



City Council Agenda 8/3/2023

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held August 3, 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 July 18, 2023 City Council meeting minutes (Heather Stastny)
- b. Consider approving the purchase of 10-MSA G1 Self Contained Breathing Apparatus (SCBA) from Casco Industries through Buyboard Contract 629-23, in the amount of \$88,300 budgeted for purchase in fiscal year 2023, and authorizing the City Manager to execute all related documents (Patrick Brody)
- c. Consider approving an interlocal agreement between the City of San Angelo and Tom Green County for the joint operation of the San Angelo/Tom Green County Office of Emergency Management (Patrick Brody).
- d. Consider an amendment to the Street Light Policy for the inclusion of LED lighting standards (Patrick Frerich)
- e. Second reading of an ordinance to abandon the approximately 20' x 105' of unimproved alley running north/south parallel to N. Main St., and located half a block west of N. Main St. and south of E. 14th St. (Jon James)
- f. Second reading of an ordinance for Z23-05 to rezone property from the Single-Family Residential zoning district to the Neighborhood Commercial zoning district, located at 1065 N. Main St. (Jon James)

6. Regular Agenda

Comments regarding items on the Regular Agenda may be made by the public when each item is discussed as outlined above. Applicants, proponents, and appellants are exempt from the time limit above and instead must limit their remarks to less than five minutes.

- a. Consider awarding FS-10-23 Fleet Vehicles to multiple vendors in the amount of \$2,942,000 for the purchase of pickups, police vehicles, and cars, amending the fiscal year 2022-23 budget for the corresponding expenses and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Senior Fleet Manager Ryan Kramer)

- b. Consider approving Tax Increment Reinvestment Zone (TIRZ) incentive funding for three private projects and amending the fiscal year 2022-23 budget for the corresponding expenses (Presentation made by Planning & Development Services Director Jon James)
 - i. In the North TIRZ area, the property located at 1718 N. Bryant, totaling \$68,800
 - ii. In the South TIRZ area, for the property located 1 W. Concho, totaling \$72,294
 - iii. In the South TIRZ area, for the property located at 213 N. Chadbourne, totaling \$72,294

7. Closed Session

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

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Consider approving various Board nominations
 - Construction Board of Adjustment & Appeals:** Jordan Sefcik (SMD5) to a first term ending February 2025
 - Tax Increment Reinvestment Zone Board:** Trey Holmes (SMD3) to a first term ending July 2025
- c. Announcements and consideration of Future Agenda Items
 - Budget Workshop-Enterprise Funds - proposed date Friday, August 11
 - Budget Workshop-General Fund - proposed date Tuesday, August 29
 - Consider moving the September 5 meeting to Thursday, September 7

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 26th day of July 2023, at 3:47 p.m.


Heather Stastny, 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 ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.

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, July 18, 2023

Present:

Mayor Brenda Gunter
Mayor Pro tem Lucy Gonzales, SMD 4
Council Member Tommy Hiebert, SMD 1
Council Member Tom Thompson, SMD 2
Council Member Harry Thomas, SMD 3
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 8:31 a.m. on Tuesday, July 18, 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, and pledges were led by San Angelo Police Department Chaplains Gary Jenkins.

3. Proclamations/Recognitions

July 26, 2023 was proclaimed as Americans with Disabilities Act Day.

July 28-30, 2023 was proclaimed as National Buffalo Soldier Weekend.

4. Public Comment

No Public Comment.

5. Consent Agenda

- a. Approval of the July 6, 2023 City Council meeting minutes (Heather Stastny)
- b. Approval of a professional service agreement with Dr. Kelly Koenig to provide services as the Emergency Medical Service Director for the San Angelo Fire Department and authorizing the City Manager to negotiate and execute all related documents (Patrick Brody)
- c. Approval of an agreement between the City of San Angelo and Peter Haidinger to instruct Aikido classes at Carl Ray Recreation Center and authorizing the City Manager to negotiate and execute all related documents (John Henry Perez)
- d. Approval of the 2023 Annual Action Plan for the use of CDBG and HOME grant funds as approved by the City Council on July 6, 2023, and authorizing the City Manager to execute the applications, required certifications, related documents, and annual funding agreement for the allocation of \$654,142 of CDBG and \$305,168 HOME grant funds, and \$14,000 in program income (Bob Salas)
- e. Adoption of a Resolution supporting the planning and construction of the future Interstate Highway 27 in Texas (Brenda Gunter)
- f. Second reading and adoption of an ordinance amending the budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023, for projects (Tina Dierschke)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thompson, to approve the Consent Agenda, with the exception of item 5c. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

Motion: Council Member Gonzales made a motion, seconded by Council Member Thompson, to approve item 5c, as presented by Assistant Recreation Manager John Henry Perez. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

6. Regular Agenda

- a. Approval a Memorandum of Understanding with the Alcohol & Drug Awareness Center for the Concho Valley and the City of San Angelo to receive funds in the amount of \$188,000 for the replacement of the playgrounds at Mountainview and Bell Parks and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Parks and Recreation Director Carl White)

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

- b. First reading and public hearing of an ordinance to abandon the approximately 20' x 105' of unimproved alley running north/south parallel to N. Main St., and located half a block west of N. Main St. and south of E. 14th St. (Presentation made by Planning & Development Services Director Jon James)

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

- c. First reading and public hearing of an ordinance for Z23-05 to rezone property from the Single-Family Residential zoning district to the Neighborhood Commercial zoning district, located at 1065 N. Main St. (Presentation made by Planning & Development Services Director Jon James)

Applicant Jim Gunn provided Council with an overview of proposed development plans for the subject property.

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.

- d. First reading and public hearing of an ordinance for Z23-06 to rezone property from the Single-Family Residential zoning district to the Two-Family Residential zoning district, located at 2153 Valleyview Dr. (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Hiebert made a motion, seconded by Council Member Miller, to deny the item, as presented. The motion carried (4) ayes to (3) nays, with Council Members Thompson and Thomas, and Mayor Gunter casting the dissenting votes. No public comment.

- e. Adoption of a resolution amending the Schedule of Fees and Charges to amend charges for Cemetery fees (Presentation made by Finance Director Tina Dierschke)

Citizen Steve Hampton (SMD 6) spoke in opposition of raising a number of the proposed fees.

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

7. Closed Session

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

8. Follow Up and Administrative Issues

- a. ~~Consideration of items discussed in Closed Session, if needed~~
- b. Approval of various Board nominations:
Construction Board of Adjustments and Appeals: Gary Cortese (SMD4) to a first term ending February 2025
Tax Increment Reinvestment Zone Board: Jeana Owens (SMD6) to a first term ending July 2025

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

- c. Announcements and consideration of Future Agenda Items

Council Member Thompson requested an update on Kirby Park.

9. Adjournment

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

There being no further business, the meeting adjourned at 9:53 a.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Heather Stastny, City Clerk

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Patrick Brody, Fire Chief, Fire Department

Meeting Date: August 3, 2023

Item type: Consent Item

Caption:

Consider approving the purchase of 10-MSA G1 Self Contained Breathing Apparatus (SCBA) from Casco Industries through Buyboard Contract 629-23, in the amount of \$88,300 budgeted for purchase in fiscal year 2023, and authorizing the City Manager to execute all related documents (Patrick Brody)

Staff Recommendation:

Approve

Summary/History:

The fire department is requesting authorization to purchase 10-MSA G1 SCBA's from CASCO industries through Buyboard contract 629-23 in the amount of \$88,300.00 budgeted for purchase in fiscal year 2023, and authorizing the City Manager to execute all related documents.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
103-9015-422.05-65	Purchased Services/Special Project "A"		\$88,300.00

Financial Impact:

Funds available in Account 103-9015-422.05-65

Other Information/Recommendation:

Attachments:

1.	2023-5 G1 Quote	2023-5 G1 Quote.xlsx
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Presentation:

Patrick Brody

Approvals/Reviews:

Patrick Brody

Patrick Brody

Created/Initiated

Approved

Theresa James
Jeffrey Tomlinson
Tina Dierschke
Heather Stastny

Approved
Approved
Approved
Final Approval



HEADQUARTERS: SHREVEPORT, LA 71148-8007

SERVING NORTH TEXAS

[illegible]

"PROVIDING PROTECTION FOR THOSE WHO PROTECT US"

ADDITIONAL COMMENTS BELOW		#REF!	Subtotal	\$ 88,300.00
		ADD	Tax	\$ -
			Freight	\$ -
			TOTAL	\$ 88,300.00
Quote is good for 30 days. Please review our Return and Payment Policies at www.cascoindustries.com/policies				

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Patrick Brody, Fire Chief, Fire Department

Meeting Date: August 3, 2023

Item type: Consent Item

Caption:

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

Staff Recommendation:

Approve

Summary/History:

This item is the Interlocal Agreement renewal with Tom Green County for joint Emergency Management. The agreement will remain the same as last year with the exception of an update to Judge Carter.

Funding Source(s):

Financial Impact:

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

City contribution: \$123,774.00

County contribution: \$123,774.00

City contribution will be funded by the fiscal year 2024 budget.

Other Information/Recommendation:

Attachments:

1. INTERLOCAL AGREEMENT BETWEEN CITY OF SAN ANGELO AND TOM GREEN COUNTY FOR THE JOINT OPERATION OF THE_
INTERLOCAL AGREEMENT BETWEEN CITY OF SAN ANGELO AND TOM GREEN COUNTY FOR THE JOINT OPERATION OF THE_.docx

Presentation:

Patrick Brody

Approvals/Reviews:

Patrick Brody
Patrick Brody
Theresa James
Tina Dierschke
Theresa James
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

**INTERLOCAL AGREEMENT BETWEEN CITY OF SAN ANGELO
AND TOM GREEN COUNTY FOR THE JOINT OPERATION OF THE SAN ANGELO/TOM GREEN
COUNTY OFFICE OF EMERGENCY MANAGEMENT**

This Interlocal Agreement ("Agreement") is effective as of October 1, 2023 ("Effective Date") by and between City of San Angelo, Texas, a local government ("City") and Tom Green County, Texas, a local government ("County") (singularly and individually, "Party," and jointly, "Parties"), under the authority of the Texas Interlocal Cooperation Act.

RECITALS

A. Pursuant to Chapter 791 of the Texas Government Code, Parties are authorized to enter into an Interlocal Agreement to perform a governmental function or service in which parties are mutually interested and which each party to the agreement is authorized to perform individually.

B. Joint operation of the San Angelo/Tom Green County Office of Emergency Management meets the needs of the citizens and communities within Tom Green County, Texas, and is a governmental function or service in which Parties are mutually interested and which each Party to this Agreement is authorized to perform individually.

C. Parties desire for City to operate the San Angelo/Tom Green County Office of Emergency management ("Office") to provide emergency management services throughout Tom Green County and for County to reimburse City for one-half (1/2) of such costs of those services not covered by any grant funding.

D. On the 3rd day of August, 2023, the City Council of the City of San Angelo, Texas authorized the Mayor to enter into this Agreement, under the terms and conditions set forth herein.

E. On the _____ day of _____, 2023, the Tom Green County Commissioners Court authorized the County Judge to enter into this Agreement, under the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, parties agree as follows:

TERMS

1. **RECITALS:** The recitals are true and correct and hereby incorporated into and made a part of this Agreement.
2. **TERM:** The term of this Agreement shall be one year commencing on Effective Date.

3. **AUTOMATIC RENEWAL:** Upon expiration, this Agreement shall automatically renew for an additional one-year term at the agreed upon rate, unless a Party terminates the agreement pursuant to Section 9 "Termination" below. Each Party to this Agreement shall make payments under this Agreement from current revenues available to the paying Party.
4. **OBLIGATION OF CITY:** City agrees as follows:
 - A. To provide all trained personnel, office supplies and equipment necessary for the proper operation of Office.
 - B. City agrees to operate Office twenty-four hours, seven days a week, three hundred sixty-five days per year as needed during disasters and major emergencies and eight hours per day, five days per week otherwise.
 - C. City agrees to pay all bills incurred during the operation of Office, including the salaries and benefits of the employees in Office who will be considered, for all purposes, employees of the City of San Angelo.
5. **REIMBURSEMENT OBLIGATION OF COUNTY:** County agrees to reimburse City an agreed sum of **\$ 123,774** which is anticipated to be a sum equal to one-half the costs of services paid by City not covered by grant funding to support the daily operation of Office. Should the automatic renewal go into effect then the sum paid for the renewal year will remain the same. Any additional funding for "renewal" year must be requested by the City by June 1st of the renewal year to the County Judge.
6. **CONTINGENCY CLAUSE:** The obligation of County to reimburse City under the provisions of this Agreement, or the obligation of City to perform services required under this Agreement, is expressly made contingent upon the appropriation, budgeting or availability of sufficient funds by the respective Party. In the event that such funds are not budgeted, appropriated or otherwise not made available for the purpose of payment under this Agreement at any time after the current fiscal year, then each party shall have the option of terminating the Agreement under Section 9, "Termination", below, except that all services provided to the point of termination shall be compensated as agreed above.
7. **INDEPENDENT CONTRACTOR:** Parties shall act at all times under this Agreement as independent contractors. Parties agree that County shall not have and shall not exercise any control or direction over the manner or method by which City provides its obligations under this Agreement. The provisions set forth herein shall survive the expiration of other termination of this Agreement, regardless of the cause of such termination.

8. **STATUS OF EMPLOYEES:** Each party shall retain supervision and control of its own employees at all times while performing this Agreement and no employee of one entity shall be considered a borrowed servant of the other entity for Workers' Compensation purposes or for any other reason. City agrees that all persons employed by it to furnish services hereunder are employees or agents of City and not of County, and County agrees that all persons employed by it to furnish services hereunder are employees or agents of County and not of City. Such employees or agents of either entity are not entitled to benefits conferred on the other entity's employees.
9. **TERMINATION:** This Agreement may be terminated by either Party upon sixty (60) days' prior written notice to the other Party. All services provided to the point of termination shall be compensated as agreed above.
10. **EXECUTION:** This initial Agreement shall be executed by the duly authorized official(s) of the Party as expressed in the approving resolution or order of the governing body of said Party. Renewals of the Agreement shall occur as stated in Section 3 "AUTOMATIC RENEWALS" without further authorization from the governing body of each Party.
11. **ENTIRE AGREEMENT:** This Agreement supersedes any and all other agreements, either oral or in writing, between Parties with respect to the operation of Office. No other agreement, statement, or promise relating to the subject matter of this Agreement, which is not contained herein, shall be valid or binding.
12. **LIABILITY:** Neither Party to this Agreement waives or relinquishes any immunity or defense on behalf of itself, elected officials, officers, employees, agents, and volunteers as a result of its execution of this Agreement and the performance of the duties, covenants and conditions contained herein. Furthermore, no provision of this Agreement shall prohibit either Party from seeking financial aid or in-kind reimbursement from any state or federal agency or program. Each party of this Agreement agrees that it shall have no liability whatsoever for the actions or omissions of the other Party's employees, elected officials, officers or agents. Each Party is solely responsible for its actions or omissions of its employees, elected officials, officers and agents; however, such responsibility is only to the extent required by State Law. Where injury, death or property damage results from the joint or concurring acts or omissions of parties, any liability shall be shared by each Party in accordance with the applicable law, subject to all defenses, including governmental immunity. These provisions are solely for the benefit of the Parties and not for the benefit of any person or entity not a party hereto; nor shall any provisions of this Agreement be deemed a waiver of any defense available by law to a Party of this Agreement.

13. **AMENDMENT:** This Agreement may only be amended by the mutual agreement of Parties in writing, signed by a duly authorized representative of each Party. All amendments to this Agreement shall be authorized by the governing body of the respective Party.
14. **SEVERABILITY:** In the event that any one or more of the provisions contained in this Agreement shall be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision herein, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision has never been contained herein.
15. **FORCE MAJEURE:** In the event that either Party shall be prevented from performing its duties under this Agreement by an act of nature, by acts of war, riot, or civil commotion, by an act of State, by strikes, fire, flood, or by the occurrence of any other event beyond the control of either Party, it shall not be considered a breach of this Agreement.
16. **NOTICE:** Notice given by one Party to the other hereunder shall be in writing and deemed to have been properly given if deposited with the United States Postal Service, registered or certified mail, return receipt requested addressed as follows:

COUNTY

Tom Green County
Hon. Lane Carter
County Judge
113 W. Beauregard
San Angelo Texas 76903
Phone: (325)653-3318
Fax: (325) 659-3258

CITY

City of San Angelo
Daniel Valenzuela
City Manager
72 W. College
San Angelo Texas 76903
Phone: (325) 657-4241
Fax: (325) 657-4335

(Signature Page Follows)

This Interlocal Agreement between City of San Angelo and Tom Green County for the Joint Operation of the San Angelo/Tom Green County Office of Emergency Management is hereby executed in duplicate originals by Tom Green County and the City of San Angelo on this the ____ day of _____, 2023.

TOM GREEN COUNTY

By: _____

Lane Carter, County Judge

DATE: _____

ATTEST:

By: _____

Christina Ubando, County Clerk

Approved as to Content:

By: _____

Patrick Brody, Fire Chief

CITY OF SAN ANGELO

By: _____

Brenda Gunter, Mayor

DATE: _____

ATTEST:

By: _____

Heather Stastny, City Clerk

Approved as to Form:

By: _____

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Patrick Frerich, Director of Operations, Operations

Meeting Date: August 3, 2023

Item type: Consent Item

Caption:

Consider an amendment to the Street Light Policy for the inclusion of LED lighting standards (Patrick Frerich)

Staff Recommendation:

Adopt

Summary/History:

In June 2008, City Council adopted changes to the existing street light policy that provided guidelines for the street lighting system of new and existing developments. Developments in technology have moved the industry to LEDs as the lighting standard as opposed to the high pressure sodium vapor that were standard at the time of adoption.

Staff is seeking Council authorization to update the existing policy to accommodate the new LED technology as the standard use for the street lighting system. Other changes include language to clarify how the policy functions today.

Funding Source(s):

Financial Impact:

There is no fiscal impact to the City for these changes.

Other Information/Recommendation:

Staff recommends adopting the updated policy as presented.

Attachments:

1. Street Light Policy - 2023 Revisions - Draft Street Light Policy - 2023 Revisions - Draft.pdf

Presentation:

Patrick Frerich

Approvals/Reviews:

Patrick Frerich

Created/Initiated

Pete Madrid Jr.
Patrick Frerich
Shane Kelton
Theresa James
Heather Stastny

Approved
Approved
Approved
Approved
Final Approval



The City Of

San Angelo, Texas

Engineering Services Department

301 W Beauregard Ave, San Angelo, TX 76903

STREET LIGHT POLICY

The following policy shall govern all street light installations within the City of San Angelo.

1. GENERAL

- (a) Street lights should provide a general illumination along the street. Street lights are not normally intended to illuminate the driving route (headlights are preferred), but to reveal signs and hazards outside of the headlights' beam. Misuse of street lights can cause accidents, and crime lighting is an entirely different type of lighting than used for automobile navigation.
- (b) All designs, plans, and specifications for street light installations shall be reviewed and approved by the Public Works Department. Requests for approval of designs other than the City's standard design must include calculations of average, maximum, and minimum light levels; and installation, operation, and maintenance costs.
- (c) Installation of street lights is subject to available funding as authorized by the City Council in the City's annual budget.

2. STREET LIGHTING ON RESIDENTIAL AND COLLECTOR STREETS

- (a) Street lighting will generally be installed:
 - (1) At intersections.
 - (2) At the end of all cul-de-sac and dead-end streets longer than 200 feet.
 - (3) At significant changes in direction of the roadway; generally defined as those where, when standing in the center of the roadway at one street light, you cannot see the next street light due to horizontal or vertical changes in the roadway.
 - (4) Mid-block street lights will be allowed provided spacing between lights of no less than 300 feet is maintained; except along a City park where the spacing may be reduced to 200 feet or less.
 - (5) In ranch and estate residential areas where the lots are larger than typical urban lots, i.e., 200 feet in width or larger, mid-block lights may be spaced at intervals of approximately 600 to 700 feet.
- (b) The standard design shall consist of a 20-100 watt LED luminaire, mounted on an approved pole, using underground wiring. Overhead wiring will be allowed in areas where the existing service is overhead.
- (c) Existing utility poles may be used when available at the proper locations.

3. STREET LIGHTING ON ARTERIAL STREETS

- (a) The standard design for arterial streets shall consist of a 120-160 watt LED luminaire, mounted on an approved pole, using underground wiring. Overhead wiring will be allowed in areas where the existing electric service is overhead.
- (b) Street lights should be installed at intersections and at a spacing of about 150-200 feet along the street.
- (c) Existing utility poles may be used when at the proper locations.
- (d) Street Lights are usually not installed on arterial streets in an undeveloped or rural area. Installation in such areas shall coincide with development.

4. EXISTING DEVELOPMENTS WITHOUT STREET LIGHTS

- (a) In existing developments where lighting has not been installed, the City will arrange to have standard light poles and fixtures installed in accordance with the current design criteria, subject to:
 - (1) A majority of the adjacent property owners petition the Department of Public Works for street lights;
 - (2) The property owners provide the necessary utility easements for electrical service to the lights at no cost to the City;
 - (3) Property owners pay any additional costs if other than the standard street light pole and fixture is requested.
 - (4) Appropriation of funding for such installations are budgeted in the current or coming fiscal year.
- (b) In-fill project. Where an existing neighborhood or developed area already has street lighting, but is below the current design standard, the City will arrange to have standard light poles and fixtures installed in accordance with the current design criteria, subject to:
 - (1) A majority of the adjacent property owners petition the Department of Public Works for a street light;
 - (2) The property owners provide the necessary utility easements for electrical service to the light at no cost to the City;
 - (3) Property owners pay any additional costs if other than the standard street light pole and fixture is requested.
 - (4) Appropriation of funding for such installations are budgeted in the current or coming fiscal year.

5. GENERAL CRITERIA

- (a) All street lighting installations shall be in accordance with design criteria approved by the Public Works Department.
- (b) Existing utility poles, where available at specific locations, and overhead wiring may be used under certain circumstances, subject to approval by the City.
- (c) The developer shall furnish, at his sole expense, on a plat at a standard engineering scale, the street light design for the development. For developments

scheduled to be done in phases, the developer shall submit a plat showing the total development with the master plan for street lights.

- (d) The developer shall provide all necessary utility easements required for the street lighting system.
- (e) The developer shall be responsible for all costs and activities associated with the installation of the street lighting system in conjunction with development.
- (f) The City will not install or maintain street lights along private streets.
- (g) Street lights should be provided at the ends of all bridges and at approximate 150 foot spacing along the length of the bridge. The lights should be located on alternate sides along the length of the bridge.
- (h) Street lights between intersections should generally be located at lot lines.
- (i) Street lighting will not be installed in alleys.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 3, 2023

Item type: Regular Item

Caption:

Second reading of an ordinance to abandon the approximately 20' x 105' of unimproved alley running north/south parallel to N. Main St., and located half a block west of N. Main St. and south of E. 14th St. (Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicant has requested the abandonment of a public alley within property located at 1065 N. Main Street to combine multiple vacant lots and incorporate a portion of the adjacent alley. The alley is approximately 20' x 105' (unimproved) running north/south parallel to N. Main St., and located half a block west of N. Main St and south of E. 14th St. By abandoning the alleys, it would allow the applicant to consolidate the properties into a single lot and develop it commercially, pending the approval of a rezoning and subdivision plat, which are in process.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

At their June 19, 2023 meeting, the Planning Commission approved this request by a vote of 6-0. At the July 18, 2023 meeting, the City Council approved this request by vote of 7-0 on first reading.

Attachments:

- | | | |
|----|---|--|
| 1. | N. Main (Exall Replat) Alley Abandonment Staff Report | N. Main (Exall Replat) Alley Abandonment Staff Report.docx |
| 2. | 2023-04-10_Alley Abandonment | 2023-04-10_Alley Abandonment.pdf |
| 3. | Abandonment Ordinance - Chapmans | Abandonment Ordinance - Chapmans.docx |

Presentation:

Jon James

Approvals/Reviews:

Jon James

Brandon Dyson

Jon James

Theresa James

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval

PLANNING COMMISSION – May 15, 2023

STAFF REPORT

City Council 1st reading: June 20th, 2023

City Council 2nd reading July 6th, 2023



APPLICATION TYPE:		CASE:	
Alley Right-of-way Abandonment		ROW Abandonment – 1065 N Main St-Alley Abandonment	
SYNOPSIS:			
The applicant has requested the abandonment of a public alley within property located at 1065 N. Main Street to combine multiple vacant lots and incorporate a portion of the adjacent alley. The alley being approximately 20' x 105' (unimproved) running north/south parallel to N. Main St., and located half a block west of N. Main St and south of E. 14th St. By abandoning the alleys, it would allow the applicant to consolidate the properties into a single lot and develop it commercially, pending the approval of the Rezoning and Exall Plat requests, as part of the entire project.			
LOCATION:		LEGAL DESCRIPTION:	
Located half a block west of N. Main St and south of E. 14th St. located half a block west of N. Main St and south of E. 14th St.		Replat of The Exall Addition, 2nd Replat of Chapman's Addition Blk. 5 (Proposed)	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #3 Harry Thomas Neighborhood: Reagan	RS1 – Single-Family Residential	Neighborhood Center	20' x 105' (2100 sq. ft.)
THOROUGHFARE PLAN:			
Alleys were approved as part of the 2nd Replat of Chapman's Addition Blk. 5, filed for record May 12, 1951, with the Tom Green County Clerk.			
NOTIFICATIONS:			
12 notifications mailed on April 26, 2023. Zero (0) received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Alley Right-of-Way Abandonment request, subject to Two (2) Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Owner: Renee Reimer, General Counsel Petitioner: Chris Berry, Berry Engineering, LLC			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 Zachary.rainbow@cosatx.us			

Additional Information:

City Staff circulated all relevant municipal departments, as well as public and private utility companies. There are no existing City services within the alley area to be abandoned. City departments expressed their support for the alley abandonment subject to conditions of approval. There were no other responses.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and conducted a site visit to the property in April 2023, to determine the appropriateness of abandoning this public alley right-of-way.

- *Traffic patterns:* Planning Staff believes that existing or anticipated traffic patterns would not be negatively affected if the alley was abandoned and sold to adjacent landowners. A site visit confirms that the alley is non-existent.
- *Utilities:* There are no existing City utilities in the alley. Water and sewer lines are in the streets adjacent to the property.
- *Community Impact:* The Planning staff has sent adjacent owners public notice of the meeting. There have been no responses to date. As a condition of approval, Planning Staff recommends that all abutting owners comply with the abandonment requirements within 24 months of approval.
- *Public Benefit:* The Planning Division recommends approval only for an entire alley to “allow that space to be more effectively integrated with adjoining private property owners, in a way which would enhance the long-term upkeep and appearance of this space. Closing the entire alley would benefit all owners and not only one or a few.
- *The land has been vacant for many years and this request helps to encourage Infill Development.*

Recommendation:

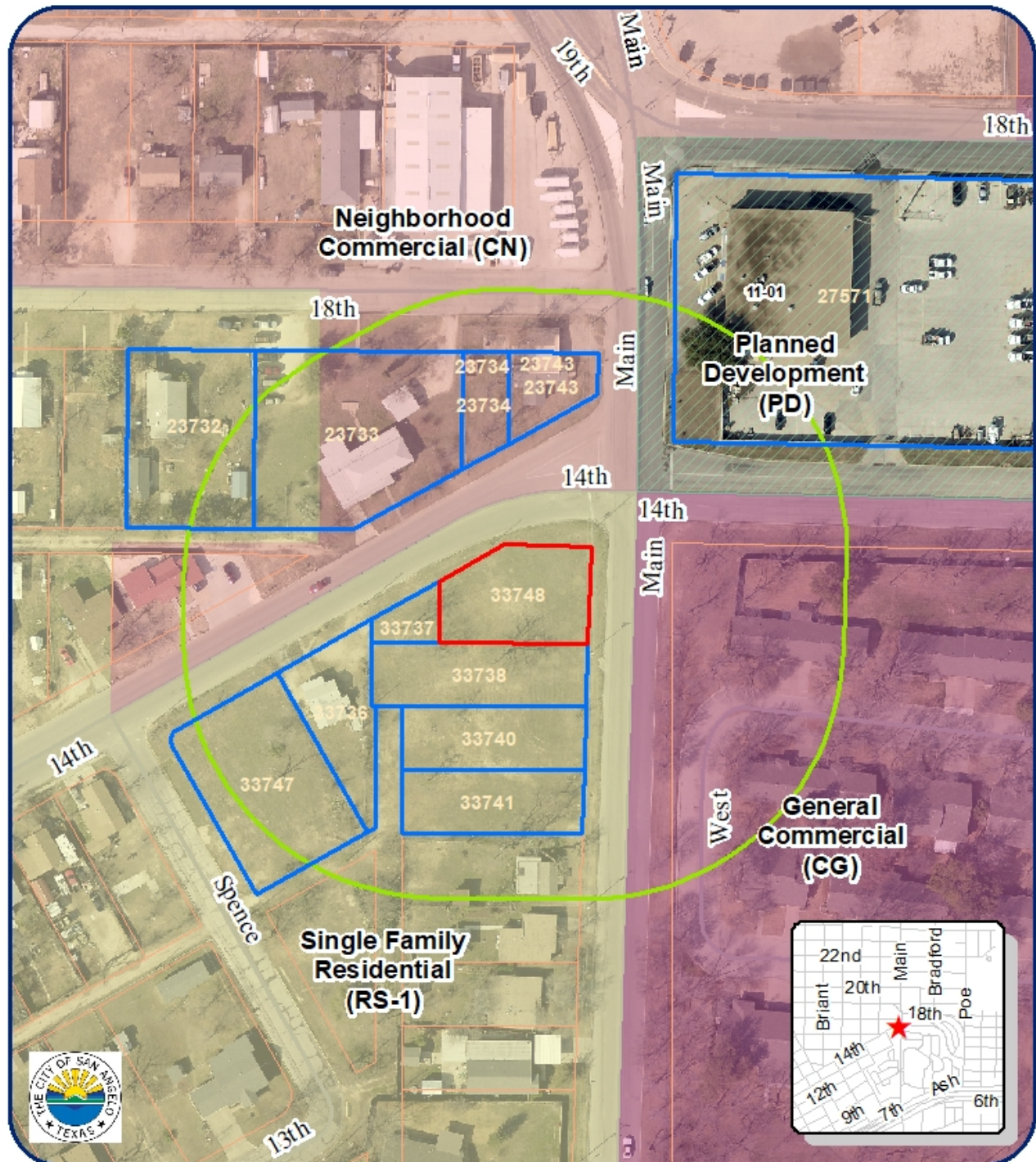
Staff recommends **APPROVAL** of the proposed abandonment and vacation of all public alleys within Replat of The Exall Addition, 2nd Replat of Chapman's Addition Blk. 5 (Proposed), **subject to Two (2)**

Conditions of Approval:

1. Verification of the recordation of deed(s) officially abandoning the City's claim to the entirety of the abandoned alley(s) shall be provided. Remit payment for assessment formula outlined in fee schedule, if abandonment is approved. [Code of Ordinances, Section A9.008]
2. Submit, obtain approval, 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 within 24 months of City Council's decision.

Attachments:

Aerial Map
Zoning Map
Alley Abandonment Exhibit



Zoning Map

Z23-05 1065 N Main

Council District: #3 Harry Thomas

Neighborhood: Reagan

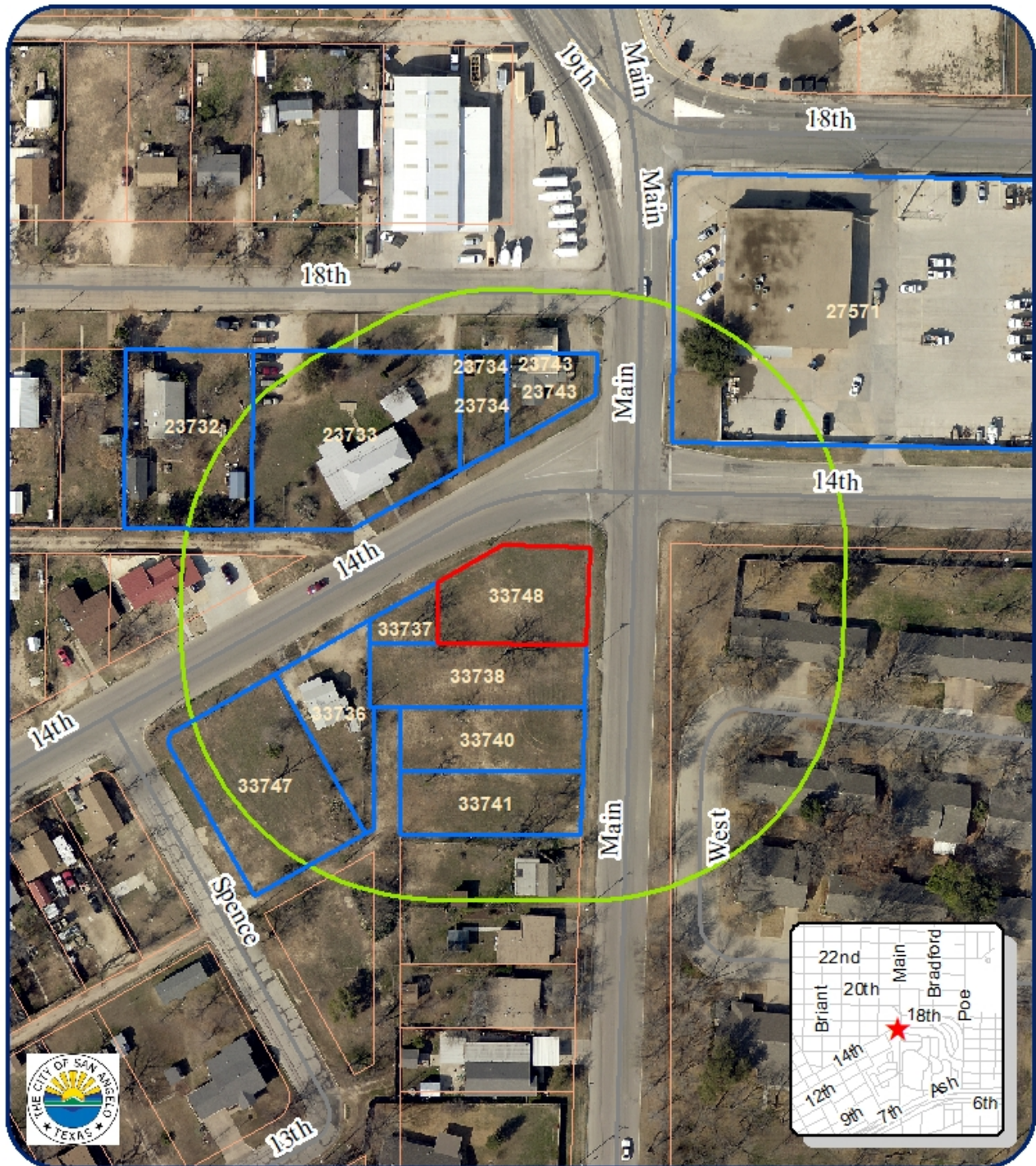
Scale: 0.00 0.01 0.02 0.03 0.04 Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —





200' Notification Map
Z23-05 1065 N Main

Council District: #3 Harry Thomas
 Neighborhood: Reagan

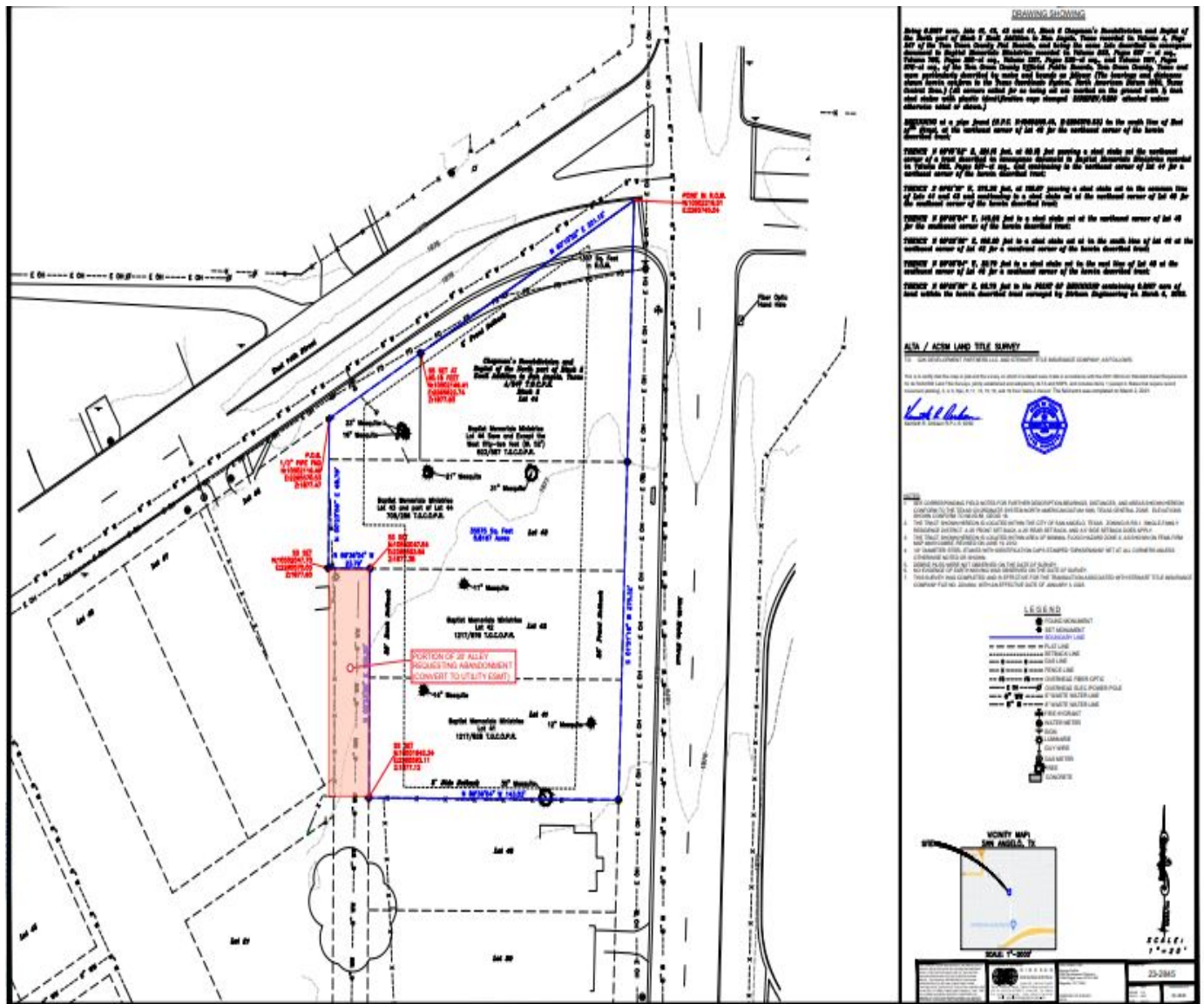
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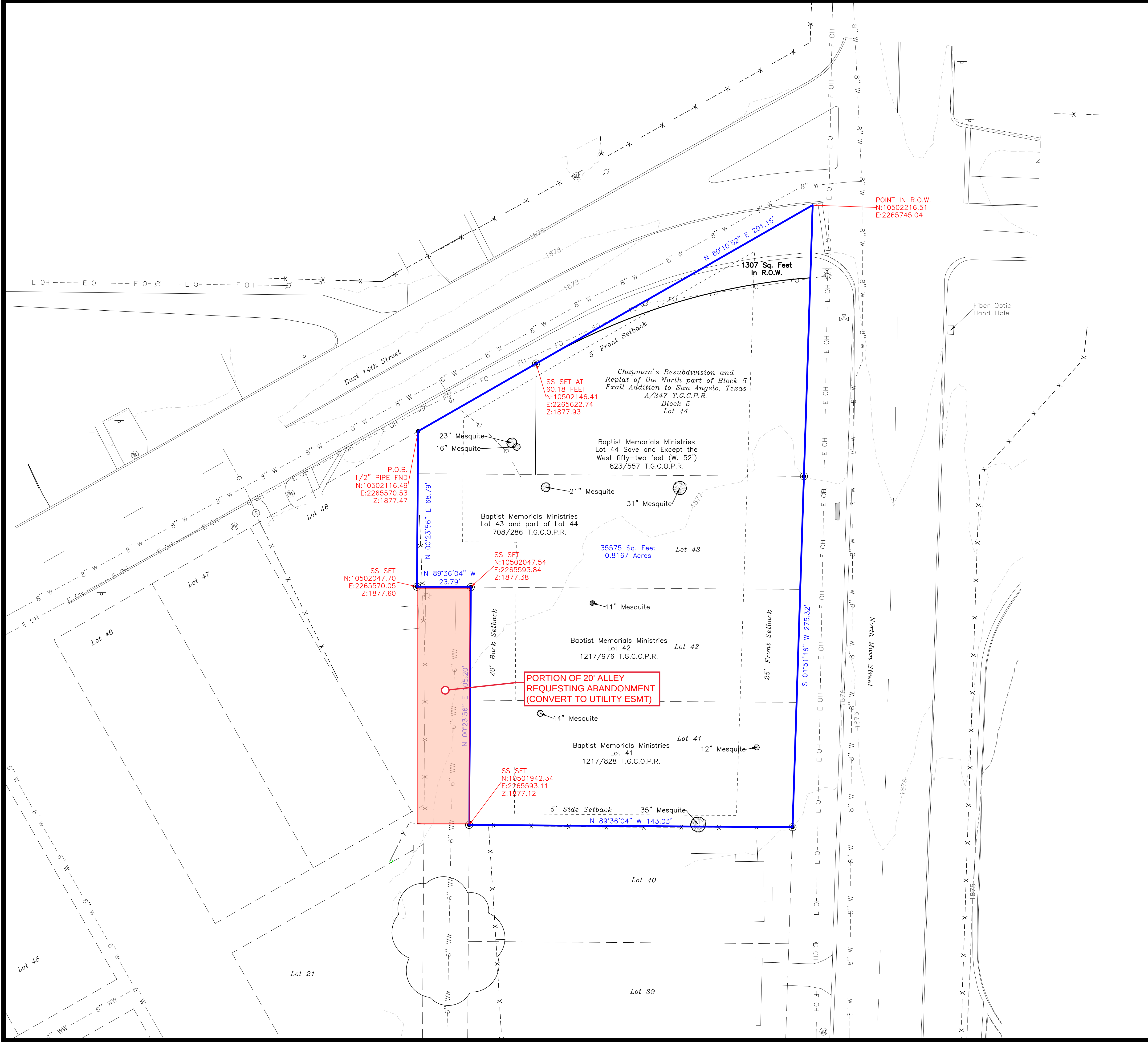
Subject Properties: —

200' Buffer: —

Notified Properties: —







DRAWING SHOWING

Being 0.8167 acre, Lots 41, 42, 43 and 44, Block 5 Chapman's Resubdivision and Replat of the North part of Block 5 Exall Addition to San Angelo, Texas recorded in Volume A, Page 247 of the Tom Green County Plat Records, and being the same Lots described in conveyance document to Baptist Memorials Ministries recorded in Volume 823, Pages 557 - et seq., Volume 708, Pages 286-et seq., Volume 1217, Pages 828-et seq., and Volume 1217, Pages 976-et seq., of the Tom Green County Official Public Records, Tom Green County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas Central Zone.) (All corners called for as being set are marked on the ground with 1/2 inch steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a pipe found (S.P.C. N:10502116.49, E:2265570.53) in the south line of East 14th Street, at the northeast corner of Lot 48 for the northwest corner of the herein described tract;

THENCE N 60°10'52" E, 201.15 feet, at 60.18 feet passing a steel stake set the northwest corner of a tract described in conveyance document to Baptist Memorials Ministries recorded in Volume 823, Pages 557-et seq., and continuing to the northeast corner of Lot 44 for a northeast corner of the herein described tract;

THENCE S 01°51'16" W, 275.32 feet, at 120.07 passing a steel stake set in the common line of Lots 44 and 43 and continuing to a steel stake set at the northeast corner of Lot 40 for the southeast corner of the herein described tract;

THENCE N 89°36'04" W, 143.03 feet to a steel stake set at the northwest corner of Lot 40 for the southwest corner of the herein described tract;

THENCE N 00°23'56" E, 105.20 feet to a steel stake set at in the south line of Lot 43 at the northwest corner of Lot 42 for a reentrant corner of the herein described tract;

THENCE N 89°36'04" W, 23.79 feet to a steel stake set in the east line of Lot 48 at the southwest corner of Lot 43 for a southwest corner of the herein described tract;

THENCE N 00°23'56" E, 68.79 feet to the POINT OF BEGINNING containing 0.8167 acre of land within the herein described tract surveyed by Dirksen Engineering on March 6, 2023.

ALTA / ACSM LAND TITLE SURVEY

TO: G2K DEVELOPMENT PARTNERS LLC. AND STEWART TITLE INSURANCE COMPANY, AS FOLLOWS:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 (except in States that require record monument platting), 3, 4, 5, 6(a), 8, 11, 13, 15, 16, and 19 from Table A thereof. The field work was completed on March 2, 2021.

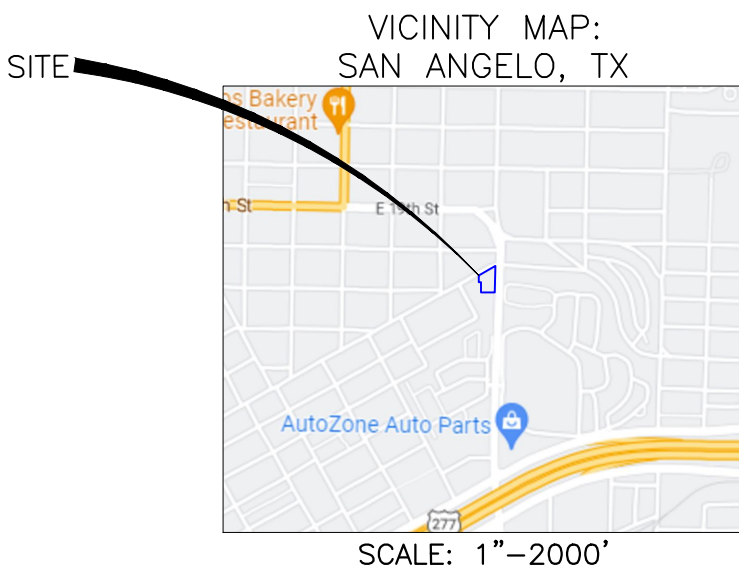
Kenneth R. Dirksen
Kenneth R. Dirksen R.P.L.S. 6260



- NOTES:
- SEE CORRESPONDING FIELD NOTES FOR FURTHER DESCRIPTION BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE. ELEVATIONS SHOWN CONFORM TO NAVD 88, GEOID 18.
 - THE TRACT SHOWN HEREON IS LOCATED WITHIN THE CITY OF SAN ANGELO, TEXAS. ZONING IS RS-1, SINGLE-FAMILY RESIDENCE DISTRICT. A 25' FRONT SET BACK, A 20' REAR SET BACK, AND A 5' SIDE SETBACK DOES APPLY.
 - THE TRACT SHOWN HEREON IS LOCATED WITHIN AREA OF MINIMAL FLOOD HAZARD ZONE X, AS SHOWN ON FEMA FIRM MAP 48451C0485E, REVISED ON JUNE 19, 2012.
 - 1/2" DIAMETER STEEL STAKES WITH IDENTIFICATION CAPS STAMPED "DIRKSEN/6260" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR OBSERVED ON THE DATE OF SURVEY.
 - NO EVIDENCE OF EARTH MOVING WAS OBSERVED ON THE DATE OF SURVEY.
 - THIS SURVEY WAS COMPLETED AND IS EFFECTIVE FOR THE TRANSACTION ASSOCIATED WITH STEWART TITLE INSURANCE COMPANY FILE NO. 2234304, WITH AN EFFECTIVE DATE OF JANUARY 3, 2023.

LEGEND

- FOUND MONUMENT
- SET MONUMENT
- BOUNDARY LINE
- PLAT LINE
- SETBACK LINE
- GAS LINE
- FENCE LINE
- OVERHEAD FIBER OPTIC
- OVERHEAD ELEC./POWER POLE
- 6" WASTE WATER LINE
- 8" WASTE WATER LINE
- FIRE HYDRANT
- WATER METER
- SIGN
- LUMINARIE
- GUY WIRE
- GAS METER
- TREE
- CONCRETE



THIS DRAWING WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY DIRKSEN ENGINEERING, INC. FOR THE EXCLUSIVE USE OF THE CLIENT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DIRKSEN ENGINEERING, INC. THE GRAPHIC REPRESENTATION SHOWN HEREON IS NOT A CONTRACT AND IS NOT A WARRANTY. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS ADVISED THAT THIS SURVEY WAS COMPLETED AND IS EFFECTIVE FOR THE TRANSACTION ASSOCIATED WITH STEWART TITLE INSURANCE COMPANY FILE NO. 2234304, WITH AN EFFECTIVE DATE OF JANUARY 3, 2023.

FIRM NAME & ADDRESS
DIRKSEN ENGINEERING
111 W. SOUTH STREET, SUITE 100
SAN ANGELO, TEXAS 76901
PH: (817) 278-2105 FAX: (817) 278-2102
WWW.DIRKSENENGINEERING.COM

PREPARED FOR:
G2K Development Partners
33300 Eggert Lane STE D-200
Magnolia, TX 77354

PROJECT#
23-2845
DRAWN: F.A.
APPROV: HSD
DATE: 3-6-23

ORDINANCE 2023-

AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF ALLEY RIGHT-OF-WAY COMPRISING APPROXIMATELY 0.048 ACRES (2100 SQUARE FEET) BETWEEN SPENCE ST. AND N. MAIN ST.; 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 alley right-of-way located in the City of San Angelo, comprising of approximately 0.048 acres (2,100 square feet) of alley between Spence Street and N. Main Street, Tom Green County, Texas, is no longer needed for public use and therefore deems it advisable to abandon the same; 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 alley right-of-way to the abutting property owners.

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

SECTION 1: The public alley right-of-way located in the City of San Angelo, comprising of approximately 0.048 acres (2100 square feet) of alley between Spence Street and N. Main Street, 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:

- a) Per Land Development and Subdivision Ordinance, Chapter 1.V, submit, obtain approval, 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, within 24 months of City Council's decision.
- b) Per the Schedule of Fees and Charges adopted by City Council Resolution 2019-135, dated October 15, 2019, as amended, payment shall be remitted, per the assessment formula, for all of the abandoned alley right-of-way.
- c) 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 right-of-way.

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyance of right-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 City Manager or Mayor of the City of San Angelo is hereby authorized to execute and deliver a quit claim deed conveying the subject tract 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 with public hearing on the 18th day of July 2023, and finally PASSED, on this 3rd day of August 2023.

CITY OF SAN ANGELO, TEXAS

ATTEST:

Brenda Gunter, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

Survey Map Details:

- Top Boundary:** East 14th Street
- Right Boundary:** North Main Street
- Lots and Owners:**
 - Lot 40: Baptist Memorial Ministries, 1217/828 T.G.C.O.P.R.
 - Lot 41: Baptist Memorial Ministries, 1217/978 T.G.C.O.P.R.
 - Lot 42: Baptist Memorial Ministries, 1217/978 T.G.C.O.P.R.
 - Lot 43: Baptist Memorial Ministries, 1217/978 T.G.C.O.P.R.
 - Lot 44: Baptist Memorial Ministries, 1217/978 T.G.C.O.P.R.
- Key Features and Notes:**
 - Red Boxed Area:** PORTION OF 20' ALLEY REQUESTING ABANDONMENT (CONVERT TO UTILITY ESMT)
 - Point of Interest:** POINT N.R.O.W. N:10502316.51 E:2265745.04
 - Setbacks:** Front Setback, Side Setback, Rear Setback.
 - Mesquite Trees:** 23" Mesquite, 16" Mesquite, 21" Mesquite, 31" Mesquite, 1" Mesquite, 4" Mesquite, 12" Mesquite, 35" Mesquite.
 - Other Labels:** Chapman's Resubdivision and Replat of the North part of Block S East Addition to San Angelo, Texas A/247 T.G.C.O.P.R. Block S Lot 44; Fiber Optic Hand Hole.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 3, 2023

Item type: Regular Item

Caption:

Second reading of an ordinance for Z23-05 to rezone property from the Single-Family Residential zoning district to the Neighborhood Commercial zoning district, located at 1065 N. Main St. (Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicant has requested to rezone property from Single-Family Residential (RS-1) to Neighborhood Commercial (CN). A right-of-way abandonment and a replat are companion requests with this rezoning request. The Planning Commission has already conditionally approved the replat. The property is located at 1065 N. Main Street and includes a combination of vacant lots and an unimproved alley (which is the subject of the associated abandonment). This site is located at a major intersection of two heavily trafficked streets and is proposed for development of a commercial retail store.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

At their June 19, 2023 meeting, the Planning Commission unanimously recommended approval of this rezoning by a vote of 6-0.

At the July 18, 2023 meeting, the City Council approved this request by vote of 7-0 on first reading.

Attachments:

- | | | |
|----|---|--|
| 1. | Z23-05 - 1065 N. Main Rezoning Staff Report | Z23-05- 1065 N. Main Rezoning Staff-Final.docx |
| 2. | Ordinance Z23-05 | Ordinance Z23-05.pdf |

Presentation:

Jon James

Approvals/Reviews:

Jon James
Brandon Dyson
Jon James
Theresa James
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Final Approval

STAFF REPORT

Planning Commission: June 19, 2023
City Council 1st reading: July 18, 2023



APPLICATION TYPE:		CASE:	
Rezoning request: RS-1 to CN		Z23-05: 1065 N. Main Street	
SYNOPSIS:			
The applicant has requested to rezone property from Single-Family Residential (RS-1) to Neighborhood Commercial (CN), ROW Abandonment, as well as a Final Replat applications to go coincide with this request, for property located at 1065 N. Main Street. The properties consisting of a combination of vacant lots, and platted, unimproved alleys, and located at a major intersection of two heavily trafficked streets. The rezoning request to go to CN would allow the applicant to consolidate the properties into a single lot and develop it with a new commercial retail store, pending the approval of the rezoning and the replat (Exall Plat).			
LOCATION:		LEGAL DESCRIPTION:	
Located southwest of the intersection of E. 14 th St. & N. Main St. Located at 1065 N. Main Street.		Replat of The Exall Addition, 2nd Repat of Chapman's Addition Blk. 5 (Proposed); Being Lots 41-44, Blk 5, Chapman's Resubdivision (current). Located at 1065 N. Main Street.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #3 Harry Thomas Neighborhood: Reagan	RS1 – Single-Family Residential to CN	Neighborhood Center	0.8167 Acres
THOROUGHFARE PLAN:			
N. Main: Major Arterial Road: Required min. paving width 56' - E 14th Minor Collector: Required min. paving width 36'			
NOTIFICATIONS:			
14 notifications mailed on May 31, 2023. Zero received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the rezoning request.			
PROPERTY OWNER/PETITIONER:			
Owner: Renee Reimer, General Counsel Petitioner: Chris Berry, Berry Engineering, LLC			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 Zachary.rainbow@cosatx.us			

Additional Information: Staff met with the applicant's representative concerning the proposed site and the proposed commercial retail development and rezoning at a development meeting. As part of the proposal the developer has submitted applications for a request to abandon a portion of an alley and replat of all the pieces they have acquired into one commercially zoned lot. They would like to operate their business by right, develop in an area of town that is suitable for infill and developing underutilized areas, and this application is part of that complete project.

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 Center, but it has been virtually vacant for a long time. Given the existing desire of the City to encourage infill development, the proposed change is in keeping with this Plan which also encourages mix of uses and services that cater to the residents within these areas identified as "Neighborhood Centers".
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 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 uses. In surveying the area, the one thing that was noted was the need for redevelopment in this area of town. As such, they will 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 was originally platted in 1951 but has been virtually vacant for a long time, and is a great location for some infill, and commercial development to serve the needs of the residents in surrounding neighborhoods. That is part of what keeps it a vital area alive.
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 type of mixed use has a history of success. The neighborhood had been developed in the 1950's and many of the properties have been vacant for decades. This business can help stabilize the neighborhood, by providing new development in an area that has been continuing to lose homes and businesses for several years.
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 at the intersection of two major thoroughfares, where there are a mix of uses and zonings from commercial to single-family homes. It provides a compatible transition from heavier commercial uses and residentially zoned areas.

Recommendation:

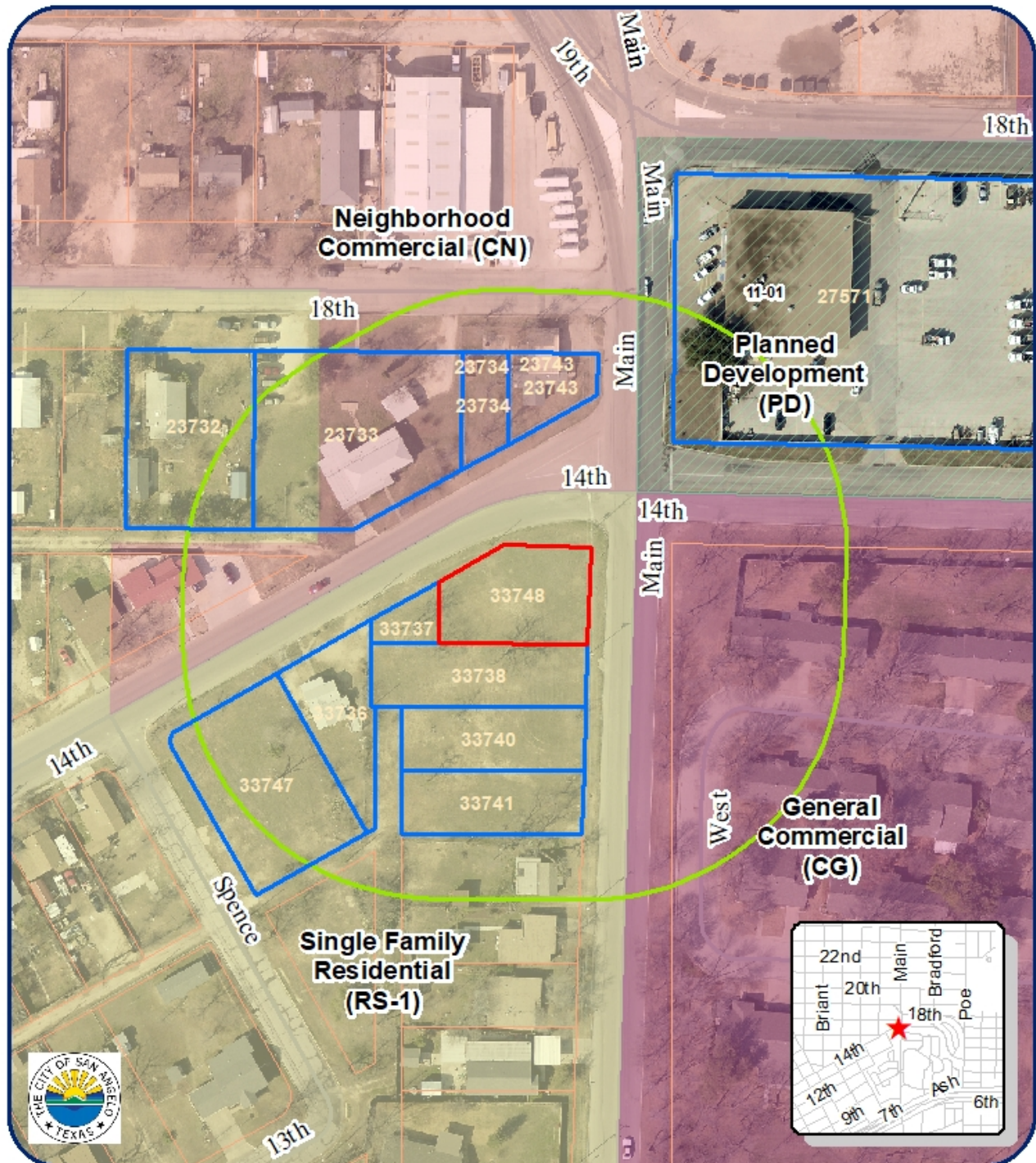
Staff recommends **APPROVAL** of the request to Single-Family Residential (RS-1) to Neighborhood Commercial (CN).

Attachments:

Aerial Map

Zoning Map

Alley Abandonment Exhibit/Plat



Zoning Map

Z23-05 1065 N Main

Council District: #3 Harry Thomas

Neighborhood: Reagan

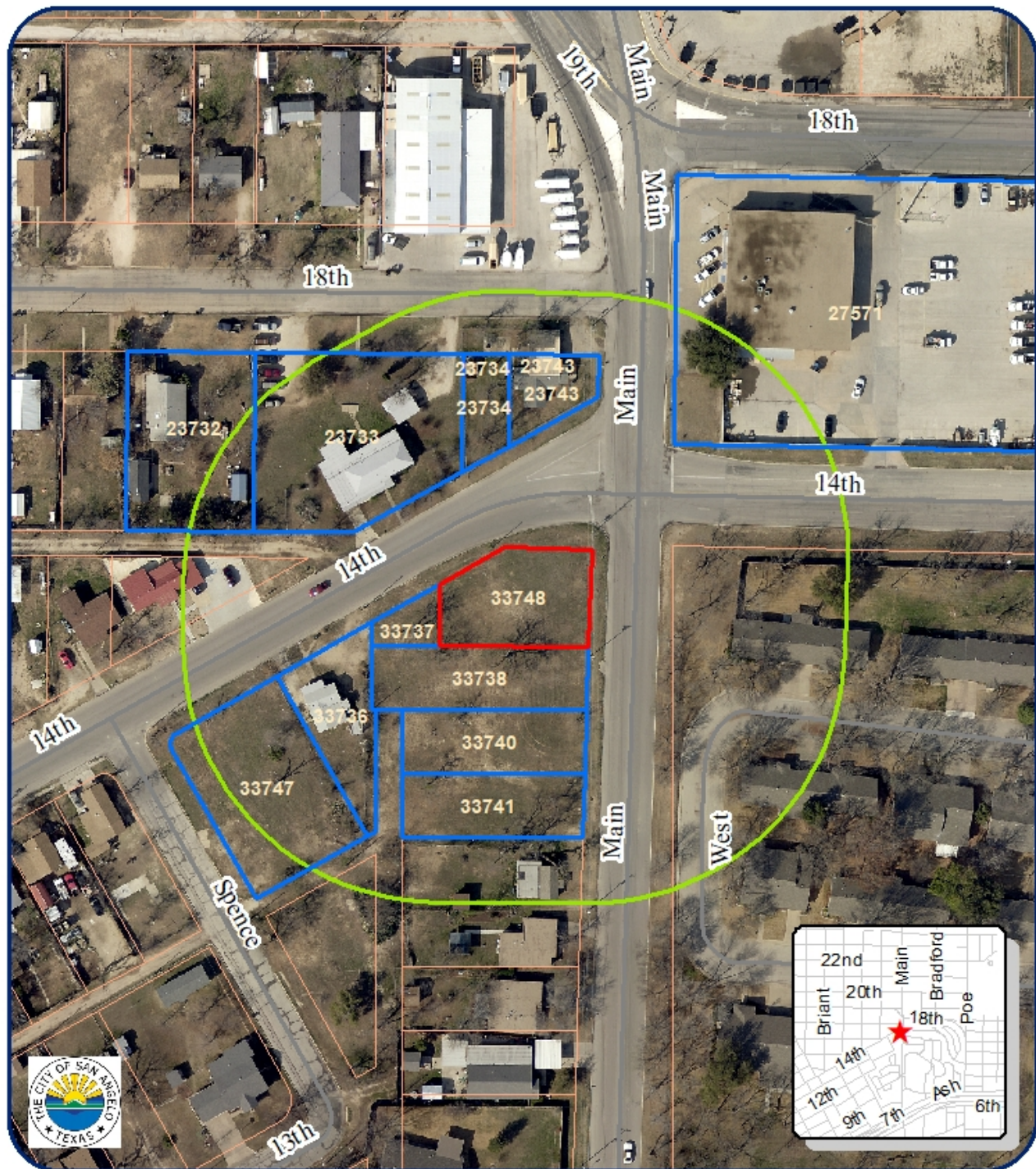
Scale: 0.00 0.01 0.02 0.03 0.04 Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —





200' Notification Map **Z23-05 1065 N Main**

Council District: #3 Harry Thomas
 Neighborhood: Reagan

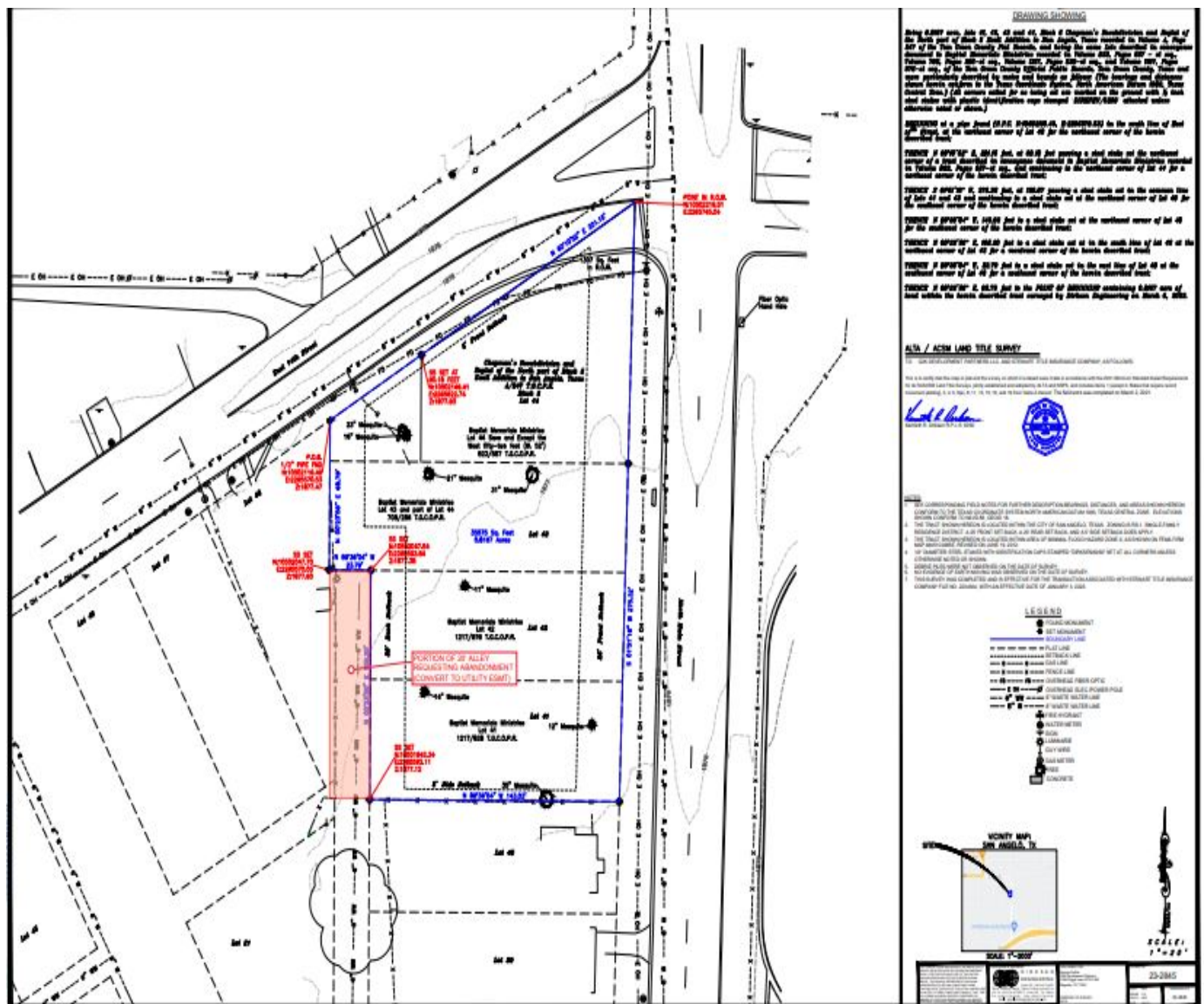
Scale: 0.00 0.01 0.02 0.03 0.04
 Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —





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 0.7867 ACRES LOCATED AT 1053, 1055, 1057 and 1065 N Main St, (LOT A, Second Amendment of Lots 41, 42, 43, and 44, Block 5 Chapman's Reserve Subdivision and First Replat of the North Part of Block 5 Exall Addition.);** FROM THE SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (RS-1) TO THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT (CN); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z23-05: 1065 N Main St.

WHEREAS, on the 19th day of June, 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 Neighborhood Commercial (CN) Zoning District; and,

WHEREAS, on the 18th day of July, 2023, City Council held a public hearing on Z23-05, 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 Neighborhood COMMERCIAL (CN) ZONING DISTRICT:

The real property generally located 1053, 1055, 1057 and 1065 N Main St., described as Lot A, Second Amendment of Lots 41, 42, 43, and 44, Block 5 Chapman's Reserve Subdivision and First Replat of the North Part of Block 5 Exall Addition. being 0.7867 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 **18th day of July, 2023**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of August, 2023**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

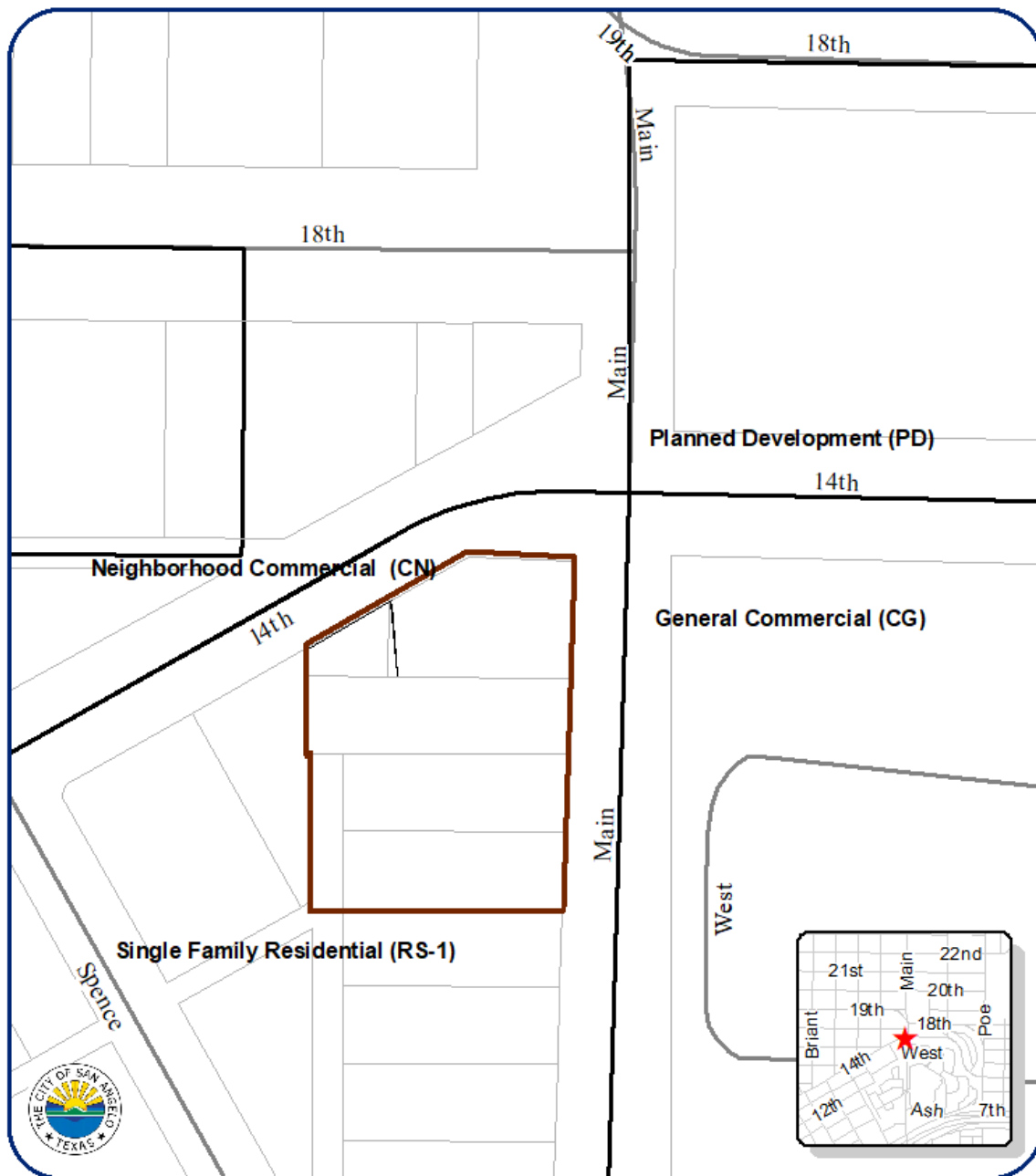
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Theresa James, City Attorney

Exhibit "A"



1065 N Main
Lots 41 - 44, Blk. 5 Chapman's Resubdivision

Rezone from Single Family (RS-1) to Neighborhoods Commercial (CN)

0.0042 0.0085 0.017 0.0255 0.034
 Miles

Subject Properties: —



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ryan Kramer, Sr. Fleet Manager, Fleet Services

Meeting Date: August 3, 2023

Item type: Consent Item

Caption:

Consider awarding FS-10-23 Fleet Vehicles to multiple vendors in the amount of \$2,942,000 for the purchase of pickups, police vehicles, and cars, amending the fiscal year 2022-23 budget for the corresponding expenses and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Senior Fleet Manager Ryan Kramer)

Staff Recommendation:

Approve

Summary/History:

Council approval of RFB FS-10-23 Fleet Vehicles for the purchase of 1/2 ton pickups, 3/4 ton pickups, 1 ton and larger chassis cabs, 1/4 ton pickups, passenger cars, and pursuit rated sport utility vehicles. One local (Jim Bass Ford) and two out of town (Reliable Chevrolet and Ford of Boerne) vendor responses were received. Due to the current status of the vehicle market including frequently increasing prices, low availability, and restricted purchases, this bid will be awarded to all three vendors. Staff will use this pool of contracted vendors to obtain quotes on specific requirements for each vehicle purchased using the discount vendors provided in their respective bids. Purchases will be made using the criteria of both price and current availability of each item.

Estimated FY24 annual purchases are:

1/2 Ton Pickups - 23 - \$1,017,000

3/4 Ton Pickups - 6 - \$306,000

1 Ton + Chassis Cabs - 11 - \$648,000

1/4 Ton Pickups - 5 - \$166,000

Passenger Cars - 6 - \$172,000

Pursuit Rated Police Vehicles - 12 - \$633,000

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Water			\$417,680
Water Reclamation			\$262,395
General Fund			\$607,352
General Equipment Replacement			\$0.00

Stormwater

\$52,864

Financial Impact:

Award of FS-10-23 Fleet Vehicles will be in the amount of \$2,942,000 for the purchase of approximately 63 units annually from multiple vendors and expensed across all funds including Water, Sewer, Stormwater, General, and Airport Funds.

Water and Sewer funds will utilize fund balance.

Stormwater and General funds will temporarily use fund balance then budgeted expenses in fiscal year 2024 will be reduced back to the corresponding fund's fund balance.

Airport fund is budgeted in fiscal year 2023.

Other Information/Recommendation:

Staff requests award of RFB FS-10-23 Fleet Vehicles to Reliable Chevrolet, Ford of Boerne, and Jim Bass Ford.

Attachments:

- | | | |
|----|-----------------------------|---------------------------------|
| 1. | FS-10-23 Bid Tabulation | FS-10-23 Bid Tabulation.pdf |
| 2. | BA Memo - GF and Stormwater | BA Memo - GF and Stormwater.pdf |
| 3. | BA Memo - Water and Sewer | BA Memo - Water and Sewer.pdf |

Presentation:

Ryan Kramer

Approvals/Reviews:

Ryan Kramer	Created/Initiated
Pete Madrid Jr.	Approved
Patrick Frerich	Approved
Kimberly Holle	Approved
Shane Kelton	Approved
Theresa James	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Heather Stastny	Final Approval



RFB Bid Tabulation

FS-10-23 • Fleet Services Vehicles

Wednesday, July 19, 2023 2:00 p.m.

	FORD OF BOERNE	JIM BASS FORD, INC	RELIABLE CHEVROLET
Vehicle Type	Markup/Discount Reference Price	Markup/Discount Reference Price	Markup/Discount Reference Price
1/2 Ton Pickups	9% discount off of MSRP	0% discount off of MSRP	0% discount off of MSRP
3/4 Ton Pickups	6% discount off of MSRP	0% discount off of MSRP	0% discount off of MSRP
1 Ton + Chassis Cabs	6% discount off of MSRP	0% discount off of MSRP	0% discount off of MSRP
1/4 Ton Pickups	6% discount off of MSRP	0% discount off of MSRP	0% discount off of MSRP
Passenger Cars	N/A	0% discount off of MSRP	0% discount off of MSRP
Pursuit Rated SUV	N/A	0% discount off of MSRP	0% discount off of MSRP

FS-10-23 - Fleet Vehicles
Questionnaire - Vehicle Specifications (Q-24XZ)

#	Question	Jim Bass Ford, Inc	Reliable Chevrolet	Ford of Boerne
1.1 A. 1/2 Ton Pickup				
1.1.1	Exterior Colors: White, Red	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.1.2	Interior Seating Materials: Vinyl, Cloth	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.1.3	Engine: V8	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.1.4	Drivetrain: Two Wheel Drive, Four Wheel Drive	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.1.5	Interior Options: Electric Windows, Locks, Mirrors; Bluetooth Phone Connectivity; Bench Seating, 40/Console/40 seating	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.1.6	Functional Options: Pre-Collision Assist; Cruise Control; Trailer Brake Controller; Running Boards; Long and Short Beds; Police Rated Vehicle	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.1.7	Body Configurations: Regular Cab, Extended Cab, Crew Cab	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided

1.2 B. 3/4 Ton Pickup

1.2.1	Exterior Colors: White, Red	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.2.2	Interior Seating Materials: Vinyl, Cloth	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.2.3	Engine: V8 Gasoline; V8 Diesel	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.2.4	Drivetrain: Two Wheel Drive, Four Wheel Drive, Locking Rear Differential	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.2.5	Interior Options: Electric Windows, Locks, Mirrors; Bluetooth Phone Connectivity; Bench Seating	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.2.6	Functional Options: Pre-Collision Assist; Cruise Control; Trailer Brake Controller; Running Boards; Long and Short Beds; Upfitter Switches	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.2.7	Body Configurations: Regular Cab, Extended Cab, Crew Cab	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided

1.3 C. Chassis Cab

1.3.1	Exterior Colors: White, Red	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.3.2	Interior Seating Materials: Vinyl, Cloth	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.3.3	Engine: V8 Gasoline; V8 Diesel	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.3.4	Drivetrain: Two Wheel Drive, Four Wheel Drive, Locking Rear Differential; Dual Rear Wheel	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.3.5	Interior Options: Electric Windows, Locks, Mirrors; Bluetooth Phone Connectivity; Bench Seating	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.3.6	Functional Options: Pre-Collision Assist; Cruise Control; Trailer Brake Controller; Running Boards; 60" and 84" Cab-to- Axle; Upfitter Switches; Ambulance Package	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.3.7	Body Configurations: Regular Cab, Extended Cab, Crew Cab	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.3.8	Size Configurations: 1 – Ton, 1 ½ - Ton, 2 – Ton, 2 ½ - Ton	Response: Yes Comment: No Comment Provided	Response: No Comment: one ton 3500 only	Response: Yes Comment: No Comment Provided

1.4 D. 1/4 Ton Pickup

1.4.1	Exterior Colors: White	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.4.2	Interior Seating Materials: Vinyl, Cloth	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.4.3	Engine: 4 Cylinder, 6 cylinder	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: 4 cylinder only
1.4.4	Drivetrain: Two Wheel Drive, Four Wheel Drive	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.4.5	Interior Options: Electric Windows, Locks, Mirrors; Bluetooth Phone Connectivity; Bench Seating, 40/Console/40 seating	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.4.6	Functional Options: Pre-Collision Assist; Cruise Control	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided
1.4.7	Body Configurations: Extended Cab, Crew Cab	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: Crew Cab only

1.5 E. Passenger Car

1.5.1	Exterior Colors: White, Silver, Gray, Black, Maroon	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: No Comment Provided
1.5.2	Interior Seating Materials: Cloth	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: No Comment Provided
1.5.3	Engine: 4 Cylinder, 6 cylinder	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: No Comment Provided
1.5.4	Drivetrain: Front Wheel Drive	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: No Comment Provided
1.5.5	Interior Options: Electric Windows, Locks, Mirrors; Bluetooth Phone Connectivity;	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: No Comment Provided
1.5.6	Functional Options: Pre-Collision Assist; Cruise Control	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: No Comment Provided
1.5.7	Body Configurations: 4 Door	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: No Comment Provided

1.6 F. Police Rated SUV

1.6.1	Exterior Colors: White, Black	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: No Comment Provided
1.6.2	Interior Seating Materials: Vinyl, Cloth	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: No Comment Provided
1.6.3	Engine: V6, V8	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: No Comment Provided
1.6.4	Drivetrain: Two Wheel Drive, Four Wheel Drive, All Wheel Drive	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: No Comment Provided
1.6.5	Interior Options: Electric Windows, Locks, Mirrors; Bluetooth Phone Connectivity	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: No Comment Provided
1.6.6	Functional Options: Pre-Collision Assist; Cruise Control; Police Lighting; Police Upfitting Capabilities	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: No Comment Provided
1.6.7	Body Configuration: 4 Door	Response: Yes Comment: No Comment Provided	Response: Yes Comment: No Comment Provided	Response: No Comment: No Comment Provided

Memo

To: Tina Dierschke, Finance Director

From:

Date:

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Source of Funding:

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

Project/Budget to be amended	Revenue	Expense

Additional Comments:

Memo

To: Tina Dierschke, Finance Director

From:

Date:

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Source of Funding:

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

Project/Budget to be amended	Revenue	Expense

Additional Comments:

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Bryon Fox, Planning and Development Services

Meeting Date: August 3, 2023

Item type: Regular Item

Caption:

Consider approving Tax Increment Reinvestment Zone (TIRZ) incentive funding for three private projects and amending the fiscal year 2022-23 budget for the corresponding expenses (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Approve

Summary/History:

At the monthly TIRZ Board meeting conducted July 11, 2023, the TIRZ Board recommended funding for three TIRZ projects. One Project out of the North TIRZ funds for a total of \$68,800. The TIRZ Board also recommended funding for two TIRZ South Projects out of the South TIRZ funds for a total of \$144,588. The details of these projects include:

TIRZ North Project approved for funding from the TIRZ North Private Funds:

1718 N Bryant Blvd. (Walts Auto Sale): The funding amount requested from the applicant is \$68,800 and the TIRZ Board approved unanimously 6-0 to approve 100% of the project. The summary of work to be performed includes demo, disposal of building materials, removal of existing concrete, and ADA-approved sidewalks.

TIRZ South Projects approved for funding from the TIRZ South Private Funds:

213 North Chadbourne (Valley Vending): The funding amount requested from the applicant is \$75,000 and the TIRZ Board unanimously recommended awarding half of the available TIRZ South funds in the amount of \$72,294 to this project. The summary of the work is for facade improvements to the exterior of the building.

1 West Concho (Angry Cactus): The funding amount requested from the applicant is \$75,000 and the TIRZ Board unanimously recommended awarding half of the available TIRZ South funds in the amount of \$72,294 to this project. The summary of work to be done includes landscaping, framing the exterior facade, storefront glass, exterior doors, repairs to the stone and brick facade, and fire sprinkler adjustments.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
SOUTH TIRZ	106-2910-411-0320		\$144,588
TIRZ NORTH	106-2920-411-0320		\$1,494,942

Financial Impact:

1 TIRZ North Projects out of the North TIRZ funds for a total of \$68,800.

2 TIRZ South Project out of the South TIRZ funds for a total of \$144,588. The South TIRZ has \$138,822 available budget for projects. This request is to budget the year-to-date interest accrued over budget of \$5,766, Budgeting these funds will allow them to be allocated to these projects and expended.

Other Information/Recommendation:

At the monthly TIRZ Board meeting on July 11, 2023, the TIRZ Board recommended funding for three TIRZ projects by a vote of 6-0.

Attachments:

- | | | |
|----|--|--|
| 1. | 1 West Concho - TIRZ Application | 1 West concho Application TIRZ.pdf |
| 2. | 213 N Chadbourne - Valley Vending - TIRZ Application | 213 N Chadbourne - Valley Vending TIRZ.pdf |
| 3. | 1718 N Bryant - TIRZ Application | 1718 Application TIRZ.pdf |
| 4. | Budget Amendment Memo - TIRZ SOUTH | BA Memo - TIRZ SOUTH.pdf |

Presentation:

Jon James

Approvals/Reviews:

Bryon Fox	Created/Initiated
Jon James	Approved
Holly Voth	Approved
Jon James	Approved
Kimberly Holle	Approved
Tina Dierschke	Approved
Theresa James	Approved
Heather Stastny	Final Approval



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: Angry Cactus Date: 4/26/23

Business Owner (if different from above): Tim Condon

Business Address: 1 West Concho Ave. 76903 Mailing Address: 1 West Concho Ave 76903

Business Phone: (325) 939-9011 Secondary Phone: (38) 703-6999

Email: chefomaha@yahoo.com chefomaha Fax: N/A

Property Owner: 1 West Concho Ave LLC

Remit incentive payment(s) to: ☒ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☐ TIRZ - North Eligibility Area ☒ TIRZ - South Eligibility Area
(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

- ☐ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____
- ☒ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____
- ☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____
- ☐ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____

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 *adapted 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 | ☐ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☐ Historic Preservation | ☐ Paving (as part of larger project) | ☐ Asbestos Abatement |
| ☒ Landscape Installation | ☒ 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
- ☒ More than \$25,000

4B. The total estimated project cost is: \$101,923

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: \$25,596, 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 Addison Lee Beugn Date: 30 May 23

SECTION 6: REPRESENTATIVE:

I hereby designate Tim Condon 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) 939-9011
chefomaha@yahoo.com

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

TIRZ Summary

The façade at 5 East Concho is in disrepair and quite frankly an eye sore for downtown San Angelo. It is a vacant and unused space adjacent to the Angry Cactus Restaurant. Angry Cactus would be interested in expanding the inside of the restaurant and moving into 5 East Concho if we are able to secure funds for the Façade as well as the fire sprinkler system. We would also request a Property Tax abatement if we were to make this investment into the building. In addition, we will request to be able to take advantage of any reductions in department fees that are available as part of the TIRZ Grant program.

If we are able to secure TIRZ funds we plan on making the approximately 2500 square feet into dining space as well as improving the existing kitchen at the Angry Cactus to accommodate the additional Jobs and business generated from this improvement. We feel that with current construction costs rising, without funding from TIRZ, we will not be able to pursue these improvements.

DHRC has already approved the design of the façade and it is consistent with the design regulations required by law. Please see the additional information we provided regarding the details of the design.

TIRZ Narrative

This project checks every box in the criteria outlined in section five of the TIRZ application. By improving the façade and constructing this additional space, Angry Cactus will be able to facilitate much needed meeting/Entertaining/Drinking and Dining space in Downtown San Angelo. This is consistent with the promotion of the cultural, Leisure and tourism requirements as well as promotes mixed use development; Not to mention it strengthens the areas' identity. These are just a few basic ways this project will help with the connectivity between activities required in section 5.

Additional improvements will also be made to the sidewalk and walking space along Concho Avenue. This will allow for a much safer and more pleasant pedestrian experience for folks walking on the sidewalk, strengthening the pedestrian infrastructure. It will also allow for much needed drainage relief from the worn 1950 gutters that flood every time it rains along Concho Avenue. These public safety improvements are critical for the patrons of downtown San Angelo and perfectly qualify this project for TIRZ funding according to section 5 of the application.

Currently this space is vacant, undesirable, and unused. In its current state it is an old run-down and boarded up storage facility. These funds will directly contribute to the development of usable and undefined space. The improvements of this façade will directly mitigate or eliminate undesirable views in our Central business district. The enhancements will utilize architectural styles that complement the historical areas already in existence. We plan to preserve and provide additional natural landscaping adjacent to the sidewalk. All improvements to the building will be environmentally friendly and we plan to use as many "green" building materials.

Not only will we be matching funds provided by TIRZ as required, we expect to invest an additional \$300,000 into the improvements of this unused and undesirable space in downtown San Angelo.





The City Of

San Angelo, Texas

Planning Division

52 West College Avenue, 76903

May 20, 2022

Ms. Jamie Massey
4055 International Plaza, Suite 100
Fort Worth, TX 76109
jmassey@franzarchitects.com

DD22-21: 5 W. Concho Avenue, a request for Downtown District approval for an exterior remodel of the existing facade, located at 5 W. Concho Avenue.

Dear Jamie,

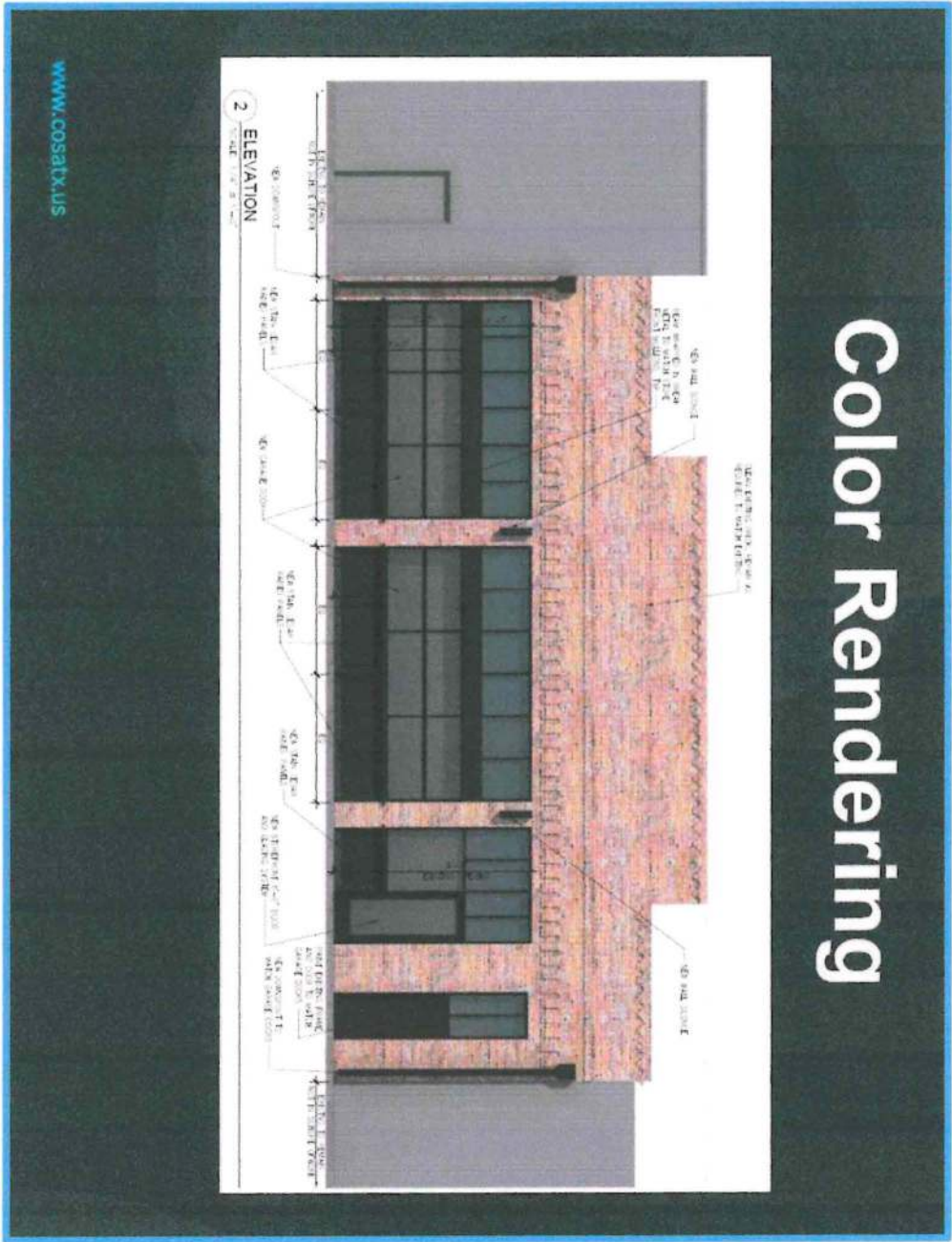
At its meeting on **Thursday, May 19, 2022**, the Design & Historic Review Commission for the City of San Angelo **APPROVED** your case DD22-21, a request for Downtown District approval for an exterior remodel of the existing facade, located at 5 W. Concho Avenue, **subject to two (2) conditions of approval**:

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 1550.

Sincerely,

Jeff Fisher, AICP
Chief Planner





Downtown District Overlay Zone

DD22-21: 5 W. Concho Ave.

Council District: Harry Thomas - District 3

Neighborhood: Downtown

Scale: 1" approx. = 100 ft

5 W. Concho Avenue

Legend

Subject Properties	
Current Zoning	CBD
Requested Zoning Change	N/A
Vision	Downtown





TIRZ INCENTIVES POLICY

BACKGROUND

To encourage revitalization and infill development of properties which fall within the Tax Increment Reinvestment Zone (TIRZ) area, the City of San Angelo offers many unique incentives. The goal is to fund projects that bring new business and positive impacts to this area in an aggressive way. Please refer to the maps at the end of this document to see if your business/property falls within the zone. For more information, contact the Economic Development Department at 325-653-7197.

These incentives are part of an overall strategy to leverage investment, lower the cost of doing business and incentivize property owners choosing to improve properties in the target area. They are also intended to preserve the architectural and historic character of buildings and corridors within the South zone.

Specifically excluded from the TIRZ Incentives Policy are properties zoned RS.

Non-profit organizations are not eligible for TIRZ incentives in the South zone, with the exception of government entities.

Non-profit organizations may be eligible for TIRZ incentives in the North zone, if the TIRZ Board and City Council make a finding that a significant economic impact will be created as a result of the project. Providing funding for a non-profit organization under this policy shall require a favorable vote of at least three-fourths of all the members of the TIRZ Board and City Council.

ELIGIBILITY

1. Must fall within the North or South TIRZ boundary (see the maps at the end of this document)
2. The *Project Criteria* listed below will be considered when making grants, but will not necessarily be required.
3. The request for funding must be composed of one or more of the eligible *Incentive Types* listed below

PROJECT CRITERIA

Does the 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?

INCENTIVE TYPES

- ***Façade Improvement-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in façade improvements on existing buildings which are part of approved projects. Signage can be funded as part of broader aesthetic improvements, but generally will not be funded as a standalone project, with the exception of repair and revitalization of historic signage in the downtown.
In the South zone, review and approval of the proposed façade design will be based upon the design standards outlined in the River Corridor Master Development Plan. For buildings identified as resources within the 2006, 2009 or 2021 Historic Resources Survey, or which are historically designated, the review and approval of the proposed design will also be based upon the design standards outlined in the Central Business/Old Town Historic District Design Guidelines. Buildings identified as resources in the 2006, 2009, or 2021 Survey are strongly encouraged to apply, at no cost to the applicant, for a Historic Overlay through the Design and Historic Review Commission.
- ***Historic Preservation-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the preservation, sustainability and conservation of historic buildings, structures and materials that maintain or revitalize the building or property's historical integrity.
- ***Landscape Installation-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in new landscaping for approved projects. Review and approval of the proposed landscaping design will be based upon the design standards outlined in the River Corridor Master Development Plan and plant selection as outlined in the Drought Tolerant Plantings Guide.
- ***Outside Storage Screening-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the screening of outside storage areas.
- ***Paving-*** As part of an overall funding package, TIRZ funds could cover a portion or all of the costs involved in paving (or demolition as part of an overall redevelopment project). This could include parking areas, driveways, sidewalks, and curbing on properties where such improvements are associated with a business or other use (i.e., not improvements to an undeveloped lot or vacant property). However, independent paving projects in the South TIRZ area, such as for a parking lot, will generally not be funded unless part of a larger improvement project or where the parking lot includes aesthetic improvements such as screening, landscaping, etc. to help improve the appearance of the property and the zone.
- ***Secondary Egress-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the installation of additional exits *if required* by International or Fire Building codes. Written verification by the Fire or Building Code Official that the additional exit(s) are required must be provided.
- ***Asbestos Abatement-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the abating of asbestos *if required* by International Fire or Building codes.
- ***Fire Sprinkler System & Monitored Smoke Alarm System-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the installation of a fire sprinkler system or monitored smoke alarm system.

- **Sales Tax-** As part of the funding package, TIRZ funds could cover the sales tax on locally-purchased construction materials used on an approved project.
- **Property Tax-** As part of the funding package, TIRZ funds may be considered to cover a portion of property taxes – specifically the increment between the original appraised tax amount and the new appraised tax amount following improvements – beginning with the year a Certificate of Occupancy is granted in accordance with the schedule below. Property Tax incentives will only be considered for projects that have an overall total investment of \$750,000 or more. This is generally not a preferred funding mechanism but will be considered on a case-by-case basis for substantial projects based on the projected economic impact to the City. Applicants that are awarded for property tax incentive funding must show proof of payment of property taxes on or before February 1st of the payment year or will face forfeiture of their tax rebate for that year. Year 1 will include the first year in which the improvements are reflected in the new appraised value from the Tom Green County appraisal district. **Property tax incentives will be awarded *in addition* to the other listed incentives and are not counted toward the maximum award amounts.**

Year Rebate	Year 1	Year 2	Year 3	Year 4	Year 5
	100%	90%	80%	70%	60%

- **Job Creation Incentives-** This Incentive Policy does not preclude or serve as a guide for any incentives that may be granted based upon job creation by the City of San Angelo Development Corporation (COSADC). For more information about incentives possible from this source, contact the Economic Development Department at 325-653-7197.
- **Development Fee Reductions-** As part of the funding package, TIRZ funds could cover development fees including:
 - Preliminary Plat, Final Plat, Amended Plat and Replat application fees
 - Abandonment of public right-of-way application fees
 - Application fees for release of easements
 - Dedication of a public right-of-way or easement
 - Special Use, Conditional Use or Zone Change application fees
 - Building Permit fees
 - Off-site sign demolition permit fees (removal of billboards)
 - Permit fees for demolition of any non-historic building or structure
 - Architectural fees
 - Engineering fees
 - Water tap fees

REQUIRED APPLICATION DOCUMENTS

- A completed application
- A substantiation of the need for funding requested via a proposed project budget (Worksheet A)
- A brief narrative illustrating how the project meets the *Project Criteria* outlined on page 1
- Zone impact statement projecting the activity, economic benefit and positive impact of property taxes that will be generated as a direct result of the completion of the project(s).
 - o Activities/benefits generated by the Project
 - o Activities/benefits of adjacent properties
 - o How the project will enhance the District
- Current appraised value of the subject property
- Renderings/Elevation drawings of the proposed work (What the project will look like when complete)
- Current photos
- A completed W-9
- Approval letter from the Design and Historic Review Commission (DHRC), if applicable
- Prior TIRZ funding (if applicable) that has been previously awarded to the subject property or applicant

(The Application and Project Budget (Worksheet A) can be found online at cosatx.us/TIRZ).

AWARD AMOUNTS

SOUTH	If total cost of Project is less than or equal to \$10,000	25% minimum match required from applicant	Maximum award of \$10,000
NORTH	If total cost of Project is less than or equal to \$25,000	No minimum match required from applicant	Maximum award of \$25,000
NORTH	If total cost of Project is greater than \$25,000	10% minimum match required from applicant	Maximum award of \$75,000
SOUTH	If total cost of Project is greater than \$10,000	25% minimum match required from applicant	Maximum award of \$75,000

Each project award may be issued as follows:

- Once the incentive funding has been authorized by the City Staff, the TIRZ Board and the City Council, an Incentive Agreement will be prepared which will outline the requirements of the policy and include recapture provisions in the event that the project is not completed within a two year period, or not completed in accordance with the approved drawings and Incentive Agreement. If the project cannot be completed within the 2 year period, extensions must be requested and granted by the TIRZ Board. Work can begin on other portions of the project, however, *work may not begin on the approved incentive items until an Incentive Agreement is executed and a Letter to Proceed is issued*. Payment of the incentive funds will be remitted once the project is complete and deemed compliant with the approved drawings and Incentive Agreement.
- A property subject to a TIRZ Incentive Agreement may not be sold for a period of 2 years after the completion of the project, subject to recapture of incentive funds for noncompliance. In addition, any taxable property subject to a TIRZ Incentive Agreement must remain as taxable property for a period of at least 5 years after the completion of the project, subject to recapture of incentive funds for noncompliance.
- Project costs used as matching funds must be for TIRZ-eligible expenses.

AWARD RANKINGS

Projects in the South TIRZ area will be considered during one or more application cycles each Fiscal Year. Projects in the North TIRZ area will be considered throughout the year and applications may be submitted at any time. Proposed projects submitted during the application window(s) will be ranked and the highest ranked will be considered for funding first.

Rankings will be determined in review utilizing:

- The project fulfilling one or more of the *Project Criteria* listed on page 1
- The appearance of the proposed project
- The location of the proposed project
- Projects will be prioritized based on the following:
 - High priority – housing, historic preservation, fire sprinklers and related improvements, and building aesthetics
 - Medium priority – landscaping, other aesthetic improvements, and other health/safety improvements
 - Low priority – internal building improvements and signage
 - Lowest priority – parking lots and other paving (and only funded as part of a larger project)
- In general, sites and/or owners that have not received funding within the past year will be prioritized over those that have received funding.
- Projects improving a blighted property will be prioritized over properties that are not blighted.
- Physical improvements visible from a public street right-of-way will be prioritized over improvements that are not visible from a public street right-of-way.
- An occupied building or one with immediate occupancy planned will be prioritized over vacant buildings.
- A project that will expand the tax base or employment within the zone will be prioritized over one that does not.
- The level of investment/overall fiscal impact, as well as any other information determined pertinent by the staff, the TIRZ subcommittee, TIRZ Board, and City Council.

OTHER IMPORTANT INFORMATION

- For all projects – Receipt of a complete application package by the Economic Development Department – and issuance to the applicant of a Letter to Proceed and signed Executed Incentive Agreement is required before work can begin on the approved incentive items.
- The Letter to Proceed will include the completion date on the portion of the project that is approved for incentive funding - two years from the issuance of this letter. If an extension past two years is requested, it must be presented to the TIRZ Board for determination.
- Unlike in previous TIRZ incentive policies, applicants will not be required to submit bids for work. Rather, the applicant will provide the total cost of the project via an overall scope and project budget (Worksheet A), and demonstrate how they will meet the required match, with the remaining cost constituting the request for incentive funding. The request for incentive funding must be composed of one or more of the eligible *Incentive Types* and substantiated with a cost estimate, estimated budget, or other means of documentation.
- The maximum request for incentive funding will be considered; however, the request may be denied for incentive funding, approved for partial incentive funding, or fully approved for incentive funding, based upon how well the proposed project meets the *Project Criteria* outlined on page 1. In addition, when the current year of incentive funds are exhausted, the TIRZ Board may elect to fund additional projects when incentive funding is available, by approving the project to begin and making reimbursement – subject to all restrictions outlined in the Incentive Agreement – in the following fiscal year. In no circumstance shall an existing TIRZ Board make incentive funding commitments more than one cycle in the future.

- In 2017, the TIRZ Board voted to annually allocate at least 25% of TIRZ funding for public projects from each the North and South zones. Public project allocated funds will be accumulated annually until spent.
- All application requirements must be met in order to be eligible for the maximum reimbursement amounts.
- An appeal of any administrative decision can made to the TIRZ Board.
- All Incentive Agreements must be signed and executed within 60 days of City Council approval or applicant will forfeit all approved incentive funding.

OTHER IMPORTANT INFORMATION – SOUTH ONLY

- In determining whether or not to fund a project, City Staff and TIRZ Board Members will utilize the *Project Criteria*, some of which are contained within the recommendations of the Downtown Master Development Strategic Plan as recommended items for investment in order to realize the potential of the district, and others which were identified in the adopted River Corridor Master Development Plan and TIRZ Project Plan.

In 2013, The City Council adopted *The Downtown Master Development Strategic Plan*, which identified 3 areas of focus that the TIRZ South Zone should support.

- Category A - OFFICE/WORKFORCE- This includes potential building area, vacant office space and new office space
- Category B - RESTAURANT/ENTERTAINMENT- This includes food services and drinking places, full-service restaurants, limited service eating places, special food services, drinking places - alcoholic beverages
- Category C - HOUSING/HOTEL- This includes multi-family units

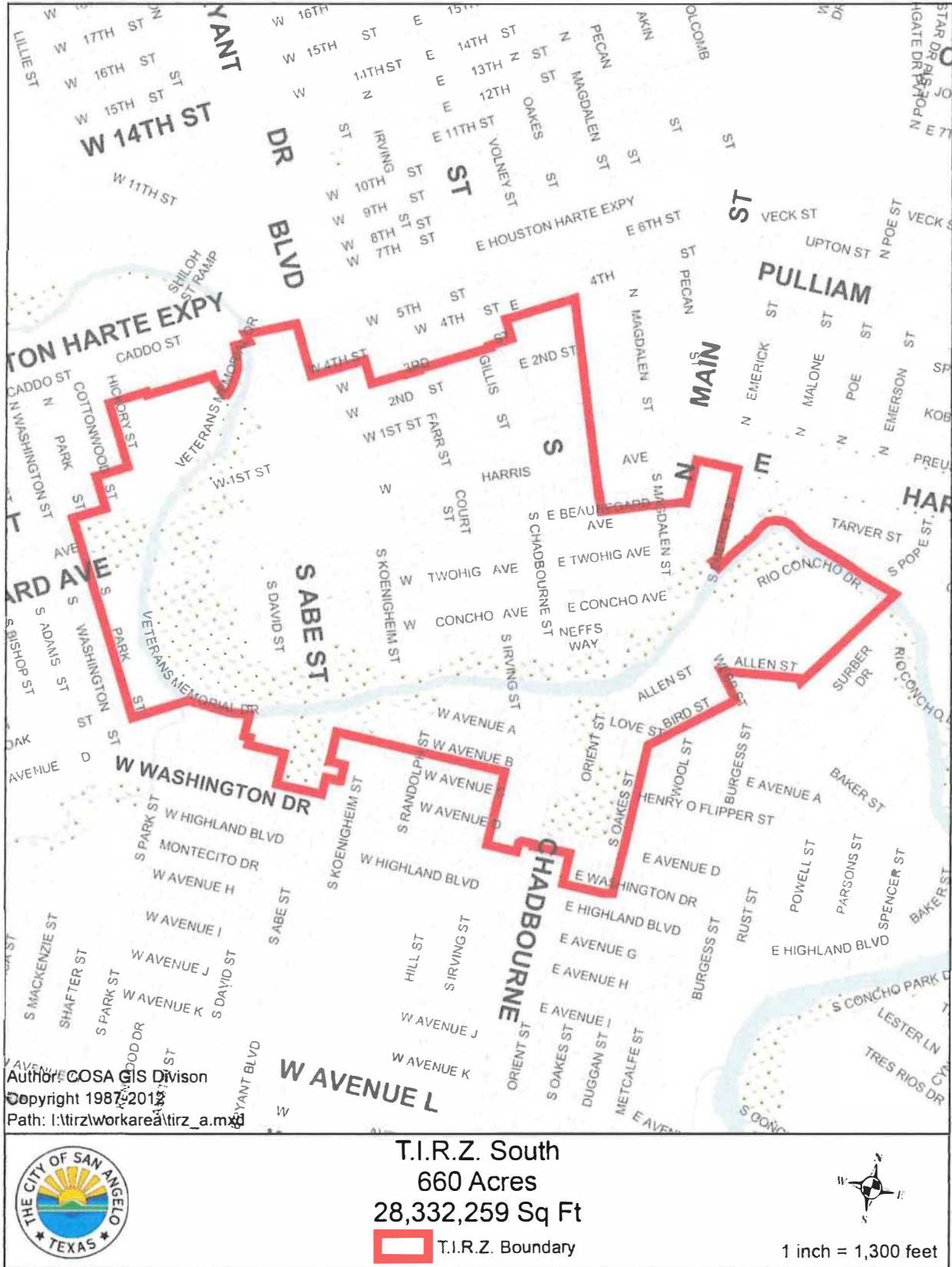
In addition, the TIRZ Board identified the following additional area of focus for the TIRZ South Zone.

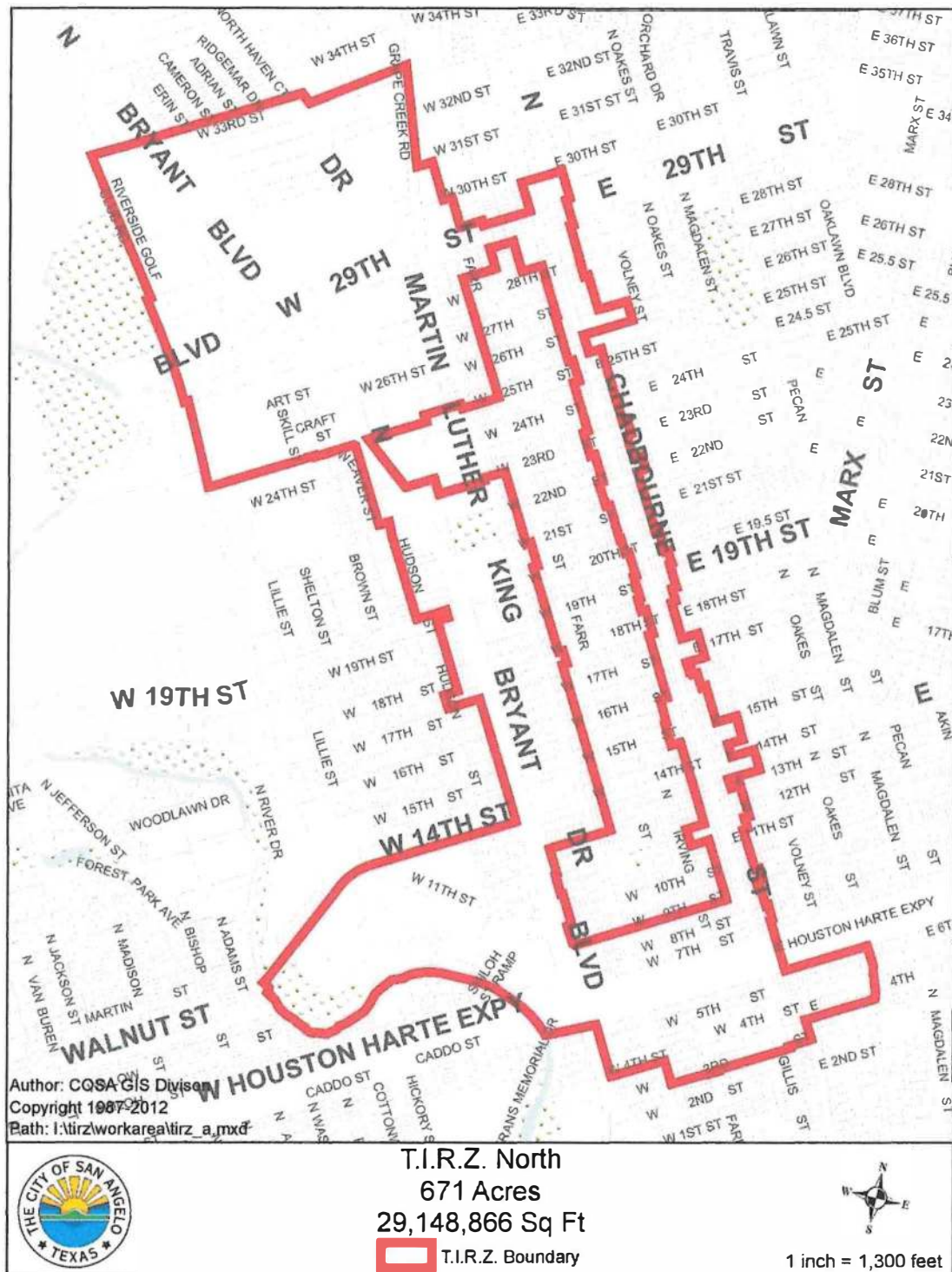
- Category D - RETAIL/SALES

ZONING REQUIREMENTS

Any business which applies for incentives through the TIRZ Policy and is currently zoned CG/CH must rezone their property. Proposals for CG/CH zoning were banned by the San Angelo Planning Commission and City Council in 1972 due to the harmful effects created such as unlimited outside storage and a range of incompatible allowed uses. ***Rezoning fees for this item will be waived.***

Unless specifically exempted, all projects seeking TIRZ incentive funding must meet current building standards, codes and permitting requirements as well as be current on all taxing obligations. All TIRZ incentives are subject to incentive funding availability and final approval by the City Council. The City of San Angelo has adopted the International Existing Building Code, a developer - friendly code that allows for improvements that consider the design limitations of older buildings to encourage adaptive reuse by allowing different levels of modification to existing structures. Contact the Permits Division at 325-657-4210 for further information regarding questions about the International Existing Building Code.







TIRZ SOUTH INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed

SECTION 1: PROPERTY INFORMATION

Business Name: Valley Vending Date: 12/13/21

Business Owner (if different from above): Stephannie Rylie

Business Address: 213 N Chadbourne St Mailing Address: Same

Business Phone: 903-390-1457 Secondary Phone: _____

Email: amanda-blackerhy@yahoo.com Fax: _____

Property Owner: Stephannie Rylie

Remit Incentive Payment(s) to: ☐ Property Owner ☒ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement on this application. Applications will not be accepted without this information

SECTION 2: PROJECT CRITERIA FOR EVALUATION OF APPLICATION:

These criteria are also outlined on page 1 of the TIRZ South Incentives Policy and are to be utilized in the preparation of required documents as outlined in Section 4 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 5 of the TIRZ South Incentives Policy.

Does the proposed project:

- ☐ Provide connections between activities?
- ☐ Improve pedestrian & vehicular infrastructure?
- ☐ Provide or reinforce usable & defined 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?

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 | ☐ Asbestos Abatement |
| ☐ Landscape Installation | ☐ Fire Sprinkler & Monitored Smoke Alarm System |
| ☐ Historic Preservation | ☐ Sales Tax |
| ☐ Outside Storage Screening | ☐ Property Tax |
| ☐ Paving (as part of an overall funding package) | ☐ Job Creation Incentives |
| ☐ Secondary Egress | ☐ 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: \$99,000
- ☐ DHRC APPROVAL: (if applicable)
- ☐ 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 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 \$350,000, 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

Stephanie Pyle

Date:

12/15/21

SECTION 7: REPRESENTATIVE

I hereby designate Chuck Corfield/Barbara Williams as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at

325-949-5087

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):

Total Estimated Project Cost:

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

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

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

Charles Corfield 12/21/2021

Applicant or representative

Date

FOR OFFICE USE ONLY:

SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST

DATE

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

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



2 eleven





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

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

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

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

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

Zone Impact:

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

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

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

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



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: Walt's Auto Sales, Inc. Date: 5/24/2023

Business Owner (if different from above): Walt Harris

Business Address: 1718 N Bryant Blvd Mailing Address: Same

Business Phone: 325-659-6963 Secondary Phone: 325-374-7472

Email: Kelly@waltsautosales1.com Fax: 325-659-2534

Property Owner: Walt Harris

Remit incentive payment(s) to: ☐ Property Owner

☒ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☒ TIRZ - North Eligibility Area ☐ TIRZ - South Eligibility Area
(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

☐ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____

☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____

☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____

☐ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____

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 | ☐ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☐ Historic Preservation | ☐ Paving (as part of larger project) | ☐ Asbestos Abatement |
| ☐ Landscape Installation | ☐ 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
- ☒ More than \$25,000

4B. The total estimated project cost is: 107,340⁻

4C. The amount of funding requested is: 68,800⁻, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: 38,540⁻, 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  Date: 5/24/2023

SECTION 6: REPRESENTATIVE:

I hereby designate Kelly Edwards as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 325-654-16963

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

[illegible]

I am Walt Harris who was raised in North San Angelo and still to this day reside in San Angelo. I am the owner of several entities/businesses including Walt's Auto Sales at 1718 N Bryant Blvd San Angelo, TX. I established Walt's Auto Sales over 25 years ago in a storage building on North Chadbourne St, San Angelo, TX. Walt's Auto Sales has been providing transportation for families for over 25 years with repeat customers.

I recently purchased a vacant warehouse that I am going to bring back to life as Walt's Auto Sales at the same location of 1718 N Bryant Blvd. Along with this revitalization of the warehouse the existing Walt's Auto Sales building will be demolished with this area to be included as parking. The parking lot will also receive an upgrade of new pavement with handicap parking. The project will include a handicap sidewalk. The area will be well lighted. Once the entire project has been completed it will increase the value of the area as well as beautifying North San Angelo along Bryant Blvd.

Concho Complete Construction LLC

4411 N Chadbourne St
San Angelo, TX, 76903
office@conchoconstruction.net
325-656-7475 Dusty
325-895-1149 Jimmy

Estimate

Estimate No: 2709
Date: 02/07/2023

For: Walt's Auto
kelly@waltsautosales1.com
305 W 18th St
San Angelo, TX, 76903-4563
3253747472

Description	Quantity	Rate	Amount
EFIS stucco on front and north side to offset.	1	\$25,000.00	\$25,000.00
Prep work to install EFIS	1	\$3,000.00	\$3,000.00
Glass storefront and entrys	1	\$35,000.00	\$35,000.00
New metal awning and concrete with handicap ramp and steps	1	\$64,000.00	\$64,000.00
Paint buildings that do not have EFIS stucco	1	\$15,000.00	\$15,000.00
overhead and profit	1	\$21,300.00	\$21,300.00
	Subtotal		\$163,300.00
	Total		\$163,300.00
Total		\$163,300.00	

The project consists of the renovation of an existing 10,750 sq ft. warehouse (initial building) to include a sub-entrance area in the front and a new canopy. Construction type is 2B. This building is not associated to the fire sprinklered. Fire barrier will be utilized.

2015 International Building Code

See schedule sheet A1.2, Total Occupants 34 People

Warehouse (Group S-1) - 5400 sq. ft.
Occupant load 1500 GFA. Total Occupants 13 People

TOTAL OCCUPANT LOAD OF BUILDING = 47 PEOPLE

Construction Type of New Warehouse: 2B

Accessibility

This project is intended to adhere to 2012 Texas Accessibility Standards (TAS), effective March 15, 2012.

Fire Code

2015 IFC

Office: Occupant Load: 34 People (max common path of travel = 75%)

Warehouse: Occupant Load 13 People (max common path = 75)
1 Exit Required, 1 Provided

Free spinbler systems will not be installed in this facility

Section 1912 Fall Signs:
Burnished Fall signs well

plan (by others).

A fire alarm system will be installed in this facility.

A fire alarm system will be installed in this facility.

Electric Code

2014 National Electric Code

See MEP Drawing (all wall doors shall have emergency exit light above)

Plumbing Code

2015 International Building Code

The proposed building's main function is Class B and Class S-1 Occupancy.

Chamberling Features:

Offices (Class B Occupancy)

Water Closures Women - 2 required, 3 provided

Latvian Women - 1 required, 2 provided

Disabling Poursuits (in break room): 1 required, 1 provided
Service Sink - 1 required, 1 provided in washroom

Shop and Equipment Storage (Class 5-1 Occupancy)

Water Closets men/women - 1 required, 1 provided
 Lavatories men/women - 1 required, 1 provided

Dribbling Fountain - 1 required, 1 provided in break rooms
 Service Sink - 1 required, 1 provided in break room



WALT'S AUTO SALES
1718 NORTH BRYANT
SAN ANGELO, TEXAS 76903

CONCHO COMPLETE
CONSTRUCTION
DUSTY CROOKS
P.O. BOX 5947
SAN ANGELO, TEXAS, 76902

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

704 SOUTH ABE STREET
SARASOTA, TEXAS 75455

PHONE: 214.557.1240
FAX: 214.557.0190

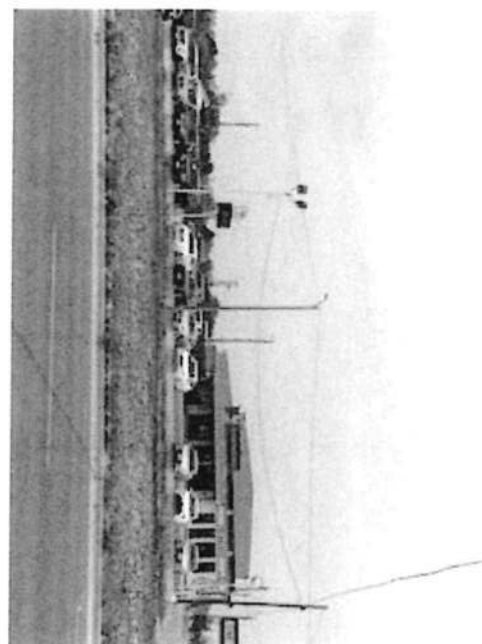
FURNACE CERTIFICATION NUMBER F-7919

www.skg.com

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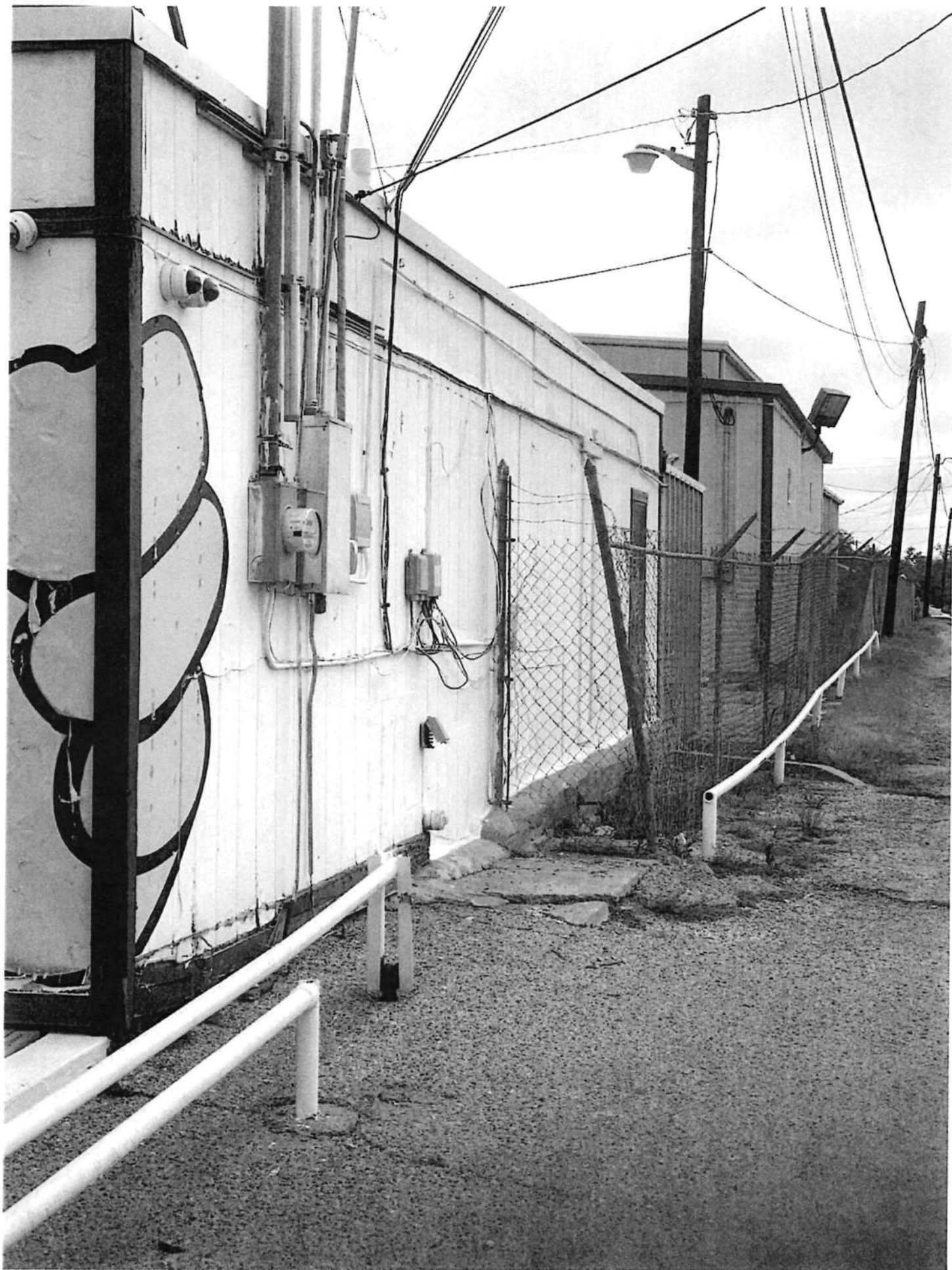












Memo

To: Tina Dierschke, Finance Director

From:

Date:

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Source of Funding:

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

Project/Budget to be amended	Revenue	Expense

Additional Comments:



**APPLICATION FOR
BOARDS and COMMISSIONS**

Name: Jordan Sefcik

Address: [REDACTED]

City: San Angelo State: TX Zip: 76901

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

Resident of San Angelo since: 12/01-8/12, 10/11-Present

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

Occupation/Business Affiliation: San Angelo Area Engineer - TxDOT

Occupation/Business Address: 2802 Armstrong St. San Angelo TX 76903

Title/Position: Area Engineer

Email: [REDACTED]

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

Applicant's Signature: Jordan Sefcik Date: 7-21-23

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

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

Applying for:

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

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

Recommended by:

Karen Hesse Smith

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: Professional Engineer (TX), #129853

Current Municipal and Civic Organization Memberships (position and dates): None

Previous Municipal Experience (position, location, and dates): None

What personal qualifications can you bring to this board? Enthusiasm, energy, an engineer's perspective, logic, willingness to do what's in the best interest of my hometown.

What is your personal vision for the City? To see San Angelo thrive and continue to grow for decades to come in a manner that is well-thought out for all ages and walks of life. Keep the small town feel while expanding our horizons.

Why do you want to serve on this board? To have a say in the development of the community I grew up in. To have an impact and leave my mark on this amazing town.

Additional relevant information: Born and raised (Wall TX) - moved away for grad school & work, but came back ready to leave my mark. Being the AZ at TxDOT gives me a say in the future interstate route, but would love to have a hand in city development.

*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.

BOARD / COMMISSION MEMBERSHIP CRITERIA

Generally, all board members should be at least 18 years of age and a City resident unless otherwise stipulated.

Airport Advisory Board: No additional criteria.

Airport Zoning Board: No additional criteria.

Animal Shelter Advisory Committee: 1 veterinarian; 1 municipal or county official; 1 whose duties include the daily operation of an "animal shelter" as defined in section 823.001 of the Health and Safety Code; 1 officer or employee of an animal welfare organization; and 3 positions filled by City residents.

Civic Events Advisory Board: No additional criteria.

Civil Service Commission: Age 25+, City resident for more than three years, good moral character, and has not held public office within the preceding three years.

Construction Board of Adjustment & Appeals: 1 architect or engineer; 1 commercial building contractor; 1 residential building contractor; 1 electrical contractor; 1 plumber; 1 mechanical contractor; 1 realtor, real estate inspector, or real estate appraiser (member at large from the building industry); 1 homeowner (member at large from the public); and 1 commercial business owner.

Design & Historic Review Commission: Known or demonstrated interest in, general knowledge of, and experience relevant to historic preservation or other professional design field within the City. As possible, at least: 2 licensed or otherwise recognized professionals in architecture, landscape architecture, design, engineering, surveying, or related profession; 1 recognized historian or member of a local historic preservation group; 1 real property owner within the River Corridor; 1 owner of real property designated or recognized as a community landmark, or within a designated historic district; and 1 member of a downtown development organization under contract with the City. Additionally, City Council appoints 1 Historic Preservation Officer with general knowledge and experience relevant to historic preservation or other professional design field.

Economic Development Corporation: Cannot be an employee, officer or member of the City Council, of the City, or a member of any board or commission of the City, except that a member may be appointed to serve on the Water Advisory Board.

Fairmount Cemetery Board: No additional criteria.

Fort Concho Museum Board: Age 21+ and demonstrated experience or interest in heritage education, historic preservation, and community service and/or tourism promotion.

Keep San Angelo Beautiful Board: No additional criteria.

Park Commission: No additional criteria.

Parks & Recreation Advisory Board: Selected on educational and professional qualifications and general knowledge of, interest in, and experience relevant to youth or adult sports, senior activities, recreation activities, other organized social activities, parks, nature or conservation.

Planning Commission: Representatives of different businesses, professions or occupations, as possible. No more than 3 members shall be in the same, similar or related business, profession or occupation.

Public Art Commission: As possible, 1 teacher or professor of art; 1 member of the San Angelo Cultural Affairs Council or the San Angelo Museum of Fine Arts; 1 artist; and 1 landscape architect, architect, engineer, or other type of design professional.

Tax Increment Reinvestment Zone Board: Resident of the county in which the zone is located or a county adjacent to that county; or owns real property in the zone, whether or not the individual resides in the county in which the zone is located or a county adjacent to that county.

Water Advisory Board: 1 engineer, hydrologist, meteorologist or water well driller; 1 in the industry of banking, accounting or financial services with a specialization in agricultural lending or water financing; 1 in agriculture or rural water issues; and 1 attorney, former municipal water district or other governmental officer, or legislator or person who has experience in legal issues related to water.

Zoning Board of Adjustment: No additional criteria.

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.

1. Personal information

Name:	Trey Holmes
Address:	[REDACTED]
ZIP code:	76903
Home/mobile phone:	[REDACTED]
Office/mobile phone:	[REDACTED]
Resident of San Angelo since: (year)	2021
City Council Single-member District in which you reside:	3
Registered San Angelo voter? (yes or no)	No
Occupation/business affiliation:	New York Life
Occupation/business address:	2007 W Beauregard, San Angelo, Tx 76901
Title/position:	Registered Representative
Email:	[REDACTED]

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

(o) Yes

3. Date

07/22/2023

4. Applying for:

(o) Tax Increment Reinvestment Zone Board

5. Recommended by:

(Name): Harry Thomas

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

(o) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:

B.A., Abilene Christian University, 2002

M.A., Southwestern Baptist Theological Seminary, 2008

M.Div., Criswell College, 2015

Certified Financial Coach, Crown Financial

LifeCoach Certification, Quikstep

General Lines Life and Health Insurance License

Securities Licenses: SIE, Series 6, 63,7

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

Pastor, Community Hills Christian Church, 2022-Present

Member, San Angelo Chamber of Commerce, 2022-Present

Cornerstone Investor, San Angelo Chamber of Commerce, 2022-Present

Board Member, YMCA of San Angelo, 2021-Present

Concho Cadre Steering Committee, 2022 Present

Concho Valley Workforce Development Board, 2023-Present

Pachyderm Club Board Vice President, 2022-Present

Leadership San Angelo Alumni Association Member, 2023-Present

Honorary Commamder, Goodfellow Air Force Base, 2022-2023

Associate Member, San Angelo Republican Women, 2021-Present

Member, Concho Valley Republican Women, 2021-Present

Previous municipal experience (positions, dates, where):

N/A

What personal qualifications can you bring to the board?

Integrity, Fiscal Responsibility, Knowledge of best practices for business and economic development, a small business owner's perspective.

What is your personal vision for the City?

I would like to help San Angelo maintain its unique West Texas culture while planning for economic and population growth, positioning the city to be a community where all people can flourish.

Why do you want to serve on this board?

The TIRZ board is one of the most important boards, incentivizing business development, beautification, revitalization, and infill for the North and South TIRZ zones.

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

While I'm a newer full-time resident of San Angelo, I have deep roots in the Concho Valley and considered San Angelo my home for years before moving here. I love this city, its people, organizations, and businesses and want to do my best to help it flourish!

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 have 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's Office at [325-657-4405](tel:325-657-4405).

Thank you,
City of San Angelo, TX

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