.

There being no further business, the meeting adjourned by consensus at 10:02 a.m. with no public comment.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

_____
Brenda Gunter, Mayor

_____
Heather Stastny, Interim 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.)

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REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Sylvia Guadarrama, Municipal Court Director, Municipal Court

Meeting Date: February 21, 2023

Item type: Consent Item

Caption:

Consider approving a contract with Gilbert Consulting Services, LLC. in the amount of $36,000 and authorizing the City Manager to negotiate and execute all related documents (Sylvia Guadarrama)

Staff Recommendation:

Approve

Summary/History:

Requesting a contract for a one-year term in order to provide the court with an Associate Judge, Allen Gilbert of Gilbert Consulting Services, LLC, to handle any court activities when the Presiding Judge is unavailable. Currently, our Associate Judge is assisting us with our weekly court dockets in order to effectively serve our customers' needs. This allows the court to assist the public in an expedient manner. Our Associate Judge also serves as a consultant to the court in answering questions from the Court Administrator, Judge, and City Marshal. Also assists with interpreting new laws adopted by State legislation and adapting to new court policies and procedures.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
"Administrative Fees"	602-1302-411.05-67		$36,000.00

Financial Impact:

The expenditures for this contract are taken out of the court's restricted funds.

Other Information/Recommendation:

Attachments:

Presentation:

Sylvia Guadarrama

Approvals/Reviews:

Julia Antilley	Created/Initiated
Theresa James	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Heather Stastny	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Ron Lewis, Facilities Maintenance Manager, Facilities Maintenance

Meeting Date: February 21, 2023

Item type: Consent Item

Caption:

Consider approving an agreement with ABM Custodial Services through BuyBoard contract #639-21 in the amount of $247,423.74 (first contract year) and authorizing the City Manager to negotiate and execute all related documents (Ron Lewis)

Staff Recommendation:

Approve

Summary/History:

COSA has contracted with ABM Custodial Services for two previous multi-year periods. Buildings or offices include: City Hall, Community Development, Emergency Operations, Ralph Chase Bldg., Texas Workforce Bldg., Fleet Services, and City Hall Annex.

Funding Source(s):

Financial Impact:

The first year contract period totals $247,423.74 and is paid for by the various departments within their budgeted funds. Year two totals $254,846.46. Year three totals $262,491.86.

Other Information/Recommendation:

Facilities Maintenance recommends approval

Attachments:

1. Document83 Document83.docx

Presentation:

Approvals/Reviews:

Ron Lewis	Created/Initiated
Theresa James	Approved
Jeffrey Tomlinson	Approved

Tina Dierschke	Approved
Heather Stastny	Final Approval

Facilities	2023	Annual Cost Per Facility	2024	Annual Cost Per Facility	2025	Annual Cost Per Facility
			(3% per month increase)		(3% per month increase)	
City Hall	$4,223.00	$50,676.00	$4,349.69	$52,196.28	$4,480.18	$53,762.17
Community Development	$1,857.63	$22,291.56	$1,913.36	$22,960.31	$1,970.76	$23,649.12
Emergency Operations	$396.61	$4,759.32	$408.51	$4,902.10	$420.76	$5,049.16
Ralph Chase	$10,053.09	$120,637.06	$10,354.68	$124,256.17	$10,665.32	$127,983.86
Texas Workforce	$1,966.91	$23,602.90	$2,025.92	$24,310.99	$2,086.69	$25,040.32
Fleet Services	$154.50	$1,854.00	$159.14	$1,909.62	$163.91	$1,966.91
City Hall Annex	$1,966.91	$23,602.90	$2,025.92	$24,310.99	$2,086.69	$25,040.32
All Facilities	$20,618.65	$247,423.74	$21,237.21	$254,846.46	$21,874.31	$262,491.86

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Bryon Fox, Planning and Development Services

Meeting Date: February 21, 2023

Item type: Consent Item

Caption:

Consider approving Tax Increment Reinvestment Zone (TIRZ) incentive funding for seven private projects in the North TIRZ area for the properties located at 2600 MLK Drive; 901, 903, 905, 909, 1000, and 2626 North Chadbourne, totaling $477,846, and three private projects in the South TIRZ area for the properties located at 402 West Beauregard; 213 and 215 South Chadbourne; and 109 S. Chadbourne, totaling $199,141, and authorizing the City Manager to negotiate and execute all necessary documents (Jon James)

Staff Recommendation:

Approve

Summary/History:

At the monthly TIRZ Board meeting conducted on January 24th, 2023, the TIRZ Board approved funding 8 TIRZ North Projects out of the North TIRZ Private funds for a total of $477,846 and 3 TIRZ South Projects out of the South TIRZ Private funds for a total of $199,141. The details of these projects include:

North Total Funds Available: $2,432,557

2600 MLK: The funding amount requested was $66,000 and the Board unanimously approved funding in the full amount of $66,000 to include: Outside storage, paving, and facade.

901 N. Chadbourne: The funding amount requested was $75,000 and the Board unanimously approved funding in the full amount of $75,000 to include façade improvement and landscape installation.

903 N. Chadbourne: The funding amount requested was $68,840 and the Board unanimously approved funding in the full amount of $68,840 to include façade improvement and landscape installation.

905 N. Chadbourne: The funding amount requested was $68,840 and the Board unanimously approved funding in the full amount of $68,840 to include façade improvement and landscape installation.

907 N. Chadbourne: The funding amount requested was $75,000 and the Board unanimously approved funding in the full amount of $75,000 to include façade improvement and landscape installation.

909 N. Chadbourne: The funding amount requested was $75,000 and the Board unanimously approved funding in the full amount of $75,000 to include façade improvement and landscape installation.

1000 N. Chadbourne: The funding amount requested was $58,753 and the Board unanimously approved funding in the full amount of $58,753 to include paving, façade, landscaping, and screening.

2626 N. Chadbourne: The funding amount requested was $65,413 and the Board unanimously approved funding in the full amount of $65,413 to include façade improvements, paving, fire system, fee reductions, secondary egress, and asbestos abatement.

South Total Funds Available: $286,670

402 W. Beauregard: The funding amount requested was $75,000 and the Board unanimously approved funding in the full amount of $75,000 to include façade improvements, landscape installation, fire system, and asbestos abatement. **Note that this property is subject to back hotel taxes and a TIRZ agreement will not be finalized until this issue is resolved.**

213 and 215 S. Chadbourne: The funding amount requested was $49,141 and the Board unanimously approved funding in the full amount of $49,141 to include fire system, asbestos abatement, and secondary egress.

109 S. Chadbourne: The funding amount requested was $75,000 and the Board unanimously approved funding in the full amount of $75,000 to include façade improvements, fire system, secondary egress, and historic preservation.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
TIRZ - South	106-2910-411-03-20		$286,670
TIRZ - North	106-2920-411-03-20		$2,432,557

Financial Impact:

7 TIRZ North projects out of the TIRZ North Private Incentives in the amount of $477,846 out of $2,557,557 available.

3 TIRZ South projects out of the TIRZ South Private Incentives in the amount of $199,141 out of $286,670 available.

Other Information/Recommendation:

At the monthly TIRZ Board meeting conducted on January 24th, 2023, the TIRZ Board approved funding 7 TIRZ North Projects out of the North TIRZ private incentive funds for a total of $477,846 and 3 TIRZ South Projects out of the South TIRZ private incentive funds for a total of $199,141.
All South projects were approved unanimously on 7-0 votes.
Five North projects were approved unanimously by a 6-0-1 vote (with Board member Villareal abstaining).
The exceptions were:

- 2626 N. Chadbourne, which passed 5-0-2 (Board member Benson abstaining)

- *1720 MLK, which failed on a vote of 6 in favor to 1 against (Board member Brown opposed based on non-profit status); Note that the TIRZ incentive policy currently allows funding for non-profit organizations (this request was from a church), but requires a positive vote of 3/4 of the entire Board. So this item did not receive the required 7 votes for approval.*

Staff recommends approval of funding for these projects and authorizing the City Manager, or designee, to negotiate and execute all necessary documents.

Attachments:

1.	901 N Chadbourne	901 N Chadbourne.pdf
2.	903 N Chadbourne	903 N Chadbourne.pdf
3.	907 N Chadbourne	907 N Chadbourne.pdf
4.	909 N Chadbourne	909 N Chadbourne.pdf
5.	1000 N Chadbourne	1000 N Chadbourne.pdf
6.	2600 MLK Dr.	2600 MLK Dr..pdf
7.	1720 MLK Dr.	1720 MLK Dr..pdf
8.	109 S. Chadbourne	109 S. Chadbourne.pdf
9.	213 & 215 S Chadbourne	213 & 215 S Chadbourne.pdf
10.	402 W Beauregard Ave	402 W Beauregard Ave.pdf
11.	2626 N Chadbourne	2626 N Chadbourne.pdf

Presentation:

Jon James

Approvals/Reviews:

Bryon Fox	Created/Initiated
Jon James	Approved
Holly Voth	Approved
Jon James	Approved
Theresa James	Approved
Heather Stastny	Final Approval

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy *adopted 08/16/2022*, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- [x] Facade Improvement
- [ ] Historic Preservation
- [x] Landscape Installation
- [ ] Property Tax Abatement
- [ ] Outdoor Storage & Screening
- [ ] Paving (as part of larger project)
- [ ] Sprinkler & Monitored Smoke Alarm System
- [ ] Development Fee Reductions
- [ ] Secondary Egress
- [ ] Asbestos Abatement
- [ ] Sales Tax

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- [ ] Less than or equal to $10,000
- [ ] Less than or equal to $25,000
- [x] More than $25,000

4B. The total estimated project cost is: 128,139

4C. The amount of funding requested is: 102,989, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: 25,150, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 07/21/15 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- [ ] Provide connections between activities?
- [ ] Improve pedestrian & vehicular infrastructure?
- [ ] Provide or reinforce usable & defined open space?
- [x] Strengthen the focus area's identity?
- [x] Support the goals of making the area a cultural, leisure, and tourist destination?
- [x] Improve the utilities and/or drainage infrastructure?
- [x] Remediate environmental deficiencies or enhance public safety?
- [ ] Promote mixed-use development?
- [x] Utilize architectural styles that compliment to historic areas already in existence?
- [x] Help to mitigate or eliminate undesirable views or outside storage?
- [ ] Reduce the visual impact of parking areas?
- [x] Preserve or provide natural landscaping?
- [ ] Implement environmentally friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- [ ] Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.
Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- [x] *SUMMARY: a written summary outlining the overall scope of work to be performed;*
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SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted by City Council on August 16, 2022).
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3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner _____ Date: 11/30/2022

SECTION 6: REPRESENTATIVE:

I hereby designate Kenneth Small as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 325-514-2990.

After you have completed this application and submitted the required exhibits, please mail or deliver this information to the Economic Development Department located at 69 N. Chadbourne St. in the Business Resource Center. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N **SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST** **DATE**

Narrative

The renovation of 901, 903, 907, 909 N. Chadbourne and goals we seek to accomplish are as follows.

To strengthen the identity of our commercial building, we are going to modernize and rejuvenate the exterior of the building. Using Austin Stone as one of the staples of our exterior modifications will connect our building historically to "old San Angelo" as many of the old homes and businesses were made from the similar if not same materials. Along with the Austin Stone we will be applying to the exterior, we also intend to repair damaged stucco and replace the existing awning to an updated, modern design complete with light fixtures built in to illuminate the commercial's signs above as well as the front of the building at night, enhancing the public safety during the night hours.

In updating the building's exterior appearance alone with the modifications listed above will mitigate if not eliminate completely undesirable views with the repairs of the existing stucco and adding the Austin Stone as historical accent. We will also be adding potted flowers and raised flower beds to the exterior of the building to increase the curb appeal of our building to attract the attention of tourists or those just passing through.

Not only is the exterior getting a much-needed update but we will also be replacing the interior plumbing to ensure that each unit will be equip with safe, useable utilities for the use of each commercial unit's traffic. In conclusion, our goal is to modernize and revitalize the historic look of "old San Angelo" while increasing curb appeal for the tourists who wish to visit our commercial building as well as giving the local demographic an updated, secure, and much deserved sense of pride for their beloved streets.

SUMMARY

The scope of work to be performed on the building located at 901, 903, 907, 909 North Chadbourne st San Angelo TX is very uniform and very similar for all 4 units and that is by design. From the beginning when we(Kenneth Small, Troy Tolifson, Richard Jumper, Clarence Sauer) the owners found out about the TIRZ program and the funding available for our units we all agreed that we did not want different exteriors , we believe that a uniform consistent design for the entirety of the building would add greater value and greater curb appeal for the building as a whole, with that in mind we had several meetings in order to come to an agreement on what direction we wanted to go with these projects, the only difference in the 4 projects would be square footage and the 2 end units having an extra exterior wall that would require more funds from the respective owners, we came together in the hope that us collaborating would make for a better finished product

Complete renovation of the exterior front, sides, and roof of building along with some interior renovations including ,taking down all temporary exterior wall repairs that have been made to the 4 wooden sections on the side wall and properly framing them out , then we will repair all stucco that is damaged(cracks, holes, and water damaged areas), we will also add new stucco to newly framed areas and over the brick that is located on the upper part of the front wall above the awning. We will also be installing an Austin stone waynes coat on the buildings side wall that will be approximately 42 inches tall and run the length of the wall. Austin stone pillars will also be added to cover all stucco on front of building that is underneath awning. We will also be adding a brand new flat asphalt ceiling to the entire building, we will also be replacing all commercial glass that is located on front of building, and while new glass is being installed all allumineom trim and door pieces will be cleaned and resealed, the awning located at the front of the building will be taken down and a new metal awning will be installed compete with outdoor inset lighting to provide a safer environment at night, the entire exterior excluding the new awning and new Austin stone will be repainted with a durable neutral colored commercial paint, the exterior will be landscaped with potted plants and flower beds to enhance the environment with a more natural feel. The interior of the building will be fitted with new plumbing to meet the needs of the commercial location. We will also be installing new hard wood floor and tile throughout the interior of the building along with all new light fixtures to give proper lighting inside the business, it is our hope that we can rejuvenate this cluster of commercial buildings and attract new and thriving bussineses to this part of town

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 25,150

Total Estimated Project Cost 128,139

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	Flat asphalt roof installation 1750 SF	Façade improvement	25	43,750
2	Exterior Austin stone pillars installation 4	Façade improvement	2,000	8,000
3	Exterior Awning tear down and rebuild complete with built in lighting	Façade improvement	8,525	8,525
4	Complete exterior caulk and repaint	Façade improvement	3,089	3,089
5	New stucco installation above awning 180 sf	Façade improvement	30	5,400
6	Plumbing rough	match	7,500	7,500
7	Plumbing finish	match	3,250	3,250
8	Commercial glass replacement, metal trim reseal/repair	Façade improvement	5,125	5,125
9	Tile and hardwood floor installation	match	8,500	8,500
10	Interior light fixtures	match	4,500	4,500
11	Potted plants	Façade improvement	1,200	1,200
12	Water tap fee	match	1,400	1,400
13	exterior stucco repair 250 sf	Façade IMPROVEMENT	47	11,750
14	Exterior Austin stone waynes coat 300 sf	Façade improvement	38	11,400
15	Exterior wall rebuild from garage door and windows	Façade improvement	4,750	4,750

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total

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

11-30-2022
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:** _____

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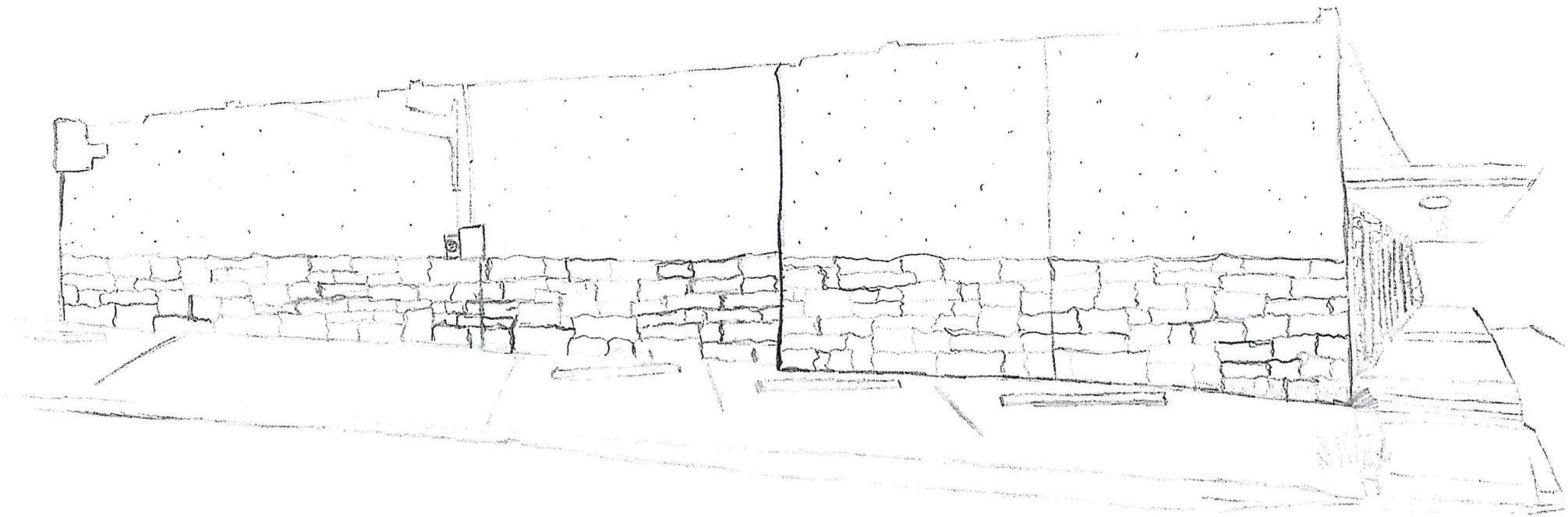

FOR SALE
REALTOR
Office: (325) 650-9180

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy *adopted 08/16/2022*, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- [x] Facade Improvement
- [ ] Historic Preservation
- [x] Landscape Installation
- [ ] Property Tax Abatement
- [ ] Outdoor Storage & Screening
- [ ] Paving (as part of larger project)
- [ ] Sprinkler & Monitored Smoke Alarm System
- [ ] Development Fee Reductions
- [ ] Secondary Egress
- [ ] Asbestos Abatement
- [ ] Sales Tax

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- [ ] Less than or equal to $10,000
- [ ] Less than or equal to $25,000
- [x] More than $25,000

4B. The total estimated project cost is: 100,239

4C. The amount of funding requested is: 75,089, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: 25,150, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 07/21/15 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- [ ] Provide connections between activities?
- [ ] Improve pedestrian & vehicular infrastructure?
- [ ] Provide or reinforce usable & defined open space?
- [x] Strengthen the focus area's identity?
- [x] Support the goals of making the area a cultural, leisure, and tourist destination?
- [x] Improve the utilities and/or drainage infrastructure?
- [x] Remediate environmental deficiencies or enhance public safety?
- [ ] Promote mixed-use development?
- [x] Utilize architectural styles that compliment to historic areas already in existence?
- [x] Help to mitigate or eliminate undesirable views or outside storage?
- [ ] Reduce the visual impact of parking areas?
- [x] Preserve or provide natural landscaping?
- [ ] Implement environmentally friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- [ ] Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

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5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner [signature] Date: 11/30/2022

SECTION 6: REPRESENTATIVE:

I hereby designate Richard Jumper as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: (325) 669-8785.

After you have completed this application and submitted the required exhibits, please mail or deliver this information to the Economic Development Department located at 69 N. Chadbourne St. in the Business Resource Center. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

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COMPLETE? Y N **SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST** **DATE**

Narrative

The renovation of 901, 903, 907, 909 N. Chadbourne and goals we seek to accomplish are as follows.

To strengthen the identity of our commercial building, we are going to modernize and rejuvenate the exterior of the building. Using Austin Stone as one of the staples of our exterior modifications will connect our building historically to "old San Angelo" as many of the old homes and businesses were made from the similar if not same materials. Along with the Austin Stone we will be applying to the exterior, we also intend to repair damaged stucco and replace the existing awning to an updated, modern design complete with light fixtures built in to illuminate the commercial's signs above as well as the front of the building at night, enhancing the public safety during the night hours.

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Applicant or representative

11-30-2022
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:** _____

SUMMARY

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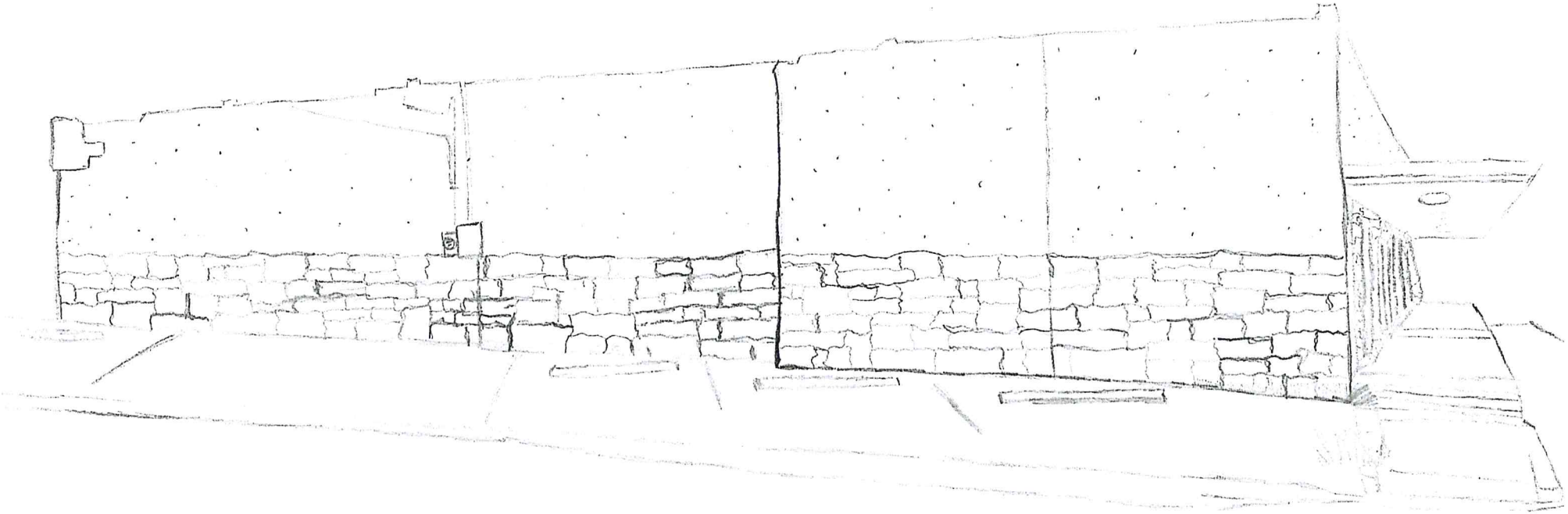

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FOR SALE
REALTOR

Effective 9/1/2022

SECTION 3: INCENTIVE CATEGORIES

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Signature of Property Owner _____ Date: 11/30/2022

SECTION 6: REPRESENTATIVE:

I hereby designate _____ as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: _____
_____.

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F.OR OFI:I E tJSE aj,.,bY:

COMPLETE? Y N **SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST** **DATE**

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

SUMMARY

The scope of work to be performed on the building located at 901, 903, 907, 909 North Chadbourne St San Angelo TX is very uniform and very similar for all 4 units and that is by design. From the beginning when we(Kenneth Small, Troy Tolifson, Richard Jumper, Clarence Sauer) the owners found out about the TIRZ program and the funding available for our units we all agreed that we did not want different exteriors, we believe that a uniform consistent design for the entirety of the building would add greater value and greater curb appeal for the building as a whole, with that in mind we had several meetings in order to come to an agreement on what direction we wanted to go with these projects, the only difference in the 4 projects would be square footage and the 2 end units having an extra exterior wall that would require more funds from the respective owners, we came together in the hope that us collaborating would make for a better finished product

Complete renovation of the exterior front, sides, and roof of building along with some interior renovations including ,taking down all temporary exterior wall repairs that have been made to the 4 wooden sections on the side wall and properly framing them out, then we will repair all stucco that is damaged(cracks, holes, and water damaged areas}, we will also add new stucco to newly framed areas and over the brick that is located on the upper part of the front wall above the awning. We will also be installing an Austin stone waynes coat on the buildings side wall that will be approximately 42 inches tall and run the length of the wall. Austin stone pillars will also be added to cover all stucco on front of building that is underneath awning. We will also be adding a brand new flat asphalt ceiling to the entire building, we will also be replacing all commercial glass that is located on front of building, and while new glass is being installed all allumineom trim and door pieces will be cleaned and resealed, the awning located at the front of the building will be taken down and a new metal awning will be installed compete with outdoor inset lighting to provide a safer environment at night, the entire exterior excluding the new awning and new Austin stone will be repainted with a durable neutral colored commercial paint, the exterior will be landscaped with potted plants and flower beds to enhance the environment with a more natural feel. The interior of the building will be fitted with new plumbing to meet the needs of the commerciarlocation. We will also be installing new hard wood floor and tile throughout the interior of the building along with all new light fixtures to give proper lighting inside the business, it is our hope that we can rejuvenate this cluster of commercial buildings and attract new and thriving bussineses to this part of town

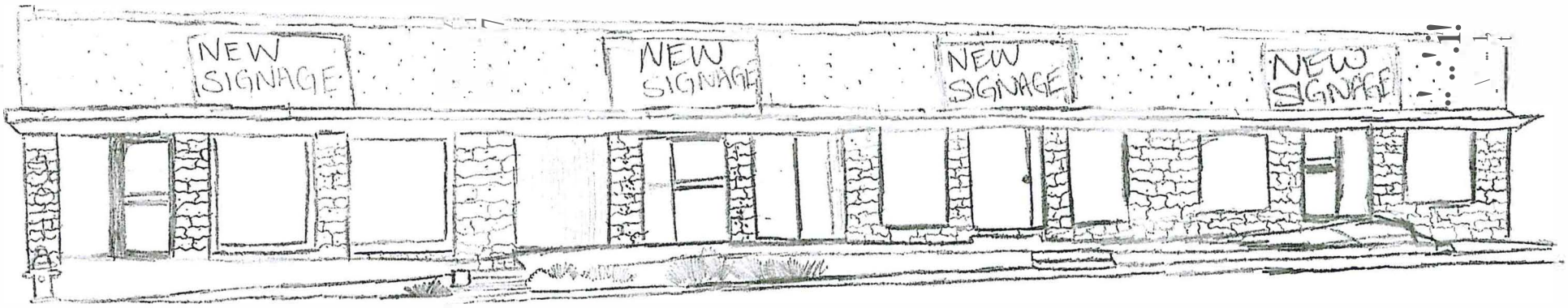
Narrative

The renovation of 901, 903, 907, 909 N. Chadbourne and goals we seek to accomplish are as follows.

To strengthen the identity of our commercial building, we are going to modernize and rejuvenate the exterior of the building. Using Austin Stone as one of the staples of our exterior modifications will connect our building historically to "old San Angelo" as many of the old homes and businesses were made from the similar if not same materials. Along with the Austin Stone we will be applying to the exterior, we also intend to repair damaged stucco and replace the existing awning to an updated, modern design complete with light fixtures built in to illuminate the commercial's signs above as well as the front of the building at night, enhancing the public safety during the night hours.

In updating the building's exterior appearance alone with the modifications listed above will mitigate if not eliminate completely undesirable views with the repairs of the existing stucco and adding the Austin Stone as historical accent. We will also be adding potted flowers and raised flower beds to the exterior of the building to increase the curb appeal of our building to attract the attention of tourists or those just passing through.

Not only is the exterior getting a much-needed update but we will also be replacing the interior plumbing to ensure that each unit will be equip with safe, useable utilities for the use of each commercial unit's traffic. In conclusion, our goal is to modernize and revitalize the historic look of "old San Angelo" while increasing curb appeal for the tourists who wish to visit our commercial building as well as giving the local demographic an updated, secure, and much deserved sense of pride for their beloved streets.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FOR SALE
REALTOR
Office: (325) 650-9180

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy *adopted 08/16/2022*, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- [x] Facade Improvement
- [ ] Historic Preservation
- [x] Landscape Installation
- [ ] Property Tax Abatement
- [ ] Outdoor Storage & Screening
- [ ] Paving (as part of larger project)
- [ ] Sprinkler & Monitored Smoke Alarm System
- [ ] Development Fee Reductions
- [ ] Secondary Egress
- [ ] Asbestos Abatement
- [ ] Sales Tax

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- [ ] Less than or equal to $10,000
- [ ] Less than or equal to $25,000
- [x] More than $25,000

4B. The total estimated project cost is: 123,389

4C. The amount of funding requested is: 98,239.00, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: 25,150, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 07/21/15 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- [ ] Provide connections between activities?
- [ ] Improve pedestrian & vehicular infrastructure?
- [ ] Provide or reinforce usable & defined open space?
- [x] Strengthen the focus area's identity?
- [x] Support the goals of making the area a cultural, leisure, and tourist destination?
- [x] Improve the utilities and/or drainage infrastructure?
- [x] Remediate environmental deficiencies or enhance public safety?
- [ ] Promote mixed-use development?
- [x] Utilize architectural styles that compliment to historic areas already in existence?
- [x] Help to mitigate or eliminate undesirable views or outside storage?
- [ ] Reduce the visual impact of parking areas?
- [x] Preserve or provide natural landscaping?
- [ ] Implement environmentally friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- [ ] Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.
Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- [x] *SUMMARY: a written summary outlining the overall scope of work to be performed;*
- [x] *APPLICATION: completed & signed application (this document);*
- [x] *W-9: used for establishing an account for payment by the City of San Angelo;*
- [x] *NARRATIVE: used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5*
- [x] *PROJECT BUDGET: a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.*
- [ ] *DHRC LETTER OF APPROVAL: If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project MUST BE PROVIDED with your application.* ***Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED. Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.***

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted by City Council on August 16, 2022).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner [signature] Date: 11/30/2022

SECTION 6: REPRESENTATIVE:

I hereby designate Troy Tolfson as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: _____

After you have completed this application and submitted the required exhibits, please mail or deliver this information to the Economic Development Department located at 69 N. Chadbourne St. in the Business Resource Center. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N **SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST** **DATE**

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 25,150

Total Estimated Project Cost 123,389

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	Flat asphalt roof installation 1750 SF	Façade improvement	25	43,750
2	Exterior Austin stone pillars installation 4	Façade improvement	2,000	8,000
3	Exterior Awning tear down and rebuild complete with built in lighting	Façade improvement	8,525	8,525
4	Complete exterior caulk and repaint	Façade improvement	3,089	3,089
5	New stucco installation above awning 180 sf	Façade improvement	30	5,400
6	Plumbing rough	match	7,500	7,500
7	Plumbing finish	match	3,250	3,250
8	Commercial glass replacement, metal trim reseal/repair	Façade improvement	5,125	5,125
9	Tile and hardwood floor installation	match	8,500	8,500
10	Interior light fixtures	match	4,500	4,500
11	Potted plants	Façade improvement	1,200	1,200
12	Water tap fee	match	1,400	1,400
13	exterior stucco repair 250 sf	Façade IMPROVEMENT	47	11,750
14	Exterior Austin stone waynes coat 300 sf	Façade improvement	38	11,400

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total

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

11/30/2022
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:** _____

SUMMARY

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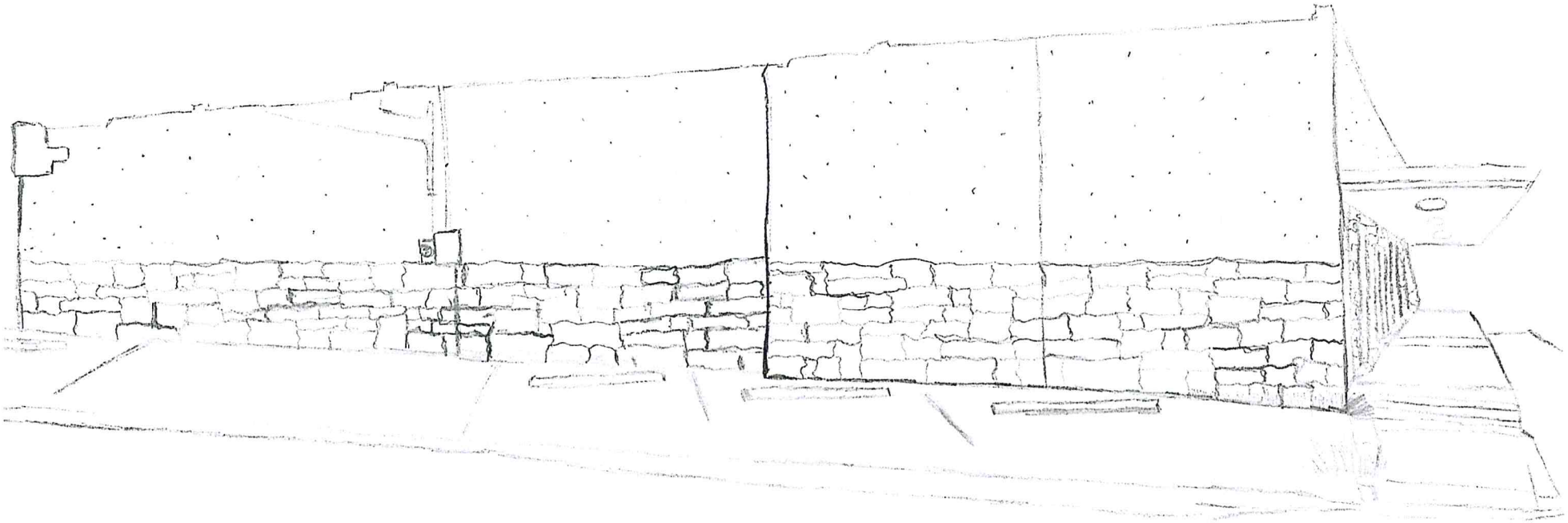

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REALTOR
Office: (325) 650-9180

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4B. The total estimated project cost is: $79,150.00.

4C. The amount of funding requested is: $59,362.50, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: $19,787.50, as detailed on Worksheet A, attached.

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4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner _____ Date: 11-20-22

SECTION 6: REPRESENTATIVE:

I hereby designate _____ as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: _____
_____.

After you have completed this application and submitted the required exhibits, please mail or deliver this information to the Economic Development Department located at 69 N. Chadbourne St. in the Business Resource Center. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N _____ **SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST** **DATE**

CONSTANCIO TIRE & FLEET SERVICE
1000 N. Chadbourne St.
San Angelo, TX 76903
325-374-8475
gus.constancio@yahoo.com

November 20, 2022

RE: Narrative for TIRZ Incentives – North

To the TIRZ Board:

The purpose of this narrative is to demonstrate how the proposed project for Constancio Tire & Fleet Service meets the required criteria to obtain TIRZ North Incentives.

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

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

Our plan for our business location is simple. We intend to remove the outdated paint on our building, and replace it with fresh paint and trim. This will be done using neutral colors: charcoal and gray. These colors represent out company, as well as add a pleasing color scheme to the area. Along with the new exterior material, we will also install new landscaping around the bottom quarter of our building, to improve the visual impact. A portion of our existing building is a cinder block exterior, with faded and peeling white paint. Those areas will be cleaned and repainted in a medium gray color to match the rest of the building. The current landscaping is a mixture of dirt, broken concrete, and non-viable grass. The changes to the landscaping will include installing new fencing and gates to protect the business and its property, removing broken concrete and re-pouring fresh concrete, and replacing the bad grass and dirt with new base. These landscaping changes will result in a much nicer visual effect for

anyone doing business in the area. Installing the fencing and gates will also improve the visual impact of the parking areas. We will also erect a new metal shop, to store additional material and inventory and use as a work area, thus removing those items from public view, which will also improve the visual impact of our business location.

All of the improvements listed above will be completed by expert professionals, all of whom are local businesses in San Angelo. All proposed improvements, both to the building and to the landscaping, are estimated to be completed within a 90-day period. This would be a proposed completion time of March, 2023.

Thank you for taking the time to review my application for the TIRZ North. I look forward to hearing from you!

Gus Constancio, Jr., Owner
Constancio Tire and Fleet Service

CONSTANCIO TIRE & FLEET SERVICE
1000 N. Chadbourne St.
San Angelo, TX 76903
325-374-8475
gus.constancio@yahoo.com

November 20, 2022

RE: Summary for TIRZ Incentives – North

The purpose of this summary is to outline the overall scope of work to be performed for Constancio Tire & Fleet Service, working in conjunction with the TIRZ North Incentive Program.

Using this incentive, I will hire local businesses to improve the façade and structures at my business address. As you can see by the projected improvements photos, the new metal building will allow me to organize all equipment and supplies, which are now located around the lot due to lack of building space, into this new structure. This is not only a visual improvement, but it will also provide a covered workspace for the employees and a waiting area for customers. I will also be making vast improvements to the existing building that houses my office and larger equipment. Pavement and landscaping will fill in the surrounding area within the fences, which will make it pleasing and welcoming to existing and potential customers. Surrounding all of this will be a new fence. My business has a deep need for an upgrade. I began this tire service business six years ago and have cleaned it up as much as possible from how it looked when I first acquired the property; however, adding these needed expansions and upgrades will make an immediate impression.

The proposed improvements to both our building and our landscape will add a strong visual impact on the area. I project that this will bring increased revenue to other businesses in our area, as it will have a more modern look. I project that this will bring not only short-term additional revenue to our neighboring businesses, but also have a positive impact on their future revenue. In San Angelo, there has always been a history of people frequenting, and returning to, an area that has been improved. This also allows the possibility of other businesses, both new and established, seeing the potential and relocating to the area.

I appreciate you taking the time to review my application for the TIRZ North, and I look forward to hearing back from you.

Gus Constancio, Jr., Owner
Constancio Tire and Fleet Service

CONSTANCIO TIRE & FLEET SERVICE
1000 N. Chadbourne St.
San Angelo, TX 76903
325-374-8475
gus.constancio@yahoo.com

November 30, 2022

To the TIRZ Board and the Planning and Development Services Department:

I am writing this cover letter in hopes that you will review the attached application for TIRZ North. I had already submitted an application back in April of this year, but I found out today that it was most likely overlooked or never processed. I am not sure what happened to my first submission, but I reworked all of the application again and will resubmit it to you by email and in person. I hope to be considered as soon as possible for this incentive program.

Thank you for your time.

Gus Constancio, Jr., Owner
Constancio Tire and Fleet Service

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): 19,787.50

Total Estimated Project Cost: $79,150.00

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	Concrete - Re-paving	paving		6312.50
2	Fence + Gate Installation	outside storage screening / facade		16250.00
3	Painting Building Exterior	Facade Improvement		3850.00
4	Landscaping (rocks, plants, grass, curbing)	Landscape Installation		4350.00
5	New Metal Building	Facade Improvement		28600.00
6.	Flooring Installation	match		4500.00
7.	Light fixtures (6)	match		5400.00
8.	Garage doors (2)	match	2000.00	4000.00
9.	Counter assembly + installation	match		1700.00
10.	Windows + Doors (exterior), & installation doors (interior)	match		1537.50
11.	Concrete Patio	match		1150.00
12.	Plumbing - rough	match		1500.00

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
		Amount requested:		59,362.50
		Match amount:		19,787.50
		total	=	79,150.00

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.

Applicant or representative

11-20-22
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:** _____

Ariel image of current view

E-10th
S. Side View - Current

dpoint

E 10th

W. Side view - current

E. 10th
3. Side View of rear yard -

E. lot

9. Side view of fence - Current

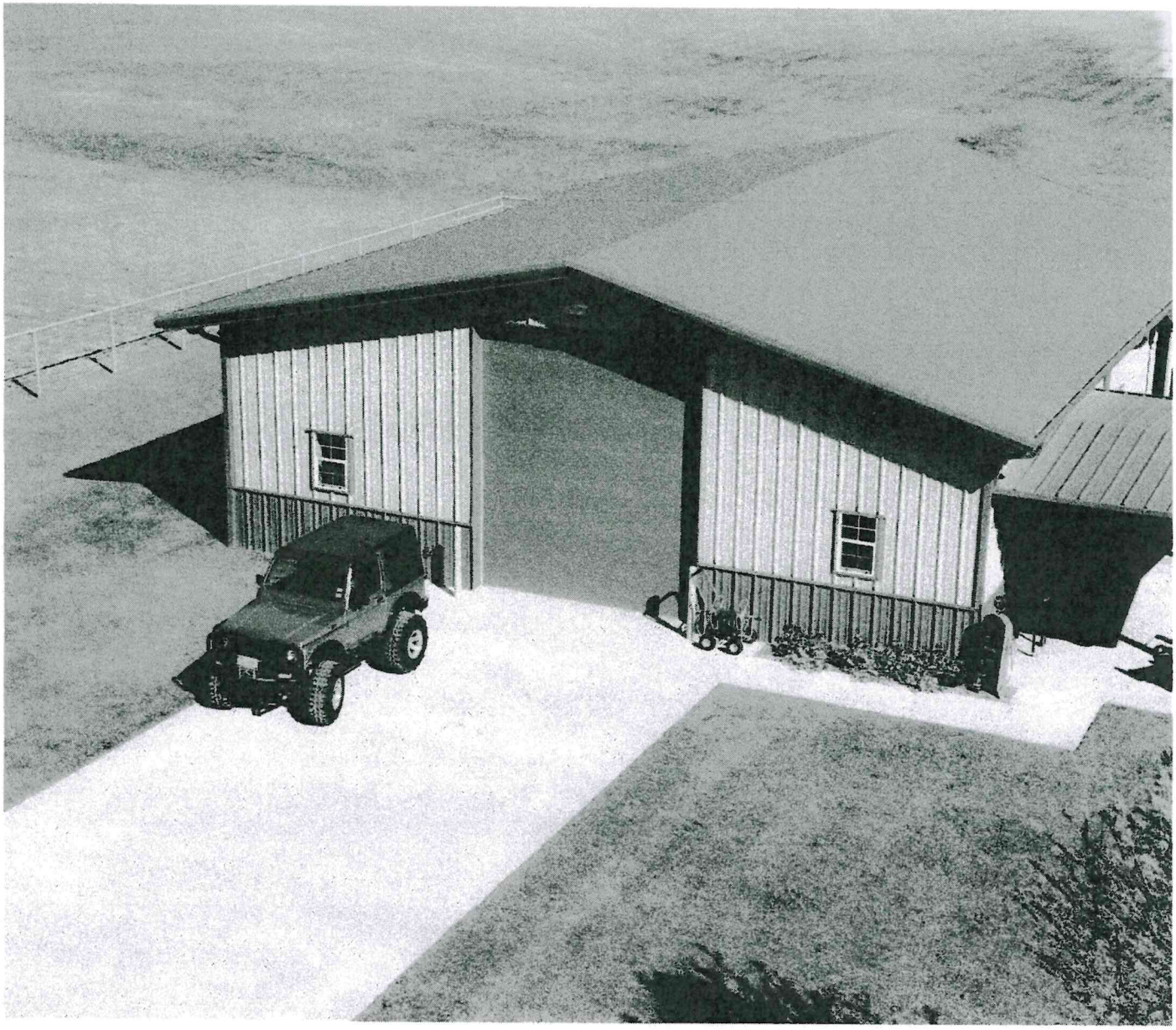
TIRE SHOP
OPEN
N. Chadbourn
N. Side View - Current

Hankook
driving emotion
E 10th
2nd S
-Curren

to be replaced
Alley
N. Side View of fence - current

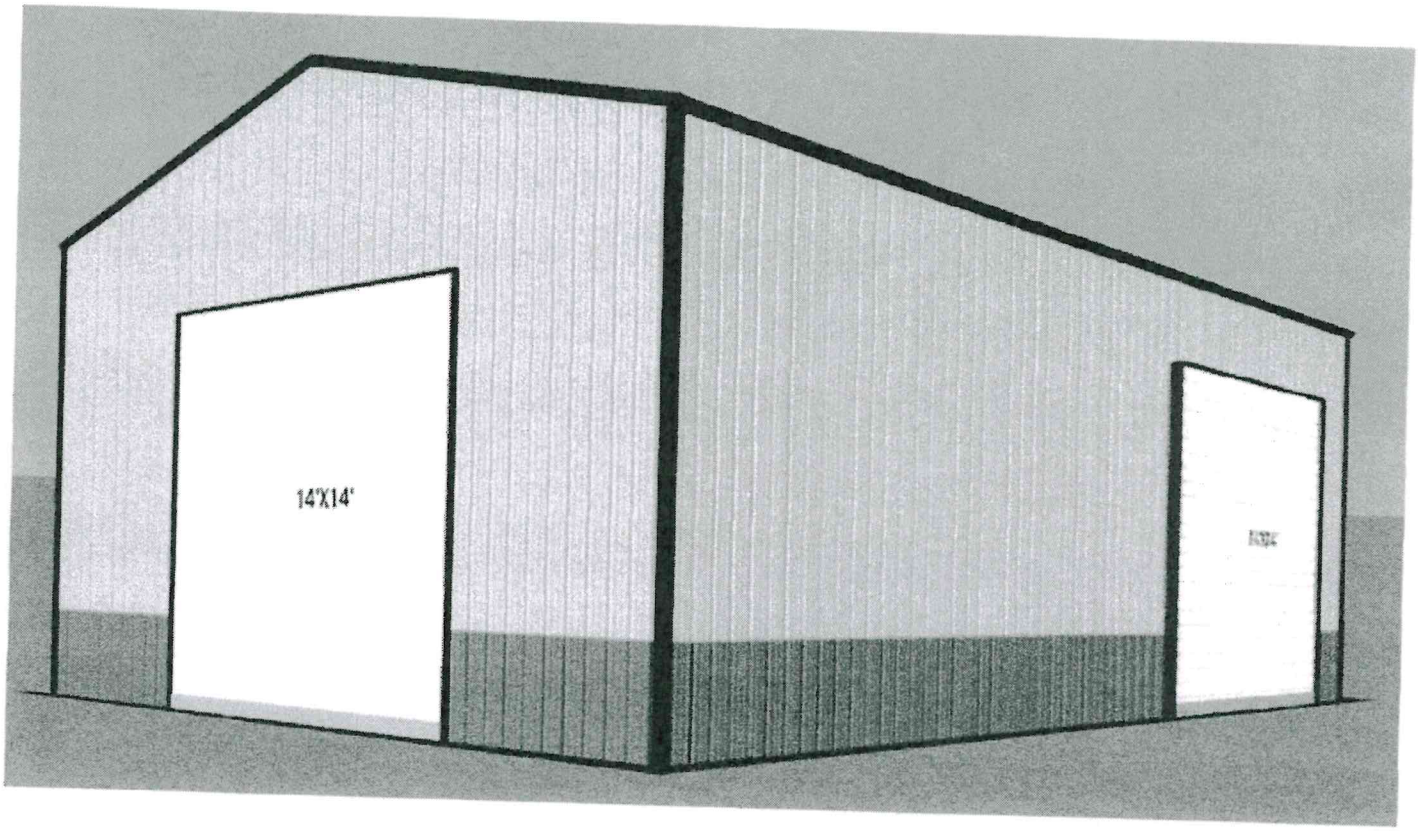
Alley
S. Side View of garage-[illegible]

X
TGHU
MAX WT.
TARE WT.
RAILROAD
CU.CAP.
5.10R



#1 - Projected colors for
revamp of existing building

#2- Projected colors for
revamp of existing building



Projected look for
new metal storage/shop

SECTION 2: PROJECT CRITERIA FOR EVALUATION OF APPLICATION (cont.)

- ☐ Utilize architectural styles that compliment historic areas already in existence?
- ☑ Help to mitigate or eliminate undesirable views or outside storage?
- ☑ Reduce the visual impact of parking areas?
- ☐ Preserve or provide natural landscaping?
- ☐ Implement environmentally friendly features such as, green building materials, rainwater harvest, or low-energy heating and cooling?
- ☐ Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 3: INCENTIVE TYPES

Below are the various types of incentive to which the requested funding may be applied. Carefully review the TIRZ North Incentives Policy, specifically pages 1 and 2, and familiarize yourself with each type of incentive category. Please indicate below which item(s) you propose for the amount of funding requested in Item 4C (under Award Amounts on page 3 and included in more detail in Worksheet A) to be utilized for.

- ☑ Façade Improvement wainscoat
- ☐ Landscape Installation
- ☐ Historic Preservation
- ☑ Outside Storage Screening
- ☑ Paving (as part of an overall funding package)
- ☐ Secondary Egress
- ☐ Asbestos Abatement
- ☐ Fire Sprinkler & Monitored Smoke Alarm System
- ☐ Sales Tax
- ☐ Property Tax
- ☐ Job Creation Incentives
- ☐ Development Fee Reductions

SECTION 4: CHECKLIST OF REQUIRED APPLICATION DOCUMENTS

The following documents—In addition to a completed application—are minimum requirements. Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin on incentive items requested until a Letter to Proceed is received. (See page 4 of the TIRZ North Incentives Policy).

- ☑ *APPLICATION: Completed & signed application (this document)*
- ☑ *PROJECT BUDGET: A detailed accounting, using Worksheet A, of how the amount requested in Item 4C would be applied to the incentive categories identified in Section 3, and how the match would be utilized. Note that the total must match the amount listed in Item 4B*
- ☑ *RENDERINGS/ELEVATION DRAWINGS: Sketches, drawings, or pictures of the work to be performed must be provided, (what the project will look like when complete)*
- ☑ *CURRENT PHOTOS*
- ☑ *W-9: Used for establishing an account for payment by the City of San Angelo.*
- ☑ *NARRATIVE/SUMMARY: Used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 2.*
- ☑ *ZONE/IMPACT STATEMENT: Projects the activity and economic benefit that will be generated as a direct result of the completion of the project.*
  - *Activities/benefits generated by the Project*
  - *Activities/benefits of adjacent properties*

SECTION 4: CHECKLIST OF REQUIRED APPLICATION DOCUMENTS (cont.)

- *How the project will enhance the District*

☑ *CURRENT APPRAISED VALUE OF THE SUBJECT PROPERTY:* $252,830.00

☐ *PRIOR TIRZ FUNDING: (if applicable) that has been previously awarded to the property applying*

SECTION 5: AWARD AMOUNTS

The funding level, as described on page 4 of the TIRZ North Incentives Policy, outlines the various procedures for each proposal and determines the procedure for consideration and action.

4A. This proposed project is submitted, with a request for funding:

☐ Which is less than or equal to $10,000

☑ Which is greater than $10,000

4B. The total estimated project cost is 83,500.00, as detailed in Worksheet A. This includes any match required as outlined on page 4 of the TIRZ North Incentives Policy

4C. The amount of funding requested is 66,000.00, as detailed in Worksheet A, attached.

SECTION 6: STATEMENT OF UNDERSTANDING

1. I agree to comply with the guidelines and procedures of the TIRZ Incentives Program, and acknowledge that I have reviewed and understand the current TIRZ North Incentives Policy

2. I understand that no work on the approved incentive items can begin until and unless an official Letter to Proceed is provided to me. Any other work done on approved incentive items is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.

3. I understand that neglecting to provide all information required in and by this application will invalidate my application.

4. I understand that I must submit cost documentation—including evidence of estimated costs as part of the budget, and including paid invoices and/or receipts from contractors after the work is complete—in order to comply with the requirements of this program. I further understand that the City may contact contractors or subcontractors to ensure they have been paid.

5. I acknowledge the deadlines outlined on page 3 of the TIRZ North Incentives Policy and realize that my funding proposal may be denied, partially approved, and is subject to funding availability.

6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected and returned immediately.

Signature of Property Owner _____ Date: 4-5-2022

SECTION 7: REPRESENTATIVE

I hereby designate Heather Medeiros as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at

325-812-7143

heather@triterfenu.com

After you have completed all of the items outlined in Section 4 of this application, please call Shannon Scott in the Economic Development Department at 325-653-7197 ex. 4 to schedule a meeting to review all documents.

FOR OFFICE USE ONLY:

COMPLETE? **Y** **N**

SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST **DATE**

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): 17,500

Total Estimated Project Cost: 83,500

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	Fence & Gate Installation	Outside Storage Screening		40,800
2	Concrete - Bus Stop & Parking	Paving		12,000
3	Install Rock on Building	Facade		7,700
4	Painting Building Exterior	Facade		5,500
5	match #2 & #4	Match		17,500

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
				83,500

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

04/05/2022
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:** _____

2600 Martin Luther King Blvd
San Angelo, TX 76903
325-703-5019
heather@tritexfence.com

To Whom it May Concern, 04/05/2022

The purpose of this summary is to demonstrate how the proposed project for Matador Instrument & Electrical meets the required criteria to obtain TIRZ North Incentives.

We have owned the property since 2005, and Matador has been in business since 2018. At this time, the exterior of the property is in poor condition. It is not visually pleasing, nor does it lend itself to improving the increase of newer businesses in the area.

We would like to obtain the TIRZ North Incentive for several reasons. First and foremost, we are a relatively new business to San Angelo. We opened our doors in 2018, and since that time, we have grown exponentially. We do not foresee that slowing down anytime in the near future, and we would like for our customers and our community to have a nice place to go to conduct business. We have increased our workforce, as well as our customer base many times over, and we look forward to continuing to do so. A company's business location says a lot about both the company itself, and the way the company conducts business. At this time, our business location is not a place that instills good faith. However, if we were to obtain the TIRZ North Incentive, we will drastically improve not only our building, but also the landscaping and parking in our location. This will be beneficial not only to us, but also to the current businesses around us (due to increased vehicular and pedestrian traffic), as well as to any up-and-coming businesses looking to expand their location as well.

Our plan for our business location is simple. We intend to remove the outdated fencing around the property, and replace it with a 7' R panel fence, with cap and trim. This will not only improve the overall look of the area, but also bring a measure of safety to our location. (Our current fence is an older chain link fence, and has been cut many times, leading to theft of property). The fence will be a light tan color (to match existing buildings on our property). This will add a pleasing color scheme to the area Along with the new fence, we will install wainscoting along the base of our buildings, to improve visual impact. The current landscaping is a mix of dirt, broken concrete, and non-viable grass. The changes to the fence will also include new gates, for the purpose of security. This will help to protect the business

and its property. We will remove broken concrete and re-pour fresh concrete for better parking areas. We will also replace the bad grass with new sod. These changes as a whole will result in a much nicer visual effect for anyone doing business in the area.

All of the improvements listed above will be completed by local expert professionals. All proposed improvements, both to the building and the landscaping, are estimated to be completed within a 90-day period. This would have a proposed completion of July 2022.

As an additional note, we also plan to re-pave and install a weather shield at the Southwest corner of the property. There is a school bus stop located there, and we intend to make it a safer place for children to wait upon pickup and drop-off.

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

Nolan Venable (Owner) Matador Instrument & Electrical

2600 Martin Luther King Blvd
San Angelo, TX 76903
325-703-5019

To Whom it May Concern,

This statement is to project the economic benefits to Matador Instrument & Electrical obtaining a TIRZ North Incentive.

The proposed improvements to both our building and our landscaping, as well as the parking area and bus stop will have an immediate visual impact on the area. We project that this will bring increased revenue to other businesses in our area, as well as have an updated, modern look. We project that this will being not only shirt-term additional revenue to our neighbor businesses, but also have a positive impact on their future revenue. In San Angelo, there has always been a history of people frequently visiting, and returning to, an area that has been improved. This also carries with it the possibility of other businesses, both new and established, seeing the potential of business, and relocating to the area. We also believe that revamping the school bus stop at our Southwest corner will provide a measure of safety for the children and families in the area.

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

Nolan Venable (Owner) Matador Instrument & Electrical

Ariel view of
current look.

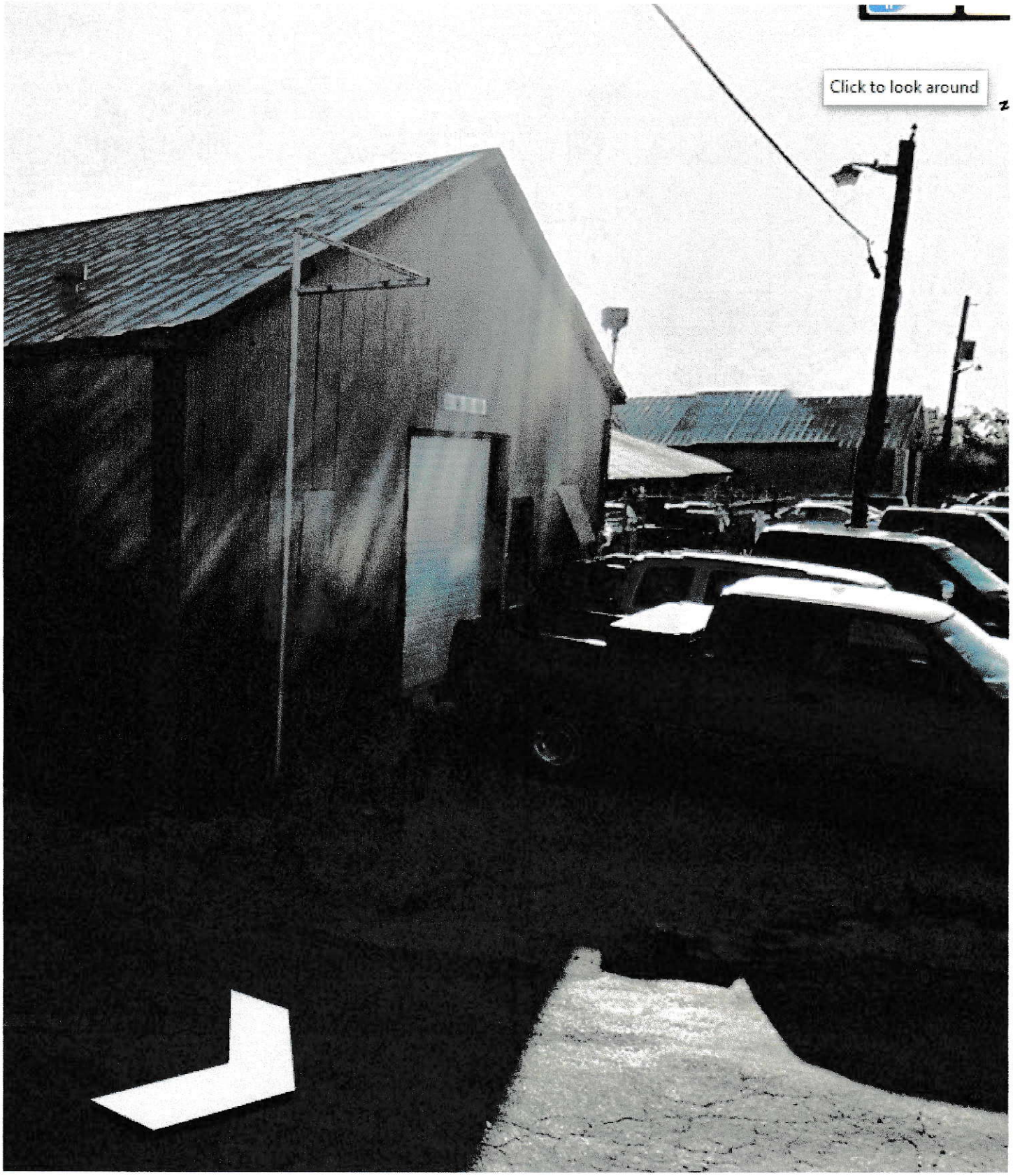
W 27th St
Martin Luther King Blvd
Add parking stalls
Safe Sidewalk

Current View #1

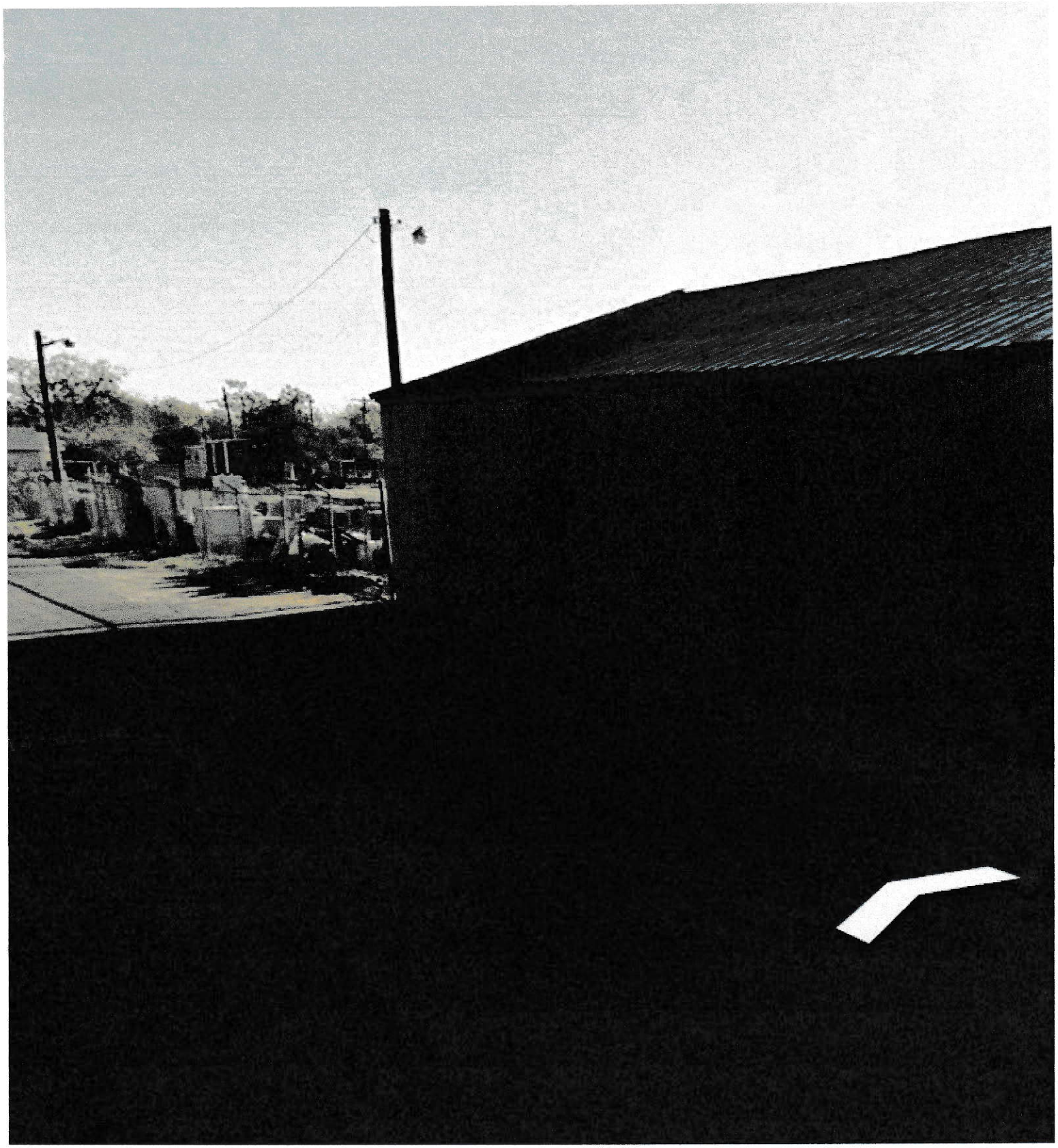
Current View #2

Current view # 3

Current view #4



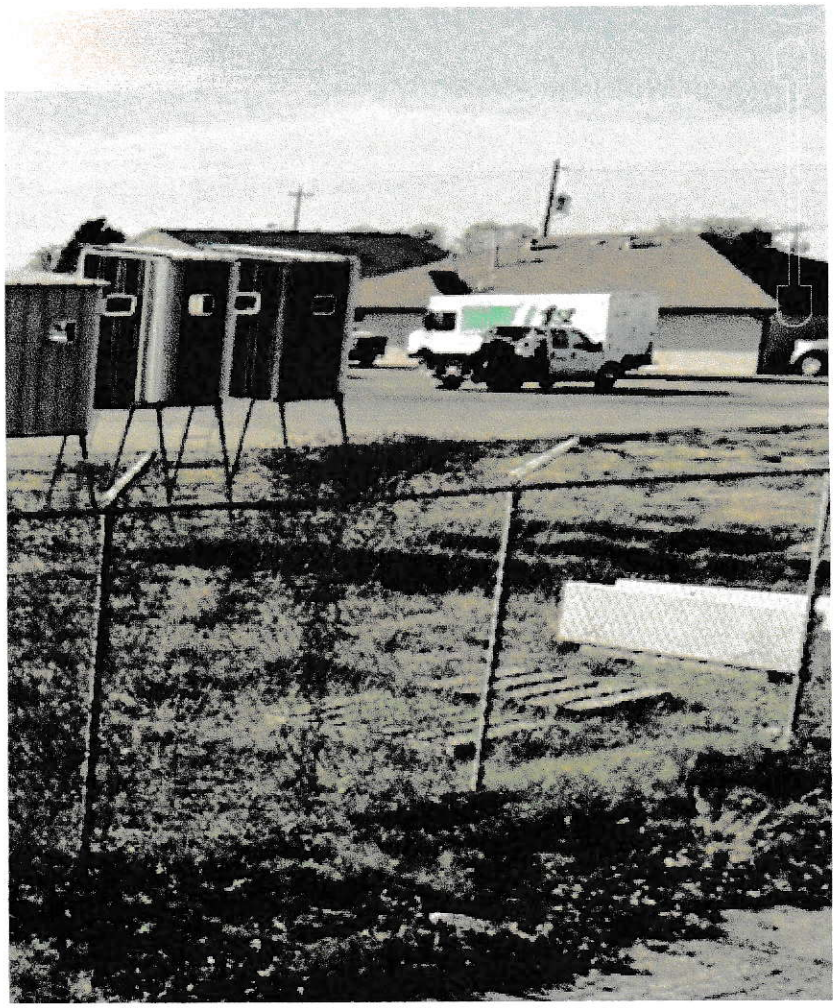
Current View #5



Current View #6

Current View #7

Current View #8



Current View #9

Current View #10

Current View #11

Current View #12

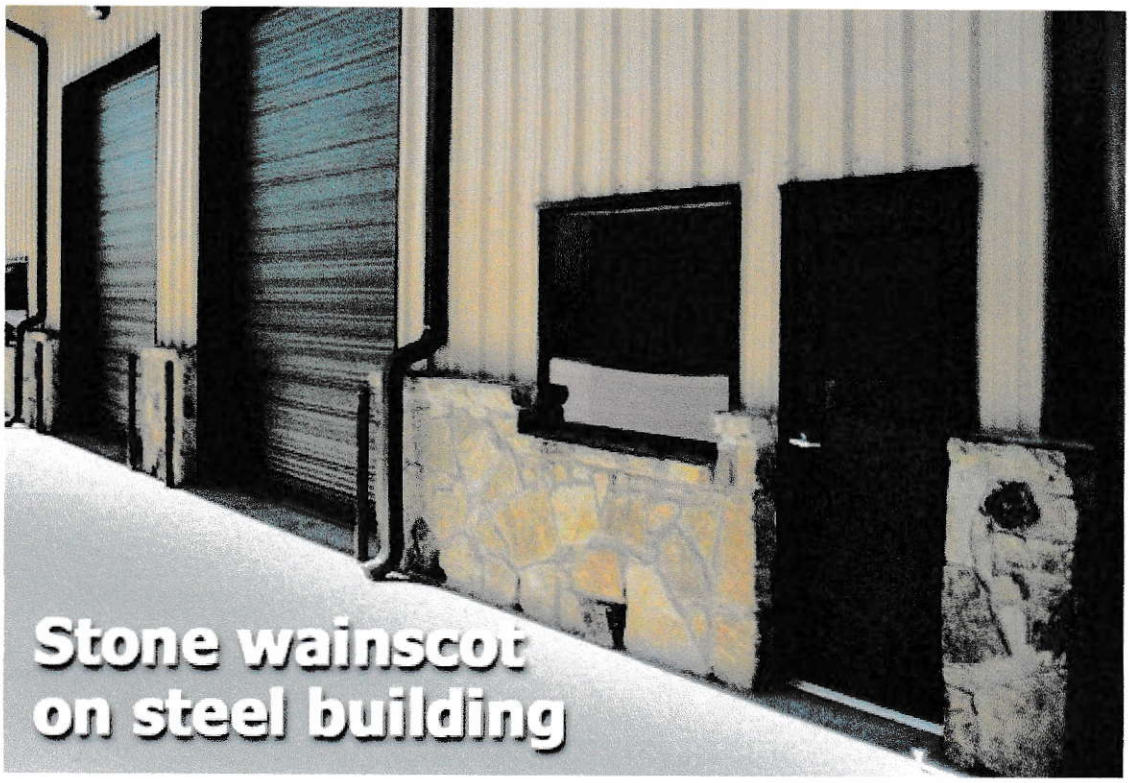
Current View # 13

Current View #14

Current View #15

Current View #16

Proposed look of
new fence/gates



Projected look of
new facade

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy *adopted 08/16/2022*, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- [x] **Facade Improvement**
- [ ] **Historic Preservation**
- [ ] **Landscape Installation**
- [ ] **Property Tax Abatement**
- [ ] **Outdoor Storage & Screening**
- [x] **Paving (as part of larger project)**
- [ ] **Sprinkler & Monitored Smoke Alarm System**
- [ ] **Development Fee Reductions**
- [ ] **Secondary Egress**
- [ ] **Asbestos Abatement**
- [ ] **Sales Tax**

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- [ ] Less than or equal to $10,000
- [ ] Less than or equal to $25,000
- [x] More than $25,000

4B. The total estimated project cost is: $87,613.79.

4C. The amount of funding requested is: $71,844.97, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: $15,768.82, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 07/21/15 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- [ ] Provide connections between activities?
- [x] Improve pedestrian & vehicular infrastructure?
- [ ] Provide or reinforce usable & defined open space?
- [ ] Strengthen the focus area's identity?
- [ ] Support the goals of making the area a cultural, leisure, and tourist destination?
- [ ] Improve the utilities and/or drainage infrastructure?
- [x] Remediate environmental deficiencies or enhance public safety?
- [ ] Promote mixed-use development?
- [ ] Utilize architectural styles that compliment to historic areas already in existence?
- [ ] Help to mitigate or eliminate undesirable views or outside storage?
- [ ] Reduce the visual impact of parking areas?
- [ ] Preserve or provide natural landscaping?
- [ ] Implement environmentally friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- [x] Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.
Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- [x] *SUMMARY: a written summary outlining the overall scope of work to be performed;*
- [x] *APPLICATION: completed & signed application (this document);*
- [ ] *W-9: used for establishing an account for payment by the City of San Angelo;*
- [x] *NARRATIVE: used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5*
- [x] *PROJECT BUDGET: a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.*
- [ ] *DHRC LETTER OF APPROVAL: If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project MUST BE PROVIDED with your application.* ***Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED. Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.***

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted by City Council on August 16, 2022).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner William J McClendon II Date: Jan 10, 2023

SECTION 6: REPRESENTATIVE:

I hereby designate William J. McClendon II as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: cell # 210-854-4309 Home # 325-227-8916.

After you have completed this application and submitted the required exhibits, please mail or deliver this information to the Economic Development Department located at 69 N. Chadbourne St. in the Business Resource Center. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N **SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST** **DATE**

Gethsemane
"THE GARDEN"
MISSIONARY BAPTIST CHURCH
1720 Martin Luther King, Junior Drive
San Angelo, Texas
Church Office 325.655.0777
Home 325.227.8916
e-mail gtgwjm2015@gmail.com
William J. McClendon Jr. Pastor

January 10, 2023

TIRZ Coversheet

Gethsemane MBC

We are submitting our application and seeking Northside TIRZ funding in hope that we have met the eligibility requirements.

We propose that the building improvements will benefit the overall fiscal impact.

We believe the economic benefits and positive impact of the improvement in beautification of the community for the nonprofit buildings will draw in the public to the area, to benefit the
businesses in the community for the purpose of tax impact.

We respectively request the approval of the TIRZ funding to benefit the community and revitalize and beautify the area that is visible from the public street to bring more people, more public recognition into the area so that the business and community may benefit spiritually, physically, and economically.

Thank you for your prompt attention to this matter,

Gethsemane MBC

Sincerely, Yours In Christ,

William J McClendon II
REV. WILLIAM J. MCCLENDON II

WINDOW DEPOT USA

505 N. Chadbourne St. · 325-227-6961 · www.windowdepotwtx.com

Jan 8, 2023

Re: Gethsemane Baptist Church – front doors

To whom it may concern;

This letter is to express our opinion regarding the need to replace the front doors of the Gethsemane Baptist Church and their application for monetary help from the North TIRZ funds.

I believe that this improvement will have an impact on the surrounding community because it will help encourage new people to come to the church, enter the neighborhood, and potentially consider opening businesses around. When buildings are taken care of and not run down, people are more likely to want to come into the area. The more buildings look updated, the better that the neighborhood feels, and the more traffic will start to come thru. With the beautiful renovation done to Martin Luther King Dr, it seems ashamed for any of the buildings facing it to be left in dis-repair.

Please consider granting their request.

Sincerely,

Lynn Deering

(Lynn Deering - owner)

WS Steaks

western sky

STEAKHOUSE

2024 N Chadbourne
San Angelo, Texas 76903
325-374-3756

To Whom it May Concern:

It is our understanding; Pastor Smith is applying for the TIERZ programs with the City of San Angelo. I believe approving the Gethsemane Church for the TIERZ program will help the surrounding business. The church hold meetings during the week and service on Sunday. This will help the businesses that are close to the church.

We fully support The Gethsemane receiving the grant money.

Sincerely,

Yolanda Franco

Yolanda Franco
Western Sky Steak House

Narrative

We are improving the outer look of our building to increase the beautification of the community. We know by doing the aforementioned projects, we will help to impact the community spiritually, physically, and economically.

We are requesting funds to:

- Resurface parking lot

- Replace old cracking decaying stucco with new EFIS on building

- Replace 2 windows that if broken would allow easy access inside the building.

- Replace sidewalk that has a rough finish and will have a better run-off.

- Replace front doors.

- Replace Awning over front door.

- Restore electricity to sign/light pole on street corner

- Place name of church and crosses on front of building.

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	Resurface Main Parking Lot	Paving		
1a.	Caliche	Paving	$12.00	$2,064.00
1b.	Type D Asphalt	Paving	$102.00	$13,974.00
1c.	CSS 1H TAC Coat	Paving	$3.35	$1,340.00
1d.	Stripping Paint	Paving	$22.00	$22.00
1e.	Trucking	Paving	$1,100.00	$3,300.00
1f.	Mobilization	Paving	$3,000.00	$6,000.00
1g.	Labor	Paving	$3,400.00	$6,800.00
2	Replace Stucco Finish with EFIS on Entire Building	Façade Improvement		
2a.	Fiberglass Foam Layer	Façade Improvement		$11,096.30
2b.	Mesh	Façade Improvement	$25.78	$3,867.00
2c.	Foam Coat	Façade Improvement	$9.95	$99.50
2d.	Base Coat	Façade Improvement	$31.32	$125.28
2e.	Paint	Façade Improvement	$75.00	$375.00
2f.	Stucco Tape	Façade Improvement	$9.98	$39.92
2g.	Plastic to cover Doors and Windows	Façade Improvement	$15.00	$45.00
2h.	Labor	Façade Improvement	$2,750.00	$5,500.00
3	Replace 2 Windows	Match	$3,000.00	$6,000.00
3a.	Primer for Cinder Block	Match	$325.00	$325.00
3b.	Labor	Match	$1,393.42	$1,393.42
4	Partially Replace Sidewalk	Paving		
4a.	Cement	Paving	$137.00	$3,957.78
4b.	Rebar	Paving	$12.81	$819.84

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
4c.	Labor	Paving		$2,422.38
5	Church Name and Crosses Placed on Building Front	Façade Improvement		
5a.	Lettering	Match		$2,300.00
5b.	2 Crosses	Match	$750.00	$1,500.00
5c.	Labor	Match	$700.00	$700.00
6	Restore Electricity to Sign/Light Pole on Street Corner	Security/Lighting		
6a.	Electrical Parts	Match	$1,390.40	$1,390.40
6b.	Labor	Match	$2,160.00	$2,160.00
7	Replace Large Awning/Remove Small Broken Awnings	Façade Improvement		
7a.	Large Awning	Façade Improvement	$1.098.75	$1,098.75
7b.	Removal/Labor	Façade Improvement	$1,778.32	$1,778.32
8	Replace Front Double Doors	Façade Improvement		
8a.	Doors	Façade Improvement	$2,826.48	$5,652.97
8b.	Installation	Façade Improvement	$1,145.00	$1,145.00
8c	Freight/Handling/Disposal/Fees	Façade Improvement	$321.92	$321.92

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

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:** _____

GTG

Gethsemane
The Garden
1720 Dr. Martin Luther King, Jr. Drive
San Angelo, Texas 76903
***
PO Box 1244
San Angelo, Texas
76902

Office 325-655-0777
Home 325-227-8916
Fax 325-223-2777

W. J. McClendon, II,
Pastor

Vision
"To build the House of God on the solid foundation of the Word of God in order to raise the people to Biblical honor in all areas of life. By empowering them to Discover, develop, and live in purpose and destiny."

TIRZ Program CoverSheet
January 17, 2023

We are submitting our application and seeking North Side TIRZ funding.

We have met the eligibility requirements: Project Criteria, Incentive Types and the qualifying Award Ranking requirements.

We propose that the belighted building improvements will benefit the overall fiscal impact.

We believe the improvements of the non profit buildings will have an economic benefits and positive impact to the community.

It will be visible to the public from the streets. It will beautify the community to draw the public to the area. It will benefit the adjacent businesses in the community for the purpose of tax impact.

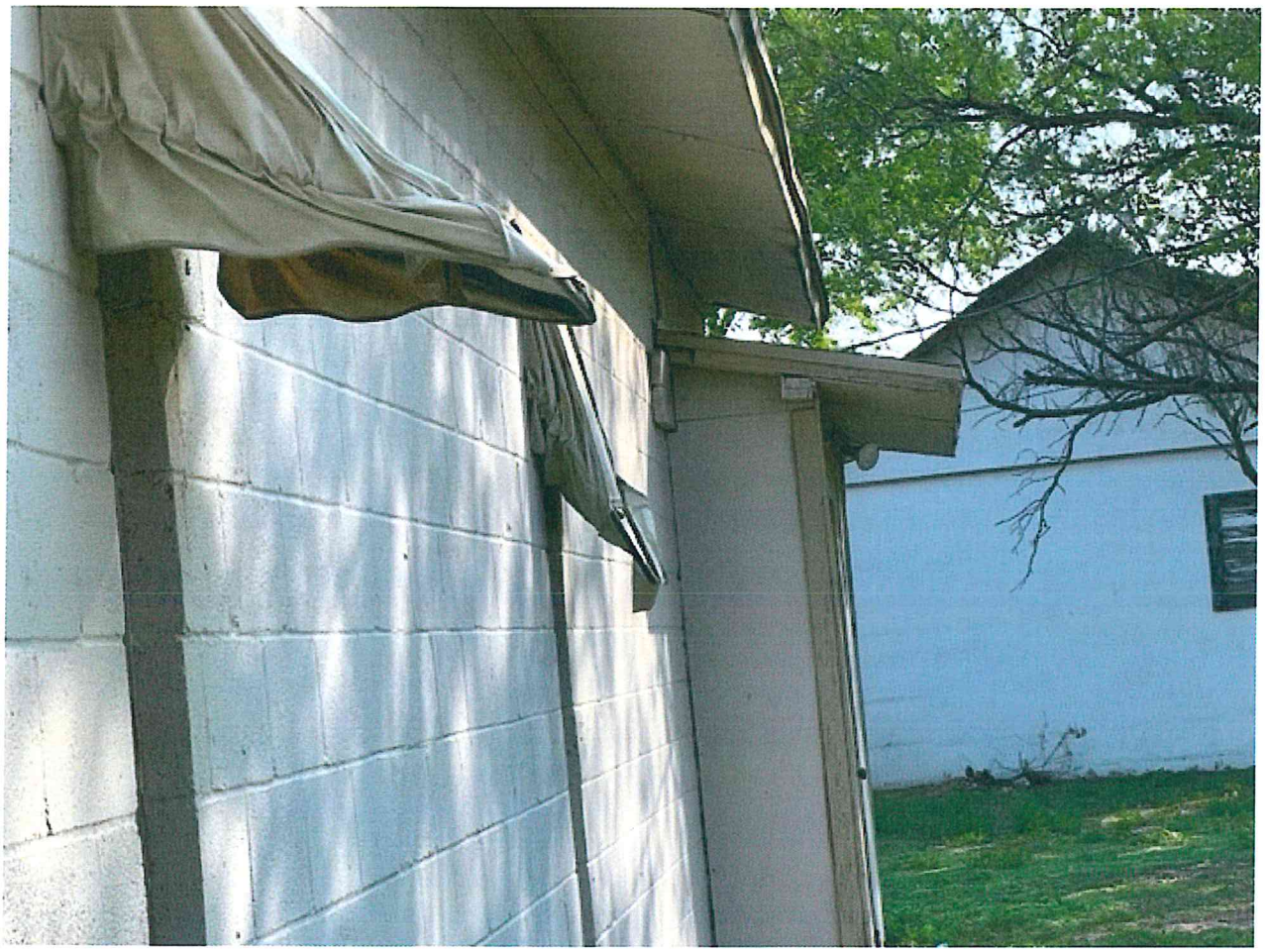
The business will benefit from the community improvement.

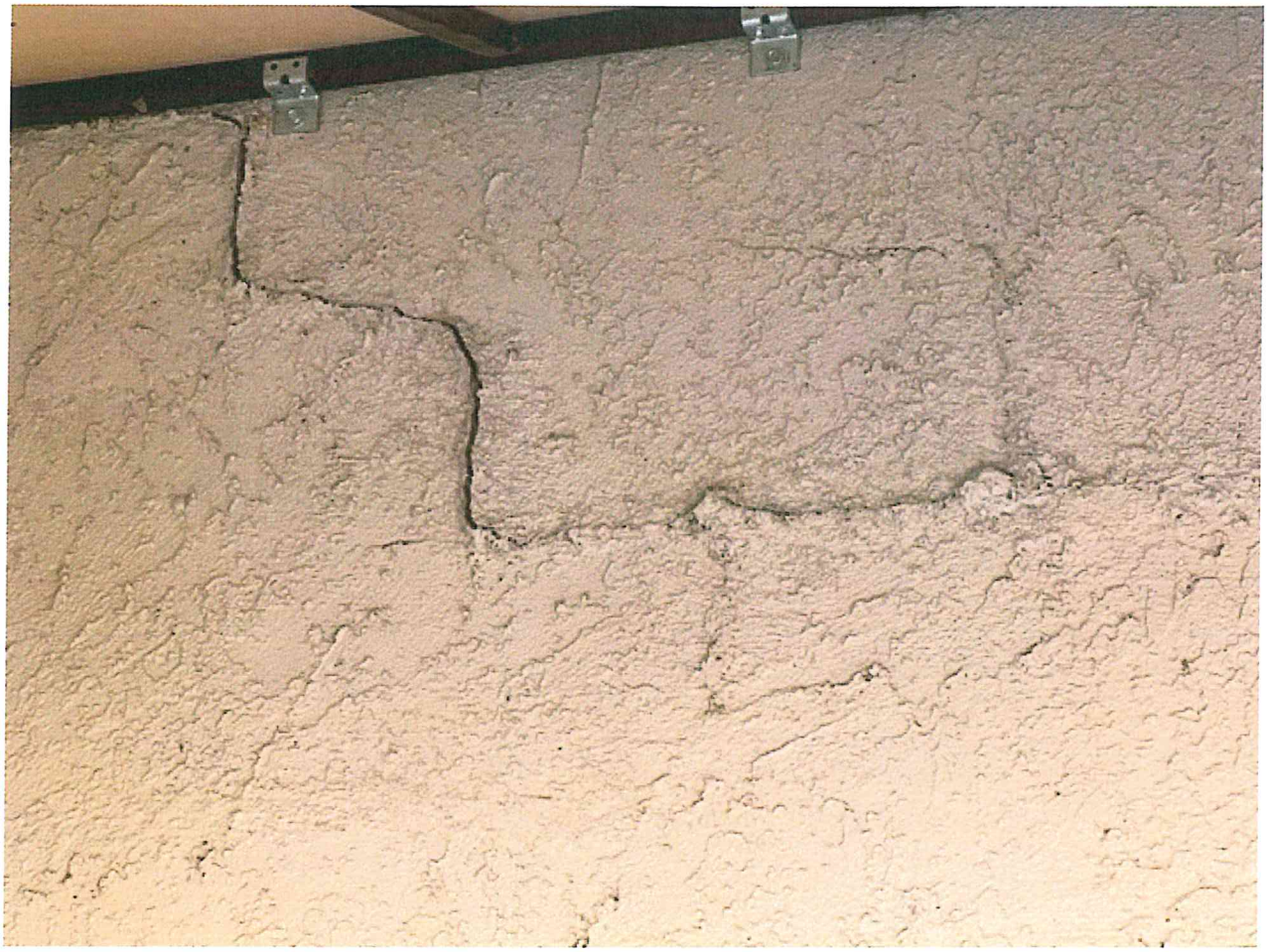
We respectively request the TIRZ funding to be approve to benefit the community and revitalize the area.

We respectively request to waive the 10% matching.

Thank you for your prompt attention to this matter,

Gethsemane MSB





Gethsemane
1720 MLK

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy *adopted 08/16/2022*, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- [x] **Facade Improvement**
- [ ] **Outdoor Storage & Screening**
- [x] **Secondary Egress**
- [x] **Historic Preservation**
- [ ] **Paving (as part of larger project)**
- [ ] **Asbestos Abatement**
- [ ] **Landscape Installation**
- [x] **Sprinkler & Monitored Smoke Alarm System**
- [ ] **Sales Tax**
- [ ] **Property Tax Abatement**
- [ ] **Development Fee Reductions**

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- [ ] Less than or equal to $10,000
- [ ] Less than or equal to $25,000
- [x] More than $25,000

4B. The total estimated project cost is: $279,496.

4C. The amount of funding requested is: $209,622, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: $69,874, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 07/21/15 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- [ ] Provide connections between activities?
- [ ] Improve pedestrian & vehicular infrastructure?
- [x] Provide or reinforce usable & defined open space?
- [x] Strengthen the focus area's identity?
- [x] Support the goals of making the area a cultural, leisure, and tourist destination?
- [x] Improve the utilities and/or drainage infrastructure?
- [ ] Remediate environmental deficiencies or enhance public safety?
- [x] Promote mixed-use development?
- [x] Utilize architectural styles that compliment to historic areas already in existence?
- [x] Help to mitigate or eliminate undesirable views or outside storage?
- [ ] Reduce the visual impact of parking areas?
- [ ] Preserve or provide natural landscaping?
- [x] Implement environmentally friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- [x] Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.
Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☑ *SUMMARY: a written summary outlining the overall scope of work to be performed;*
- ☑ *APPLICATION: completed & signed application (this document);*
- ☑ *W-9: used for establishing an account for payment by the City of San Angelo;*
- ☑ *NARRATIVE: used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5*
- ☑ *PROJECT BUDGET: a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.*
- ☑ *DHRC LETTER OF APPROVAL: If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project MUST BE PROVIDED with your application.* ***Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED. Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.***

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted by City Council on August 16, 2022).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner _____ Date: 11/28/2022

SECTION 6: REPRESENTATIVE:

I hereby designate Vanessa Boyd dba V2K as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: vanessa@v2k.name and 970-759-4359. Please include both her (and me) for all correspondence.

After you have completed this application and submitted the required exhibits, please mail or deliver this information to the Economic Development Department located at 69 N. Chadbourne St. in the Business Resource Center. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N **SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST** **DATE**

ZETZMAN INVESTMENTS, LLC – 109 S. CHADBOURNE ST

Project Summary & Narrative & Zone Impact Statement, November 28, 2022

I purchased this property in Spring of 2020 (appraised $525,000). In the heart of downtown, its uniquely large size (19,000 total sf) and historic value are assets that allow for a variety of business opportunities.

For the second floor, the installation of the street-side entrance access stairwell will enable me to begin prospecting for tenants to put this additional 9,000 sf of downtown back into productive use. This secondary egress from the second floor is a necessity to provide any other use than storage. The second floor is currently only accessible through the rear of the building, which is only accessible through a narrow alleyway easement off of Irving St. There is no parking available and pedestrian access is essentially null. The stairwell addition will require a modification of the existing refurbished fire sprinkler system per code.

Simultaneously I will update the façade for both the existing tenants on the 1st floor and the prospective 2nd floor tenants. This will entail exposing the original brick and mortar on the second level, installing new tasteful windows for the second level, upgrading the existing ground level storefront, upgrading the canopy wrap and ceiling with lighting, updated signage, as well as adding vibrant green hexagon entry tile.

Provide and Reinforce Usable and Defined Open Space: The work will improve public sidewalk lighting, safety and security, provide attractive storefront, reduce blight, and invite more foot traffic to this block.

Strengthen Area's Identity: This project contributes to and enhances the City's revitalization of Chadbourne Street and Downtown San Angelo. It will be updated and attractive, with a historical and classic design.

Create cultural, leisure and tourist destination: The first-floor existing tenants are opening an arcade-themed bar with art murals and historic arcade machines. With prior TIRZ funding, I have updated to code the fire sprinkler and monitored alarm system which will allow them to open for business shortly. This for-profit business will be contributing to local sales tax, job creation and entertainment for locals and tourists alike.

Improve Utilities: see "Match" below.

Mixed-Use: Second floor tenants are expected to be a mix of residential and potentially office and workforce. The activities and benefits will be, most prominently, increasing residential population in the downtown area as well as attracting local businesses and entrepreneurs, stimulating economic activity within the neighborhood.

Compliment Architectural Styles: The styles selected and approved by the DHRC for the proposed improvements fit entirely within the desire for historical, clean, and unique downtown buildings. Because of the building's large size and central location, its positive impact on the area will be multiplied.

Eliminate Undesirable Views: The current facade is dark, outdated and deteriorating; it is not emblematic of the economic vibrancy we are seeking for Downtown. The improved façade will be attractive both day and night, and will be in line with the eclectic yet historic style sought for Downtown revitalization. 109 S. Chadbourne will complement its neighbors such as Fuentes, Myers, Three Sisters buildings and Pacifico.

Implement environmentally friendly features, such as low-energy heating and cooling: see below.

Provide Aggressive Match: In addition to the 25% items identified as "match" in my Project Budget Worksheet, I will be funding and replacing the HVAC system and funding other related utilities improvements for the building and second floor. As witnessed through the nearing completion of the fire sprinkler work, which I will have funded 33-47.5% (match) within a year of prior TIRZ funding, I am a good steward of the public investment that TIRZ offers. I will ensure 109 S. Chadbourne is a sustainable personal investment.

ZETZMAN INVESTMENTS, LLC – 109 S. CHADBOURNE ST

Project Summary & Narrative & Zone Impact Statement, November 28, 2022

I purchased this property in Spring of 2020 (appraised $525,000). In the heart of downtown, its uniquely large size (19,000 total sf) and historic value are assets that allow for a variety of business opportunities.

For the second floor, the installation of the street-side entrance access stairwell will enable me to begin prospecting for tenants to put this additional 9,000 sf of downtown back into productive use. This secondary egress from the second floor is a necessity to provide any other use than storage. The second floor is currently only accessible through the rear of the building, which is only accessible through a narrow alleyway easement off of Irving St. There is no parking available and pedestrian access is essentially null. The stairwell addition will require a modification of the existing refurbished fire sprinkler system per code.

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Improve Utilities: see "Match" below.

Mixed-Use: Second floor tenants are expected to be a mix of residential and potentially office and workforce. The activities and benefits will be, most prominently, increasing residential population in the downtown area as well as attracting local businesses and entrepreneurs, stimulating economic activity within the neighborhood.

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Implement environmentally friendly features, such as low-energy heating and cooling: see below.

Provide Aggressive Match: In addition to the 25% items identified as "match" in my Project Budget Worksheet, I will be funding and replacing the HVAC system and funding other related utilities improvements for the building and second floor. As witnessed through the nearing completion of the fire sprinkler work, which I will have funded 33-47.5% (match) within a year of prior TIRZ funding, I am a good steward of the public investment that TIRZ offers. I will ensure 109 S. Chadbourne is a sustainable personal investment.

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): $69,874

Total Estimated Project Cost: $279,496

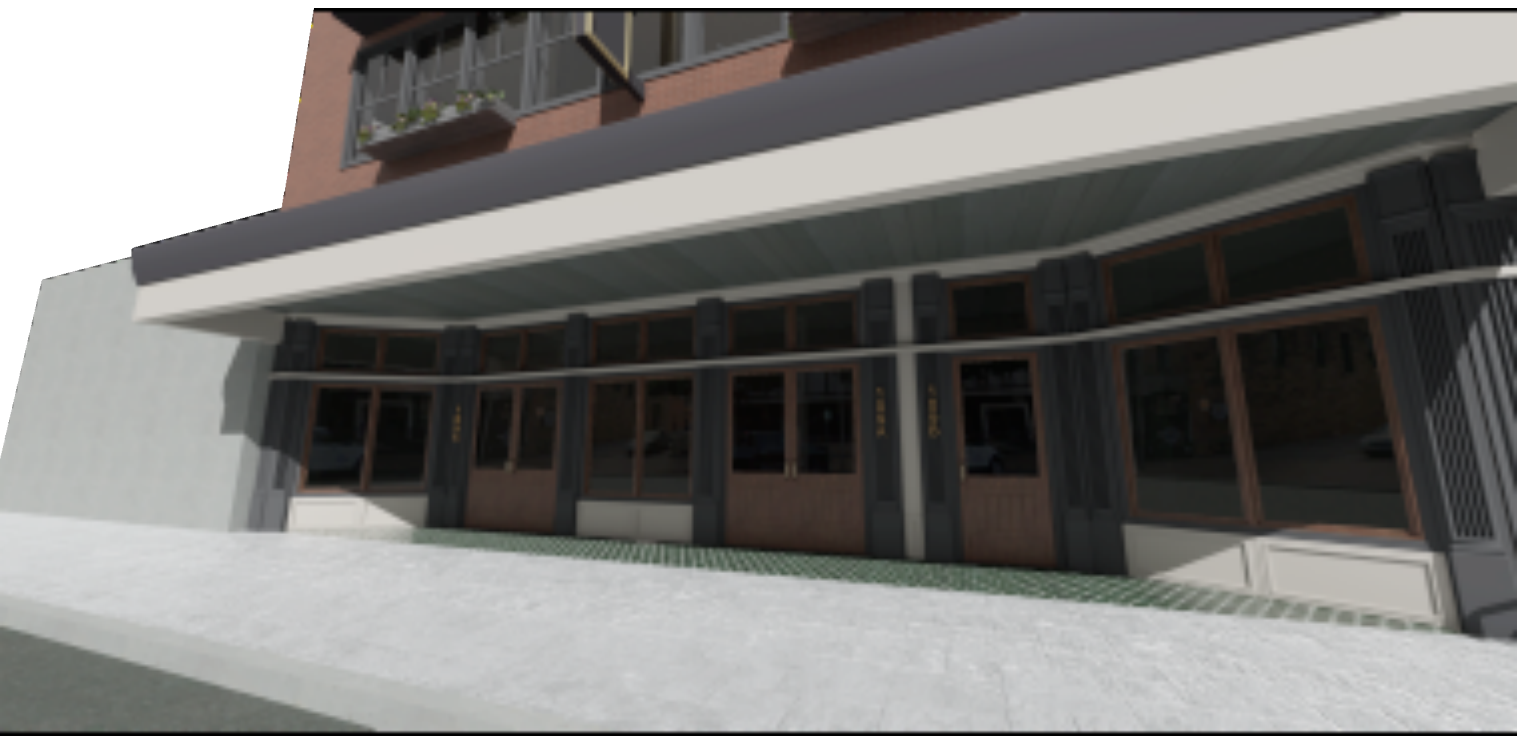
Please complete all fields within the chart below. Additional copies may be made of this form if necessary.

Item#	Work to be Performed	Incentive Type / Match	Unit Cost	Total
1	Façade demo and replace windows, doors, transom, trim, hardware	Façade Improvement, Historic Preservation	$128,550	$128,550
2	Remove paint and expose brick, repair brick and mortar as needed	MATCH Façade Improvement, Historic Preservation	$12,672	$12,672
3	Entry tile to sidewalk	MATCH Façade Improvement, Historic Preservation	$10,560	$10,560
4	Canopy wrap and 2nd floor awning	MATCH Façade Improvement, Historic Preservation	$26,678	$26,678
5	Canopy ceiling & upgrade lighting	Façade Improvement, Historic Preservation	$10,560	$10,560
6	Paint façade windows	Façade Improvement, Historic Preservation	$10,620	$10,620
7	Modify sprinkler head locations for installation of new stairwell per code	Sprinklered and Monitored Smoke Alarm System	$2,000	$2,000
8	Interior demo, remove wall, door and frame, storefront, dumbwaiter, wiring, existing raised storefront display area, space heater, flue, conduit, plaster furring, demo 2nd floor stairwell opening	MATCH Secondary Egress	$5,000	$5,000
9	Install new door, transom, hardware for stairwell	Secondary Egress	$3,000	$3,000
10	Install stairs & handrail with landings	Secondary Egress	$49,856	$49,856
11	Install new wall enclosure for stairwell	MATCH Secondary Egress	$9,000	$9,000
12	Install lighting and wiring in stairwell, reset 1st floor tenant wiring	Secondary Egress	$3,000	$3,000
13	Repair ceiling, paint walls and ceiling	MATCH Secondary Egress	$5,964	$5,964
14	Repair floor(s) after dumbwaiter wall demo; Install flooring over landings and stairs	Secondary Egress	$2,036	$2,036

109 S Chadbourne existing facade

Existing facade

1st Floor existing storefront, facade exterior



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0
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SECTION 2: PROJECT CRITERIA FOR EVALUATION OF APPLICATION (cont.)

- ☑ Utilize architectural styles that compliment historic areas already in existence?
- ☐ Help to mitigate or eliminate undesirable views or outside storage?
- ☐ Reduce the visual impact of parking areas?
- ☐ Preserve or provide natural landscaping?
- ☐ Implement environmentally friendly features such as, green building materials, rainwater harvest, or low-energy heating and cooling?
- ☑ Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 3: INCENTIVE TYPES

Below are the various types of incentive to which the requested funding may be applied. Carefully review the TIRZ South Incentives Policy, specifically pages 2 and 3, and familiarize yourself with each type of incentive category. Please indicate below which item(s) you propose for the amount of funding requested in Item 4C (under Award Amounts on pages 4 and 5 and included in more detail in Worksheet A) to be utilized for.

- ☐ Façade Improvement
- ☐ Landscape Installation
- ☐ Historic Preservation
- ☐ Outside Storage Screening
- ☐ Paving (as part of an overall funding package)
- ☑ Secondary Egress
- ☑ Asbestos Abatement
- ☑ Fire Sprinkler & Monitored Smoke Alarm System
- ☐ Sales Tax
- ☐ Property Tax
- ☐ Job Creation Incentives
- ☐ Development Fee Reductions

SECTION 4: CHECKLIST OF REQUIRED APPLICATION DOCUMENTS

The following documents—In addition to a completed application—are minimum requirements. Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin on incentive items requested until a Letter to Proceed is received. (See pages 4 and 5 of the TIRZ South Incentives Policy).

- ☑ *APPLICATION: Completed & signed application (this document)*
- ☑ *PROJECT BUDGET: A detailed accounting, using Worksheet A, of how the amount requested in Item 4C would be applied to the incentive categories identified in Section 3, and how the match would be utilized. Note that the total must match the amount listed in Item 4B*
- ☑ *RENDERINGS/ELEVATION DRAWINGS: Sketches, drawings, or pictures of the work to be performed must be provided, (what the project will look like when complete)*
- ☑ *CURRENT PHOTOS*
- ☑ *W-9: Used for establishing an account for payment by the City of San Angelo.*
- ☑ *NARRATIVE/SUMMARY: Used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 2.*
- ☑ *ZONE/IMPACT STATEMENT: Projects the activity and economic benefit that will be generated as a direct result of the completion of the project.*
  - *Activities/benefits generated by the Project*
  - *Activities/benefits of adjacent properties*

SECTION 4: CHECKLIST OF REQUIRED APPLICATION DOCUMENTS (cont.)

- *How the project will enhance the District*

☑ *CURRENT APPRAISED VALUE OF THE SUBJECT PROPERTY : _(TGCAD) #213 S Chadbourne - $117,220 & #215 S Chadbourne $232,180*_____

☐ *DHRC APPROVAL: (if applicable)* N/A

☐ *PRIOR TIRZ FUNDING: (if applicable) that has been previously awarded to the property applying* N/A

SECTION 5: AWARD AMOUNTS

The funding level, as described on page 3 of the TIRZ South Incentives Policy, outlines the various procedures for each proposal and determines the procedure for consideration and action.

4A. This proposed project is submitted, with a request for funding:

☐ Which is less than or equal to $10,000

☑ Which is greater than $10,000

4B. The total estimated project cost is _____$112,051.50_____, as detailed in Worksheet A. This includes any match required as outlined on page 3 of the TIRZ South Incentives Policy

4C. The amount of funding requested is _____$75,000_____, as detailed in Worksheet A, attached.

SECTION 6: STATEMENT OF UNDERSTANDING

1. I agree to comply with the guidelines and procedures of the TIRZ Incentives Program, and acknowledge that I have reviewed and understand the current TIRZ North Incentives Policy

2. I understand that no work on the approved incentive items can begin until and unless an official Letter to Proceed is provided to me. Any other work done on approved incentive items is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.

3. I understand that neglecting to provide all information required in and by this application will invalidate my application.

4. I understand that I must submit cost documentation—including evidence of estimated costs as part of the budget, and including paid invoices and/or receipts from contractors after the work is complete—in order to comply with the requirements of this program. I further understand that the City may contact contractors or subcontractors to ensure they have been paid.

5. I acknowledge the deadlines outlined on pages 3 and 4 of the TIRZ South Incentives Policy and realize that my funding proposal may be denied, partially approved, and is subject to funding availability.

6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected and returned immediately.

Signature of Property Owner _____ Date: 11-28-22

SECTION 7: REPRESENTATIVE

I hereby designate David Mazur Construction (Contractor # 268) as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at

David Mazur 9325) 656-7353 / mazur057@gmail.com / 1310 Mackenzie Street - 76901

After you have completed all of the items outlined in Section 4 of this application, please call Shannon Scott in the Economic Development Department at 325-653-7197 ex. 4 to schedule a meeting to review all documents.

FOR OFFICE USE ONLY:

COMPLETE? **Y** **N**

SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST **DATE**

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): $46,530.00

Total Estimated Project Cost: 112,051.50

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	Fire Sprinkler System	Sprinkler & Monitored Smoke Alarm System	$ 38,461.50	$ 38,461.50
2	Sprinkler Monitoring Systems	Sprinkler & Monitored Smoke Alarm System	$ 9,735.00	$ 9,735.00
3	Bathroom Downstairs – Plumbing (Rough-In & Trim-Out)	Match	$ 8,800.00	$ 8,800.00
4	Bathroom Downstairs – Framing , Trim-Out	Match	$ 3,850.00	$ 3,850.00
5	Bathroom Downstairs – Painting	Match	$ 1,100.00	$ 1,100.00
6	Bathroom Downstairs – Electrical (Rough-In & Trim-Out)	Match	$ 1,650.00	$ 1,650.00
7	Bathroom Upstairs – Plumbing (Rough-In & Trim-Out)	Match	$ 9,900.00	$ 9,900.00
8	Bathroom Upstairs – Framing, Trim-Out	Match	$ 4,180.00	$ 4,180.00
9	Bathroom Upstairs – Painting	Match	$ 1,650.00	$ 1,650.00
10	Bathroom Upstairs – Electrical (Rough-In & Trim-Out)	Match	$ 2,200.00	$ 2,200.00
11	Elevator Repair (ALLOWANCE)	Match	$ 13,200.00	$ 13,200.00
12	Asbestos Inspection & Testing	Asbestos Abatement	$ 715.00	$ 715.00
13	Interior Door	Secondary Egress	$ 3,850.00	$ 3,850.00
14	Electrical for Sprinkler System, Alarm, Lights & Audible Alarm	Sprinkler & Monitored Smoke Alarm System	$ 12,760.00	$ 12,760.00

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total

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

11-28-2022
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: _____

Zone Impact Statement
213-215 South Chadbourne

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

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

Re-opening these buildings on South Chadbourne street will increase public activity and enhance the flow and further development toward Concho Avenue, 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 the jobs created by this future retail establishment, the space will generate sales tax revenue and increase property values in the downtown area. San Angelo will see increased activity and tourism -- as well as adding foot traffic and shoppers for other stores and boutiques in the area; and gain more customers and patrons for the eating and drinking establishments plus potentially encouraging more hotel/motel occupancy

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 throughout the Historic Downtown area

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 businesses 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.

Mazur Construction

1310 Mackenzie Street
San Angelo TX 76901
325-656-7353 cell
325-653-9015
e-mail: mazur057@gmail.com
FAX: 325-655-0525

Tax Increment Reinvestment Zone

TO WHOM IT MAY CONCERN:
TIRZ funding is available for fire sprinkler systems and secondary fire egress. We feel this application request substantiates the TIRZ guidelines

If you need additional information, please contact David Mazur Construction

Thank You

19
COFFEE SHOP
Chester Donner
JEWELERS

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy *adopted 08/16/2022*, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- [x] **Facade Improvement**
- [ ] **Historic Preservation**
- [x] **Landscape Installation**
- [ ] **Property Tax Abatement**
- [ ] **Outdoor Storage & Screening**
- [ ] **Paving (as part of larger project)**
- [x] **Sprinkler & Monitored Smoke Alarm System**
- [ ] **Development Fee Reductions**
- [ ] **Secondary Egress**
- [x] **Asbestos Abatement**
- [ ] **Sales Tax**

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- [ ] Less than or equal to $10,000
- [ ] Less than or equal to $25,000
- [x] More than $25,000

4B. The total estimated project cost is: $86,220.

4C. The amount of funding requested is: $75,000, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: $164,080, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 07/21/15 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- [x] Provide connections between activities?
- [x] Improve pedestrian & vehicular infrastructure?
- [x] Provide or reinforce usable & defined open space?
- [x] Strengthen the focus area's identity?
- [x] Support the goals of making the area a cultural, leisure, and tourist destination?
- [x] Improve the utilities and/or drainage infrastructure?
- [ ] Remediate environmental deficiencies or enhance public safety?
- [x] Promote mixed-use development?
- [x] Utilize architectural styles that compliment to historic areas already in existence?
- [x] Help to mitigate or eliminate undesirable views or outside storage?
- [x] Reduce the visual impact of parking areas?
- [x] Preserve or provide natural landscaping?
- [x] Implement environmentally friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- [x] Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.
Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☑ *SUMMARY: a written summary outlining the overall scope of work to be performed;*
- ☑ *APPLICATION: completed & signed application (this document);*
- ☑ *W-9: used for establishing an account for payment by the City of San Angelo;*
- ☑ *NARRATIVE: used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5*
- ☑ *PROJECT BUDGET: a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.*
- ☑ *DHRC LETTER OF APPROVAL: If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project MUST BE PROVIDED with your application.* ***Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED. Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.***

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted by City Council on August 16, 2022).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner DocuSigned by: Kyle Christian 6A8055FCBAF64B2... Date: 11/30/2022

SECTION 6: REPRESENTATIVE:

I hereby designate _____ as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: _____
_____.

After you have completed this application and submitted the required exhibits, please mail or deliver this information to the Economic Development Department located at 69 N. Chadbourne St. in the Business Resource Center. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N **SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST** **DATE**

DocuSign Envelope ID: DFB3BE10-96EF-4146-98D8-7AECA72B5367

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): $164,080

Total Estimated Project Cost: $86,220

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	Fire System Updates	Sprinkler & Monitored Smoke Alarm System	35,470	35,470
2	Waterlily Pond	Landscape Installation	27,750	27,750
3	Abatement of Common Area	Asbestos Abatement	23,000	23,000
4	New Roof	Match (Facade)	164,080	164,080

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

DocuSigned by:
Kyle Christian
8A8955FCBAF54B2...
Applicant or representative

11/30/2022
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:** _____

ANGORiA
HOTEL

Project Summary

We are redeveloping the dated 10,000 sqft Knight's Inn located at 402 W Beauregard Ave into a boutique hotel to be named Angoria Hotel. Improvements include updates to all rooms, a new pool, new bar and full-service coffee amenities, expansion of the lobby, and conversion of some existing rooms into larger suites.

We are inspired by San Angelo's history and will be emphasizing that strongly in our branding. Starting with the name "Angoria Hotel" - which is just Angora with an added "i" - since mohair from the Angora goat played such a huge role in the history of San Angelo and West Texas at large. We understand how important the wool boom was to San Angelo's development.

Of course, we will have a sheep statue! We plan to fully integrate ourselves with the culture of downtown, including partnering with local businesses. We want to honor San Angelo's history, preserve the diverse culture, and be a part of the vision San Angelo has for its future.

ANGORiA
HOTEL

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.

ANGORiA
HOTEL

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 by connecting guests to downtown businesses. Our renovations and additions along with easy walking access to downtown shops, restaurants, the Riverwalk, and International 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 $4,352,942.**

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

April 22, 2022

Kyle Christian, LLC DBA Hotel Angoria
2003 N Lamar Blvd, Ste 200
Austin, TX 78705
kyle@gooddeedpropertybuyers.com

DD22-09: 402 W Beauregard Avenue, a request for exterior construction in the Downtown Design District, including a new outdoor pool, parking repaving, and landscaping for the subject property at 402 W Beauregard Ave, being 0.654 acres.

To Whom It May Concern:

At its meeting on **Thursday, April 21, 2022,** the Design & Historic Review Commission for the City of San Angelo **APPROVED** your case at 420 W Beauregard Avenue, a request for exterior construction in the Downtown Design District, including a new outdoor pool, parking repaving, and landscaping, **subject to two (2) conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.

2. The applicant shall obtain all required permits from the Building Permits and Inspections Division.

Please be advised that required permits are obtainable from the City's Permits and Inspections Division. Their offices are located at 52 West College Avenue, beside San Angelo's City Hall. They may also be reached by phone at (325) 657-4210, Extension 1. We will also send a copy of this clearance letter to their attention so that they will also understand the circumstances and issue the permits accordingly.

If you have any questions concerning these proceedings, please contact the Planning Division at (325) 657-4210, Extension 1533.

Sincerely,

Jon James,
Planning Director

Design & Historic Review Commission

Proposed Use of Property

We will redevelop the current Knight's Inn motel at 402 W Beauregard Ave and rebrand as Hotel Angoria. This modern hospitality improvement will provide a unique place to stay and enjoy the offerings of downtown San Angelo. Hotel Angoria will be a boutique hotel with a two-story bar and coffee lounge inside the lobby area - open to the pool via opening glass walls.

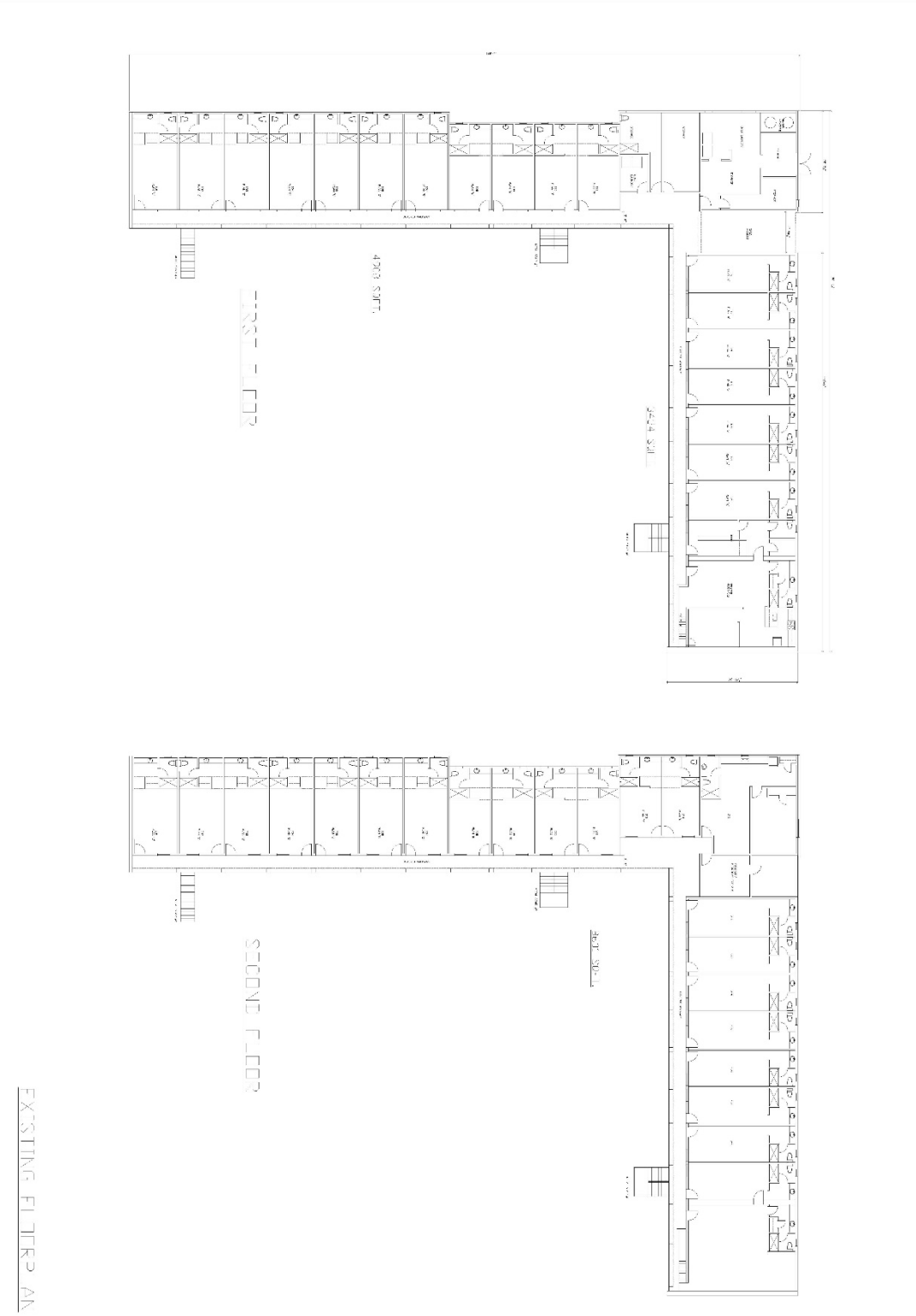
Boutique hotel availability keeps travelers and patrons in the downtown core, driving more potential economic growth to downtown businesses. Once a run-down motel, our agenda is to recreate the space into a modern boutique hotel that will be considered a newfound downtown destination.

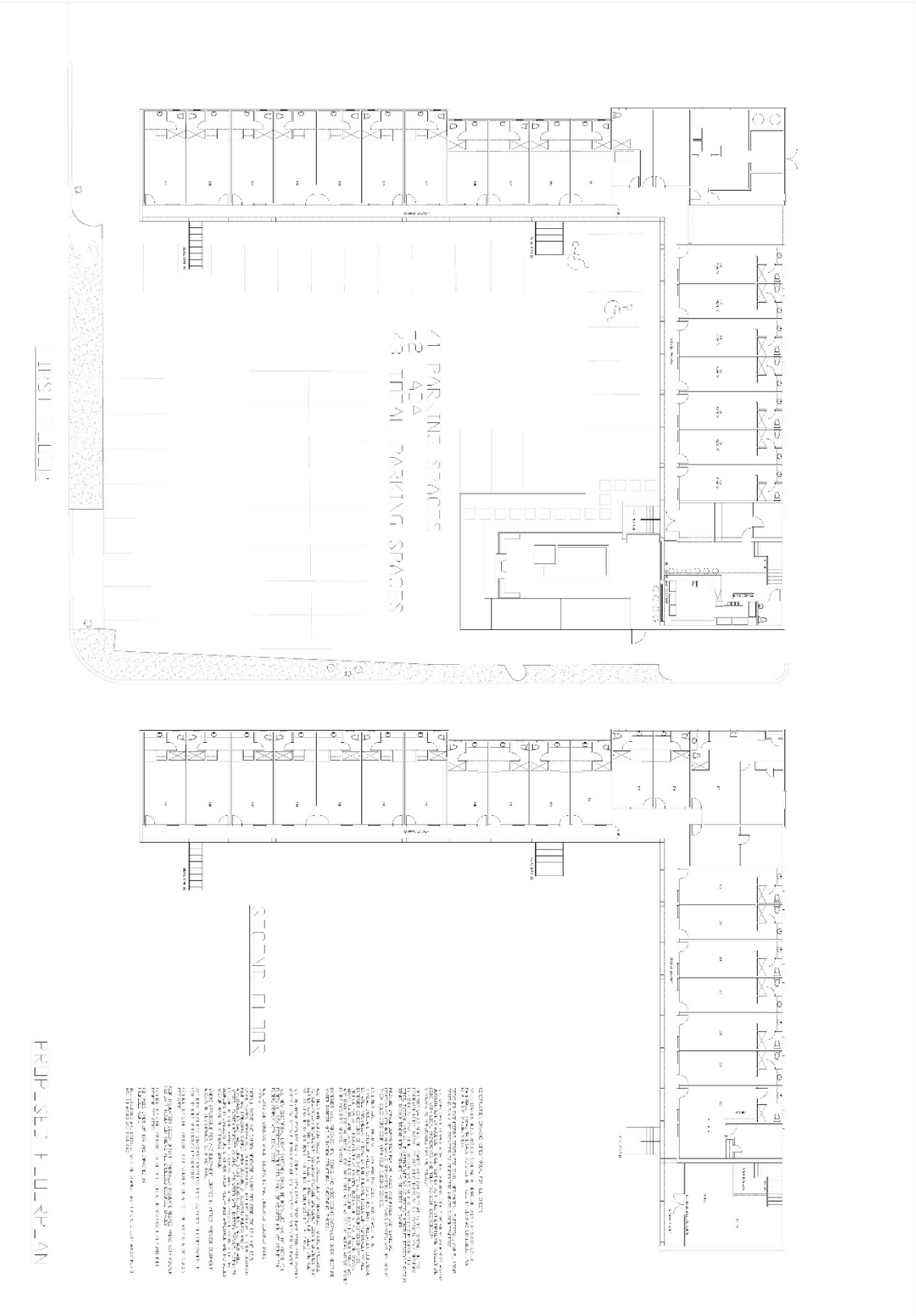
Specific Details of Request

Improvements to be made include: addition of a pool and cabanas; landscaping - bamboo by the pool, Italian cypress trees along the parking lot perimeter (shown in building rendering), and a waterlily pond; redevelopment of a 1,700 square foot area to create the two-story lobby, bar and coffee lounge; and facade improvement - parking lot repaving, exterior painting. We are awaiting updated renderings which we will send promptly upon receipt.

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 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 landscaping and facade design.

Description	Material	Paint Color
Roof	Metal / Tar	SW 0041 Dard Hunter Green
Ext. Walls		SW 6148 Wool Skein
Ext. Room Doors		SW 0041 Dard Hunter Green
Ext Railing	Metal	SW 6258 Tricorn Black
Pool Fence / Pond Container	Board Form Concrete	unpainted
Pool Fence - stagger stacked	CMU (concrete masonry unit)	unpainted
Pool Fireplace	Stucco	SW 6148 Wool Skein
Landscaping Steps	Concrete Pavers	unpainted


FIRST FLOOR
SECOND FLOOR
EXISTING FLOOR PLAN
A-2
402 BEAUREGARD AVE
SAN ANGELO TX
CORBETT DESIGNS
512 673 9792
AUSTIN
FLOORPLANS

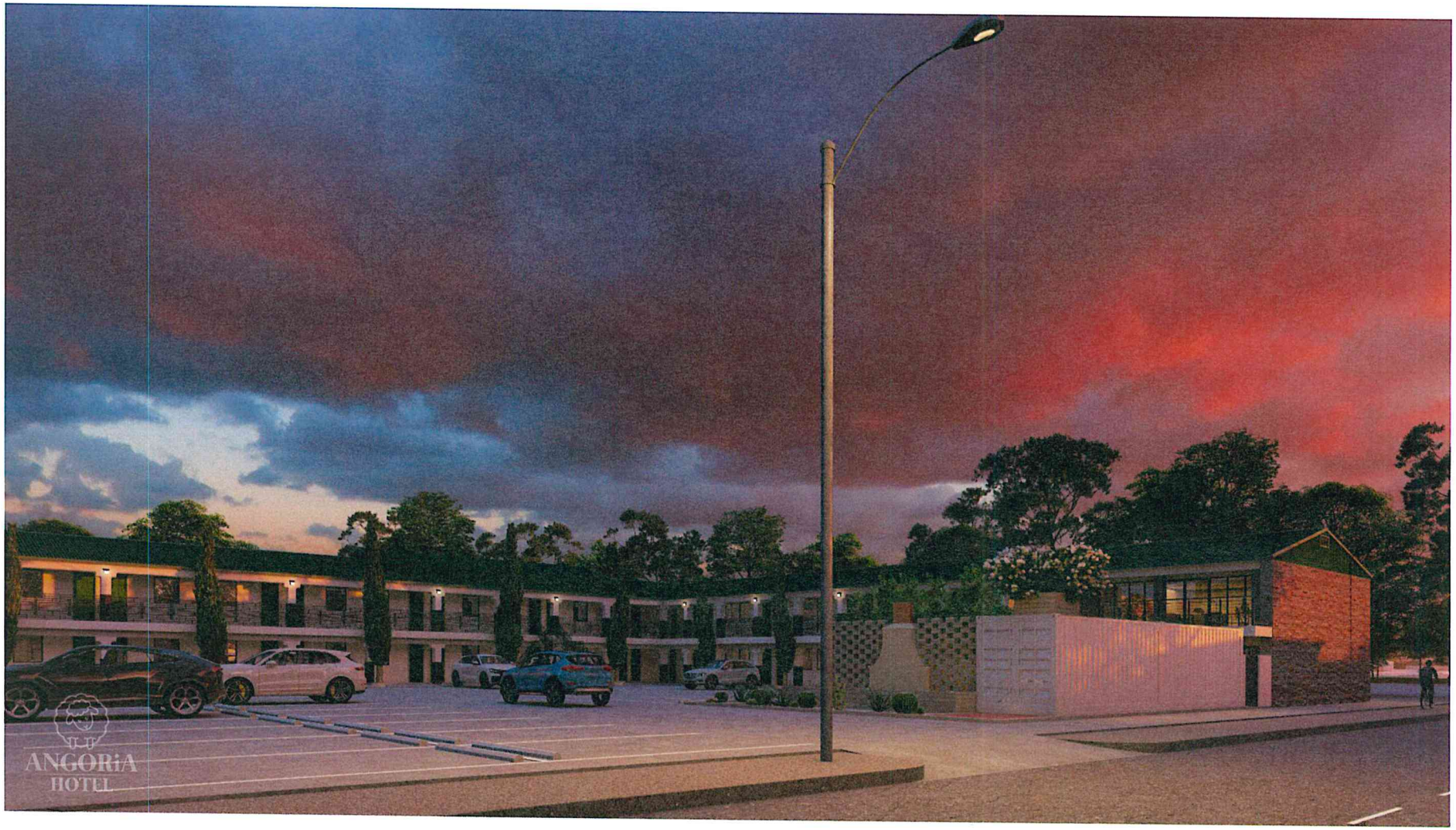

FIRST FLOOR
41 PARKING SPACES
-2 ADA
39 TOTAL PARKING SPACES
SECOND FLOOR
PROPOSED FLOOR PLAN
A-3
402 BEAUREGARD AVE
SAN ANGELO TX
CORBETT DESIGNS
512-673-9792
AUSTIN
FLOORPLANS

ANGORiA
HOTEL

Before:

Rendering of After:

ANGORiA
HOTEL


ANGORiA
HOTEL

ANGORiA
HOTEL

ANGORiA
HOTEL

ANGORiA
HOTEL

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy *adopted 08/16/2022*, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- ☒ **Facade Improvement**
- ☐ **Historic Preservation**
- ☐ **Landscape Installation**
- ☐ **Property Tax Abatement**
- ☐ **Outdoor Storage & Screen**
- ☒ **Paving (as part of larger**
- ☒ **Sprinkler & Monitored Smoke Alarm System**
- ☒ **Development Fee Reductions**
- ☒ **Secondary Egress**
- ☒ **Asbestos Abatement**
- ☒ **Sales Tax**

SECTION 4: FUNDING LEVEL ☒

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

Less ☐ than or equal to $10,000

Less ☐ than or equal to $25,000

More ☒ than $25,000

4B. The total estimated project cost is: $205,180.67.

4C. The amount of funding requested is: $75,000.00, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: $96,563.00, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 07/21/15 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- ☒ Provide connections between activities?
- ☒ Improve pedestrian & vehicular infrastructure?
- ☒ Provide or reinforce usable & defined open space?
- ☒ Strengthen the focus area's identity?
- ☒ Support the goals of making the area a cultural, leisure, and tourist destination?
- ☒ Improve the utilities and/or drainage infrastructure?
- ☒ Remediate environmental deficiencies or enhance public safety?
- ☒ Promote mixed-use development?
- ☒ Utilize architectural styles that compliment to historic areas already in existence?
- ☒ Help to mitigate or eliminate undesirable views or outside storage?
- ☒ Reduce the visual impact of parking areas?
- ☒ Preserve or provide natural landscaping?
- ☒ Implement environmentally friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- ☒ Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.
Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☒ *SUMMARY: a written summary outlining the overall scope of work to be performed;*
- ☒ *APPLICATION: completed & signed application (this document);*
- ☒ *W-9: used for establishing an account for payment by the City of San Angelo;*
- ☒ *NARRATIVE: used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5*
- ☒ *PROJECT BUDGET: a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.*
- ☐ *DHRC LETTER OF APPROVAL: If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project MUST BE PROVIDED with your application.* ***Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED. Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.***

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted by City Council on August 16, 2022).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner Cindy O. Brooks III Date: 11-30-2022

SECTION 6: REPRESENTATIVE:

I hereby designate _____ as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: _____
_____.

After you have completed this application and submitted the required exhibits, please mail or deliver this information to the Economic Development Department located at 69 N. Chadbourne St. in the Business Resource Center. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

Effective 9/1/2022

FOR OFFICE USE ONLY:

COMPLETE? Y N	**SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST**	**DATE**

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.	Asbestos Specs/Study	Asbestos Abatement	$1,190.00	$1,190.00
2.	Plumbing	Match	$7,800.00	$7,800.00
3.	Exterior Front Doors (2)	Facade Improvement	$8,000.00	$8,000.00
4.	Exterior Back Doors	Secondary Egress	$3,500.00	$3,500.00
5.	Drive Thru Window	Facade Improvement	$2,700.00	$2,700.00
6.	Sign	Facade Improvement	$6,928.00	$6,928.00
7.	Restaurant Kitchen Fixtures	Match	$1,755.65	$1,755.65
8.	Outside Demo	Façade Improvement	$2,500.00	$2,500.00
9.	Flooring (1,200 s.f.)	Match	$6.00	$7,200.00
10.	ADA Hardware	Match	$500.00	$500.00
11.	Back Door "Landings" (2) 4X4	Facade Improvement	$300.00	$600.00
12.	Drive-thru Paving (1,400 s.f.)	Paving	$12.00	$17,280.00
13.	Roof (2,480 s.f.)	Façade Improvement	$5.00	$12,400.00
14.	TDLR Registration Review	Development Fee	$850.00	$850.00
15.	Ventahood	Sprinkler & Monitored Smoke System	$25,000.00	$25,000.00
16.	Fire Suppression System (ANSUL)	Sprinkler & Monitored Smoke System	$7,800.00	$7,800.00
17.	Natural Gas Piping Install	Match	$2,000.00	$2,000.00
18.	(Fire Extinguisher (Kitchen Wet Chemical)	Sprinkler & Monitored Smoke System	$250.00	$250.00
19.	Fire Extinguisher	Sprinkler & Monitored Smoke System	$65.00	$195.00
20.	Electrical for Exhaust Fans	Match	$13,000.00	$13,000.00
21.	Roof Top Railing System	Façade Improvement	$5,500.00	$5,500.00

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
22.	Interior Electrical	Match	$16,800.00	$16,800.00
23.	Floor Site Plan	Match	$500.00	$500.00
24.	Heating and Cooling	Match	$12,500.00	$12,500.00
25.	Inside "Build-Out"	Match	$24,000.00	$24,000.00
26.	Contractor Commission 13%	Match	$22,562.02	$22,562.02

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.

Carol O. Brooks III

Applicant or representative

11-30-2022

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:** _____

Dear TIRZ Board,

I am Conoly Brooks and am the owner of B3 Properties, San Angelo. I am seeking TIRZ funds to update an existing building which will be the new home of a second Donutopia in San Angelo. The site is ready for repurposing, which will begin immediately following the TIRZ award.

I believe in the continued success of the economic development of San Angelo and have been an active participant in that mission. As an established business owner, I understand the complexities and responsibilities of economic growth. Previously, I received a $75,000 TIRZ award in which I repurposed a downtown building that now provides office leases to U.S. Representative August Pfluger, the Johnson Law Firm, and Stemmed Designs floral shop. The success of that project is provided in published articles attached to this application.

Approving this request contributes to the economy, development, and quality of life in San Angelo.

Sincerely,

Conoly Brooks
Project Manager

1. A1. Connection Between Activities

Establishing a Donutopia in the heart of San Angelo, TX, will provide a much-needed breakfast solution for individuals, families, and tourists during their exploration of San Angelo and participation in local activities. It is well-known that numerous activities are conducted in the surrounding area, including the award-winning San Angelo Stock Show and Rodeo, packed concerts, popular parks, and family-oriented events. Development and improvement of this small business will provide a welcoming option for all populations who enjoy these activities.

2. A2. Improvements to Pedestrian and Vehicular Infrastructure

The current pedestrian infrastructure is very limited and dangerous. There is a small grass strip with curbed edges between North Chadbourne and the front parking lot. With TIRZ support, an ADA-compliant sidewalk will be paved per city code. The sidewalk will stretch the length of the site and will include entries for vehicles and ramps for the accessibility of all pedestrians.

The current vehicular infrastructure includes a parking lot directly in front of the building. The parking lot's condition is excellent. For ease of access and fluid vehicular traffic, a drive-thru will be installed on the north side of the building. This is not only for patrons' convenience but for improved ingress and egress of vehicles on Chadbourne street.

The planned improvements to pedestrian and vehicular infrastructure will:

- Maximize the safety of patrons, pedestrians, and the public
- Prevent traffic delays
- Reduce the visual impact of the parking area
- Create an attractive appeal that contributes to the City of San Angelo's streetscape efforts

3. A3. Useable and Defined Space

The site is currently occupied by Cactus Laundromat, scheduled to close in December 2022. Quickly after that, the 2,480 Sq. Ft. established facility will be repurposed for Donutopia. This utilizes current space and ensures that the area is not left dormant and unsightly for an extended period. The site will need minimal core infrastructure to begin operations and be open for business. This will allow the space to be utilized efficiently while developing the site to enhance the surrounding area and support the City's and community's effort to improve downtown infrastructure.

4. A4. Strengthening the Area's Identity

This project aligns with previous and current efforts to strengthen the identity, community, resources, and attraction to north Chadbourne. Recent efforts have supported economic, business, and community development growth. The food industry is particularly a growing industry in north Chadbourne and the addition of Donutopia, a very successful business, will add to the progress our city wants to see.

5. A5. Culture, Leisure, Tourism

Donutopia already has a highly visited location with a 4.6-star rating in the Southwest Plaza Shopping Center. When Donutopia opens in the North Chadbourne Corridor, it will be another benefit of leisure and tourism in the area. The surrounding area is already known for Foster Communication Coliseum, Spur Arena, The San Angelo Stock Show and Rodeo, Kirby Park, The Chicken Farm, and even more anticipated projects already presented to City Council. Donutopia offers a breakfast venue needed in the area for event managers, participants, spectators, and more.

6. A6. Utilities and Drainage Infrastructure

Improvements to the sidewalk, parking lot, and entrances will also contribute to the city's effort to improve draining infrastructure. Installation of outdoor lights will also provide an appealing light source that is currently not present. The building will be updated with low-energy central heating and air conditioning.

7. A7. Enhanced Public Safety

Chadbourne Street is one of the busiest streets in San Angelo, both in the South and North zones. Donutopia anticipates a steady flow of patrons therefore, we are ensuring the site is prepared with drive-through, appropriate parking, and safe entrances. The drive-through will allow four cars in line, and with timely service, incoming drive-thru patrons will be easily managed, keeping vehicles off the street. The lighting and sidewalk will also add an element of safety for the patrons, tourists, and the general public. Our safety and security measures will significantly enhance the site and neighboring sites.

8. A8. Historic Architectural Style

The site will be repurposed, paralleling other recent improvements in the area. Avoiding extremely modern styles, Donutopia will have a simple but refined façade. The site will be aesthetically pleasing, clean, and appropriate to the style sought after by San Angelo citizens and city leadership.

9. A9. Undesirable Views and Outside Storage

Because of the simple but refined style of Donutopia, minimal outside elements will be of concern. The single dumpster will be enclosed and placed behind the facility to eliminate all undesirable views, leaving the rest of the site clear and approachable.

10. A10. Visual Impact of Parking Areas

We recognize that adequate parking is essential for the survival of a store-front business. Ample, updated parking will be available with accessible parking spots and employee parking behind the building. Donutopia's swift service allows for vehicles to not be present for great lengths of time.

B1. Activities/Benefits Generated by the Project

Below are just a few of the numerous activities and benefits that are a direct result of a new Donutopia on North Chadbourne:

- A favorite food establishment will now be available in the North Chadbourne Corridor
- Improved façade, pedestrian infrastructure, and vehicular infrastructure
- Sales and property tax will add to the tax base
- All labor will be completed by local contractors and subcontracts, ensuring money is circulated back into San Angelo
- An employment opportunity for citizens seeking a nontraditional work week (Hours will be 6:00 AM to 1:00 PM)
- Prevent a building from being abandoned and unkept

B2. Activities/Benefits of Adjacent Properties

Below are just a few of the numerous activities and benefits adjacent properties will experience with a new Donutopia on North Chadbourne:

- Another success story of a thriving business supported by TIRZ funds
- Increased presence of TIRZ activity on north Chadbourne, encouraging other individuals or organizations to apply and keep development progress moving forward
- Donutopia's large customer base will bring more patrons to the area who can become patrons of other services/products on north Chadbourne
- Provide an example of a simple yet appealing storefront that is attainable for other business owners in the area

B3. Enhancing the District

In addition to the benefits listed above, this project will enhance the progress of the city's efforts in growing a sustainable economy and productive community. Rather than a large, corporate-level business building in the area, Donutopia will demonstrate the potential and the success of small businesses in San Angelo. This will generate attention to the opportunities of north Chadbourne and the potential of the area.

The district will be enhanced immediately upon repurposing the existing building. Other citizens in the area will recognize the improvements igniting motivation to follow suit.

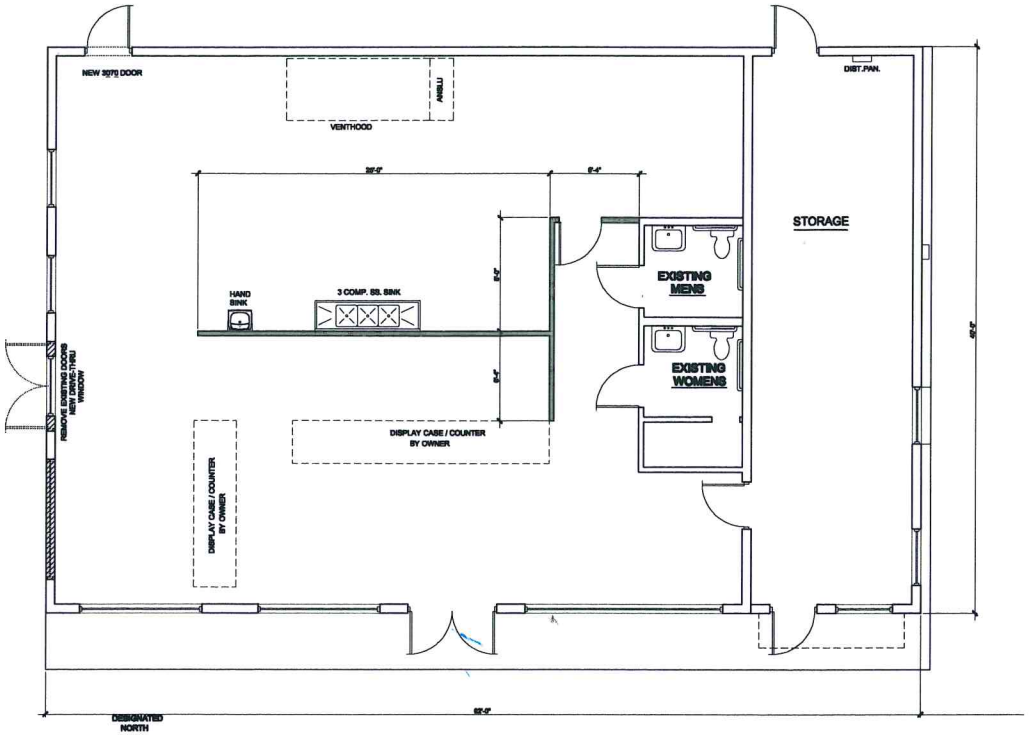
Before

SUPER SIZE
WASHERS & DRYERS
CACTUS LAUNDROMAT
SUPER SIZE
WASHERS & DRYERS
2626
WASH & FOLD
East 27th St.
North Chadbourne St.

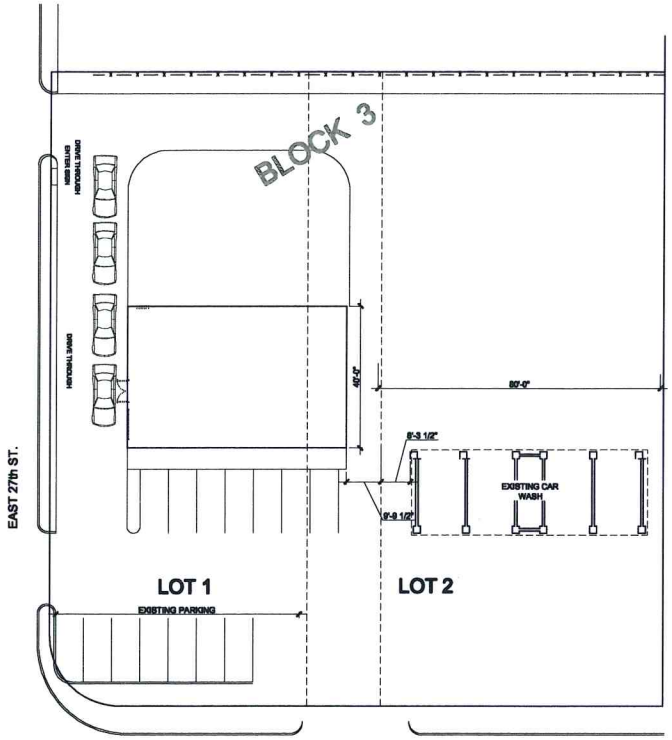
Before
North Chadbourne St.
East 27th St.

After
DONUTOPIA
East 27th St.
North Chadbourne St.

After
DONUTOPIA
North Chadbourne St.
East 27th St.



A FLOOR PLAN
SCALE: 1/4" = 1'-0"



B SITE PLAN
SCALE: 1/16" = 1'-0"

2626 N. CHADBOURNE

DATE: 11/9/22
REVISIONS:

JAMES F. ROBINSON
222 S. WASHINGTON ST.
SAN ANGELO TEXAS
(325)655-5233

SHEET 1 OF 2

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Traci Cartwright, Budget Analyst, Budget

Meeting Date: February 21, 2023

Item type: Consent Item

Caption:

Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023, for an additional full-time parks position for the purpose of maintenance activities within the Tax Increment Investment Zones and capital expenses (Tina Dierschke)

Staff Recommendation:

Approve

Summary/History:

This proposed amendment is to ratify the December 13, 2022 direction provided to Staff to add an additional full-time position in the parks division for the purpose of maintenance along Chadbourne Street. The annual funding for this position will be provided by the Tax Increment Reinvestment Zones: North (80%) and South (20%).

There is also an amendment for the use of the Passenger Facility Charge fund balance to cover the additional cost related to the new application for the next 5 years' worth of projects.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
General Fund			$0.00
General Equipment Replacement			$0.00
Passenger Facility Fee Fund	529-3901-514.03-30		$59,021

Financial Impact:

The numbers above are net benefit/(cost); the General Fund and the General Equipment Fund have a neutral impact since funds will be transferred in from TIRZ for the additional expenditures. See Exhibit A of the ordinance for additional details.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

1.	2023 02.07 Ordinance	2023 02.07 Ordinance.docx
2.	BA Memos - ALL	BA Memos - ALL.pdf

Presentation:

Tina Dierschke

Approvals/Reviews:

Traci Cartwright	Created/Initiated
Kimberly Holle	Approved
Tina Dierschke	Approved
Theresa James	Approved
Heather Stastny	Final Approval

AN ORDINANCE OF THE CITY OF SAN ANGELO AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, FOR AN ADDITIONAL FULL-TIME EMPLOYEE FOR A PARKS POSITION WITHIN THE TAX INCREMENT REINVESTMENT ZONE AND CAPITAL EXPENSES.

WHEREAS, the City of San Angelo has determined that certain budgeted amounts should be amended due to purchases, and

WHEREAS, the resources necessary for these changes are available.

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

The City's budget for fiscal year 2022-2023 be amended by the amounts contained in **Exhibit "A"**.

INTRODUCED with public hearing on the 7th day of February 2023, and finally PASSED on this 21st day of February 2023.

ATTEST:

_____
Julia Antilley, City Clerk

THE CITY OF SAN ANGELO, TEXAS:

_____
Brenda Gunter, Mayor

APPROVED AS TO CONTENT:

_____
Tina Dierschke, Finance Director

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

Exhibit A

City of San Angelo
Proposed Budget Amendment

Fund	Total Revenue Amendment	Total Expense Amendment	Net Benefit/(Cost)
General Fund	79,200	79,200	-
Equipment Replacement Fund	40,000	40,000	-
Passenger Facility Charge Fund	-	59,021	(59,021)
	$119,200	**$178,221**	**$(59,021)**

City of San Angelo
Proposed Budget Amendment
Additional Information

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
Additional Parks position	General Fund, Equipment Replacement	119,200	119,200	-
PFC Application	PFC Fund	-	59,021	(59,021)
		119,200	178,221	(59,021)

City of San Angelo

Memo

To: Tina Dierschke, Finance Director

From: Roger Havlak, Senior Parks Manager

Date: 02/07/2023

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for the revenue and associated expenditures for maintenance by the Parks division along Chadbourne Street from Concho River to 19th

Source of Funding:

Split costs between the North TIRZ (80% or $63,360) and the South TIRZ (20% or $14,840); these funds are available within the TIRZ current budgets.

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

Concept was approved at the December 13, 2022 City Council meeting.

Project/Budget to be amended	Revenue	Expense
General Fund - Parks	79,200	79,200
General Equipment Fund - Parks	40,000	40,000

Additional Comments:

The above figures include one-time funding for equipment and vehicles ($48,275) and a partial year of personnel and operational related expenditures ($30,925).

City of San Angelo

Memo

To: Tina Dierschke, Finance Director

From: Jeremy Valgardson, Airport Director

Date: 02/07/2023

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Amend PFC applications 7 and 8 and to start a new application (PFC #12) for the next 5 years worth of projects.

Source of Funding:

PFC Fund Balance

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

No

Project/Budget to be amended	Revenue	Expense
PFC Application		59,021

Additional Comments:

Full cost of the PFC application is $78,460, there is $19,440 available budget in the account already.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Jeremy Valgardson, Airport Director, Airport

Meeting Date: February 21, 2023

Item type: Consent Item

Caption:

Consider approving an agreement with Leibowitz & Horton in the amount of $78,460 and authorizing the City Manager to negotiate and execute all related documents (Jeremy Valgardson)

Staff Recommendation:

Approve

Summary/History:

The Airport participates in the Passenger Facility Charge (PFC) program to collect $4.38/enplaned passenger from the air carriers and charter providers. The FAA requires a very detailed application and closeout process to allow us to assess the charge. We need to amend two old applications (#7 and #8) for closeout, and draft a new application (#12) so we can continue to collect and disperse the PFC charge towards eligible airport improvement projects.

Funding Source(s):

Financial Impact:

The amount of the agreement is $78,460. This will be fully funded through the PFC fund balance. The second reading of the budget amendment will be read Feb 21, 2023 to allocate additional PFC fund balance to FY23 to cover the entirety of this agreement.

Other Information/Recommendation:

Attachments:

1.	SJT 2023 PFC Proposal - New PFC 12 and Amend PFC 7 and 8	SJT 2023 PFC Proposal - New PFC 12 and Amend PFC 7 and 8.pdf

Presentation:

Jeremy Valgardson

Approvals/Reviews:

Jeremy Valgardson	Created/Initiated
Theresa James	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Theresa James	Approved
Heather Stastny	Final Approval

December 30, 2022

Leibowitz&Horton
Airport Management Consultants Incorporated

31 Blue Heron Drive
Greenwood Village, Colorado 80121
(303) 773-6761 • Fax (303) 773-6709

Mr. Jeremy Valgardson
Airport Director
San Angelo Regional Airport
8618 Terminal Circle, Suite 101
San Angelo, TX 76904

Re: Passenger Facility Charge Consulting Services - SJT

Dear Mr. Valgardson:

Leibowitz & Horton Airport Management Consultants Inc. (L&H) is pleased to submit this proposal to provide Passenger Facility Charge (PFC) consulting services to the San Angelo Regional Airport. L&H will provide valuable insights and strategic advice to the Airport decision makers, help airport management navigate federal, airline and local public policy passenger facility charge issues, and deliver value in a cost-effective manner. L&H has dedicated staff to this assignment with direct, relevant experience including more than 400 successful PFC applications since the program began. L&H has extensive industry experience and unparalleled expertise in all areas SJT may require for developing PFC implementation strategy and preparing applications and amendments.

Lynn Leibowitz, who will serve as our project manager for the proposed services, has more than 30 years of experience serving airports in a similar role. She will be assisted by Monica Weddle, who has 15 years of experience in all aspects of airport financial services with a focus on PFC applications and amendments. Lynn and Monica have a strong working relationship with the Federal Aviation Administration (FAA), airlines and other stakeholders to assist in capital improvement program implementation, PFC program management and interim financing strategy development.

As discussed in our call, our scope of services for this project will include the development of a new PFC Application #12 and an amendment to PFC Applications #06-07-C-01-SJT and #09-08-C-01-SJT. As part of the amendment services, we will work with Airport staff to address changes in funding sources, obtain final project costs on completed projects and provide explanations for increases or decreases in final project costs and requested PFC funds, and prepare the applications for final closeout.

We are excited about the opportunity to continue to serve to the San Angelo Regional Airport and welcome the opportunity to discuss our approach to the engagement, our qualifications, fees and our experience. We are available to begin this project immediately. Thank you for the opportunity to submit this proposal to provide PFC consulting services.

Sincerely,

Lynn Leibowitz
President

Leibowitz & Horton Airport Management Consultants'
Proven Approach to Passenger Facility Charge Applications

The application process consists of the FAA suggested steps in the process and associated deliverables as detailed below, including assistance that will be provided by L&H. Not including the Internal Planning and Advance Coordination phase, the time period required to complete the application process is typically 6 months. When needed, L&H has worked with the FAA to successfully reduce this time period to as little as 4 months.

- ***Internal Planning and Advance Coordination—***The initial PFC project plan and timeline will be finalized. Advance coordination meetings are necessary, both internally and potentially with the FAA. Necessary ALP, airspace and environmental approvals are obtained for the selected PFC projects if required. Final determination of projects to be included in this new PFC Application.

  - Deliverables: Application timeline and PFC project list

- ***Written Notice to Air Carriers—***L&H prepares the written notice advising air carriers serving the Airport of its intent to seek approval to continue to collect a $4.50 PFC. The written notice is distributed by Airport staff to the air carriers serving the Airport. A date and time for an air carrier consultation meeting are set no sooner than 30 days and no later than 45 days after the issuance of the notice of intent.

  - Deliverables: Air carrier notification letter with project descriptions

- ***Air Carrier Consultation Meeting and Certification—***L&H prepares a presentation showing a detailed scope, timeline and cost estimates for proposed projects to air carriers with input from Airport staff. Within 30 days of the consultation meeting, air carriers must submit their certification of agreement or disagreement with the proposed projects.

  - Deliverables: Air carrier consultation materials

- ***Notice and Opportunity for Public Comment—***L&H prepares a summary of the detailed scope, timeline and cost estimates for proposed projects to be published on the Airport's website or other medium. The public has 30 to 45 days to submit comments.

  - Deliverables: Public consultation materials

- ***City Coordination & Resolution Approval for Collection Authority—***L&H prepares a draft resolution for legal review giving the authority to submit a new application to the FAA.

  - Deliverables: Draft PFC Resolution

- ***Follow-Up Coordination and Draft Application Submittal—***L&H prepares a draft application for the FAA's Airports District Office (ADO) to identify any possible issues with projects prior to final application submittal. L&H and Airport staff then meet with ADO staff to review the application.

  - Deliverables: Draft application

- ***Final Application Submittal—***Based on input received during the draft application review, L&H

revises the application and submits the final copy to the FAA. The FAA's 30 day review period then officially begins.

  - Deliverables: Final application

- ***Application Review Period—***The FAA reviews the application and determines if the application is complete. The FAA may then publish a Federal Register notice inviting public comment during the final review period. After the final review period, the FAA issues an approval detailing the Airport's collection authority and approving each project.

- ***Air Carrier Notification—*** L&H prepares a draft letter for Airport staff notifying air carriers in writing of the FAA approval. The letter is distributed by Airport staff.

  - Deliverables: Notice to air carriers of approval

Amendment Services

In addition to the development of a new PFC Application #12 as described above, our services will also include the following amendment services for PFC Applications #7 and #8.

- ***Amendment to PFC Applications #7 and #8—*** L&H will review the original PFC application and previous amendments. We will work with Airport staff to address changes in funding sources, obtain final project costs on completed projects and provide explanations for increases or decreases in final project costs and requested PFC funds. Reviewing PFC guidance, we will determine if air carrier consultation and public notice are required. If so, we will follow the same processes as described for the new application. We will prepare the draft amendment packages for submission to the FAA for preliminary review. After obtaining the necessary City approval, we will prepare the final amendment documents for formal submission to the FAA.

PFC Consulting Services Fees

Our fees for the completion of the new PFC Application #12 are estimated to be $46,080. In addition to our fees for services, actual out-of-pocket expenses for application production and travel will be charged with no markup. Total out-of-pocket expenses are estimated to be less than $1,500. Our fees for the completion of the second amendment to both PFC Application #7 and PFC Application #8 are estimated to be $30,880. Consultant will invoice monthly based on percentage complete.

This proposal assumes the new application and amendments will be undertaken concurrently and includes one air carrier consultation meeting and one public notice. Should this not be the case or should circumstances arise which increase the scope of work beyond that which we have currently identified, we will discuss the situation with you and obtain your approval before proceeding. According to federal regulations, these fees and out-of-pocket expenses are reimbursable from PFC revenue as an allowable project formation cost.

Proposed PFC Application Timeline
New PFC Application #12 / Amendment #2 to PFC Application #7 and Amendment #1 to PFC Application #8

Timeframe	Activities and Services
February	Notice to Proceed
February / March	Information Gathering with the Airport • Discuss City's objectives and approach to PFC application development and coordination with the FAA • Review Master Plan Capital Improvement Program and identify projects for new application • Determine estimated project costs and identify funding sources • Develop project descriptions, justifications and objectives • Obtain estimated project implementation and completion dates • Research project environmental information – NEPA findings, Airspace findings and ALP approvals • Obtain pictures, drawings and plans of identified projects • Obtain updated cost and funding source information for projects included in PFC Applications #7 and #8 • Identify air carriers for required notification of consultation • Discuss City action necessary to approve the submittal of a new application and amendment to Applications #7 and #8
April	Pre-coordination meeting with the Texas ADO, if necessary Finalize the PFC eligible projects to be included in the application Develop PFC revenue projections Draft notice for air carrier consultation meeting Draft public notice Finalize and mail air carrier consultation meeting notice Finalize and post public comment notice on the Airport's website
May	Prepare presentation for air carrier consultation meeting Begin drafting application package and amendment packages Draft PFC resolution for Legal review Conduct air carrier consultation meeting
June	Complete first draft of PFC application and amendments Review draft PFC application and amendments with Airport Management Submit PFC application and amendments in draft form to FAA Coordinate with FAA on their review of draft PFC application and amendments Review and address air carrier disagreements or public comments, if any. City approves PFC resolution
July	**Submit Final PFC Application and Amendments to the FAA**
August	FAA approves new PFC Application #13 FAA approves amendments Applications #7 and #8 Finalize and mail air carrier notification of FAA approval of the new application and amendments

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Julia Antilley, City Clerk, City Clerk

Meeting Date: February 21, 2023

Item type: Regular Item

Caption:

Presentation of the Destination Marketing Organization quarterly report (Presentation made by Chamber of Commerce President/CEO Walt Koenig)

Staff Recommendation:

Direction from Council

Summary/History:

Per the DMO Contract: Chamber shall report quarterly to the City Council on the DMO's progress and plans regarding advertising, promotions, travel shows, and the general progress of DMO in promoting tourism, conventions, and cultural events for the City of San Angelo.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Walt Koenig

Approvals/Reviews:

Julia Antilley	Created/Initiated
Theresa James	Approved
Heather Stastny	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Bob Salas, Neighborhood Services Director, Neighborhood and Family Services

Meeting Date: February 21, 2023

Item type: Regular Item

Caption:

Consider a resolution of general support for construction of affordable housing projects as part of the 2023 annual Low Income Housing Tax Credit (LIHTC) program for the project Roosevelt Lofts by OPG Roosevelt Lofts Partners, LLC. (Presentation made by Neighborhood and Family Services Director Bob Salas & Overland Property Group Director of Development April Engstrom)

Staff Recommendation:

Adopt

Summary/History:

Each year, the Texas Department of Housing and Community Affairs (TDHCA) makes funding available for single and multi-family rental construction projects through a very competitive project selection process. A resolution of support from the city helps projects score higher on the state's scoring process. This year there is one project by OPG Roosevelt Lofts Partners, LLC for the proposed development for affordable rental housing at 50 N. Chadbourne St. named Roosevelt Lofts.
Only one project in our area, which includes Odessa and Midland, will be awarded tax credits, and staff supports this affordable housing project.

Funding Source(s):

Financial Impact:

No fiscal impact to the City.

Other Information/Recommendation:

Attachments:

1. Resolution in support of Roosevelt Lots — Resolution in support of Roosevelt Lots.doc

Presentation:

Bob Salas

Approvals/Reviews:

Bob Salas	Created/Initiated
Theresa James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Heather Stastny	Final Approval

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, IN SUPPORT OF THE APPLICATION OF OPG ROOSEVELT LOFTS PARTNERS, LLC TO BE MADE TO THE HOUSING TAX CREDIT PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR AN AWARD AND ALLOCATION OF 2023 LOW INCOME HOUSING TAX CREDIT PROGRAM FUNDS FOR THE CONSTRUCTION OF AFFORDABLE HOUSING FOR LOW INCOME CITIZENS, KNOWN AS ROOSEVELT LOFTS, TO BE LOCATED AT 50 NORTH CHADBOURNE STREET.

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

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

WHEREAS, OPG Roosevelt Lofts Partners, LLC intends to submit to the Low Income Housing Tax Credit (LIHTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) for an award and allocation of 2023 competitive nine percent (9%) LIHTC Program funds for the construction of affordable housing for low income citizens, to be known as Roosevelt Lots, to be located at 50 N. Chadbourne Street; and

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

WHEREAS, there is a requirement for a de minimus commitment of development funding by the Local Political Subdivision; and

WHEREAS, it is acknowledged that the census tract contains more than 20% Housing Tax Credit Units per total households within the census tract.

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

Section 1. The City Council for the City of San Angelo adopts the foregoing recitals as true and correct, and hereby affirms that it supports the application of OPG Roosevelt Lofts Partners, LLC to the Low Income Housing Tax Credit (HTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) for an award and allocation of 2023 competitive nine percent (9%) LIHTC program funds for the construction of affordable housing for low income citizens, known as Roosevelt Lofts to be located at 50 N. Chadbourne Street in the City of San Angelo, Texas.

Section 2. The City of San Angelo also affirms that it will provide a fee waiver for the benefit of the development in the amount of $500.

Section 3. This resolution shall take effect immediately from and after its adoption.

Section 4. The City Clerk is hereby authorized and directed to certify this resolution to the Texas Department of Housing and Community affairs.

PASSED, APPROVED, AND ADOPTED this 21st day of February 2023.

CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

ATTEST:

BY: _____
Heather Stastny, Interim City Clerk

APPROVED AS TO CONTENT:

_____
Robert Salas, Neighborhood & Family Services Director

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Jeremy Valgardson, Airport Director, Airport

Meeting Date: February 21, 2023

Item type: Regular Item

Caption:

Consider approving Amendment #4 South Hangar Taxilane with Jviation, a Woolpert Company, Master Airport Agreement in the amount of $498,024.37 and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Jeremy Valgardson)

Staff Recommendation:

Approve

Summary/History:

This project will be the design and engineering fees for Jviation to help develop the 'South Taxilane' project to allow for additional hangars to be built at the San Angelo Regional Airport. This project is supported by the FAA and will be funded through a combination of 90% Airport Infrastructure Grant (AIG) dollars and 10% Passenger Facility Charge (PFC) funds. This Taxilane will allow for (4) 10,000sqft, (4) 8,100sqft, and (8) 3,600sqft hangars to be built immediately, as well as open up the opportunity for additional executive and T-hangars to be constructed in the future.

I have completed an Independent Fee Estimate (IFE) and find Jviations fees to be fair and reasonable. Jviations fees came in under the IFE amount.

We have the grant in hand and the budget amendment has been competed to fund this portion of the project.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Airport FAA Capital Projects	530-3947-800.07-30	AP0003	$1,158,945

Financial Impact:

Contract amount: $498,024.37

90% FAA: $448,221.93
10% Local (PFC): $49,802.44

This project will be funded out of AIP Grant 47

Grant #: 3-48-0191-047-2022
Grant Date: 9-9-2022
Grant Amount: $1,043,050

Other Information/Recommendation:

Attachments:

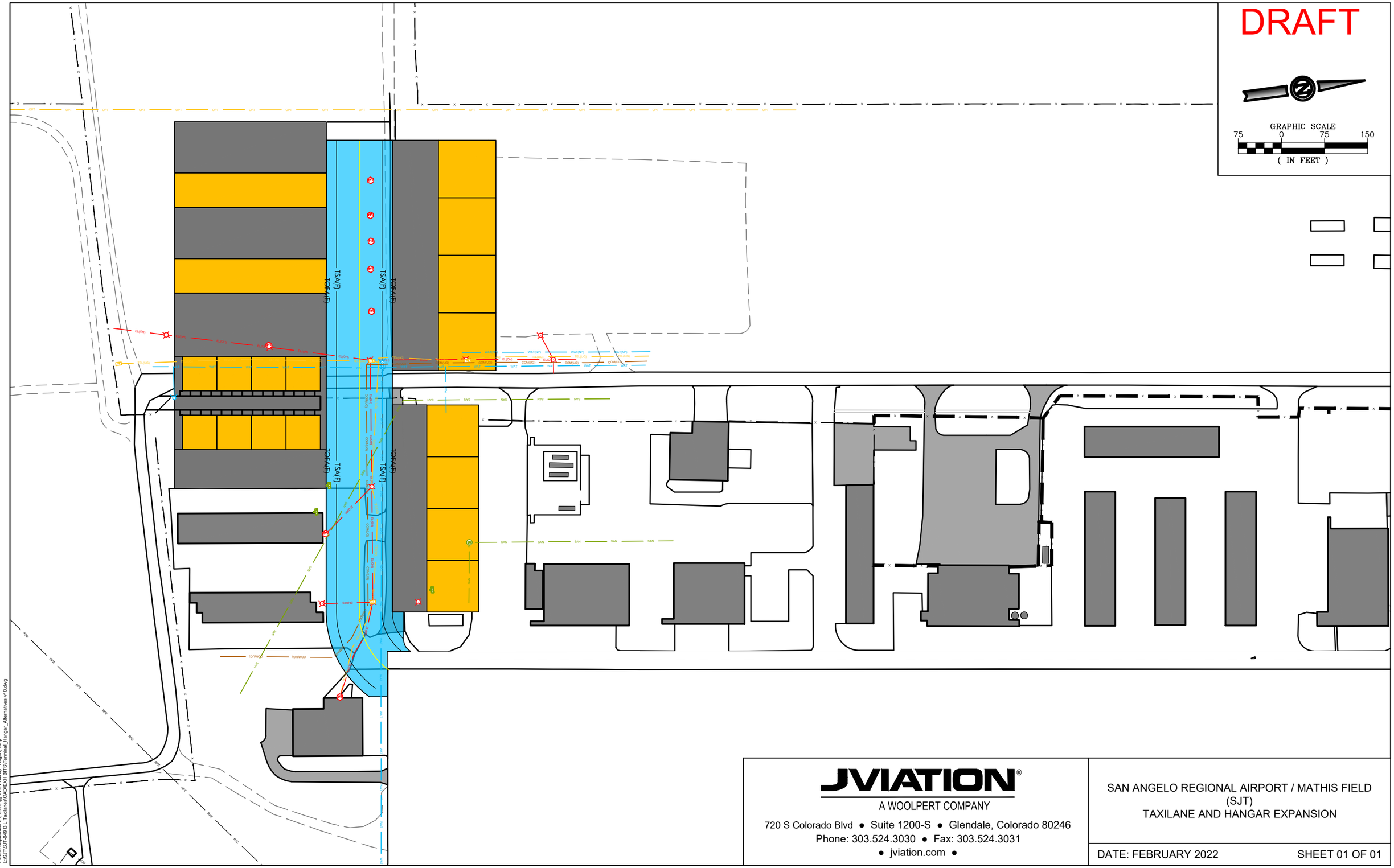
1. South Taxilane Hangar Layout — South Taxilane Hangar Layout.pdf

Presentation:

Jeremy Valgardson

Approvals/Reviews:

Jeremy Valgardson	Created/Initiated
Theresa James	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Theresa James	Approved
Heather Stastny	Final Approval



JVIATION®
A WOOLPERT COMPANY
720 S Colorado Blvd • Suite 1200-S • Glendale, Colorado 80246
Phone: 303.524.3030 • Fax: 303.524.3031
• jviation.com •

SAN ANGELO REGIONAL AIRPORT / MATHIS FIELD
(SJT)
TAXILANE AND HANGAR EXPANSION

DATE: FEBRUARY 2022 SHEET 01 OF 01

Plotted September 21, 2022 @ 11:21 AM by Tegan, Amy
L:\SJT\SJT 049 BIL Taxilanes\CAD\EXHIBIT\Terminal_Hangar_Alternatives v10.dwg

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Tina Dierschke, Finance Director, Finance

Meeting Date: February 21, 2023

Item type: Regular Item

Caption:

Receive presentation from Specialized Public Finance, Inc. regarding proposed plan of finance for City of San Angelo, Texas Tax Notes, Series 2023, and direct Specialized Public Finance, Inc. to proceed with such plan of finance (Presentation made by Finance Director Tina Dierschke)

Staff Recommendation:

Approve

Summary/History:

For the City Council's consideration at this meeting is the opportunity to issue a short-term note to complete two projects that would be funded with these proceeds: Animal Shelter improvements and a traffic signal at Twin Mountain Lane and Knickerbocker Road. The total amount of the short-term note is not expected to exceed $2 million, and the note would be paid off with the use of the Debt Service Fund's fund balance before the end of the fiscal year.

Animal Shelter Improvements:

Animal shelter improvements are described below and are estimated to cost $1,642,000. Staff recommends the project be funded in its entirety as phasing it in overtime would almost certainly yield complete system failures, making the facility unusable. Continuing mandatory operations without this facility is not possible.

Improvements to animal service shelters are necessary to maintain and continue mandated operations. Last completed in 1999, significant facility repairs are needed to keep offering programs and services – many of which are mandated operations – at the Animal Services shelter.

The Animal Services Division is solely responsible for preventing the spread of disease from animals to humans in our community. For a facility that is occupied round the clock, major system failures have exceeded the maintenance level and now require a capital investment.

The following items must be implemented across the facility to meet standards:

1. Overhaul HVAC system installed including venting, air handling units and compressors.
2. New ventilation system to exhaust air outside.
3. Redesign lighting system.
4. Replace ceiling tiles throughout.

5. Improve door security through corridors.

General population kennels comprise more than 3,000 square feet of the facility and do not serve us well. A complete rehabilitation of this room would provide a much-improved customer experience. Such improvements include:

1. Install dropped ceiling.
2. Assemble new plastic kennels and doors.
3. Raise kennel floors with trench drains.

We also plan to reconfigure the tame cat room to expand the lobby to appropriate proportions.

Finally, refurbishing the exam and canine intake rooms was previously funded and will be completed with these other improvements.

Traffic Light at Twin Mountain and Knickerbocker:
In order for a traffic signal to be installed, specific traffic-related criteria (warrants) must be met. The intersection of Twin Mountain Drive and Knickerbocker Road has met warrants for a traffic signal. Currently, temporary signals have been set up at the intersection to provide enhanced traffic control during the rehabilitation of Southwest Blvd. New traffic signal infrastructure is estimated at $350,000. Upon approval of funding, the City will publish a request-for-bids for the purchase and installation of the traffic signal at this intersection.

Funding Source(s):

Financial Impact:

If approved, the City would issue a short-term note at a competitive interest rate in the amount of approx. $2 million that would be paid off before the fiscal year's end.

Other Information/Recommendation:

Attachments:

1. San Angelo - Notes Timeline San Angelo - Notes Timeline.pdf

Presentation:

Vince Viaille, Managing Director, Specialized Public Finance, Inc.

Approvals/Reviews:

Tina Dierschke	Created/Initiated
Theresa James	Approved

Heather Stastny	Final Approval

CITY OF SAN ANGELO, TEXAS
$1,700,000* NOTES (THE "NOTES")
SERIES 2023

February						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

UPDATED FINANCING SCHEDULE

AS OF JANUARY 26, 2023

Date	Task
Tuesday, February 21, 2023	**Council Meeting** –Specialized Public Finance Inc. ("SPFI") will present the financing plan for the issuance of the Notes. (8:30 am)
Monday, February 27, 2023	Bank Placement Agent to distribute a term sheet and the City's financial information to local, regional, and national banks for the Notes.
Friday, March 17, 2023	The Bank Placement Agent to receive bids from Banks for the Notes. (12:00 Noon)
Tuesday, March 21, 2023	**Council Meeting - Award** – Bid results provided to the Council by SPFI. The Council awards the Notes to the winning bidder. (8:30 am)
Thursday, April 20, 2023	**Delivery Date** – The City receives the Notes proceeds.

*Preliminary, subject to change.

Denotes City Council Meeting Date

Denotes Closing Date

SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

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

Meeting Date: February 21, 2023

Item type: Regular Item

Caption:

First reading and public hearing of a reconsideration of an ordinance approving the abandonment of approximately 4,060 feet of the right-of-way of Cox Lane, beginning near 1861 Cox Lane and extending 2,330 feet to the west, then 1,730 feet south, ending approximately 320-ft north of the intersection of Sunset Dr. and Foster Rd. (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicant has applied to abandon a portion of Cox Lane beginning near 1861 Cox Lane going west and south for approximately 4,060 feet. The purpose of the abandonment is to allow proposed development in the area to access Foster Road and eliminate the duplicate roadway of Cox Lane where it parallels Foster. Although necessary for the proposed development, the developer and staff believe that this abandonment is in the long-term best interest of the community and traffic patterns for the area. The applicant's representative brought forth a proposal to the Planning Department to realign Cox Lane and reposition it to better address the elevation disparity between Foster Road and Cox Lane and to address the drainage in the area as well as the traffic movement issues. Their developer is hoping to annex into the City of San Angelo and develop the large 30+ acre area into a residential neighborhood. Their plan is to realign Cox Lane and connect their streets to the existing streets in Trails Subdivision and the Capitol Heights Addition.

Funding Source(s):

Financial Impact:

The removal of this duplicated road segment will decrease the long-term costs of road maintenance in this area.

Other Information/Recommendation:

At their December 12, 2022 Planning Commission meeting, the Commission recommended approval of the abandonment, as requested and recommended by Staff, by a vote of 5 in favor and 2 opposed (Chair Stribling and Commissioner Gomez opposed).

At the January 17, 2023, City Council meeting, the motion to approve this abandonment failed on a vote of 3

in favor and 2 in opposition.
On February 7, 2023, the City Council voted to reconsider this item at a future meeting by a vote of 7 in favor and none in opposition.

Attachments:

1.	Staff Report, Cox Lane Abandonment	Staff Report, Cox Lane Abdonment.docx
2.	Ordinance, Cox Abandonment	Ordinance, Cox Abandonment.docx

Presentation:

Jon James

Approvals/Reviews:

Jon James	Created/Initiated
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Heather Stastny	Final Approval

STAFF REPORT
CITY COUNCIL – January 17, 2023

APPLICATION TYPE:	CASE:
Street Right-of-Way Abandonment	Beginning near 1861 Cox Lane going west and south for approximately 4,060 feet

SYNOPSIS:

The applicant has applied to abandon a portion of Cox Lane beginning near 1861 Cox Lane, going west and south for approximately 4,060 feet. The purpose of the abandonment is to allow for the repositioning and redevelopment of the Cox Lane right-of-way to address the disparity of Cox Lane and Foster Road and to allow for the development of the 30+ acres to the south. The applicant's representative brought forth a proposal to the Planning Department to realign Cox Lane and reposition it to better address the elevation disparity between Foster Road and Cox Lane and to address the drainage in the area as well as the traffic movement issues. They are hoping to annex the area into the City of San Angelo and develop the large 30+ acre area into residential areas, and a commercial service area. Their plan would be to realign Cox lane and connect their new streets to the existing streets in the Trails Subdivision and the Capitol Heights Addition.

LOCATION:	LEGAL DESCRIPTION:
South and east of the existing Cox Lane along Foster Road	Approximately 4,060 feet of the right-of-way of Cox Lane, beginning near 1861 Cox Lane and extending 2,330 feet to the west, then 1,730 feet south, ending approximately 320 feet north of the intersection of Sunset Drive and Foster Road."

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District #1 – Tommy Hiebert Rio Vista Neighborhood	None	Neighborhood	4,060 feet in length

THOROUGHFARE PLAN:

Foster Road – Major Collector, 70 Feet in width/56 Feet Minimum
Parkview Drive – Minor Collector, 60 Feet in Width, 52 Feet Minimum

NOTIFICATIONS:

31 notifications were mailed within a 200-foot radius of the property on November 25, 2022.
Five responses have been received in opposition to the proposal and none in favor at this time.

STAFF RECOMMENDATION:

If the Planning Commission recommends approval of the street right-of-way abandonment of 4,060 extending 2,330 feet to the west, then 1,730 feet south, ending approximately 320 feet north of the intersection of Sunset Drive and Foster Road, Staff has recommendations for **Conditions of Approval.**

PROPERTY OWNER/PETITIONER:

Casey Poynor
Cox Property Development, LLC

STAFF CONTACT:

Sherry Bailey
Senior Planner
(325) 657-4210, Ext. 1546
Sherry.bailey@cosatx.us

Analysis:

City Staff and relevant municipal departments have been involved in multiple discussions concerning the proposed development and the abandonment of this portion of Cox Lane. There are multiple reasons for realigning Cox Lane, connecting interior roads to the existing streets in the adjacent housing developments, correcting elevation issues and drainage issues. There are multiple steps that need to occur with this larger piece of property including annexation into the city. The developer is looking for direction and agreement from the city that the project is desired and can meet community needs.

If Cox Lane is to be abandoned there are conditions that must be accounted for, including when the road is removed, the design of the replacement solution, the timing of the replacement, and the access of the last large lot on the east/west stretch of Cox before Cox turns. That property only has access to the existing Cox Lane and would not have access to the proposed street orientation. An access solution will have to be provided.

The proposed abandonment would not contradict any applicable City Ordinance. The realignment of Cox Lane would have to be reconstructed to City standards. All connecting roads to Foster Road would also have to meet all City standards. Traffic studies and drainage studies would be part of the required information for this development as part of the development review process.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and as indicated above, conducted a site visit to the property to determine the appropriateness of abandoning this public right-of-way.

- *Traffic patterns:* Staff does not believe that traffic patterns would be negatively affected by the street abandonment. In fact, removal of the portion of Cox Lane that parallels Foster Rd would eliminate this duplication. A condition of approval will be that the applicant replat the abandoned area into the adjacent properties. Through the platting process, the applicant can dedicate required easements. Staff believes that construction of the new road and adjoining roads would have to be done before the Cox Lane abandonment could take effect. The logistics of that process would be part of the approval process of any proposed new development.

- *Utilities*: Utility providers with poles, lines, and equipment in the right-of-way (City of San Angelo, AEP and Altice) would have to be part of the abandonment if easements are provided.

- *Community Impact:* Staff sees no negative community impact if this street portion is abandoned, assuming that proposed new roads maintain adequate access to all existing and new properties. Any new development proposals will need to address timing of construction of the new roads as it relates to removal of the current roads.

- *Public Benefit:* Abandoning this street portion would meet the public need of correcting an existing traffic concern, addressing a drainage issue, and benefitting development in that area of the city.

Recommendation:
Staff recommends **the following conditions** of the Right-of-Way Abandonment of 4,060 extending 2,330 feet to the west, then 1,730 feet south, ending approximately 320 feet north of the intersection of Sunset Drive and Foster Road if the Planning Commission recommends approval of the abandonment to City Council.

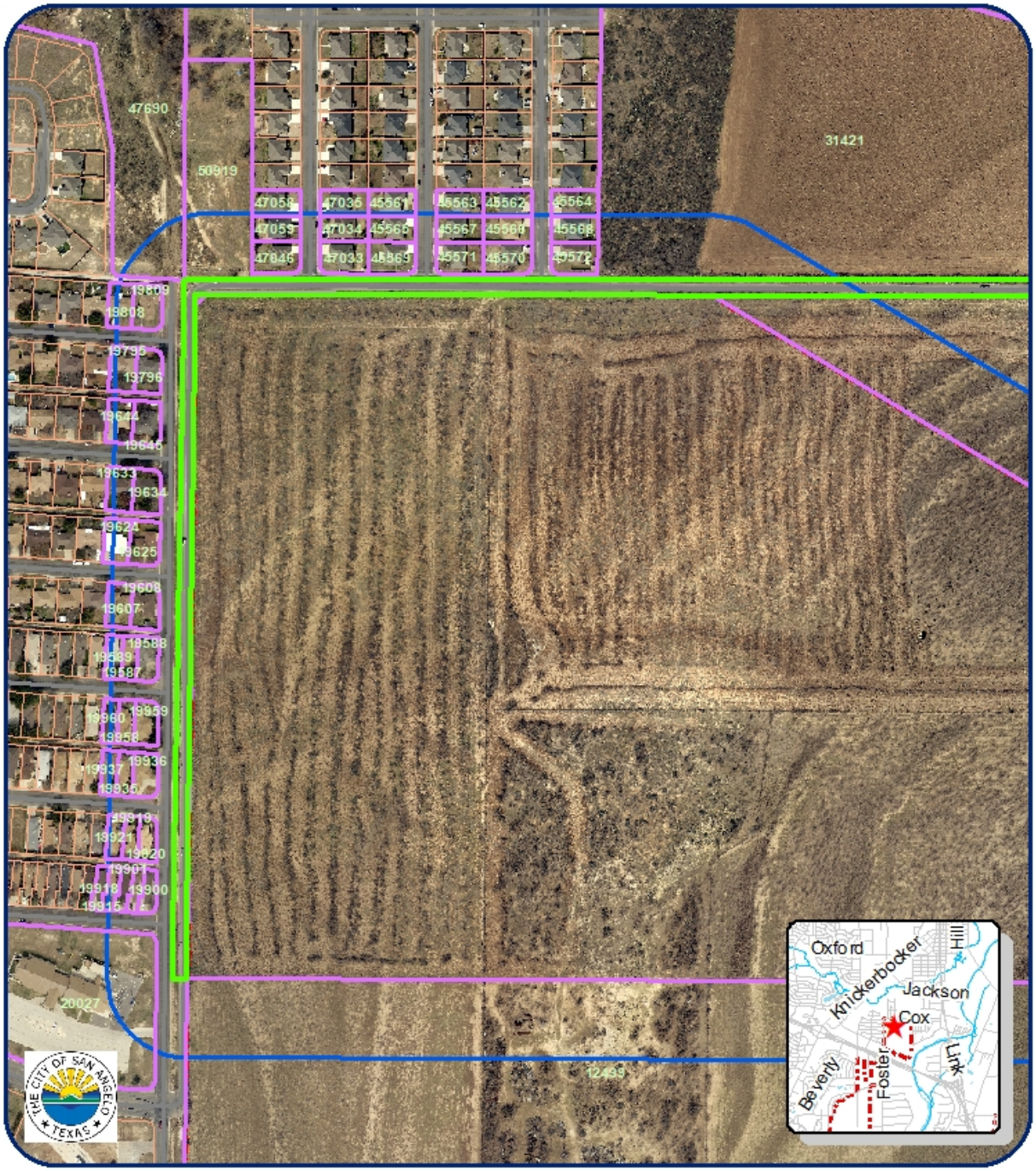
1. Per Land Development and Subdivision Ordinance, Chapter 1.V, submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance.

2. After approval of the associated plat and payment, verify the recordation of quitclaim deed(s) effectively completing the City's claim to the entirety of the abandoned alley(s) shall be provided.

3. The abandonment of Cox Lane shall not be in effect until connecting streets have been built to ensure access to all of the properties on the north side of the existing Cox Land and ensuring continued connectivity to Foster Road.

4. Ensuring continued access, consistent with Land Development and Subdivision Ordinance requirements, for the property at the end of the existing Cox Lane east/west portion identified as 2.146, Abst: A-1641 S-0176.25, Survey: J MC NEESE, 2.146 ACRES.

Attachments:
Aerial Map
Abandonment Area Plan
Concept Plan
Application



200' Notification Map

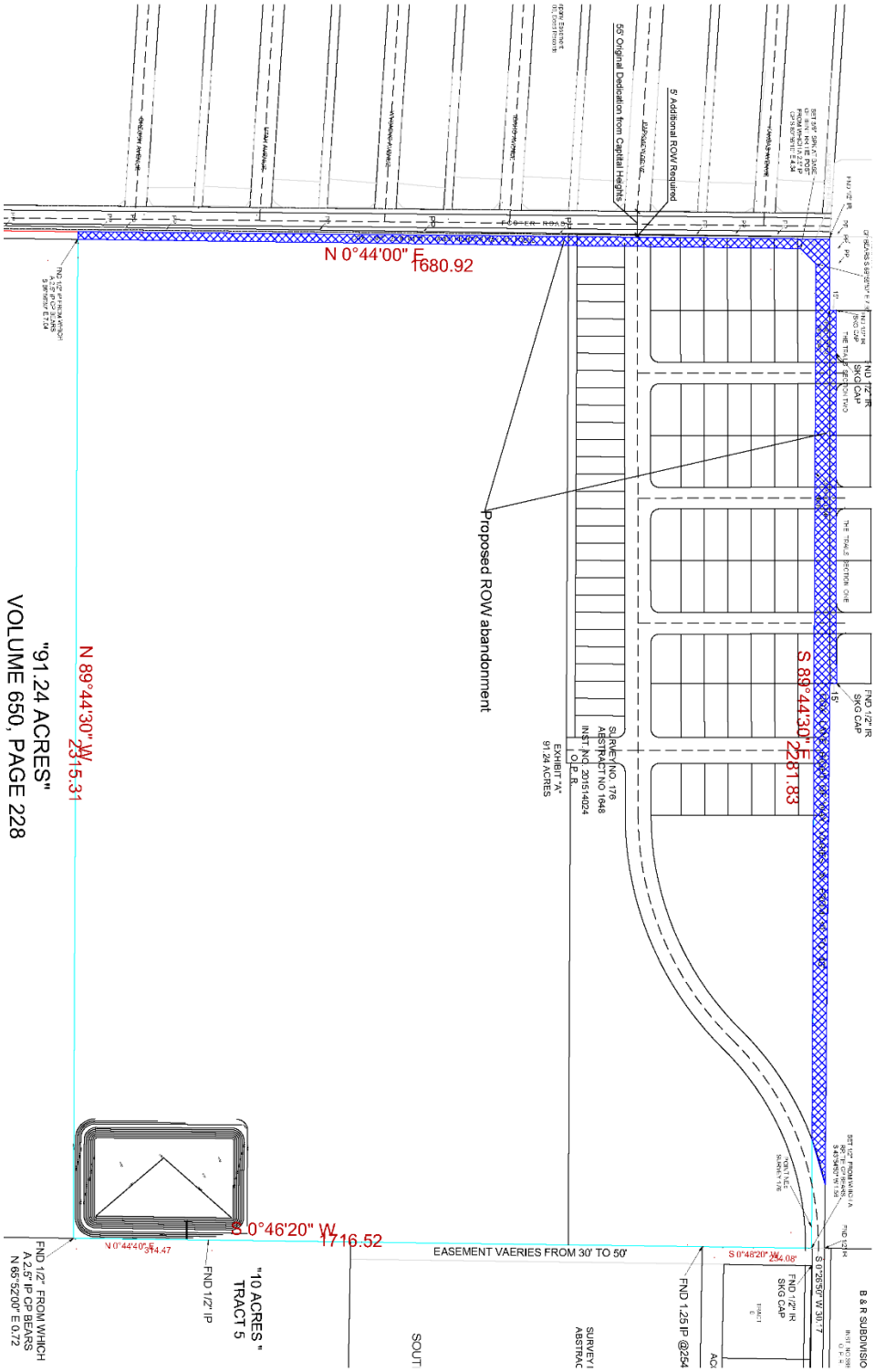
Right-of-Way Abandonment-Cox Ln

Council District: 1 Hiebert
Neighborhood: Rio Vista
Scale: 00.016.03 0.06 0.09 0.12 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Abandonment Area Plan



Effective January 3, 2017

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

Application to Abandon Right-of-way for Street(s) and/or Alley(s)

Section 1: Basic Information

Name of Applicant(s): Cox Property Development, LLC

☒ Owner ☐ Representative (Affidavit Required)

Mailing Address	City	State	Zip Code
4705 S. Chadbourne St.	San Angelo	TX	76904

Contact Phone Number	Contact E-mail Address
325-245-1500	hillary.bueker@doradoconstructiongroup.com

Subject Property Address	City	State	Zip Code
1861 Cox Ln.	San Angelo	TX	76904

Legal Description (*can be found on property tax statement or at www.tomgreencad.com*)
Abst: A-1648 S-0176, Survey: V MULLER, 84.7410 ACRES IN V MULLER SURVEY AND IN HARNBURG SURVEY # 175 &
Abst: A-1648 S-0176, Survey: V MULLER, 6.5000 ACRES IN V MULLER SURVEY & IN HARNBURG SURVEY #175

Lot Size: 91.241 Zoning: R&E / Unzoned

Section 2: Site Specific Details

Subdivision Name: N/A

Lots and/or Blocks Affected*: N/A

General Description of Location*: Beginning near 1861 Cox Ln. and continuing approx. 2,330 ft to the west then 1,730 ft south, terminating at the Cox Property Development, LLC property line, approx. 320 ft north of the intersection of Sunset Dr. and Foster Rd.

Reason for Abandonment*: This abandonment will allow reconfiguration of streets in this area to spur development.

*Use attachment if necessary.

Effective January 3, 2017

Section 3: Applicant's acknowledgement

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

Casey Poynor
Signature of licensee or authorized representative affirming the truth of the above statement.

11-10-2022
Date

Casey Poynor
Printed name of licensee or authorized representative

Cox Property Development, LLC
Name of business/Entity of representative

FOR OFFICE USE ONLY:

Date of Application: _____/_____/_____

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

Date of hearing by Planning Commission: _____/_____/_____ Date of hearing by City Council: _____/_____/_____

Reviewed/Accepted by: _____

AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF A PORTION OF STREET RIGHT-OF-WAY COMPRISING OF APPROXIMATELY 4,060 FEET OF THE RIGHT-OF-WAY OF COX LANE, BEGINNING NEAR 1861 COX LANE AND EXTENDING 2,330 FEET TO THE WEST, THEN 1,730 FEET SOUTH, ENDING APPROXIMATELY 320 FEET NORTH OF THE INTERSECTION OF SUNSET DRIVE AND FOSTER ROAD; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, the City Council of the City of San Angelo, Texas, acting pursuant to law, is of the opinion that the public street right-of-way described above, is no longer needed for public use and therefore deems it advisable to abandon said portion of street right-of-way; and,

WHEREAS, the City Council is of the opinion that the best interest and welfare of the public will be served by conditionally conveying the underlying abandoned public street right-of-way to the abutting property owners;

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

SECTION 1: The public street right-of-way located in the City of San Angelo, comprising of approximately 4,060 feet of the right-of-way of Cox Lane, beginning near 1861 Cox Lane and extending 2,330 feet to the west, then 1,730 feet south, ending approximately 320 feet north of the intersection of Sunset Drive and Foster Road, Tom Green County, Texas, more particularly described and depicted in **Exhibit "A,"** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions herein set forth.

SECTION 2: The abandonments and conveyances provided for herein are made and accepted subject to all present zoning and deed restrictions, if the latter exist, and all existing easements, if any, whether apparent or not, aerial, surface, underground or otherwise.

SECTION 3: The abandonments and conveyance provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to the interest which the governing body for the City of San Angelo may legally and lawfully abandon and vacate.

SECTION 4: The following conditions precedent to the abandonment shall apply and be part of the consideration for conveyance by quitclaim deed(s) of the underlying tracts of land to owners of abutting properties:

1. Per Land Development and Subdivision Ordinance, Chapter 1.V, submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance.

2. Per the Schedule of Fees and Charges adopted by City Council Resolution 2020-004, dated January 7, 2020, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned alley(s).

3. The abandonment of Cox Lane shall not be in effect until proposed new streets have been constructed ensuring continued access to all existing lots with access using Cox Lane; except that portions of Cox Lane may be abandoned in phases so long as such access to existing lots is accommodated.

4. The abandonment of Cox Lane shall not be in effect unless access is provided for the property at the end of the existing Cox Lane east/west portion identified as 2.146, Abst: A-1641 S-0176.25, Survey: J MC NEESE, 2.146 ACRES.

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyances of rights-of-way herein provided for, and shall be binding upon Grantees thereof and their heirs, successors and assigns.

SECTION 6: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the Mayor of the City of San Angelo is hereby authorized to execute and deliver quit claim deeds conveying the subject tracts of abandoned right-of-way described and depicted in **Exhibit "A,"** to the owners of the designated abutting properties.

SECTION 7: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Clerk is hereby authorized and directed to certify a copy of this

adopted Ordinance for recordation in the Official Real Property Records of Tom Green County, Texas, wherein the tracts of land are located.

INTRODUCED on the **17th day of January, 2023,** and finally PASSED, APPROVED AND ADOPTED on this the **7th day of February, 2023.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

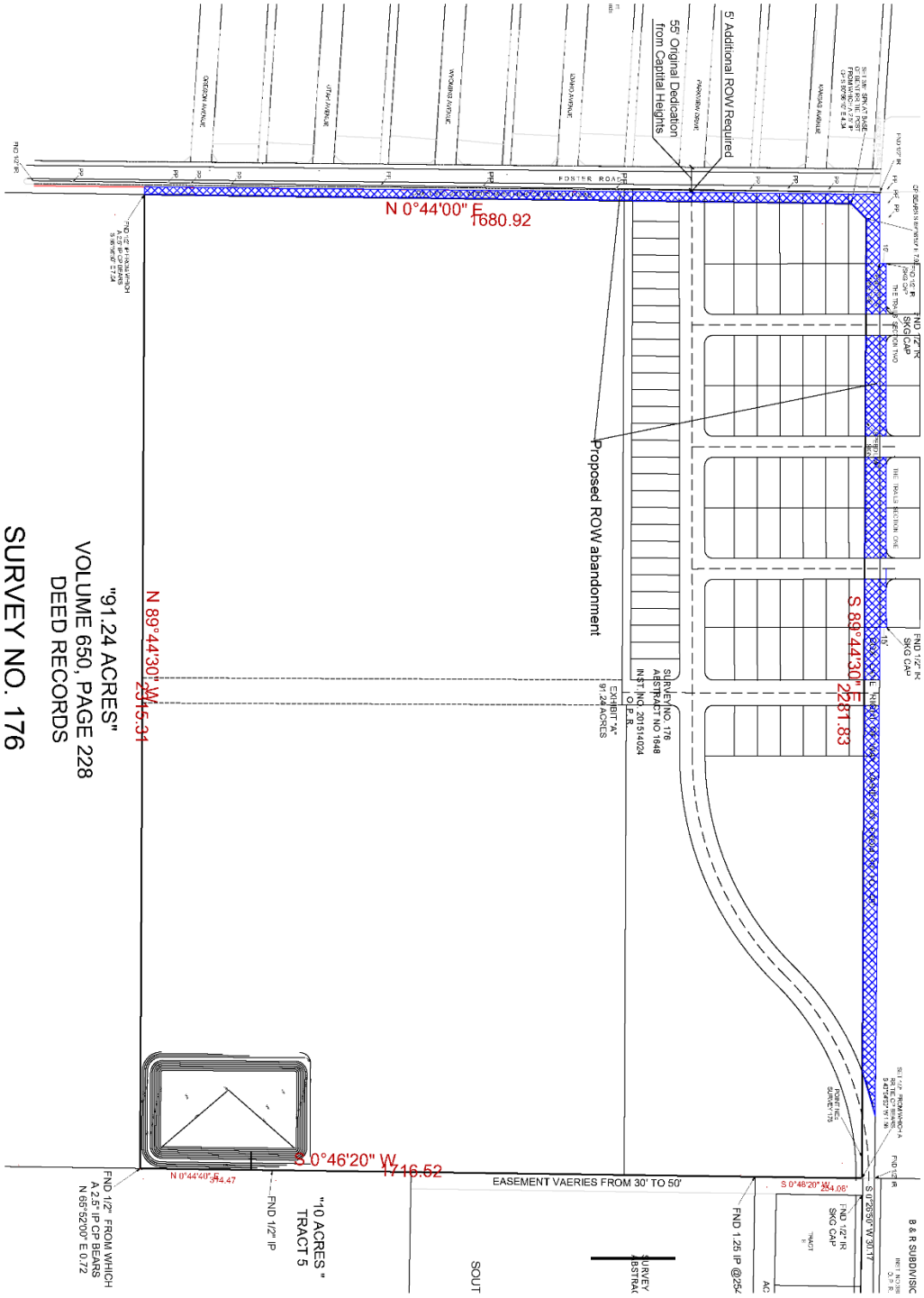
ATTEST:

_____
Julia Antilley, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

Exhibit “A”


5' Additional ROW Required
55 Original Dedication
from Capital Heights
FOSTER ROAD
N 0°44'00" E
1680.92
Proposed ROW abandonment
S 89°44'30" E
2281.83
N 89°44'30" W
2315.31
"91.24 ACRES"
VOLUME 650, PAGE 228
DEED RECORDS
SURVEY NO. 176
S 0°46'20" W
1716.52
EASEMENT VAERIES FROM 30' TO 50'
"10 ACRES "
TRACT 5
FND 1/2" IP
FND 1/2" IR
SKG CAP
B & R SUBDIVISIO

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

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

Meeting Date: February 21, 2023

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z22-25 to rezone properties from the High Rise Multifamily Residential zoning district to the Single-Family Residential zoning district, being 12.097 acres, generally located at the southeast corner of Blum St. and E. 40th St. (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicant is intending to provide for the construction of 137 single family homes. This area was rezoned in 2019 to the RM-2 multifamily district. A new owner has purchased the property and wants to develop single-family homes in this first phase of development instead of apartments as previously planned.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

On January 23, 2023, the Planning Commission voted unanimously to recommend approval of this rezoning.

Attachments:

1.	Staff Report Z22-25	Staff Report Z22-25.pdf
2.	Ordinance (Z22-25)	Ordinance (Z22-25).docx

Presentation:

Jon James

Approvals/Reviews:

Sherry Bailey	Created/Initiated
Zachary Rainbow	Approved

Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Heather Stastny	Final Approval

CITY COUNCIL – February 21, 2023
STAFF REPORT

APPLICATION TYPE:	CASES:
Rezoning	Z22-25: Shriner's Point

SYNOPSIS:

A request for rezoning from the High Rise Residential (RM-2) Zoning District to the Single Family Residential (RS-1) Zoning District on 12.097 acres generally located at the southeast corner of Blum St. and E. 40th St. The applicant is intending to provide for the construction of 137 single family homes. This area was rezoned in 2019 to the RM-2 Multi-family. There were a number of surrounding property owners at that time that did not want apartments adjacent to their property. The surrounding property owners were notified of this request to return to the Single-family (RS-1) zoning, and they are very supportive of that change.

LOCATION:	LEGAL DESCRIPTION:
1011 East 40th Street; Generally located southeast of the intersection of East 40th Street and Blum Street	Abst. A-7985 S-0182 Survey: Jim Farr

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District 2 – Tom Thompson Lake View Neighborhood	RM-2, Multi-family Residential	Neighborhood	12.097 acres

THOROUGHFARE PLAN:

E 40th St –Urban Local Street, Required 50' min. ROW (60' Existing), 40 min. pavement width (36' Existing).

Blum St.–Urban Local Street, Required 50' min. ROW; 40 ft. pavement width (Proposed with Plat)

NOTIFICATIONS:

33 notifications were mailed within a 200-foot radius on December 5, 2022,
We have received 12 responses in support and no responses opposed.

STAFF RECOMMENDATION:

APPROVAL of a rezoning from the High Rise Multiple Family (RM-2) Zoning District to Single Family Residential (RS-1) Zoning District. The Planning Commission voted unanimously to recommend approval of the request at their January 23, 2023 Planning Commission meeting.

PROPERTY OWNER/PETITIONER:

Owner

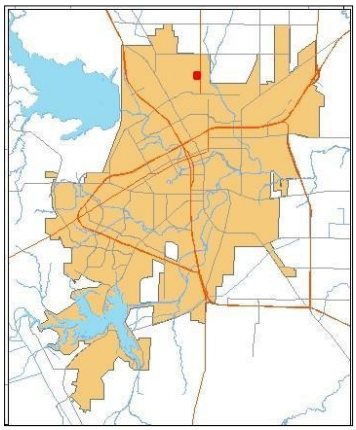
Eric Von Rosenberg; vR Legacy Land Group, LLC

Representative

Carter-Fentress Engineering

STAFF CONTACT:

Sherry Bailey
Senior Planner
(325) 657-4210, Extension 1546
sherry.bailey@cosatx.us



Additional Information: The applicant applied for a rezoning for 12.097 acres out of the larger 23.237-acre parcel. These 12.097 acres are proposed to be a single-family housing subdivision. The development's preliminary plat went before the Zoning Board of Adjustment for variance approval of the corner lots and the double-sided front yard requirements. Originally, the applicant requested a five-yard setback on the second front yard setback. The ZBA approved a 10 ft. front-yard setback where there are back-to-back lots at the corners. On two lots where there was a side-to-rear lot situation on a corner, the board approved the 10 ft. second front yard setback and added a 25 ft. sight triangle at the building line that is a no-build area to be placed on the plat. This no-build area will also apply to fences. There are a total of 20 lots affected by the 10 foot side setback and two lots that are affected by both the 10 foot setback and the no build triangle. This will provide for a comfort area that there will be no building blocking the sight for the adjoining homes driveway.

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

1. **Compatible with Plans and Policies.** ***Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*** The Comprehensive Plan designates this property as Neighborhood. The "Neighborhood" designation in the City's Comprehensive Plan intends to "promote vibrant and viable neighborhoods and improve the relationship between adjacent commercial and residential land use adjacencies."

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed zone change would conflict with any portion of this Zoning Ordinance.*** The applicant has requested single-family zoning. There is not a conflict with the zoning code.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed zoning is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*** The existing uses in the area are single-family and rural residential.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require a rezoning.*** The zoning requested is in keeping with the density and intensity of the proposed use of single families.

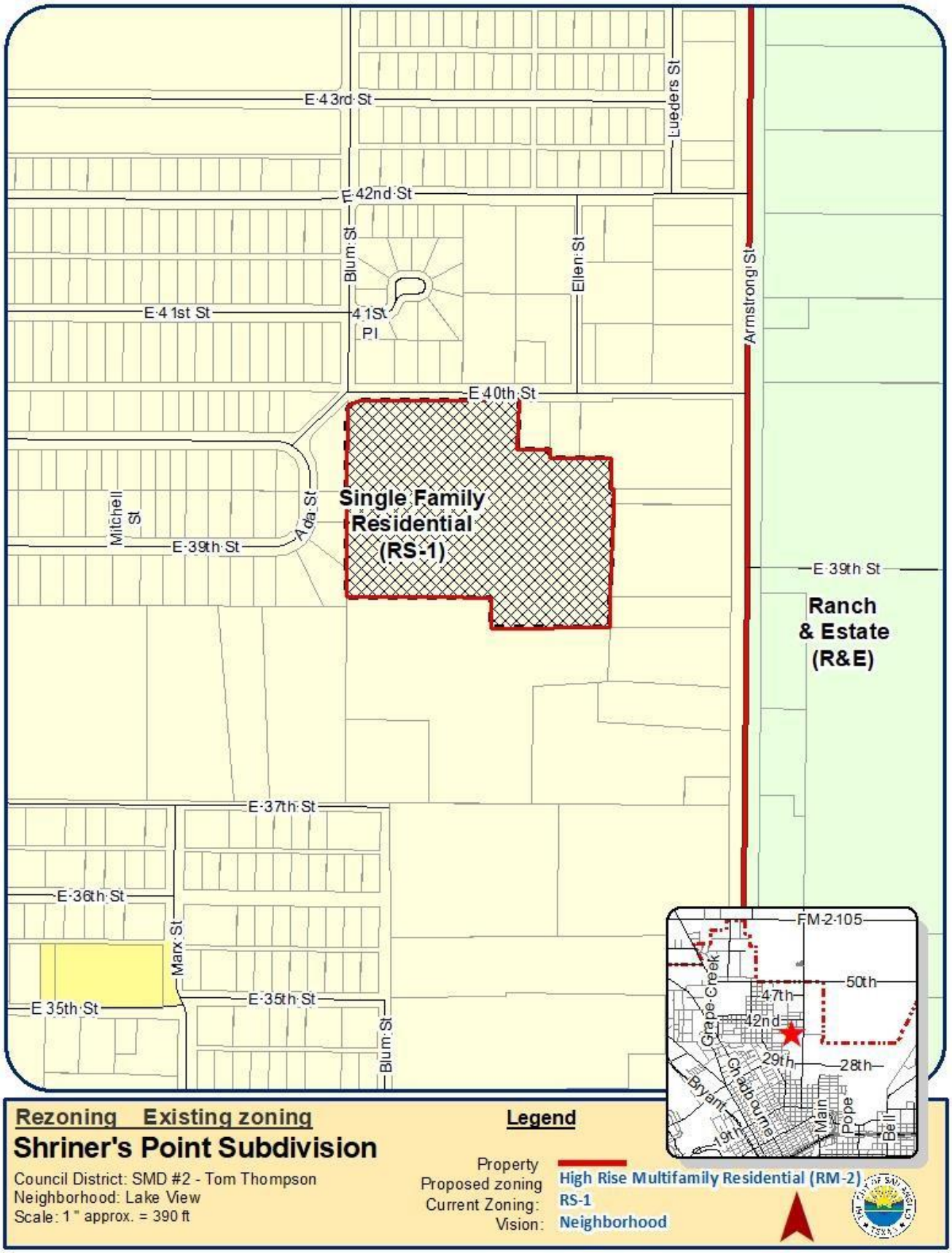
5. **Effect on Natural Environment.** ***Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*** The rezoning is anticipated to have little adverse impact on the natural environment.

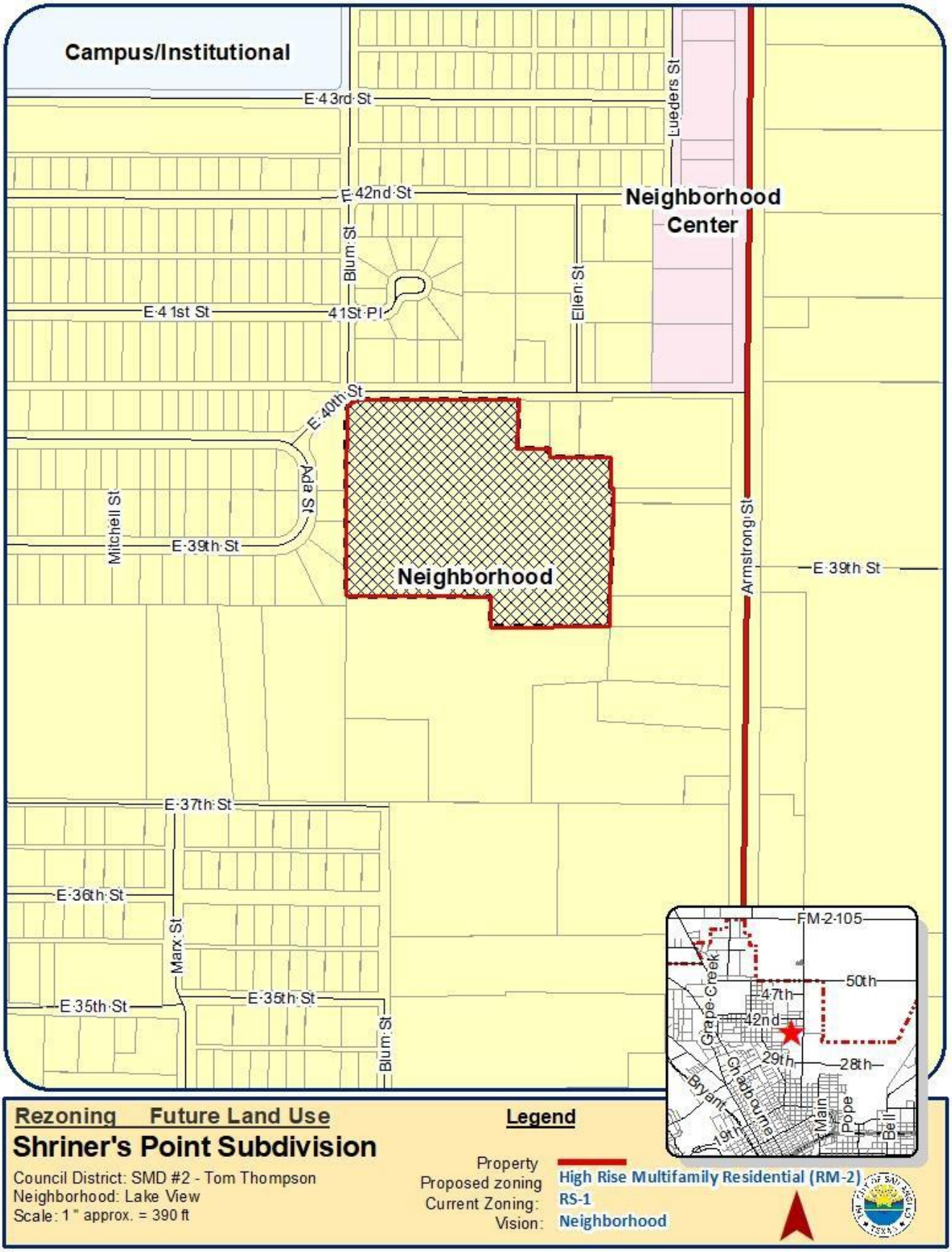
6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** There is a documented need for more housing in the community and this development will help address that need.

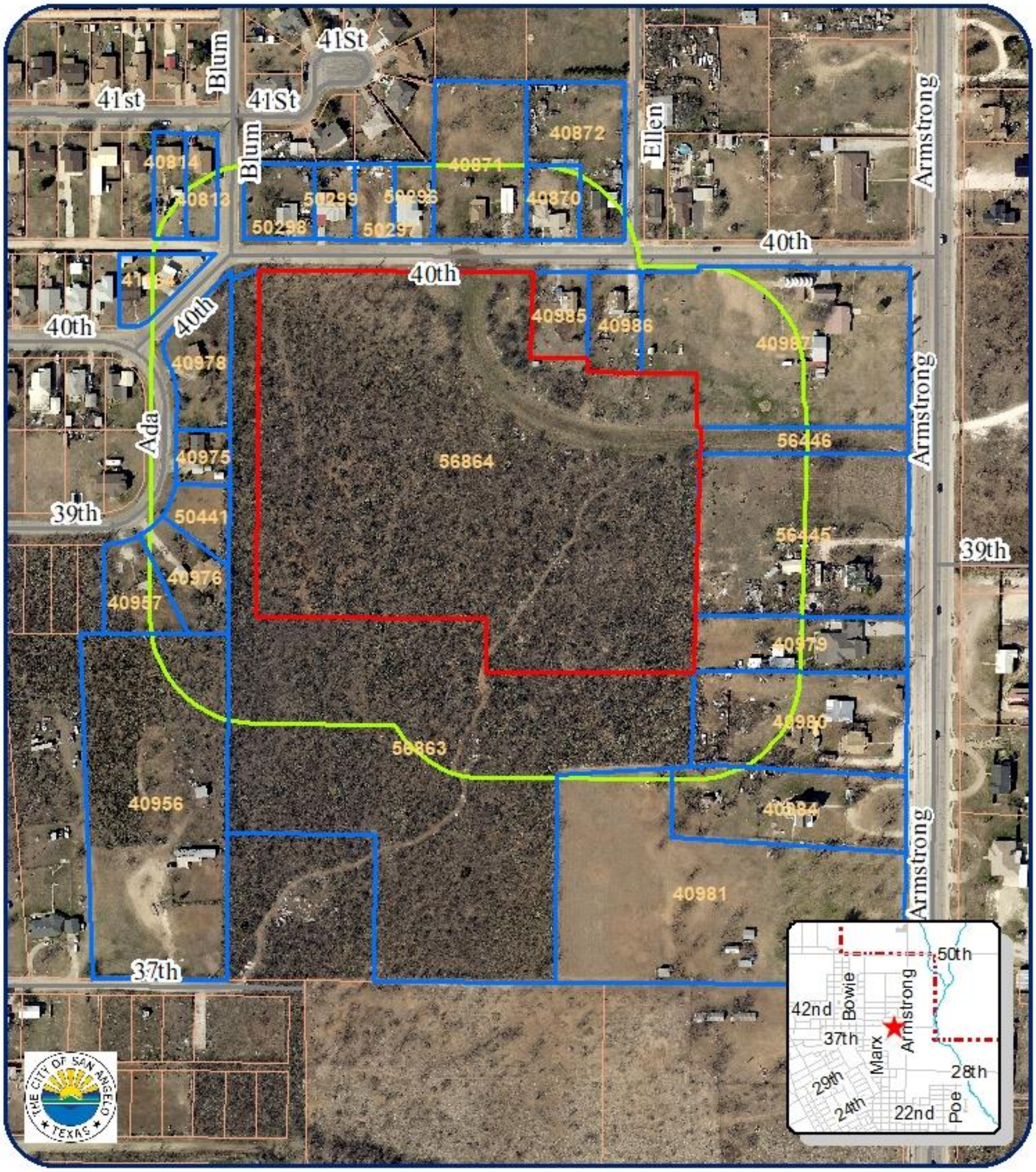
7. **Development Patterns.** ***Whether and the extent to which the proposed rezoning would result in a logical and orderly pattern of urban development in the community.*** The existing development pattern in the immediate area is dominated by single-family zoning. This proposal is in keeping with the zoning in the area.

Recommendation:
The Planning Commission recommends **APPROVAL** of a rezoning from the High Rise Multiple Family (RM-2) Zoning District to the Single Family Residential (RS-1) Zoning District.

Attachments:
Aerial Map, Future Land Use Map, and Zoning Map
Notification Map


E 43rd St
E 42nd St
E 41st St
E 40th St
E 39th St
E 37th St
E 36th St
E 35th St
Lueders St
Blum St
Ellen St
Armstrong St
41St Pl
Mitchell St
Ada St
Marx St
Single Family Residential (RS-1)
Ranch & Estate (R&E)
FM 2 105
Grape Creek
50th
47th
42nd
29th
28th
Chadbourne
Bryant
19th
Main
Pope
Bell
Rezoning Existing zoning
Shriner's Point Subdivision
Council District: SMD #2 - Tom Thompson
Neighborhood: Lake View
Scale: 1 " approx. = 390 ft
Legend
Property
Proposed zoning High Rise Multifamily Residential (RM-2)
Current Zoning: RS-1
Vision: Neighborhood

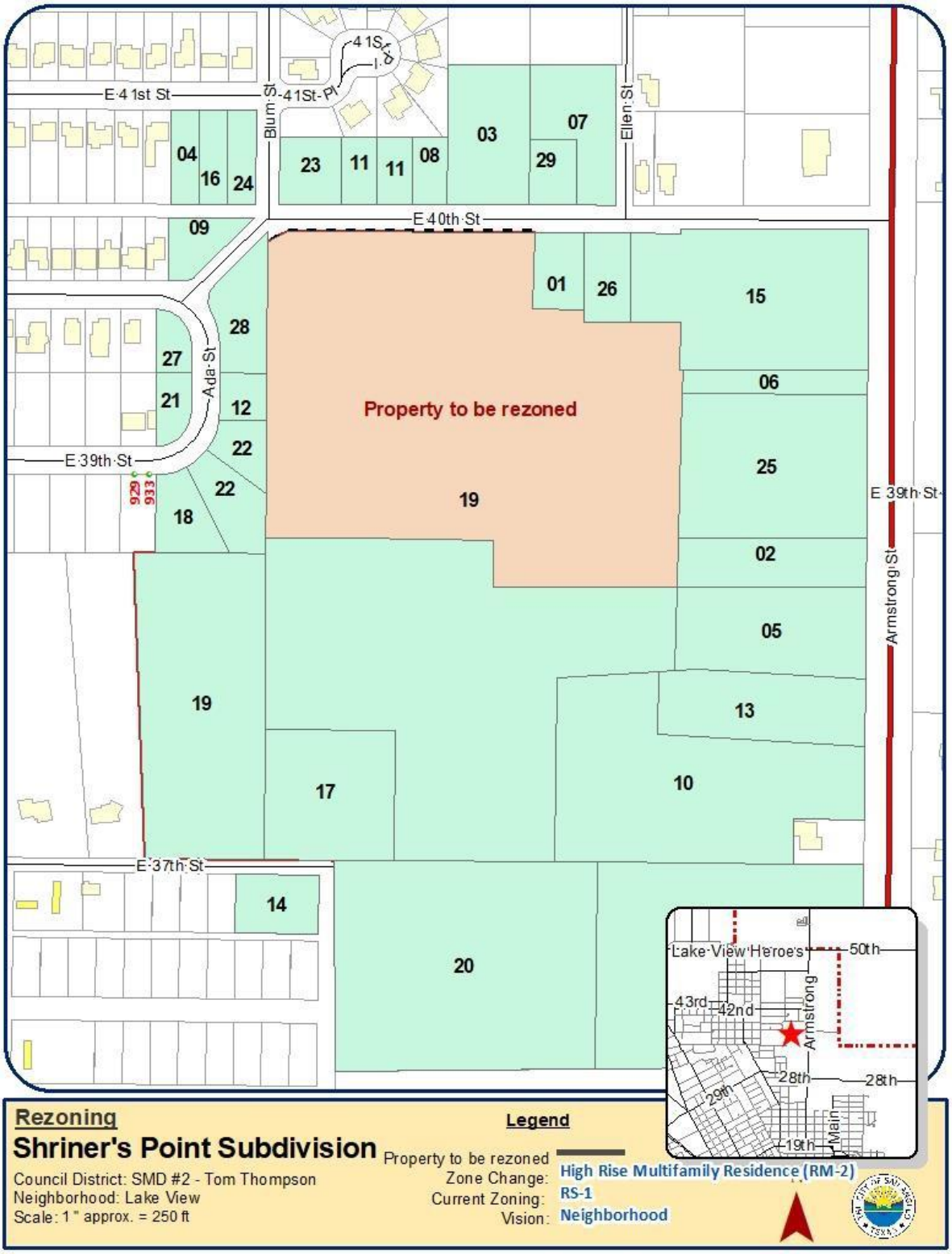

Campus/Institutional
E 43rd St
Lueders St
E 42nd St
Neighborhood Center
Blum St
Ellen St
E 41st St
41St Pl
E 40th St
Ada St
Mitchell St
E 39th St
Neighborhood
Armstrong St
E 39th St
E 37th St
E 36th St
Marx St
E 35th St
E 35th St
Blum St
FM 2 105
50th
47th
42nd
Grape Creek
29th
28th
Gladbourne
Bryant
19th
Main
Pope
Bell
Rezoning Future Land Use
Shriner's Point Subdivision
Council District: SMD #2 - Tom Thompson
Neighborhood: Lake View
Scale: 1 " approx. = 390 ft
Legend
Property
Proposed zoning High Rise Multifamily Residential (RM-2)
Current Zoning: RS-1
Vision: Neighborhood



200' Notification Map
Z22-25 Shriner's Point-1011 E 40th
Council District: 2 Thompson
Neighborhood: Lake View
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N


E 41st St
Blum St
41St Pl
41St Pl
Ellen St
E 40th St
Ada St
E 39th St
929
933
E 37th St
Armstrong St
Property to be rezoned
01
02
03
04
05
06
07
08
09
10
11
11
12
13
14
15
16
17
18
19
19
20
21
22
22
23
24
25
26
27
28
29
Lake View Heroes
50th
43rd
42nd
Armstrong
28th
28th
29th
19th
Main
Rezoning
Shriner's Point Subdivision
Council District: SMD #2 - Tom Thompson
Neighborhood: Lake View
Scale: 1 " approx. = 250 ft
Legend
Property to be rezoned
Zone Change: High Rise Multifamily Residence (RM-2)
Current Zoning: RS-1
Vision: Neighborhood

Site Photos

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: **GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF EAST 40TH STREET AND BLUM STREET (ABST. A-7985 S-0182, SURVEY JIM FARR; BEING A TOTAL OF 12.097 ACRES);** FROM THE HIGH RISE MULTI-FAMILY (RM-2) ZONING DISTRICT TO THE SINGLE FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z22-25: 1011 East 40th Street

WHEREAS, on the 23rd day of January, 2023, 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 21st day of February, 2023, City Council held a public hearing on Z22-25, 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 is generally located southeast of 1011 East 40th Street, described as ABST. A-7985 S-0182, SURVEY JIM FARR; being 12.097 acres, City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit "A" of this Ordinance.

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 herein shall remain in full force and effect.

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

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

INTRODUCED on the **21st day of February, 2023,** and finally PASSED, APPROVED AND ADOPTED on this the **7th day of March, 2023.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

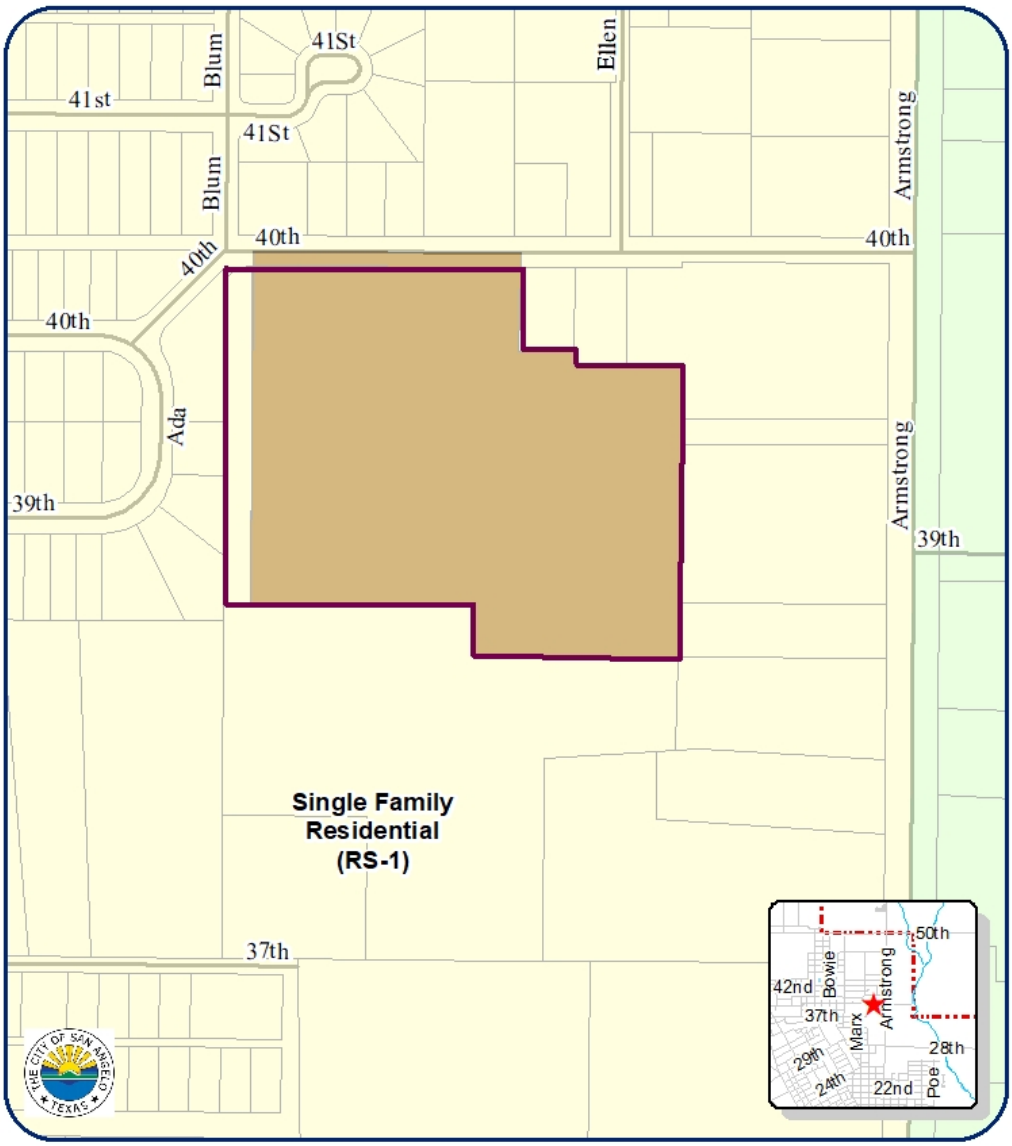
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

Exhibit "A"



200' Notification Map
Z22-25 Shriner's Point-1011 E 40th

Council District: 2 Thompson
Neighborhood: Lake View
Scale: 0 0.00 0.02 0.04 0.06 0.08 Miles

Subject Properties:

N

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Zachary Rainbow, Planning Manager, Planning and Development Services

Meeting Date: February 21, 2023

Item type: Regular Item

Caption:

First reading and public hearing of ordinances on the following cases for property being 0.743 acres, located at 3, 5, and 9 W. Ave. J:
1. CP22-07, a request for approval of an amendment to the Comprehensive Plan changing certain lands from the Commercial to the Neighborhood Future Land Use designation;
2. Z22-26, a request for approval of a rezoning from the General Commercial/Heavy Commercial zoning district to the Single Family Residential zoning district (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicant (Habitat for Humanity) was recently approved for a Conditional Use on three adjacent properties zoned General Commercial / Heavy Commercial (CG/CH), to allow single-family homes on each. This Conditional Use process allowed them to move forward with construction more quickly without waiting for this rezoning. However, this subsequent request is moving forward in order to ensure the proper zoning for the property long-term. The properties are currently vacant and have been since at least 2008. All three lots have been legally platted.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

On the January 23, 2023 the Planning Commission met and recommended approval unanimously.

Attachments:

1.	Z22-26 & CP22-07 City Council Staff Report	Z22-26 & CP22-07 City Council Staff Report.pdf
2.	Ordinance (CP22-07)	Ordinance (CP22-07).docx
3.	Ordinance (Z22-26)	Ordinance (Z22-26).docx

Presentation:

Jon James

Approvals/Reviews:

Zachary Rainbow	Created/Initiated
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Heather Stastny	Final Approval

City Council – February 21, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Zone Change & Land Use Plan Amendment	CP22-07 & Z22-26: 3, 5, & 9 W. Avenue J

SYNOPSIS:

A request for approval of the following for properties located at 3, 5, & 9 W. Avenue J.

a) An amendment to the Comprehensive Plan, changing certain lands from the "Commercial" to the "Neighborhood" Future Land Use,

b) A zone change from the General Commercial/Heavy Commercial (CG/CH) to the Single-Family Residential (RS-1) zoning district.

The applicant (Habitat for Humanity) recently received approval for a Conditional Use on three adjacent properties zoned General Commercial / Heavy Commercial (CG/CH), to allow single-family homes on each. This follow up case will clean up the underlying zoning by permanently changing to Single-Family Residential.

LOCATION:	LEGAL DESCRIPTION:
3, 5, & 9 W. Avenue J	Lots 5A, 6A, and 7A, in Block 102, Fort Concho Addition

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Fort Concho	5A- RS-2 and CG/CH; 6A and 7A – CG/CH	C – Commercial; Request to change to Neighborhood	0.7 acres

NOTIFICATIONS:

12 notifications were mailed out within a 200-foot radius on January, 2023.
No responses have been received to date.

STREET REQUIREMENT:

Required Arterial (Chadbourne St): minimum 56' existing public street; Provided: 56'
Required Local (W. Avenue J): minimum 26' existing public street; Provided: 36'

PLANNING COMMISSION RECOMMENDATION:

On the January 23, 2023 the Planning Commission met a decided by a unanimous vote to recommend approval to City Council on this item.

PROPERTY OWNER/PETITIONER:

Property Owner:
Habitat for Humanity

STAFF CONTACT:

Zack Rainbow
Planning Manager
(325) 657-4210

Conditional Uses: Section 208(F) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, six factors in determining the appropriateness of any Conditional Use request.

1. **Impacts Minimized.** ***Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.*** The properties have remained vacant since at least 2008. The single-family homes will be located adjacent to an existing church which is compatible with the residential character of this block.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.*** All lots meet the minimum lot sizes for the zoning district and there is adequate front, side, and rear space, as well as sufficient space for new parking and driveways.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.*** As indicated, the homes will be located next to a church which is a compatible residential neighbor. The homes are close to the existing Fort Concho residential neighborhood to the west.

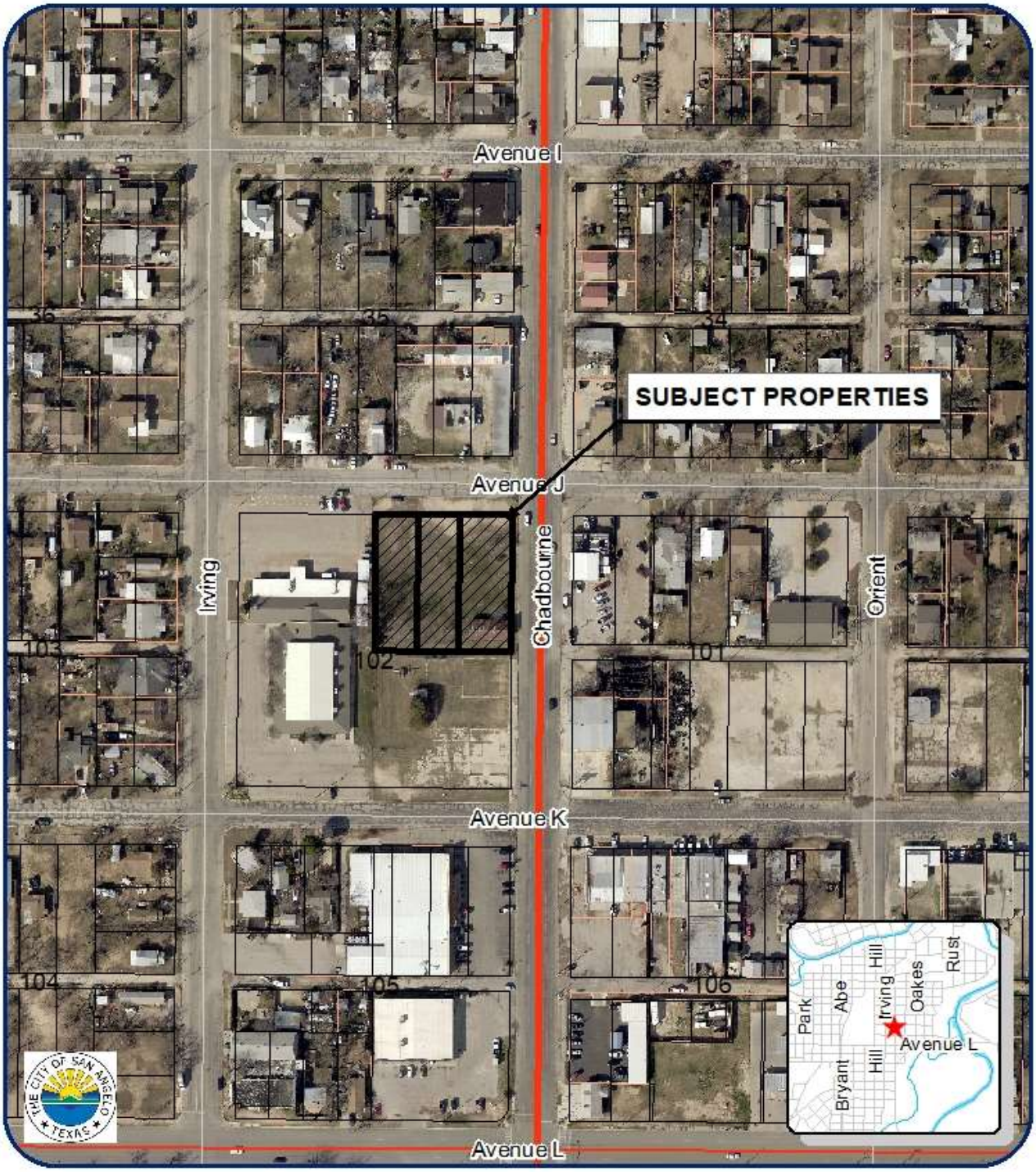
4. **Effect on Natural Environment.** ***Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*** Planning Staff does not anticipate any adverse impacts on the natural environment. The new homes will require two paved parking spaces and paved driveway and apron to the street. The Building Division will review the building permit and associated curb cut plans and ensure compliance with all city regulations.

5. **Community Need.** ***Whether and the extent to which the proposed conditional use addresses a demonstrated community need.*** There is a demonstrated need for additional housing throughout the City, and in this infill area of the Fort Concho Neighborhood. Despite these properties having commercial-zoning CG/CH, the fact that they have remained vacant for many years, and that there are other homes close by, Staff is in support of this request.

6. **Development Patterns.** ***Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.*** This small change does not represent a substantial change to the area's development pattern and would result in a logical pattern of development.

Recommendation:
On the January 23, 2023 the Planning Commission met a decided by a unanimous vote to recommend **approval** to City Council on this item.

Attachments:
Aerial Map, Future Land Use Map, Zoning Map, 200-foot Notification Map, and Photographs



Conditional Use

CU22-29: 3, 5, & 9 W. Avenue J

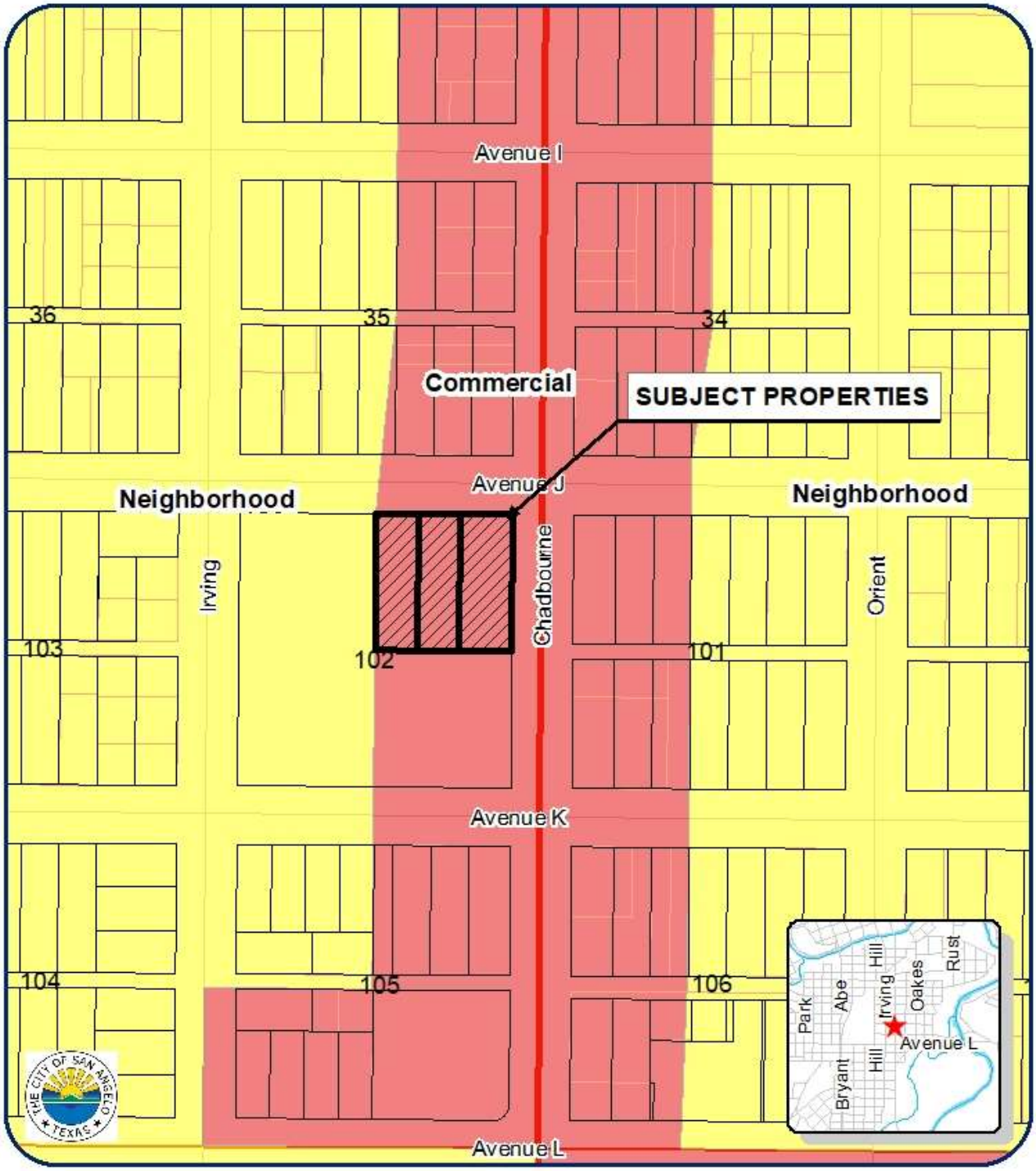
Council District 3 - Harry Thomas
Neighborhood: Fort Concho
Scale: 1 " approx. = 175 ft

N

Legend

Subject Properties:
Current Zoning: CG/CH & RS-2
Requested Zoning Change: N/A
Vision: Commercial

SW of W. Avenue J and S. Chadbourne St., 0.743 ac.



Conditional Use

CU22-29: 3, 5, & 9 W. Avenue J

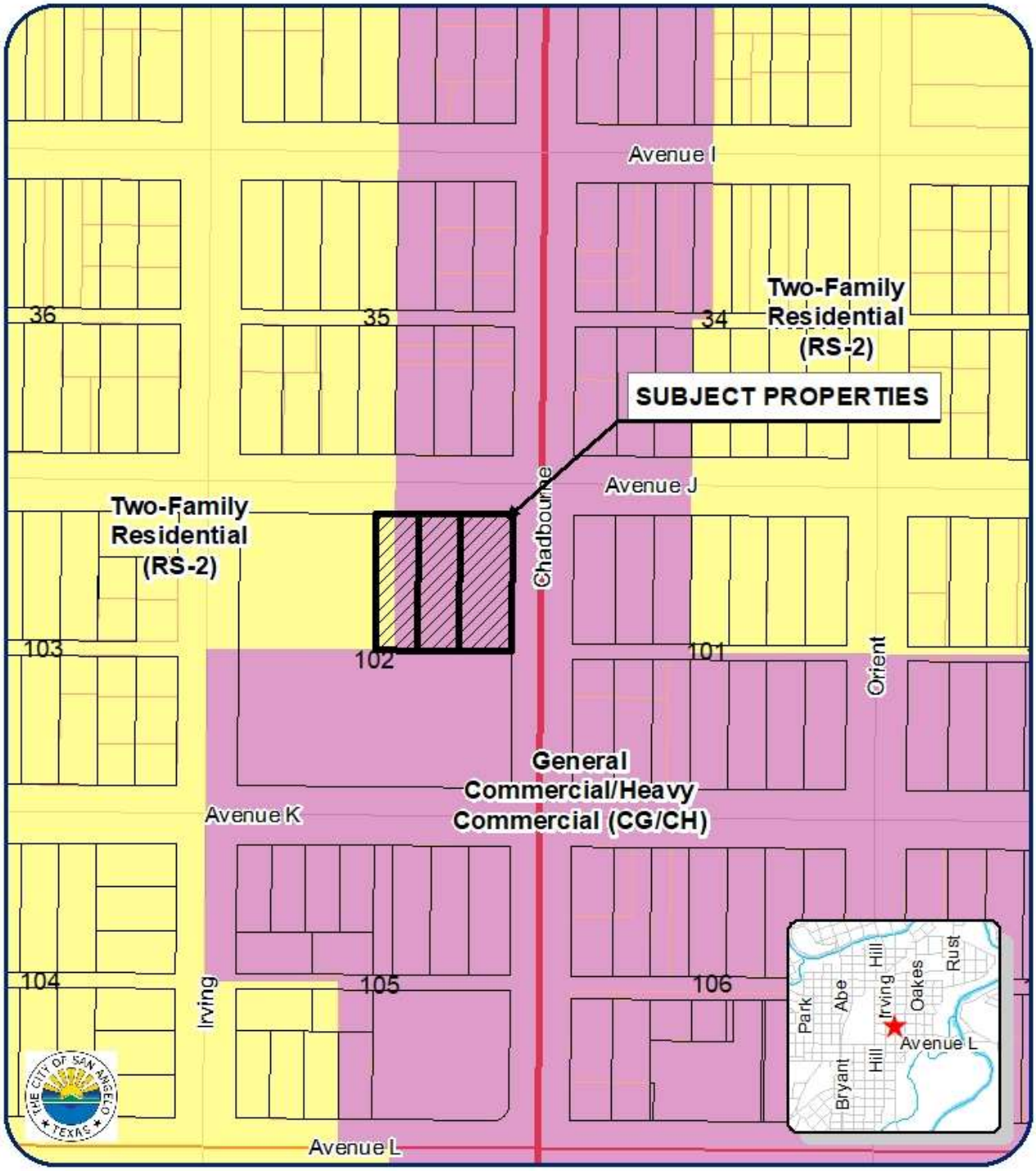
Council District 3 - Harry Thomas
Neighborhood: Fort Concho
Scale: 1 " approx. = 175 ft

N

Legend

Subject Properties:
Current Zoning: CG/CH & RS-2
Requested Zoning Change: N/A
Vision: Commercial

SW of W. Avenue J and S. Chadbourne St., 0.743 ac.



Conditional Use

CU22-29: 3, 5, & 9 W. Avenue J

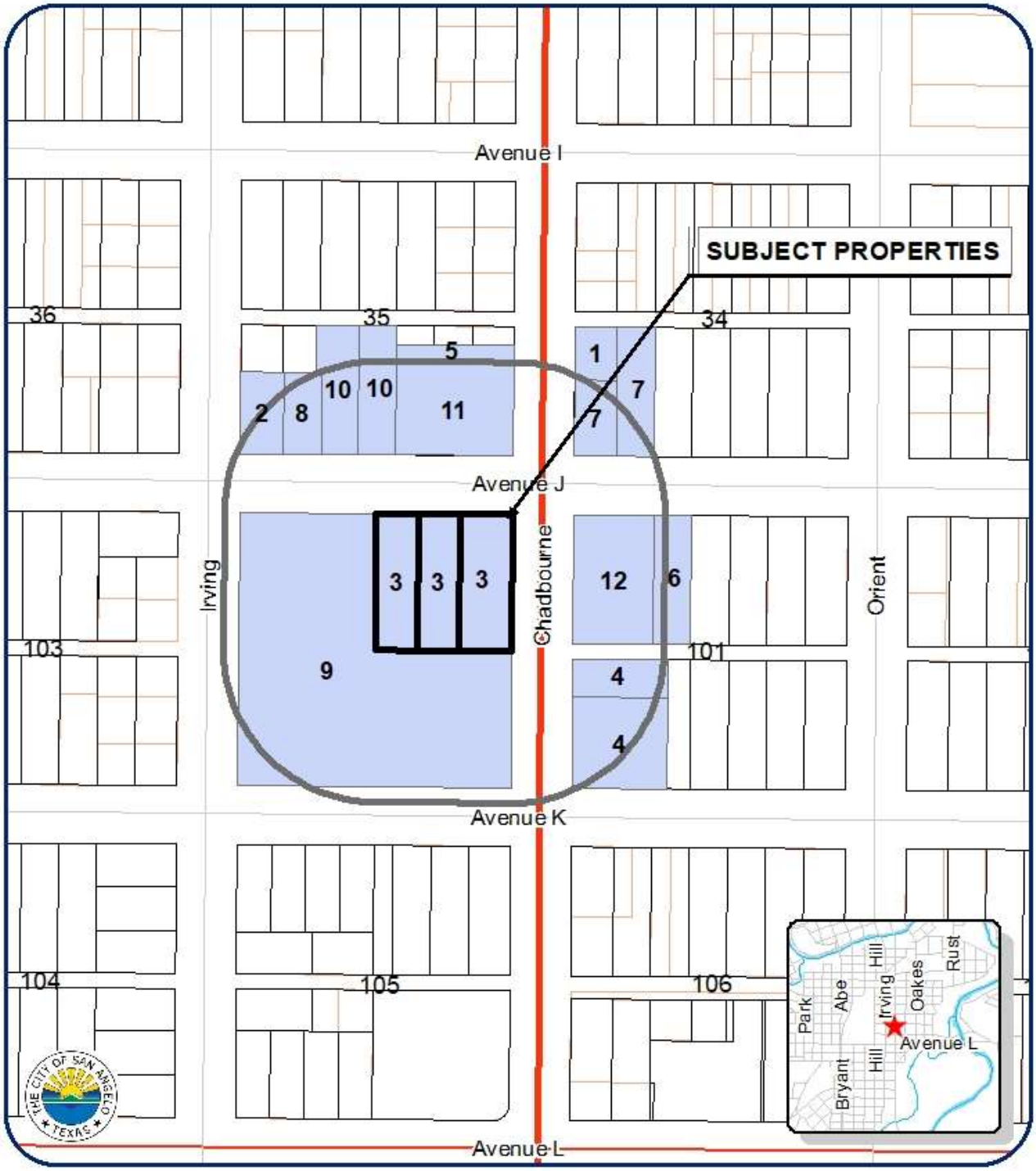
Council District 3 - Harry Thomas
Neighborhood: Fort Concho
Scale: 1 " approx. = 175 ft

N

Legend

Subject Properties:
Current Zoning: CG/CH & RS-2
Requested Zoning Change: N/A
Vision: Commercial

SW of W. Avenue J and S. Chadbourne St., 0.743 ac.



Conditional Use

CU22-29: 3, 5, & 9 W. Avenue J

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

N

Legend

Subject Properties:
Current Zoning: CG/CH & RS-2
Requested Zoning Change: N/A
Vision: Commercial

SW of W. Avenue J and S. Chadbourne St., 0.743 ac.

Photos of Site and Surrounding Area

SOUTH AT PROPERTY (VACANT)

NORTH

WEST

EAST

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS LOCATED AT 3, 5, & 9 W AVE J, BEING A TOTAL OF 0.7 ACRES, BEING LOTS 5A, 6A, AND 7A, BLOCK 102, FORT CONCHO ADDITION; FROM "COMMERCIAL" TO NEIGHBORHOOD"; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

CP-22-07

WHEREAS, the City Council for the City of San Angelo, Texas, in accordance with the City Charter and Chapter 213 of the Texas Local Government Code, has adopted a Comprehensive Plan (Vision Plan and Future Land Use Map within the San Angelo Strategic Plan adopted by City Council as updated on October 20, 2009) to guide the long-range development of the City, manage the future growth of the City and promote the health, safety and welfare of its citizens; and

WHEREAS, the Comprehensive Plan includes a Future Land Use Map to serve as a geographical representation of anticipated land use patterns and long range development for the City; and

WHEREAS, inconsistencies have developed between current long standing land use and development patterns and development envisioned by the Future Land Use Map, which inconsistencies call for compatible revisions to the Future Land Use Map; and

WHEREAS, the Planning Commission and the City Council for the City of San Angelo, in compliance with the City Charter and Chapter 213 of the Texas Local Government Code regarding adoption and amendment of the City's Comprehensive Plan, having given requisite notice of public hearing by publication and otherwise, and having afforded a full and fair hearing to all property owners and persons interested, including persons situated in the vicinity of the affected area, being of the opinion that revision of the Comprehensive Plan and Future Land Use Map changes should be made as set out herein;

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

SECTION 1: The Future Land Use Plan Map, a component of the adopted Comprehensive Plan for the City of San Angelo be and the same is hereby amended to change the Future Land Use designation of the following described parcel as outlined below:

The real properties located at 3, 5, & 9 W AVE J, BEING A TOTAL OF 0.7 ACRES, BEING LOTS 5A, 6A, AND 7A, BLOCK 102, FORT CONCHO ADDITION, San Angelo, Tom Green County, Texas; from "Commercial" to "Neighborhood".

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

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

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

INTRODUCED on the **21st day of February, 2023,** and finally ADOPTED on this the **7th day of March, 2023.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

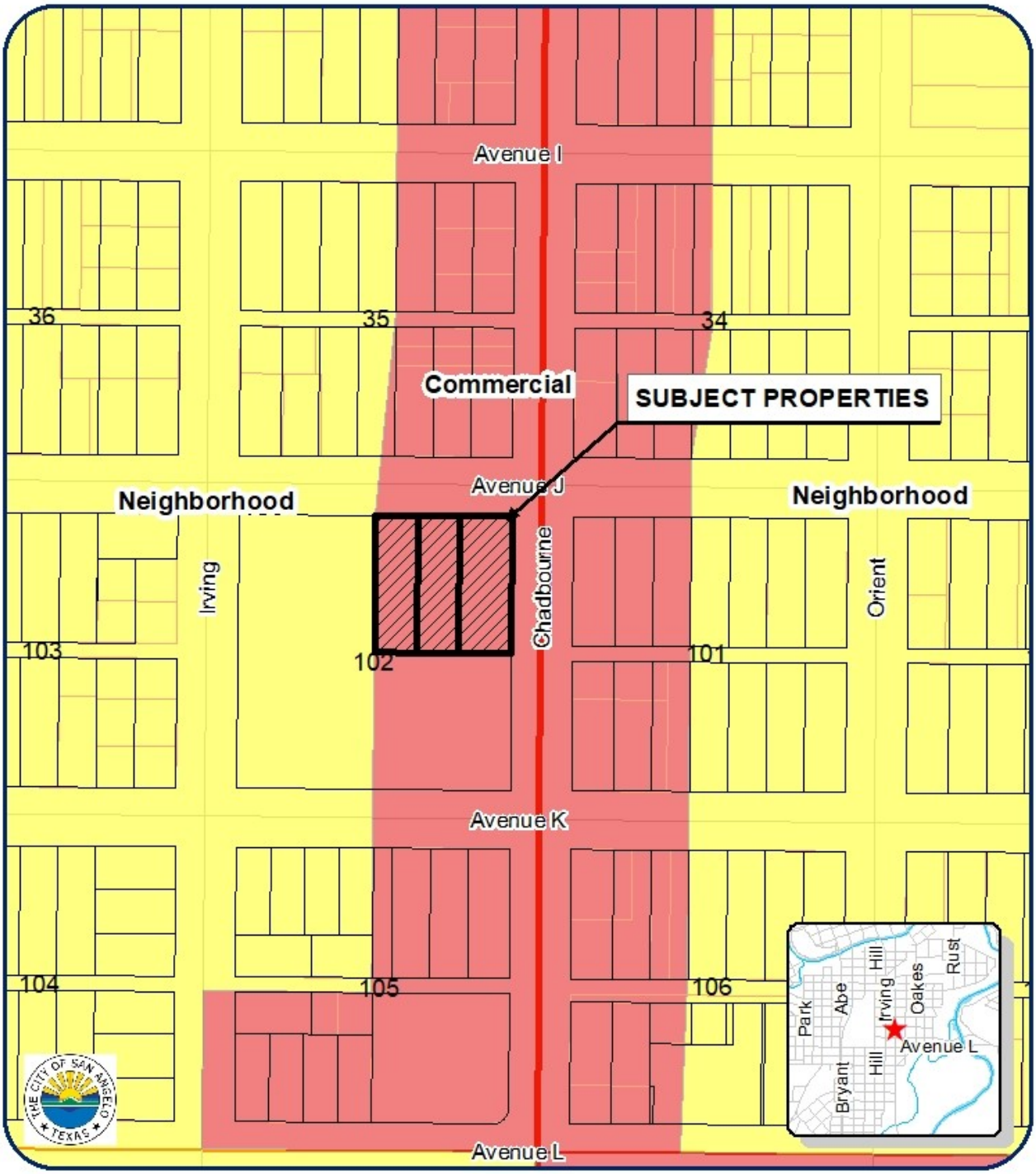
ATTEST:

APPROVED AS TO FORM:

_____
Heather Stastny, City Clerk

_____
Theresa James, City Attorney

EXHIBIT "A



Conditional Use

CP22-07: 3, 5, & 9 W. Avenue J

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

N

Legend

Subject Properties:
Current Zoning: CG/CH & RS-2
Requested Zoning Change: N/A
Vision: Commercial

SW of W. Avenue J and S. Chadbourne St., 0.743 ac.

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTIES: **3, 5, & 9 W AVE J, BEING A TOTAL OF 0.7 ACRES, BEING LOTS 5A, 6A, AND 7A, BLOCK 102, FORT CONCHO ADDITION;** FROM THE GENERAL COMMERCIAL/HEAVY COMMERCIAL (CG/CH) TO THE SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z22-026: 3, 5, AND 9 AVE J

WHEREAS, on the 23rd day of January, 2023, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed Single-Family (RS-1) Zoning District; and,

WHEREAS, on the 21st day of February 2023, City Council held a public hearing on Z22-29, 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 generally located at 3, 5, AND 9 AVE J; Legal Description being Lots 5A, 6A, and 7A, in Block 102, Fort Concho Addition, City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit "A" of this Ordinance.

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning

& Development Department, to implement the zoning provision adopted herein, as further depicted on **Exhibit A** of this Ordinance.

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

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

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

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

INTRODUCED with public hearing on the **21st day of February, 2023,** and finally PASSED, on this the **7th day of March, 2023.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

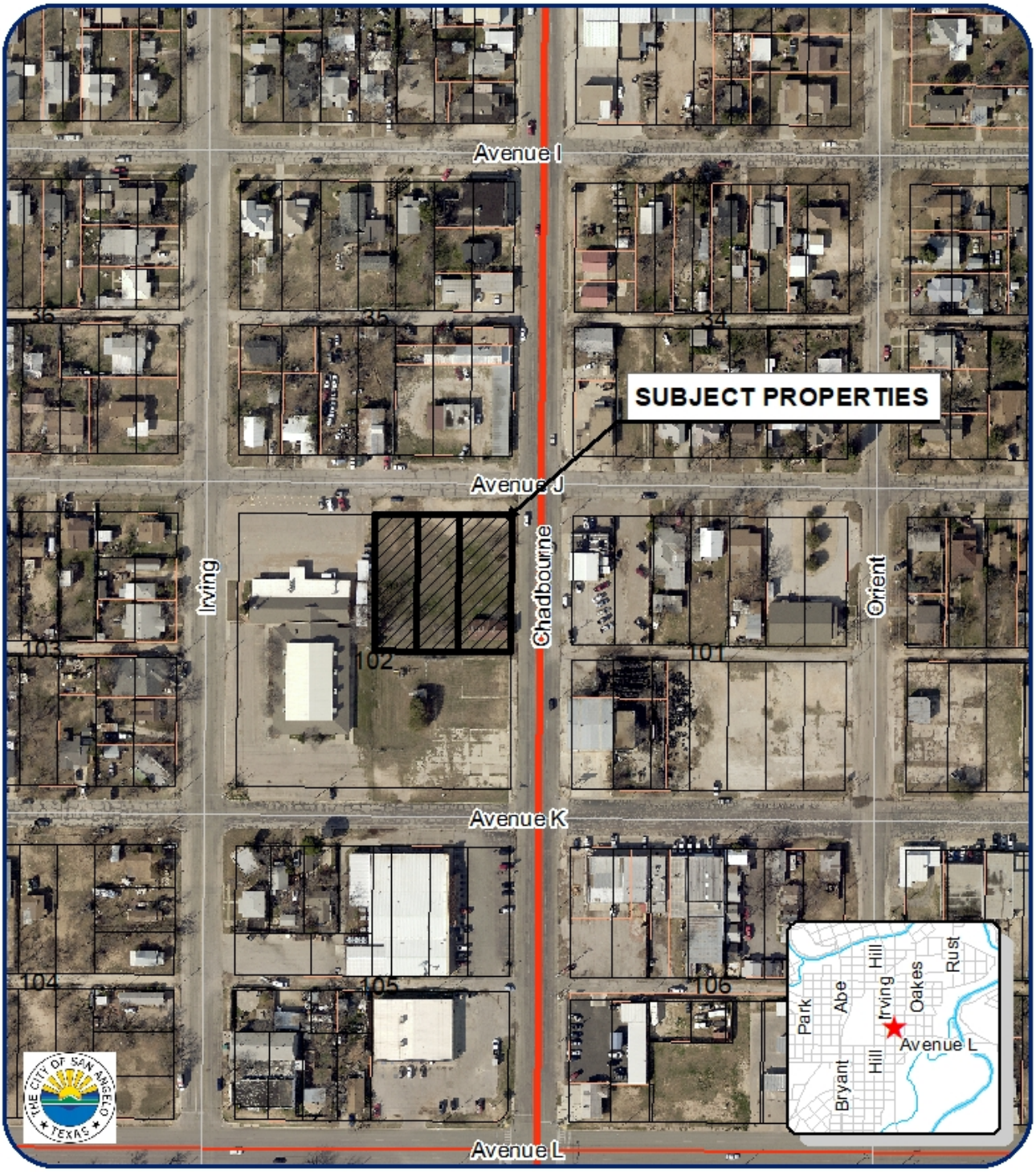
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

EXHIBIT "A"



Conditional Use

Z22-26: 3, 5, & 9 W. Avenue J

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

N

Legend

Subject Properties:
Current Zoning: CG/CH & RS-2
Requested Zoning Change: N/A
Vision: Commercial

SW of W. Avenue J and S. Chadbourne St., 0.743 ac.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

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

Meeting Date: February 21, 2023

Item type: Regular Item

Caption:

First reading and public hearing of ordinances on the following cases for property being approximately 15.325 acres and located northeast of the intersection of Montague Ave. and Veck St.:
1. CP22-08, a request for approval of an amendment to the Comprehensive Plan, changing the Future Land Use from Commercial and Transitional to Neighborhood;
2. Z22-27, a request for approval of a rezoning from General Commercial zoning district to the Planned Development zoning district (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicant has submitted associated Comprehensive Plan amendment and rezoning applications to rezone a 15+acre piece of property from General Commercial to Planned Development (PD) allowing development under either RS-3 (Zero Lot Line, Twinhome and Townhome Residential) zoning standards or RS-1 (Single Family Residential) zoning standards, with a minimum 15 feet front yard setback, or 25 feet when there is a front entry garage. The applicant wants to provide a mixed-use development that can provide for generational housing needs in close proximity to each other. This zoning would also give them the flexibility to meet the needs of the market as it evolves by allowing both RS-1 and RS-3 type development. In larger cities it is not uncommon to have mixed housing types in one development to address a variety of needs as families mature.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

At their January 23 meeting the Planning Commission voted unanimously to recommend approval of the request.

Attachments:

1. CP22-08 & Z22-27 staff report — CP22-08 & Z22-27 staff report.pdf

2.	Ordinance (CP22-08)	Ordinance (CP22-08).docx
3.	Ordinance (Z22-27)	Ordinance (Z22-27).docx

Presentation:

Jon James

Approvals/Reviews:

Sherry Bailey	Created/Initiated
Zachary Rainbow	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Heather Stastny	Final Approval

COUNCIL REPORT – CP22-08/ Z22-27

Scheduled Hearings:
City Council 1st reading: February 21, 2023
City Council 2nd reading: March 7, 2023

APPLICATION TYPE:	CASES:
Comprehensive Plan Amendment & Rezoning	CP22-08/Z22-27: 2298 E Houston Harte Frontage Road

SYNOPSIS:

The applicant has submitted associated Comprehensive Plan Amendment (CPA) and Rezoning applications to rezone a 15+acre piece of property from General Commercial to Planned Development (PD) to encompass RS-3(Zero Lot Line, Twinhome and Townhome Residential) Zoning District with an underlying RS-1(Single Family Residential) Zoning District with 15 feet front yard setback, 25 feet front yard when there is a front entry garage. The applicant wants to provide a mixed-use development that can provide for generational housing needs in close proximity to each other. This zoning would also give them the flexibility to meet the needs of the market as it evolves. In larger cities it is not uncommon to have mixed housing types in one development to address a variety of needs as families mature.

LOCATION:	LEGAL DESCRIPTION:
2298 E Houston Harte Frontage Road	Abst: A-1854 S-0326, SURVEY: G. SCHUBITZ, 1.5 acres: Blk. 1 Subd. MARYLOU ADDITION, Southwest part of Lot 2, being 13.825 AC.

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Gonzales Paul Ann Neighborhood	CG to PD (with RS-3 underlying zoning, with 15 FT. front yard & 25 FT. on front entry garages	Commercial & Transitional to Neighborhood	15.325 acres

NOTIFICATIONS:

18 notifications for CP22-08/ Z22-27 were mailed within a 200-foot radius on January 5, 2023.

STAFF RECOMMENDATION:

Planning Commission voted unanimously to recommend APPROVAL OF CP22-08/Z22-27 at their January 23, 2023 meeting. Staff recommends **APPROVAL** of an amendment to the City of San Angelo Comprehensive Plan, changing 15.325 acres from Commercial Land Use to Neighborhood Land Use; and **APPROVAL** of a rezoning from the General Commercial (CG) Zoning District to the Planned Development (PD) to encompass RS-3 (Zero Lot Line, Twinhome and Townhome Residential Zoning District with an underlying Single-Family Residential Lots with a 15-foot front yard setback and 25 feet when there is a front entry garage.

PROPERTY OWNER/PETITIONER:

Applicants:
Carter-Fentress Engineering, LLC

STAFF CONTACT:

Sherry L. Bailey
Senior Planner
(325) 657-4210, Extension 1546
Sherry.bailey@cosatx.us

Additional Information: The applicant is wanting to keep the property immediately adjacent to the Huston Harte Expressway in the General Commercial Zoning District. That area will provide a buffer for the mixed housing residential 15+ acres. The residents will have a mix of housing in one area, commercial services available, and employment opportunities. The neighborhood theme is carried throughout the area tying it all together.

Comprehensive Plan Amendments and Rezonings: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below. Comprehensive Plan Amendments are reviewed in the context of the San Angelo Strategic Plan, the 2009 Update to the Comprehensive Plan and outlined in #1 below:

1. **Compatible with Plans and Policies.** ***Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*** Staff believes changing the Comprehensive Plan designation from Commercial to Neighborhood is consistent with the policies stated in the Plan. The intent of the land use slated for this property is such that they will benefit from the different land uses and complement those uses.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** The proposed zoning change from General Commercial to Planned Development with underlying residential types is designed to provide for a comprehensive approach for both the residential uses as well as the commercial use along the Expressway.

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 CG zoning will act as a buffer for the residential property uses.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** The applicant is seeking to introduce a more well-rounded residential opportunity for a variety of people with a variety of needs.

5. **Effect on Natural Environment.** ***Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*** The area is undeveloped but has been identified as a General Commercial site. Rezoning a portion of the property to residential will be a less intensive use and have less of an impact on the natural environment.

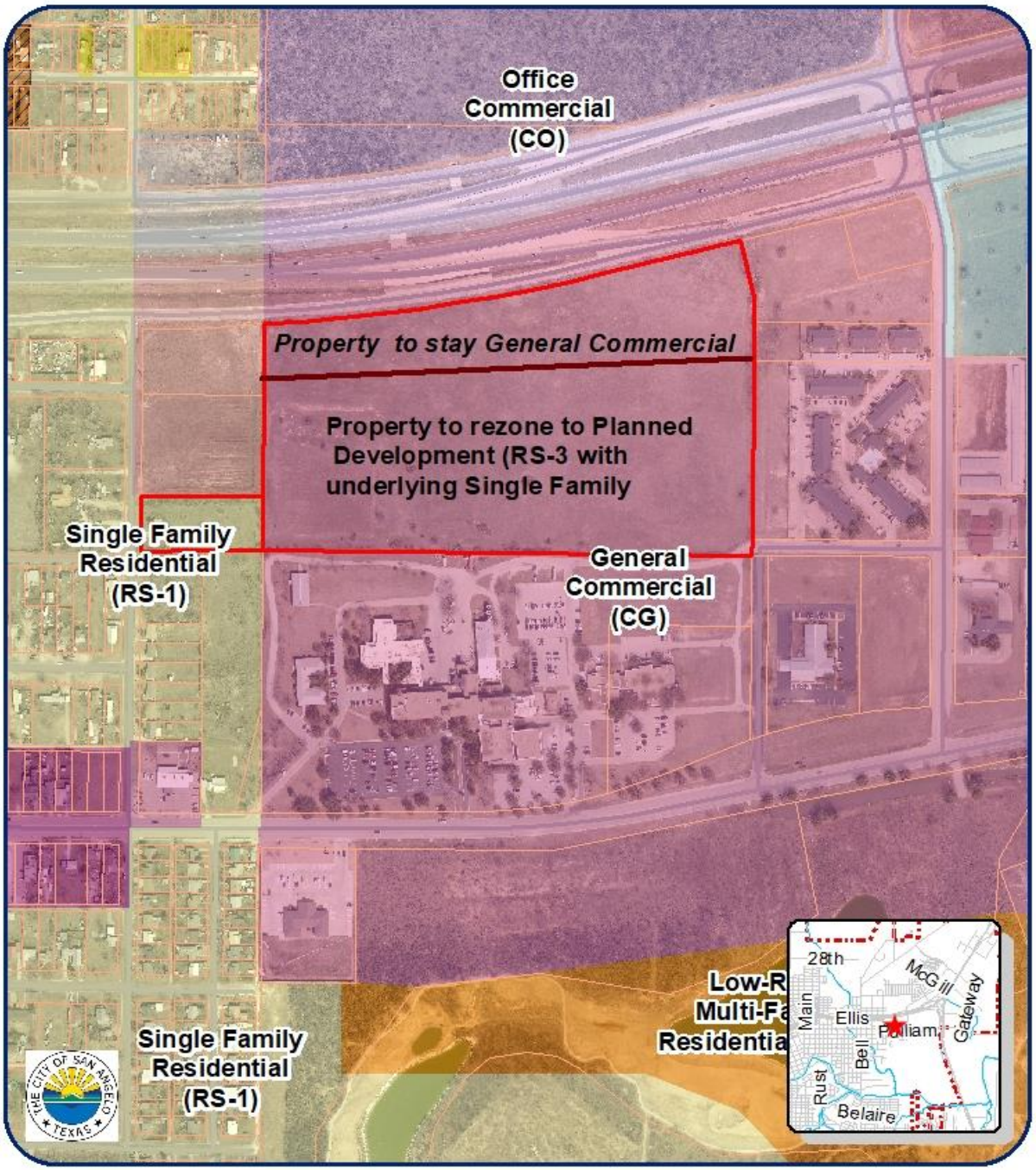
6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a***

demonstrated community need. Staff believes the developer in this case is striving to be able to meet whatever demonstrated need might surface.

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 development patterns for the area are just being established and are designed to be responsive to whenever needs may surface.

Recommendation:
Planning Commission at their January 23, 2023, meeting voted **unanimously to recommend APPROVAL** of CP22-08/Z22-27. Staff recommends **APPROVAL** of an amendment to the City of San Angelo Comprehensive Plan, changing 15.325 acres from the "Commercial" Future Land Use to the "Neighborhood" Future Land Use; and **APPROVAL** of a rezoning on the 15.325 acres from the General Commercial) Zoning District to the Planned Development (PD) Zoning District with an underlying RS-3 and RS-1 zoning districts with adaptable mixed-use housing with a 50' X 100' minimum lot size, 15' minimum front yard and 25' minimum front yard at front entry garages.

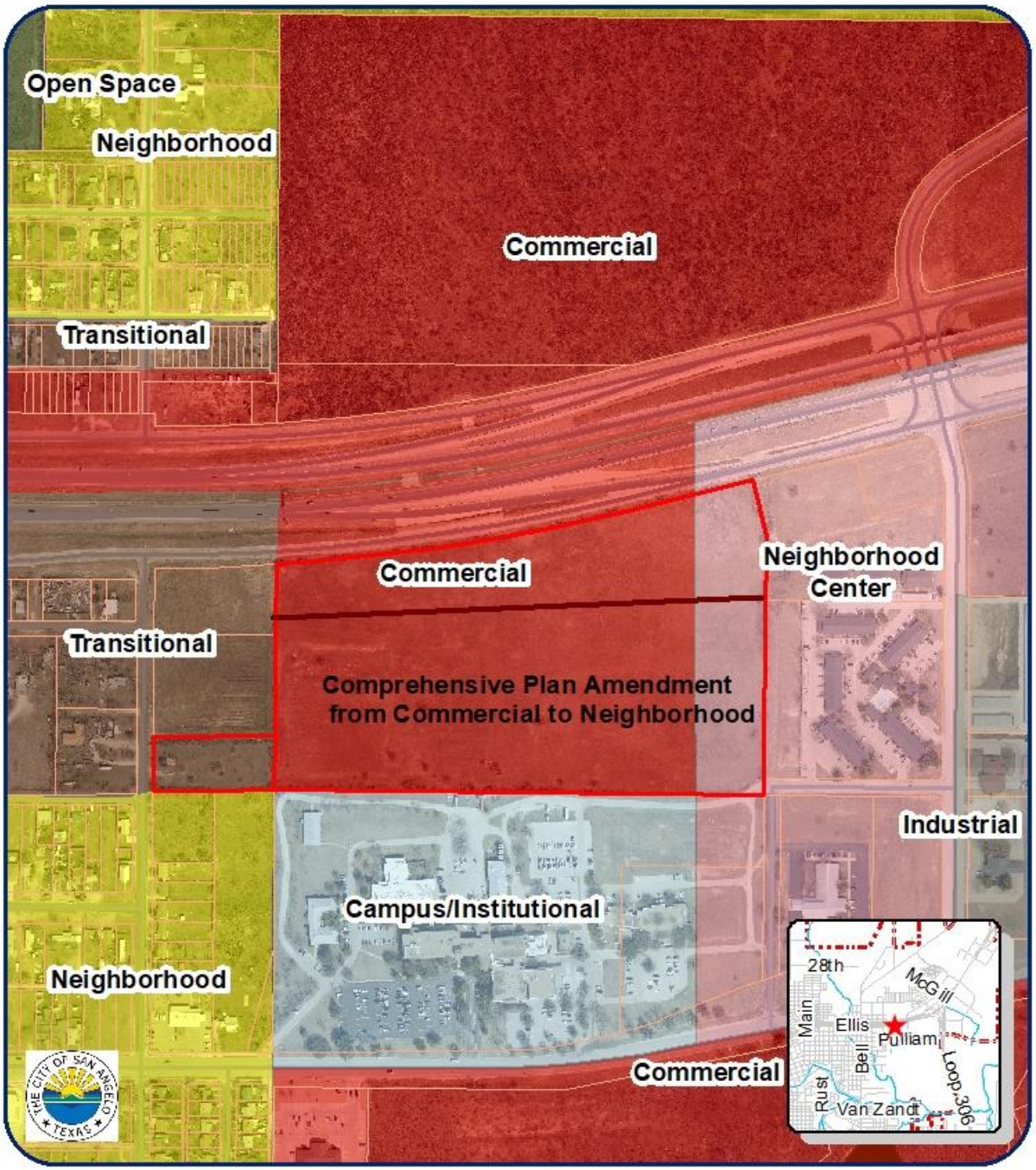
Future Land Use Map
Zoning Map
Applications



ZONING MAP
Z22-27 2102-2298 E Houston Harte
Council District: 4 Gonzales
Neighborhood: PaulAnn
Scale: 0 0.02 0.04 0.08 0.12 0.16 Miles

Subject Properties:
200' Buffer:
Notified Properties:

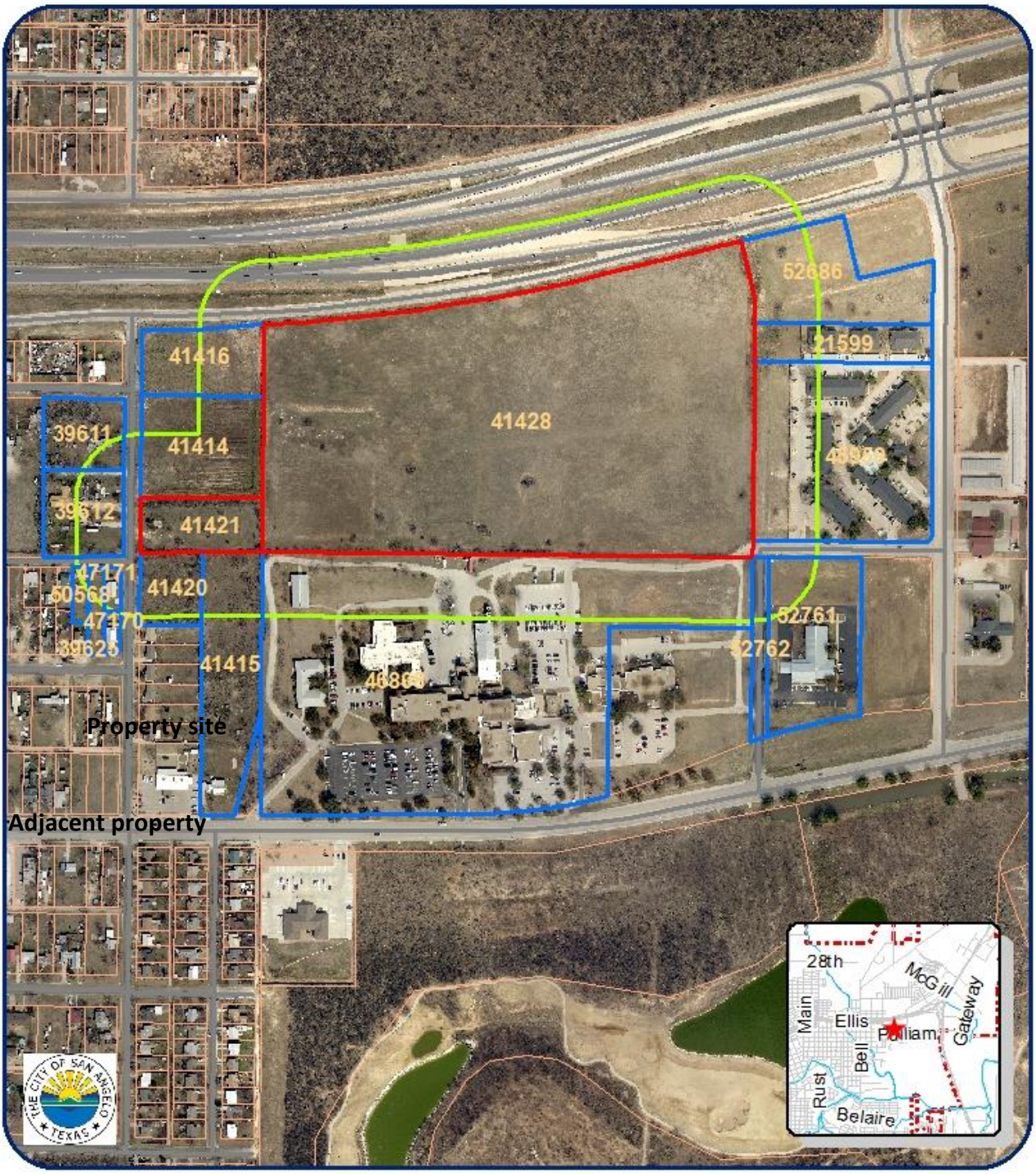
N



FUTURE LAND USE
Z22-27 2102-2298 E Houston Harte
Council District: 4 Gonzales
Neighborhood: PaulAnn
Scale: 0 0.02 0.04 0.08 0.12 0.16 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N



200' Notification Map
Z22-27 2102-2298 E Houston Harte
Council District: 4 Gonzales
Neighborhood: PaulAnn
Scale: 0 0.02 0.04 0.08 0.12 0.16 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Property in question

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS LOCATED AT 2102 – 2298 E. HOUSTON HARTE FRONTAGE ROAD, BEING A TOTAL OF 15.325 ACRES IN **ABST. A-1854 S-0326, SURVEY G. SCHUBITZ 1.5 ACRES: MARYLOU ADDITION, SOUTHWEST PART OF LOT 2, 13.825 ACRES** FROM "COMMERCIAL" TO "NEIGHBORHOOD" PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

CP22-08: 2298 E. HOUSTON HARTE FRONTAGE ROAD

WHEREAS, the City Council for the City of San Angelo, Texas, in accordance with the City Charter and Chapter 213 of the Texas Local Government Code, has adopted a Comprehensive Plan (Vision Plan and Future Land Use Map within the San Angelo Strategic Plan adopted by City Council as updated on October 20, 2009) to guide the long-range development of the City, manage the future growth of the City and promote the health, safety and welfare of its citizens; and

WHEREAS, the Comprehensive Plan includes a Future Land Use Map to serve as a geographical representation of anticipated land use patterns and long range development for the City; and

WHEREAS, inconsistencies have developed between current long standing land use and development patterns and development envisioned by the Future Land Use Map, which inconsistencies call for compatible revisions to the Future Land Use Map; and

WHEREAS, the Planning Commission and the City Council for the City of San Angelo, in compliance with the City Charter and Chapter 213 of the Texas Local Government Code regarding adoption and amendment of the City's Comprehensive Plan, having given requisite notice of public hearing by publication and otherwise, and having afforded a full and fair hearing to all property owners and persons interested, including persons situated in the vicinity of the affected area, being of the opinion that revision of the Comprehensive Plan and Future Land Use Map changes should be made as set out herein;

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

SECTION 1: The Future Land Use Plan Map, a component of the adopted Comprehensive Plan for the City of San Angelo be and the same is hereby amended to change the Future Land Use designation of the following described parcel as outlined below:

The real properties located 250 feet south of Huston Harte Frontage Road from Montague Avenue to the northern extension of American Avenue north of Shannon's St. John's Campus along Anne Drive, being a total of 15.325 acres in ABST. A-1854 S-0326, SURVEY G. SCHUBITZ 1.5 ACRES: MARYLOU ADDITION, SOUTHWEST PART OF LOT 2, 13.825 ACRES, Tom Green County, Texas; from "Commercial" to "Neighborhood".

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

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

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

INTRODUCED on the **21st day of February, 2023,** and finally ADOPTED on this the **7th day of March, 2023.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

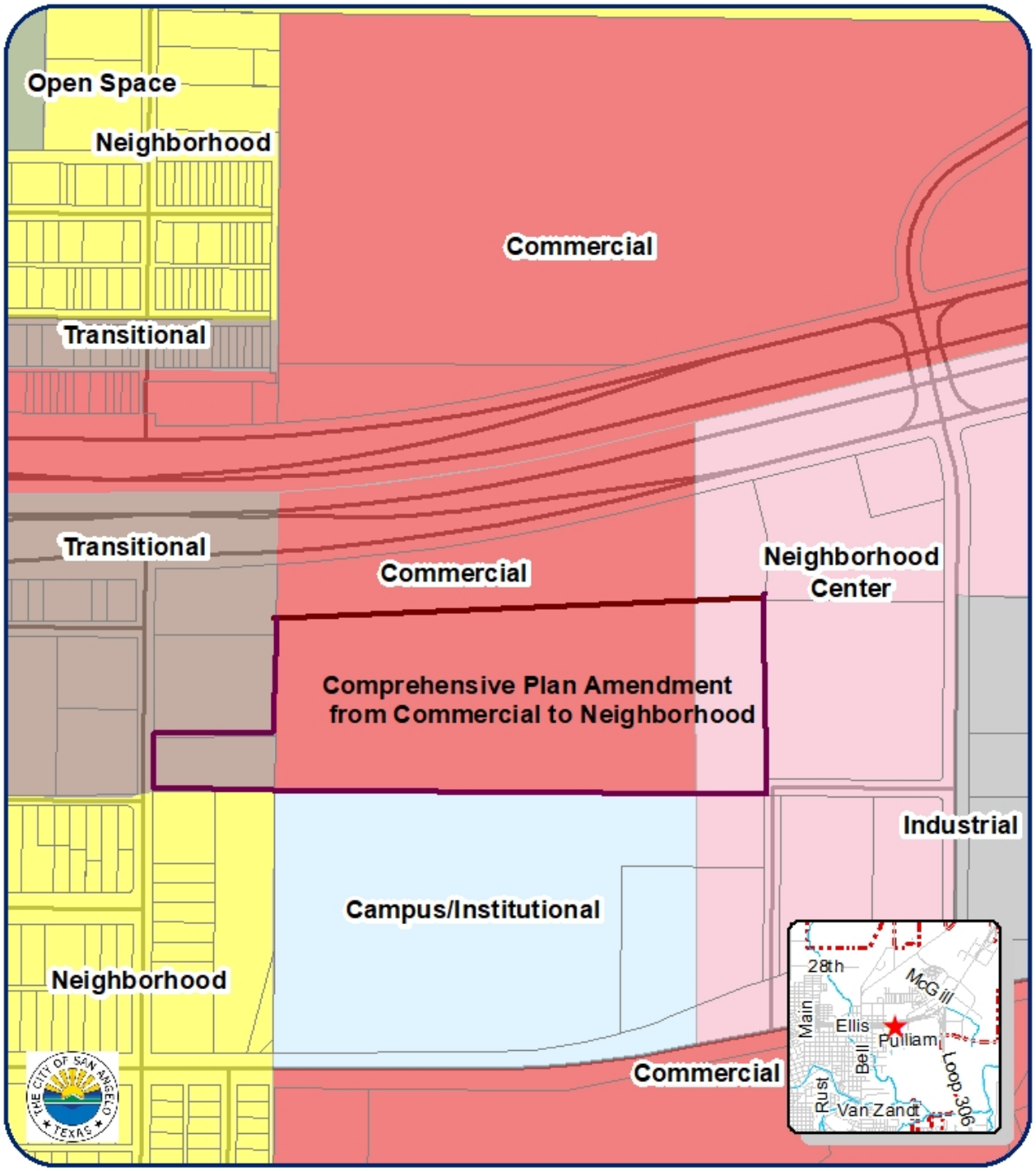
ATTEST:

_____
Julia Antilley, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

Exhibit "A"



FUTURE LAND USE
Z22-27 2102-2298 E Houston Harte

Council District: 4 Gonzales
Neighborhood: PaulAnn
Scale: 0 0.02 0.04 0.08 0.12 0.16 Miles

Subject Properties:

N

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: **APPROXIMATELY 15.325 ACRES LOCATED AT 2298 E. HOUSTON HARTE FRONTAGE ROAD (ABST. A-1854 S-0326, SURVEY G. SCHUBITZ 1.5 ACRES: MARYLOU ADDITION, SOUTHWEST PART OF LOT 2, 13.825 AC; BEING A TOTAL 15.325 ACRES);** FROM THE GENERAL COMMERCIAL (GC) ZONING DISTRICT TO A PLANNED DEVELOPMENT DISTRICT WHICH ENCOMPASSES THE ZERO LOT LINE, TWIN HOME, TOWNHOUSE (RS-3) ZONING DISTRICT AND THE SINGLE FAMILY RESIDENTIAL (RS-1) DISTRICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z22-27: 2298 E. Houston Harte Frontage Road

WHEREAS, on the 23rd day of January, 2023, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed Planned Development District encompassing Zero Lot Line, Twin Home, Townhouse (RS-3) Zoning District; and,

WHEREAS, on the 21st day of February, 2023, City Council held a public hearing on Z22-27, 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 as permanently zoned Planned Development District encompassing the Zero Lot Line, Twin Home, Townhouse (RS-3) Zoning District with an underlying Single Family Residential (RS-1) zoning district with 15 foot front yard setback to the house and 25 foot setback to front entry garages:

The real property generally located 250 feet south of the Houston Harte Frontage Road approximately at 2298 E. Houston Harte Frontage Road, described as ABST. A-1854 S-0326, SURVEY G. SCHUBITZ; being 1.5 acres and MARYLOU ADDITION, SOUTHWEST PART OF LOT 2, 13.825 acres; being a total 15.325 acres, City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit "A" of this Ordinance.

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 herein shall remain in full force and effect.

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

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

INTRODUCED on the **21st day of February, 2023,** and finally PASSED, APPROVED AND ADOPTED on this the **7th day of March, 2023.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

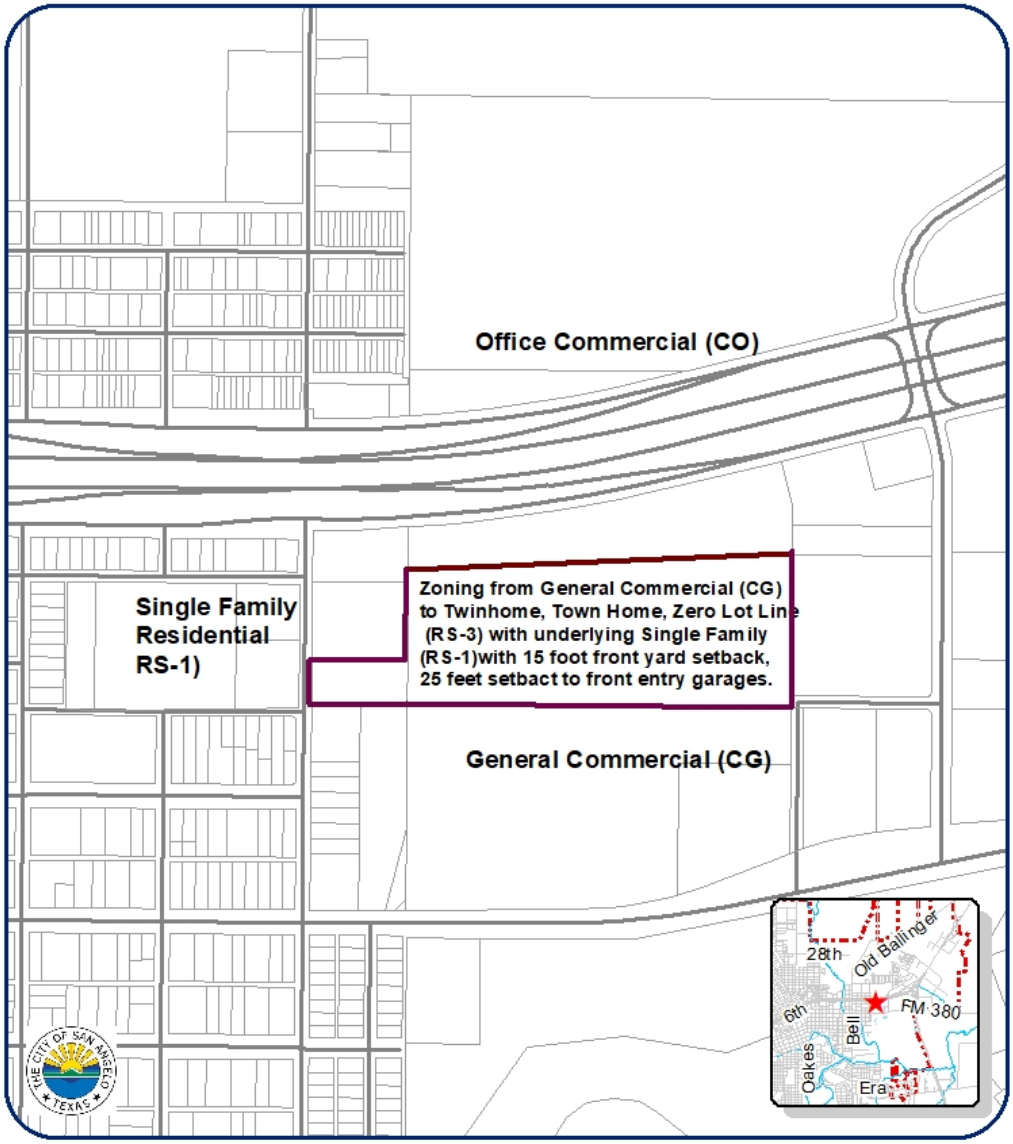
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

Exhibit "A"



FUTURE LAND USE
Z22-27 2102-2298 E Houston Harte

Council District: 4 Gonzales
Neighborhood: PaulAnn
Scale: 0 0.025 0.05 0.1 0.15 0.2 Miles

Subject Properties:

N

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Zachary Rainbow, Planning Manager, Planning and Development Services

Meeting Date: February 21, 2023

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z22-29, to rezone property from the Single-Family Residential zoning district to the Two-Family Residential zoning district, located at 1201 Koberlin St. (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The representative for the owner of the property 1201 Koberlin St. submitted a request for a rezoning from Single-Family Residential (RS-1) to Two-Family Residential District (RS-2) The applicant is asking to rezone to RS-2, Two-Family Residential in order to build duplexes. In this area, there is a mix of housing types and multiple churches. The existing Vision Plan identifies this area as "Neighborhood", which is compatible with the requested zoning.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

On the January 23, 2023 the Planning Commission met a decided by a unanimous vote to recommend approval of this item.

Attachments:

1.	Staff Report (Z22-29) 1201 Koberlin	Z22-29- 1201 Koberlin.pdf
2.	Ordinance (Z22-29)	Ordinance (Z22-29).docx

Presentation:

Jon James

Approvals/Reviews:

Zachary Rainbow	Created/Initiated
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Heather Stastny	Final Approval

STAFF REPORT - Z22-229

City Council 1st reading: February 21, 2023
City Council 2nd reading: March 7, 2023

APPLICATION TYPE:	CASES:
Rezoning	Z22-29: 1201 Koberlin St.

SYNOPSIS:

The representative for the owner of the property 1201 Koberlin St. submitted a request to the Planning Staff for a rezoning from Single-Family Residential (RS-1) to Two-Family Residential District (RS-2) This property is presently zoned RS-1, Single-Family Residential. The applicant is asking to rezone to RS-2, Two-Family Residential in order to build duplexes. In this area, there is a mix of housing types and uses from RS-1 to RS-2, and multiple churches. The existing Vision Plan identifies this area as Neighborhood. Therefore, the rezoning to RS-2 is in keeping with the future land use.

LOCATION:	LEGAL DESCRIPTION:
Southeast of the intersection of N. Buchanan and Koberlin Street(s)	Lot: Acres: 0.161, Blk: 2, Subd: SHEPPARDS ADDITION, N140' OF LOT 8

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Fort Concho East Neighborhood	RS-1 (Residential Single-Family)	Neighborhood	0.161

NOTIFICATIONS:

31 notifications for Z22-29 were mailed within a 200-foot radius on January 5, 2023.
No responses in favor or against have been received.

STAFF RECOMMENDATION:

On the January 23, 2023 the Planning Commission met a decided by a unanimous vote to recommend **Approval** to City Council on this item. of a rezoning from the Single-Family Residential (RS-1) to Two-Family Residential (RS-2) for the property located at 1201 Koberlin Street.

PROPERTY OWNER/PETITIONER:

Applicant(s):
Stephen Marx –
West Texas Rentals, LLC.

STAFF CONTACT:

Zack Rainbow
Planning Manager
(325) 657-4210, Extension 1547
zachary.rainbow@cosatx.us

Additional Information: Staff met with the applicant(s) and their representative concerning the proposed rezoning and the accompanying plat map. The owner would like to develop duplexes on this lot. The property is surrounded by the existing neighborhood, including related uses as in multiple churches in the immediate vicinity. This property itself was previously used as a church facility, and the need for residential property close these uses is a demonstrated need.

1. **Compatible with Plans and Policies.** ***Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*** The Comprehensive Plan identifies this area as Neighborhood. Given the existing mix of uses, the proposal is in keeping with that use.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** RS-1 and the proposed RS-2 are very similar in requirements and use. The proposed rezoning will not conflict with the Zoning Ordinance.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*** As noted above, the properties in this area are a mix of zoning districts, from single-family to two-family to churches. In surveying the area, the one thing that all uses have in common is they are all smaller in scale. As such, they complement the area and the various uses.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** This area is constantly changing. That is part of what keeps it a vital alive area.

5. **Effect on Natural Environment.** ***Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*** There are no anticipated adverse effects on neighboring properties.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** Staff believes that this residential area meets an identified need for family housing in smaller development sites, that are affordable. Recent studies have born this out. The duplex development meets that target audience.

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 in question is an infill project in an older part of town. The proposed lots are 60 x 140 ft., and duplex development benefits both the applicant and the community while utilizing previous unused property.

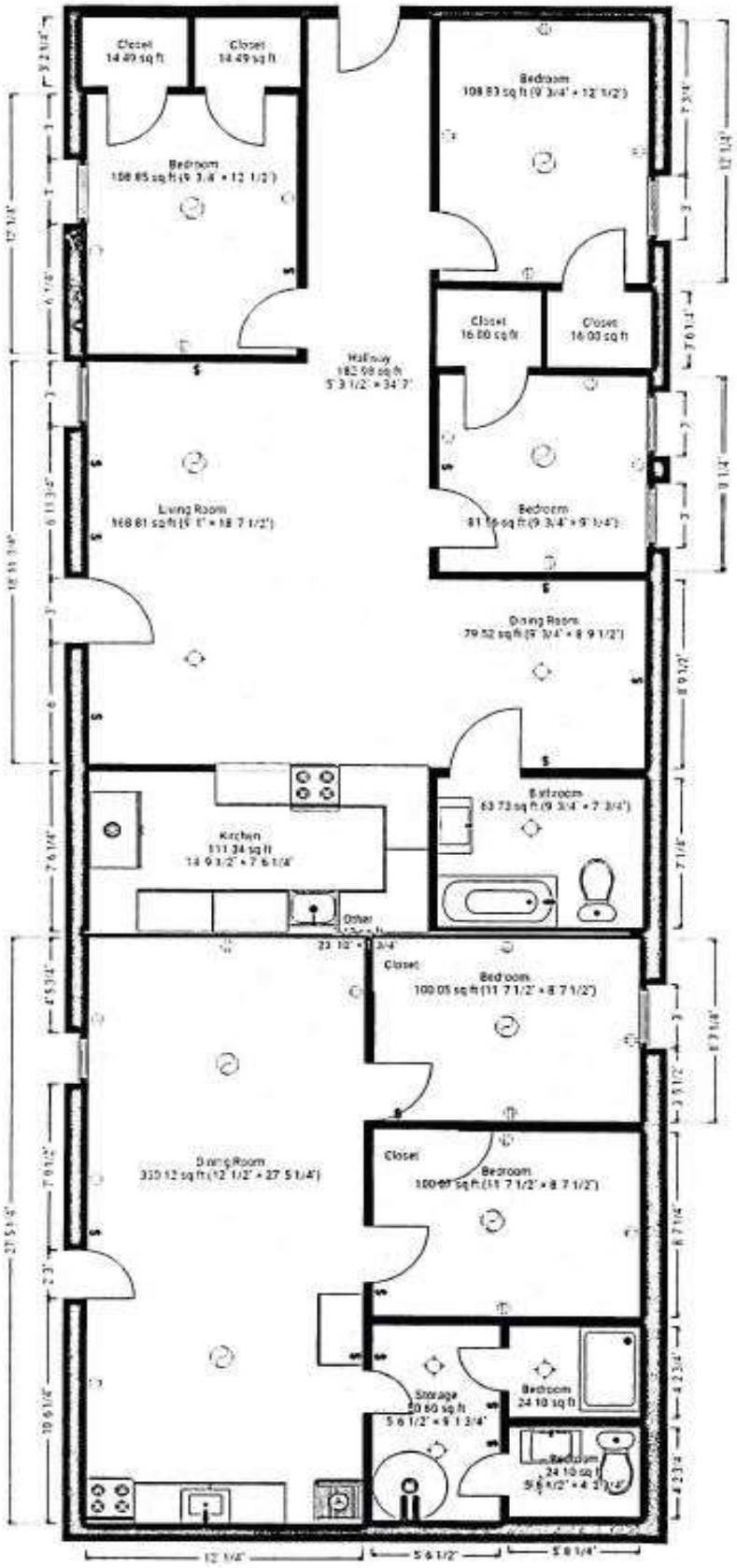
Recommendation:

On the January 23, 2023 the Planning Commission met a decided by a unanimous vote to recommend Approval to City Council on this item for a rezoning from the Single-Family Residential (RS-1) to Two-Family Residential (RS-2) for the property located at 1201 Koberlin Street.

Attachments:

Site Photos
Aerial/Notification Map
Zoning Map
Future Land Use Map

Floor Plan provided by Applicant



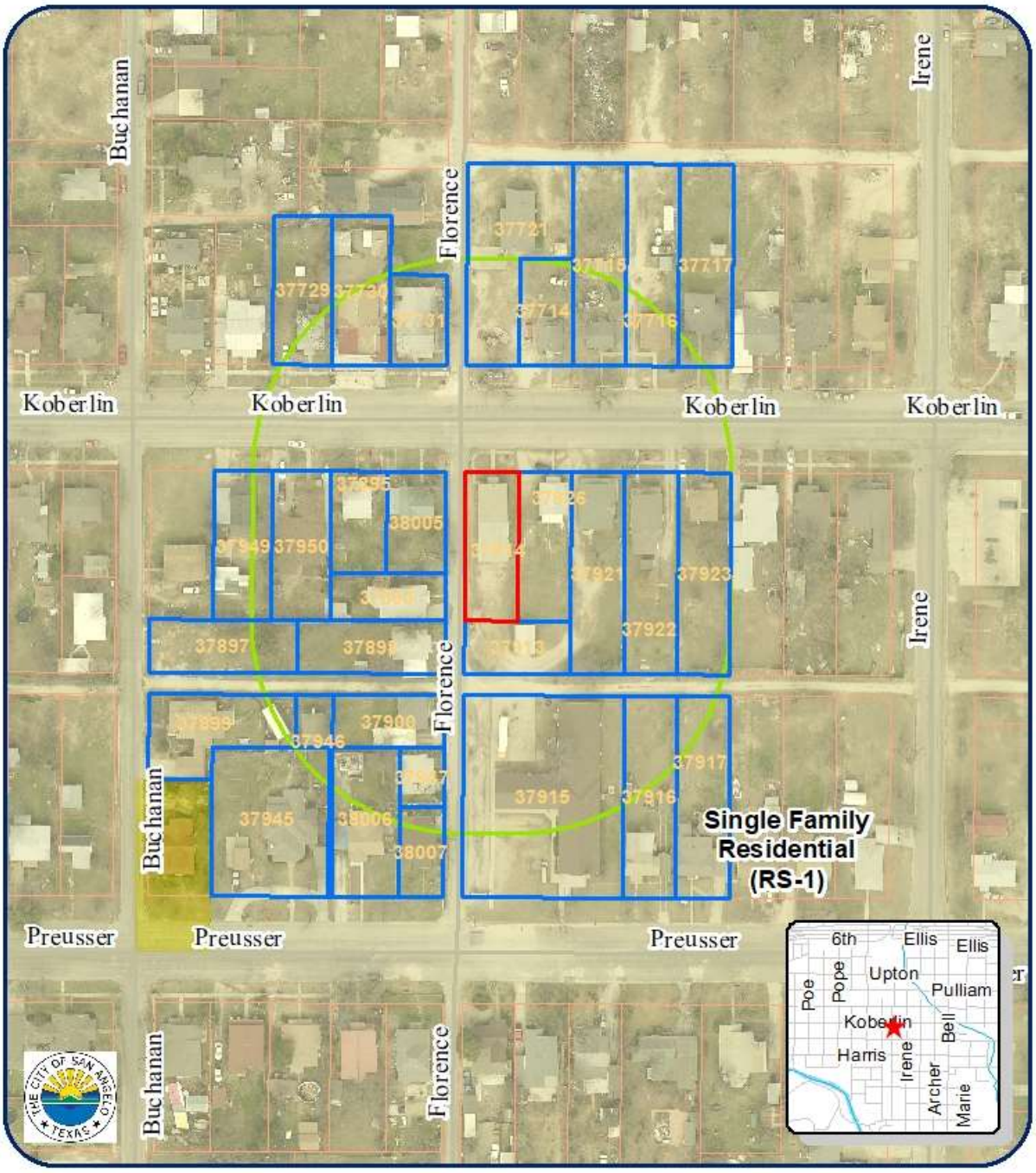
Site Photos

Front View

View from Property across N. Florence St.

View across Koberlin St.

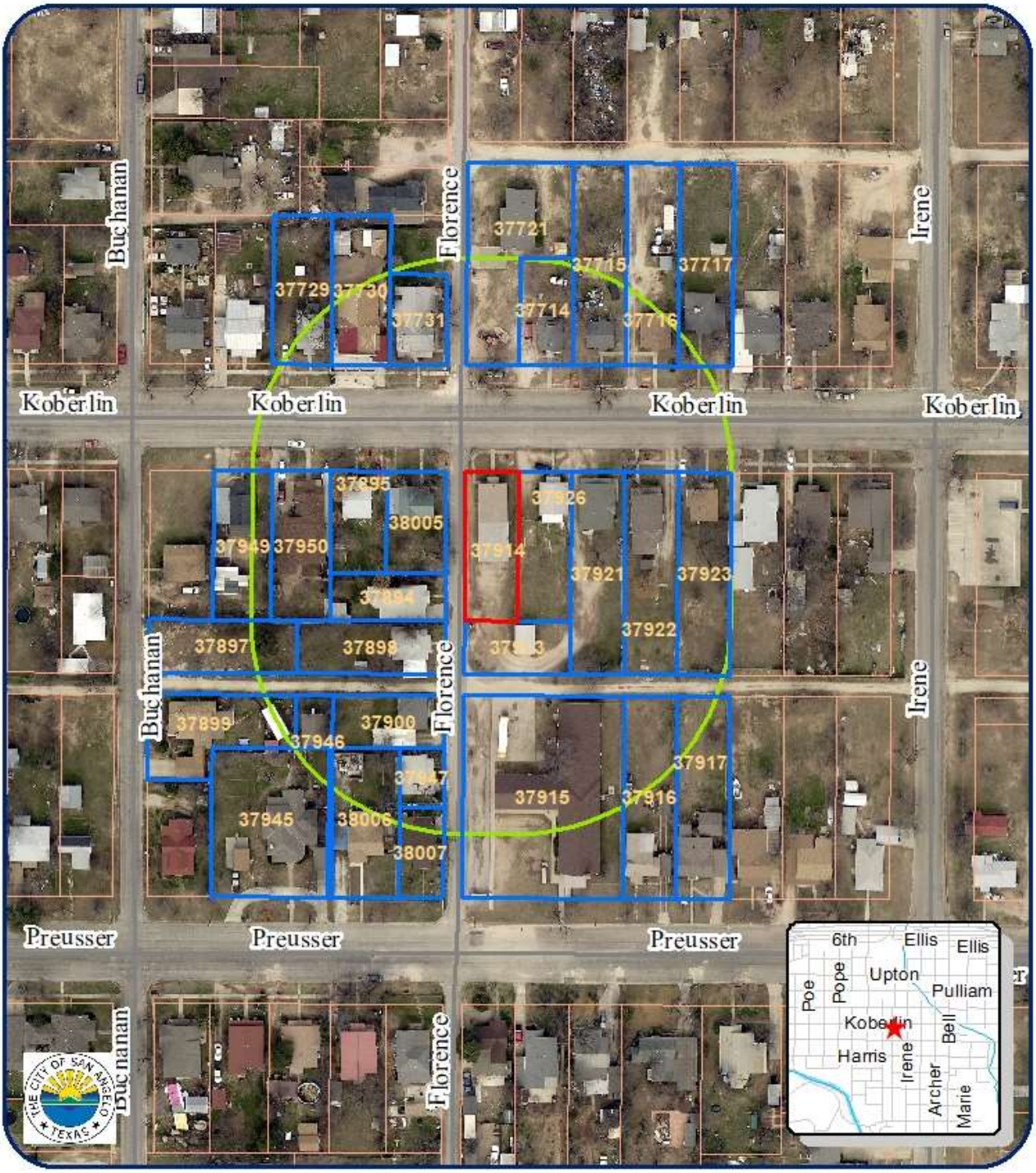
View across N. Florence St.



Zoning Map
Z22-29 1201 Koberlin St
Council District: 3 Thomas
Neighborhood: Ft Concho East
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N



200' Notification Map
Z22-29 1201 Koberlin St

Council District: 3 Thomas
Neighborhood: Ft Concho East
Scale: 0 0.005 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

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: **APPROXIMATELY 0.161 ACRES LOCATED AT 1201 KOBERLIN STREET (Acres: 0.161, Block: 2, Subdivision: SHEPPARDS ADDITION, N140' OF LOT 8);** FROM THE SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (RS-1) TO THE TWO-FAMILY RESIDENTIAL ZONING DISTRICT (RS-2); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z22-29: 1201 KOBERLIN STREET

WHEREAS, on the 23rd day of January, 2023, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed Two-Family (RS-2) Zoning District; and,

WHEREAS, on the 21st day of February 2023, City Council held a public hearing on Z22-29, 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 TWO-FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT;

The real property generally located at 1201 Koberlin Street, described as Lot 8, Acres 0.161, Block: 2, Subdivision: SHEPPARDS ADDITION, N140' OF LOT 8; City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit "A" of this Ordinance.

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 herein shall remain in full force and effect.

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

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

INTRODUCED on the **21st day of February, 2023,** and finally PASSED, APPROVED AND ADOPTED on this the **7th day of March, 2023.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

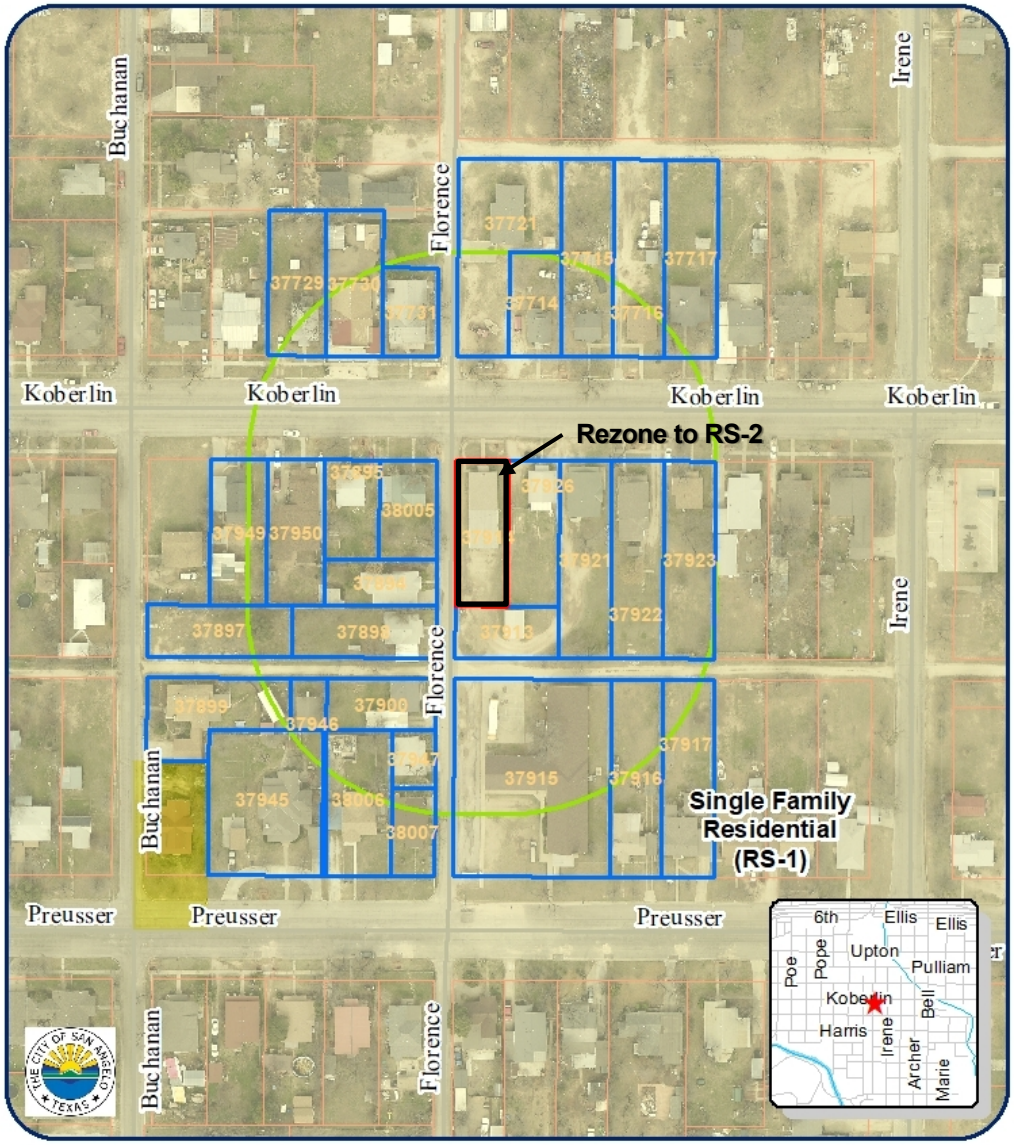
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

Exhibit "A"



Zoning Map
Z22-29 1201 Koberlin St

Subject Properties:

N

APPLICATION FOR
BOARDS and COMMISSIONS

Name: BRIAN DUNN

Address: [redacted]

City: SAN ANGELO State: TX Zip: 76904

Phone (Home): [redacted] (Office):

Resident of San Angelo since: 1982 SMD: 6

Are you a registered voter of San Angelo? Yes: X No:

Occupation/Business Affiliation: RETIRED

Occupation/Business Address:

Title/Position:

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.

Brian Dunn 1-24-23

Applicant's Signature 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.*

Applying for:

- ____Airport Advisory Board
- ____Airport Zoning Board
- ____Animal Shelter Advisory Committee
- ____Civic Events Advisory Board
- X 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:

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

Feel free to attach additional sheets, if necessary.

Based on your board selection, do you meet the membership criteria? X Yes ____No

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

Education and/or Professional Licenses: MBA certified fire fighter, licensed paramedic, certified public Manager

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

Previous Municipal Experience (position, location, and dates): SAFD FIRECHIEF RETIRED 1-1-90 to 2-25-22

What personal qualifications can you bring to this board? familiar with LGC 143

What is your personal vision for the City?

Why do you want to serve on this board? I am very familiar with civil service as I spent 32 years in it. I'm at service to community

Additional relevant information:

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