City Council Agenda
3/5/2024

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held March 5, 2024 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

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

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

5. **Consent Agenda**

a. Consider approving the February 20, 2024 City Council regular meeting minutes (Heather Stastny)

b. Consider authorizing the sole source installation of PressurePave-Modified Aggregate Quick Set Systems in the amount of $741,565.80 and authorizing the City Manager to negotiate and execute any related documents (Patrick Frerich)

c. Consider approving HGAC buying cooperative contract 20-00808 for installation of water meters and service line testing from Core and Main, Inc. in the amount of $1,028,534.25, budgeted for purchase in fiscal year 2024, and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

d. Consider approving an agreement with the Texas Southwest Council, Inc. Boy Scouts of America for the property and camp at 7677 S. Country Club Rd. at Lake Nasworthy and authorizing the City Manager to negotiate and execute all related documents (Carl White)

e. Consider approving the following Naming Rights Agreements for the San Angelo Stockshow and Rodeo Association, Inc.:
1. City of San Angelo Fairgrounds Livestock Building No. 2 and Livestock Sale Pavilion with G and G Investments, Inc.
2. City of San Angelo Fairground Exhibit Building with First Financial Bank (Carl White)

f. Consider approving the transfer of the Continuum of Care, Rapid Rehousing Program grant from the City to the Housing Authority of San Angelo (HASA) (Bob Salas)

g. Consider approving updates to the Americans with Disabilities Act Grievance Procedure (Theresa James)

h. Consider a resolution to amend the Policy and Procedures Manual for Lake Nasworthy Lease of Commercial Lot Leases of City-Owned Property (Sarah Tackett-Torres)

i. Second reading of ordinances for the following cases for property being 11 acres located at the northwest corner of Gregory Dr. and Smith Blvd.:
1. CP23-06, a request for an amendment to the Comprehensive Plan, changing the Future Land Use from Commercial to Neighborhood and
2. Z23-18, a request to rezone from the Office Commercial zoning district to Single Family Residential zoning district (Aaron Vannoy)

j. Second reading of ordinances for the following cases:
1. CP23-05, a request for an amendment to the Comprehensive Plan, changing from Commercial to Neighborhood Center being 3.72 acres located at 1621 & 1705 N. Chadbourne St. and 22, 21, 18, 17, & 15 W. 17th St. and 22, 18, 16, 10, & 6 W. 16th St.; and,
2. Z23-19, a request to rezone from the General Commercial/Heavy Commercial zoning district to the Low Rise Multi-Family Residential zoning district being .482 acres located at 1621 N. Chadbourne St. (Aaron Vannoy)

k. Second reading of an ordinance for Z23-20, a request to rezone from the Light Manufacturing zoning district to the General Commercial zoning district, being 7.39 acres located at 926 Humble Rd. (Aaron Vannoy)

l. Second reading of an ordinance for Z23-21, a request to expand the Open Structure Overlay map to include the following area of Angelo Heights neighborhood: the 1000, 3000, and 4000 blocks of Catalina Dr., 2000 and 3000 blocks of Nueces Dr., 1000 block of Louise Dr, 1000 block of Cordell Dr., 2700 block of Eunice Dr., and the 2700 block of Erline Dr. (Aaron Vannoy)

m. Second reading of an ordinance for PD23-08, a request to rezone from the Ranch & Estate zoning district to the Planned Development zoning district with an underlying General Commercial zoning, allowing kennels, parking, exercise area, staff area and the housing of dogs, cats, and small animals awaiting adoption, being 5.436 acres located at 1521 S. Concho Park Dr. (Aaron Vannoy)

6. Regular Agenda

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

a. Consider approving Tax Increment Reinvestment Zone (TIRZ) incentive funding for the South TIRZ private project at 36 E. Twohig totaling $75,000 (Presentation made by Planning & Development Services Director Aaron Vannoy)

b. Discussion, direction and possible action on the following:
1. Amendments to Section 406 "Bed and Breakfast Establishments and Short-Term Rentals" of the Zoning Ordinance
2. Consider a resolution calling a joint public hearing of City Council and the Planning Commission regarding amendments to Section 406 "Bed and Breakfast and Short-Term Rentals" of the Zoning Ordinance, Section 313 "Use Table" of the Zoning Ordinance, and establishing alternative notice procedures (Presentation made by Planning & Development Services Director Aaron Vannoy)

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:
Design & Historic Review Commission: Brooks Wehner (SMD6) to a first term ending September 2025
Public Housing Authority: Janice Carson (Mayor) to a first term ending March 2026

c. Announcements and consideration of Future Agenda Items

9. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 28th day of February 2024, at 5:12 p.m.

hstastny
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 adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations Regarding Real Property), 551.073 (Deliberations Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations Regarding Security Devices or Security Audits), 551.087 (Deliberations Regarding Economic Development Negotiations), and 551.089 (Deliberations Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

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, February 20, 2024

Quorum 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, February 20, 2024, at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

An invocation was provided, and pledges led, by San Angelo Police Department Chaplain Ralph Dawkins.

3. Proclamations/Recognitions

February 20, 2024, was proclaimed as National Leadership Day.

4. Public Comment

County Resident Jackie Chesnutt spoke about leadership.

City Manager Daniel Valenzuela highlighted infrastructure improvement projects that have been completed or are planned for the future, all of which have been budgeted for without any increase in property taxes.

5. Consent Agenda

a. Approval of the January 26, 2024 Strategic Priority-Setting Workshop minutes and the February 6, 2024 City Council regular meeting minutes (Heather Stastny)

b. Approval of Change Order #2 to RFB ES-03-23 Jackson St. Improvements to Reece Albert Inc. in the amount of $363,043.18 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

c. Approval of Change Order #1 to RFB ES-05-23 N. Chadbourne 7th to 43rd St. Repair to Reece Albert Inc. in the amount of $114,635.96 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

d. Adoption of an ordinance designating Reinvestment Zone No. 24-1 to be located at Lot 1, Block 2, Section 3, Southwest Plaza Addition, also known as 2702 W. Loop 306, for the purpose of providing an ad valorem commercial-industrial tax abatement (Michael Dane) **(Pg. 41; 2024-013)**

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

Motion: Council Member Gonzales made a motion, seconded by Council Member Hiebert, to approve item 5b., as presented by Operations Director Patrick Frerich. The motion carried (7) ayes to (0) nays, with no public comment.

6. Regular Agenda

a. Discussion and review on Animal Services' partnership with Concho Valley PAWS (Presentation made by Neighborhood and Family Services Assistant Director Morgan Chegwidden and Concho Valley PAWS Executive Director Jenie Wilson)

County resident Jackie Chesnutt commented on the treatment of animals in the community,

Citizen Cenny Flores (SMD 5) expressed support for additional staff to effectively enforce ordinance compliance, extended an invitation for Council to visit the PAWS facility, and requested that the type of dog food used at the shelter be reviewed and potentially changed due to the high volume on dairy in the ingredients.

No action taken.

b. Adoption of a resolution supporting the private fundraising efforts to create and place art, themed "Black Tie Cowboy", along the Chadbourne streetscape from the North Concho River to the intersection of Beauregard Ave. (Presentation made by Parks and Recreation Director Carl White) **(Pg. 47; 2024-014)**

Citizen Steve Hampton (SMD 6) spoke in support of the proposed art installations, and suggested art reflecting the local Blacksmith history in the community.

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

c. Authorization of the City Manager to reject all bids received for RFB FC-01-24 HVAC Unit Replacements at Chase State Office Building (Presentation made by Fort Concho Senior Manager Bob Bluthardt)

Citizen Mike Stewart (SMD 6) with University Heating and Colling voiced his opposition of rejecting the bids.

Motion: Council Member Thomas made a motion, seconded by Council Member Gonzales, to approve the item, as presented. The motion carried (6) ayes to (0) nays, with (1) abstention by Council Member Miller.

d. First reading and public hearing of ordinances for the following cases for property being 11 acres located at the northwest corner of Gregory Dr. and Smith Blvd.:
1. CP23-06, a request for an amendment to the Comprehensive Plan, changing the Future Land Use from Commercial to Neighborhood; and
2. Z23-18, a request to rezone from the Office Commercial zoning district to Single Family Residential zoning district (Presentation by Planning & Development Services Assistant Director Aaron Vannoy)

Motion: Council Member Gonzales 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.

e. First reading and public hearing of ordinances for the following cases:
1. CP23-05, a request for an amendment to the Comprehensive Plan, changing from Commercial to Neighborhood Center being 3.72 acres located at 1621 & 1705 N. Chadbourne St. and 22, 21, 18, 17, & 15 W. 17th St. and 22, 18, 16, 10, & 6 W. 16th St.; and,
2. Z23-19, a request to rezone from the General Commercial/Heavy Commercial zoning district to the Low Rise Multi-Family Residential zoning district being .482 acres located at 1621 N. Chadbourne St. (Presentation made by Planning and Development Services Assistant Director Aaron Vannoy)

Motion: Council Member Gonzales 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.

f. First reading and public hearing of an ordinance for Z23-20, a request to rezone from the Light Manufacturing zoning district to the General Commercial zoning district, being 7.39 acres located at 926 Humble Rd. (Presentation made by Planning & Development Services Assistant Director Aaron Vannoy

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

g. First reading and public hearing of an ordinance for Z23-21, a request to expand the Open Structure Overlay map to include the following area of Angelo Heights neighborhood: the 1000, 3000, and 4000 blocks of Catalina Dr., 2000 and 3000 blocks of Nueces Dr., 1000 block of Louise Dr, 1000 block of Cordell Dr., 2700 block of Eunice Dr., and the 2700 block of Erline Dr. (Presentation made by Planning & Development Services Assistant Director Aaron Vannoy

Citizen C.D. Word (SMD 2) spoke in favor of the Open Structure Overlay expansion and requested clarification regarding the process of approval for existing structures.

Citizen Steve Hampton (SMD 6) spoke in opposition to requiring homeowners to tear down existing structures if they are not in compliance with the building code ordinance.

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

h. First reading and public hearing of an ordinance for PD23-08, a request to rezone from the Ranch & Estate zoning district to the Planned Development zoning district with an underlying General Commercial zoning, allowing kennels, parking, exercise area, staff area and the housing of dogs, cats, and small animals awaiting adoption, being 5.436 acres located at 1521 S. Concho Park Dr. (Presentation made by Planning & Development Services Assistant Director Aaron Vannoy

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

7. Closed Session

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

a. Section 551.072 - Deliberations about real property regarding the Commercial Lease with Sports Next Level

b. Section 551.072 - Deliberations about real property at 7409 Knickerbocker Rd.

c. Section 551.072 - Deliberations about real property at 505 S. Chadbourne

d. Section 551.071 - Consultation with attorney regarding Risk Management Claims

e. Section 551.071 - Consultation with attorney regarding Short Term Rentals

8. Follow Up and Administrative Issues

a. Consider items discussed in Executive Session

i. Consider a request for an appeal of the Planning Commission's denial of Conditional Use 23-53 for a Short-Term Rental located at 2301 Palms Court (Presentation made by Planning & Development Services Assistant Director Aaron Vannoy

Midland resident/applicant Justin Sowards answered questions from Council regarding the property and STR use.

Citizen Mindy Porter (SMD 1) spoke in opposition to approving a Conditional Use for a Short-Term Rental.

Citizen Lucy Ruiz (SMD 1) stated she owns the neighboring property.

Motion: Council Member Hiebert made a motion, seconded by Council Member Thompson, to overturn the Planning Commissions denial, and approve the Conditional Use for a Short-Term Rental, once a TGC resident is appointed as the property manager. The motion carried unanimously (7) ayes to (0) nays.

~~ii. Other, if needed~~

b. Consider approving various Board nominations
Economic Development Corporation: Rick Mantooth (Mayor), Clifton Jones (SMD1), and Joe Spano (SMD2) all to a second term ending February 2026
Construction Board of Adjustments and Appeals: Michael Spencer (SMD1) to a second term ending February 2026
Public Art Commission: Katherine Bunker (SMD4) to an unexpired term ending April 2025

Motion: Council Member Miller 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
-Consider dates and scheduling for the next Strategic Planning Workshop

Consensus: Strategic Planning Workshop was scheduled for April 23, 2024 at 8:30 a.m.

9. Adjournment

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

There being no further business, the meeting adjourned by consensus at 1:57 p.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 of 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: Charles Michalewicz, Engineer, Operations

Meeting Date: March 5, 2024

Item type: Consent Item

Caption:

Consider authorizing the sole source installation of PressurePave-Modified Aggregate Quick Set Systems in the amount of $741,565.80 and authorizing the City Manager to negotiate and execute any related documents (Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

Working through the pavement preservation program for the next calendar year, staff is always looking at different options available. Currently, most of the streets under the preservation program are completed with chip seal and a small percentage of HA5/Oynx. City staff visited San Antonio to watch a pilot program for the PressurePave product and have identified streets to consider for this option.
The streets include:
S Irving St. from Veteren's Memorial Dr to W College Ave.
S Oakes St. from the bridge South of Neff's Way to E College Ave.
Concho Ave from S Irving to S Oakes (skip Chadbourne intersection)
Beauregard Ave from S Irving to S Oakes (skip Chadbourne intersection)
Twohig Ave. from S Oakes to S Chadbourne

This item is being requested to be purchased as a sole-source because competition is precluded because of the existence of multiple patents.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Operations	10132004320435	NA	$741,565.80

Financial Impact:

Budgeted in the FY24 Operations pavement preservation budget.

Other Information/Recommendation:

Attachments:

1.	San Angelo estimate 020924	San Angelo estimate 020924.pdf
2.	PressurePave Sole Source Letter 2024	PressurePave Sole Source Letter 2024.pdf
3.	Sole Source Affidavit 2024	Sole Source Affidavit 2024.pdf

Presentation:

Patrick Frerich

Approvals/Reviews:

Charles Michalewicz	Created/Initiated
Pete Madrid Jr.	Approved
Kevin Pate	Approved
Jeremy Miller	Approved
Patrick Frerich	Approved
Shane Kelton	Approved
Theresa James	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Theresa James	Approved
Heather Stastny	Final Approval

DONELSON
Construction
Company,LLC

Ph: (417) 743-2694
Fax: (417) 743-2945
1075 Wise Hill Road, Clever, MO 65631

ESTIMATE

February 9, 2024

Various streets

Jeremy Miller
City of San Angelo
301 W. Beauregard Ave
San Angelo, TX 76903

Donelson Construction Co., LLC is pleased to provide the following quote for the installation of our patented PressurePave®-Modified Aggregate Quick Set (MAQS®) Systems. The prices include all labor equipment, materials and traffic control. Marking removal & replacement and structural patching/reconstruction of pavement, shall be done by others.

The unit prices for the separate materials are as follows (per yd2):

MAQS-PressurePave®-	$1.50
MAQS®-2 Scratch	$9.30
MAQS®-2	$9.30

S. Oakes St	**From:**	E. College Ave	**To:**	Bridge approach	**Yd2:**	16,936
MAQS-PressurePave®-		$25,404.00				
MAQS®-2 Scratch		$34,000.80			Scratch yd2:	3,656
MAQS®-2		$157,504.80				
Total		**$216,909.60**				

S. Irving St	**From:**	W College Ave	**To:**	Bridge approach	**Yd2:**	17,931
MAQS-PressurePave®-		$26,896.50				
MAQS®-2 Scratch		$18,720.90			Scratch yd2:	2,013
MAQS®-2		$166,758.30				
Total		**$212,375.70**				

Concho Ave	**From:**	S. Irving St	**To:**	S. Oakes St	**Yd2:**	7,467
MAQS-PressurePave®-		$11,200.50				
MAQS®-2 Scratch		$14,861.40			Scratch yd2:	1,598
MAQS®-2		$69,443.10				
Total		**$95,505.00**				

Beauregard Ave	**From:**	S. Oakes St	**To:**	S. Irving St	**Yd2:**	8,089
MAQS-PressurePave®-		$12,133.50				
MAQS®-2 Scratch		$22,989.60			Scratch yd2:	2,472
MAQS®-2		$75,227.70				
Total		**$110,350.80**				

Twohig Ave	**From:**	S. Oakes St	**To:**	S. Chadbourne St	**Yd2:**	7,778

MAQS-PressurePave®-	$11,667.00		
MAQS®-2 Scratch	$22,422.30	Scratch yd2:	2,411
MAQS®-2	$72,335.40		
Total	**$106,424.70**		

GRAND TOTAL: $741,565.80

DONELSON
Construction
Company,LLC

Ph: (417) 743-2694
Fax: (417) 743-2945
1075 Wise Hill Road, Clever, MO 65631

February 9, 2024

To Whom It May Concern,

Donelson Construction Co., LLC respectfully requests that the MAQS®-PressurePave Surfacing System be treated as a sole-source product for the following reasons:

1. Donelson Construction has invented a proprietary system, materials, and related equipment to uniquely improve the sealing ability of the MAQS® product line of wearing surfaces, known as PressurePave. The MAQS®-PressurePave Surfacing System is unique in the industry as it has the ability to install and cure two completely different products in one simultaneous application. (US Patent No. 9,879,387, US Patent No. 9,260,826, and other patents pending)

2. The topical surface (MAQS®) Donelson has developed and installs is unique to the pavement preservation industry. A patent on this product was applied for and received approval, demonstrating the innovation and superior degree of performance it offers. (Patent No. US7,312,262B2).

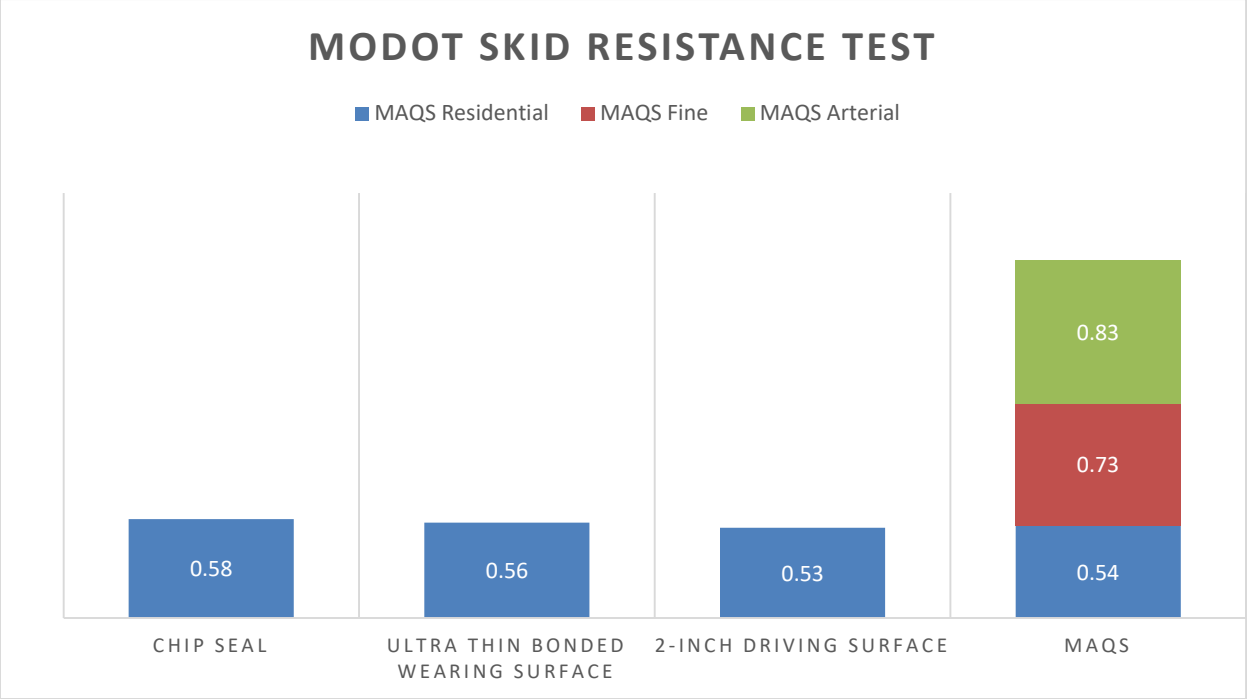
3. The MAQS® surface contains crushed aggregate that is unique. The aggregate is composed of a blend of two types of limestone found and produced in the Clever Stone Quarry. The blend is specifically designed to produce desired results mentioned below. Clever Stone Co., Inc. has agreed to manufacture and distribute this aggregate on an exclusive basis to Donelson Construction Company.

4. The gradation and combination of aggregate used by Donelson in the MAQS® surface is proprietary and can be outside of industry standards. Properties achieved are early and long-term surface toughness as well as superior, long-term pavement sealing effectiveness.

5. Use of limestone aggregate in slurry and micro-surfacing seals is commonly known in the industry as unacceptable due to poor wear characteristics resulting in breakdown of skid resistance. This patented aggregate blend produces the only proven safe slurry or micro-surfacing driving surface that uses limestone. This claim is proven through wet pavement skid resistance test results shown on the graph that follows.

The data was produced from testing under the supervision of the Missouri Highway and Transportation Department (MODOT). The new type of mobile equipment that is used for the test more accurately reflects the anti-lock brake systems found on today's modern vehicles. Pavement skid resistance is measured by a single numerical value, measuring from 0 to 1, with 1 being the best skid resistance. The value of 0.5 is known in the industry to be the minimum acceptable value for a safe driving surface.

The test results show that the MAQS® product can be uniquely designed to achieve a wide range of safe driving surfaces, ranging from the minimum, 0.50, to a highly impressive 0.83. Achieving these values, while at the same time providing the other performance characteristics described herein, makes this a highly unique surface treatment.



6. The aggregate, combined with a specific emulsion oil, produces an asphalt mixture with a much higher degree of performance compared to other similar products. This degree of performance is illustrated in two important lab test results, both obtained from International Slurry Surfacing Association Test TB100. A "One Hour Soak Wet Track Test" and a "Six Day Soak Wet Track Test" are used to test a finished surface's adhesion and cohesion properties. In other words, these tests measure the amount of "raveling" or "shredding of stone" one may expect from the new surface. The industry standard allows for a maximum of 50 grams/square foot of aggregate loss, and 75 grams/square foot of aggregate loss for the One Hour and Six Day tests, respectively. Our product often tests at less than 25 grams/square foot for each.

7. The emulsion oil component in Donelson's asphalt mixture is designed specifically for this aggregate. Two components within the emulsion oil are produced and distributed exclusively to Donelson Construction Co. by Donelson Sealant Technologies. (DST- SCA set control agent and DST- Flex performance additive)

8. Donelson Construction has developed a proprietary product, and method to use the same, (MAQS®- Flex) as a large-scale crack sealer. Current industry standards do not have a material specification or method of placement that is comparable.

9. Donelson Construction has invented and patented a unique piece of equipment, a material transfer unit, which is important to the overall operation of the MAQS®-PressurePave process. (US Patent No. 8,033,775B2)

10. Donelson Construction has invented a proprietary piece of equipment, a material dispersal device, which is used to uniformly apply and spread MAQS®-PressurePave material on the road surface. The purpose of the unit's special design allows for new pavement skid resistance to be achieved, even on poorly contoured road profiles. (US Patent No. 9,260,826)

11. Donelson Construction has invented a proprietary piece of equipment, which is used to uniformly apply and spread MAQS®-PressurePave material on a curved road surface (i.e. cul-de-sacs). The purpose of the unit's special design allows for new pavement skid resistance to be achieved, even on poorly contoured road profiles. (US Patent No. 11,060,248 B2)

12. Donelson Construction has developed MAQS®-PressurePave Sealant material. (US Patent Pending)

In summary, Donelson Construction is clearly the only company that is able to manufacture and install these MAQS®-PressurePave products. Thank you in advance for your attention to this matter.

Sincerely,



Michael J. Donelson
Owner

SOLE SOURCE AFFIDAVIT

CITY OF SAN ANGELO, TEXAS
PURCHASING DIVISION

Submit to sapurch@cosatx.us

Statement

Company DONELSON CONSTRUCTION CO.,LLC	Date (MM/DD/YYYY) 02/16/2024
Contact Person MICHAEL J. DONELSON	Phone 417-743-2694
Address (address/city/state/zip) 1075 WISE HILL ROAD CLEVER, MO 65631	

Before me, the undersigned official, on this day, appeared, MICHAEL J. DONELSON, a person known to me to be the person whose signature appears below; who after being duly sworn under his/her oath deposed and said:

1. My name is MICHAEL J. DONELSON; I am over the age of 18, have never been convicted of a felony and am competent to make this affidavit.
2. I am an authorized representative of the following company or firm: DONELSON CONSTRUCTION CO.,LLC
3. The above-named company or firm is the sole source of the following items and there are no other items available in the marketplace that have the same fit, form, and function of the items listed below:
   PressurePave - MAQS-2
4. To comply with the State of Texas definition of a sole source provider (Section 252.022, Subchapter A of the Local Governmental Code 7), the vendor must indicate below which of the following requirements they satisfy:
   - ◉ An item for which competition is precluded because of the existence of a patent, copyright, secret process, or monopoly;
   - ○ A film, manuscript, or book;
   - ○ A captive replacement part or component for equipment.
5. There is/are no other like item(s) or product(s) available for purchase that would serve the same purpose or function and there is only one price for the above named item(s) or products(s) because of exclusive distribution or marketing rights. **A vendor who markets a product through distributors, or more than one outlet, is not a sole source provider because the products are available from more than one source.**

michael J. Donelson — *Signature of Authorized Official*

MANAGING MEMBER — *Title of Authorized Official*

Notary

SUBSCRIBED AND SWORN to before me on this 16TH **day of** FEBRUARY, 20 24.

TARA E. MEYER MY COMMISSION EXPIRES 8-23-2025 NOTARY SEAL #13857665 CHRISTIAN COUNTY NOTARY PUBLIC, STATE OF MISSOURI

Notary Public Signature: Tara E. Meyer

Print Name: TARA E. MEYER

My Commission Expires: AUGUST 23,2025

For Purchasing Use Only

☐ The City approves this form effective for one (1) year. Initials

Expires _____

[v020221]

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Charles Michalewicz, Engineer, Water Utilities

Meeting Date: March 5, 2024

Item type: Consent Item

Caption:

Consider approving HGAC buying cooperative contract 20-00808 for installation of water meters and service line testing from Core and Main, Inc. in the amount of $1,028,534.25, budgeted for purchase in fiscal year 2024, and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

Water Utilities utilizes an AMI (advanced metering infrastructure) system to automatically collect and transmit water usage data for billing purposes. In November 2023, the Council approved the first phase purchase of Neptune Meters for the needed replacement. This project would replace the out-dated and unreliable existing water meters throughout San Angelo and test every service line associated with each meter to ensure that there are not any lead service lines remaining in San Angelo.

With the additional requirements of the Lead and Copper Rule for service line testing, the need to expedite the replacement schedule is critical. With this expedited schedule, the City is needing to supplement current City crew efforts for replacement and testing through this contract.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
260	260 1700 506 0360	WT0003	$1,028,534.25

Financial Impact:

This item is budgeted in FY 2024.

Other Information/Recommendation:

Staff recommends approval of HGAC Contract 20-00808

Attachments:

1.	San Angelo Meter Installation 2024_san angelo_TX_Bid#_3117599_	San Angelo Meter Installation 2024_san angelo_TX_Bid#_3117599_.pdf

Presentation:

Shane Kelton

Approvals/Reviews:

Charles Michalewicz	Created/Initiated
Pete Madrid Jr.	Approved
Patrick Frerich	Approved
Shane Kelton	Approved
Theresa James	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Heather Stastny	Final Approval

Bid Proposal for San Angelo Meter Installation 2024

CUSTOMER

CITY OF SAN ANGELO
1948 SAINT ANN ST
SAN ANGELO, TX 76905

Job
San Angelo Meter Installation 2024
san angelo, TX
Bid Date: 09/12/2023
Bid #: 3117599

CONTACT

Sales Representative
Cade Schaffner
(M) 325-650-3852
(T) 325-653-7659
Cade.Schaffner@coreandmain.com

Core & Main
5791 Loop 306 S
San Angelo, TX 76905
(T) 3256537659

NOTES

HGAC CONTRACT 20-00808

Bid Proposal for San Angelo Meter Installation 2024

CITY OF SAN ANGELO
Job Location: san angelo, TX
Bid Date: 09/12/2023
Core & Main 3117599

Core & Main
5791 Loop 306 S
San Angelo, TX 76905
Phone: 3256537659
Fax: 3256578136

Seq#	Qty	Description	Units	Price	Ext Price
10		**LEAD/COPPER WITH METER INSTALL**			
20	5000	LEAD/COPPER TESTING	EA	20.00	100,000.00
30		**METER INSTALL**			
40		**(ESTIMATED METER QUANTITES)**			
50	4500	5/8X3/4 METER INSTALL	EA	65.00	292,500.00
60	500	1" METER INSTALL	EA	65.00	32,500.00
70	450	1-1/2" METER INSTALL	EA	390.00	175,500.00
80	140	2" METER INSTALL	EA	390.00	54,600.00
90		**1-1/2" & 2" METER FLANGE KITS**			
100	450	1-1/2" METER FLANGE KIT	SET	84.55	38,047.50
110	140	2" METER FLANGE KIT	SET	91.75	12,845.00
120		**SERVICE PARTS & LABOR**			
130	450	3/4" CURB STOP REPLACEMENT	EA	70.00	31,500.00
140	450	B43-232WGNL 3/4 BMV GJ(CTS)XMN W/LW (NO LEAD)	EA	67.37	30,316.50
150	450	BA43-232W-G-NL 5/8X3/4 ANG BMV GJ CTS X MTR NUT W/ LW	EA	67.37	30,316.50
		NO LEAD			
160	400	V42-9WNL 5/8X3/4X9 RESETTER NO LEAD	EA	140.70	56,280.00
170	900	C38-23-3-NL 5/8X3/4X3 MTR CPLG NO LEAD	EA	20.18	18,162.00
180	900	1-1/4X3/4 BRASS BUSHING NL (I) NO LEAD	EA	7.86	7,074.00
190	9200	3/4X1/8 THK RUBBER MTR WASHER	EA	0.13	1,196.00
200	75	1" CURB STOP REPLACEMENT	EA	70.00	5,250.00
210	75	B43-444WGNL 1 BMV GJ(CTS)XMN (NO LEAD)	EA	170.32	12,774.00
220	75	BA43-444WGNL 1 ANG BMV GJCTSX MN W/LW (NO LEAD)	EA	170.32	12,774.00
230	75	C38-44-3.5-NL 1 MTR CPLG NO LEAD	EA	33.78	2,533.50
240	75	1-1/4X1 BRASS BUSHING NL (I) NO LEAD	EA	7.59	569.25
250	600	1X1/8 RUBBER METER WASHER	EA	0.16	96.00
260	1000	11P CI LID MARKED "CITY OF SAN ANGELO"	EA	42.13	42,130.00
270	1000	WIW 11P PLASTIC OVAL METER BOX "BODY ONLY" NO LID	EA	49.57	49,570.00
280	1000	RESIDENTIAL LID CUT PLASMA CUT	EA	22.00	22,000.00
				SUBTOTAL	**1,028,534.25**
				Sub Total	**1,028,534.25**
				Tax	0.00
				Total	**1,028,534.25**

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: https://coreandmain.com/TandC/

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Carlton White, Parks and Recreation Director, Parks and Recreation

Meeting Date: March 5, 2024

Item type: Consent Item

Caption:

Consider approving an agreement with the Texas Southwest Council, Inc. Boy Scouts of America for the property and camp at 7677 S. Country Club Rd. at Lake Nasworthy and authorizing the City Manager to negotiate and execute all related documents (Carl White)

Staff Recommendation:

Approve

Summary/History:

Staff recommends approving a lease renewal agreement with the Texas Southwest Council, Inc. Boy Scouts of America for scout camp property located off Country Club Drive at Lake Nasworthy and authorizing the City Manager to execute the agreement.

The basic parameters of the proposed lease renewal include:

* 5-year lease with 1 option to renew the lease for 3 years
* lease of the scout camp property located off Country Club Drive at Lake Nasworthy
* annual payment of $600 a year for the first term of the lease
* annual payment of $650 a year for the second term of the lease
* Requirements to provide utilities at lessee's expense
* Requirements to provide maintenance of the property at lessee's expense
* Standard insurance coverage

The organization has previously leased the property. The current lease will expire on May 31, 2024.

Funding Source(s):

Financial Impact:

There is no cost to the City for executing this agreement. The Texas Southwest Council, Inc. Boy Scouts of America will pay the City an annual fee of $600 for use of the property.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

Presentation:

Carlton White

Approvals/Reviews:

Carlton White	Created/Initiated
Shane Kelton	Approved
Sarah Tackett-Torres	Approved
Theresa James	Approved
Heather Stastny	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Carlton White, Parks and Recreation Director, Parks and Recreation

Meeting Date: March 5, 2024

Item type: Consent Item

Caption:

Consider approving the following Naming Rights Agreements for the San Angelo Stockshow and Rodeo Association, Inc.:
1. City of San Angelo Fairgrounds Livestock Building No. 2 and Livestock Sale Pavilion with G and G Investments, Inc.
2. City of San Angelo Fairground Exhibit Building with First Financial Bank (Carl White)

Staff Recommendation:

Approve

Summary/History:

On November 28, 2006, the City Council adopted a policy for naming rights to properties owned by the City. The naming rights policy provides that SASSRA is authorized to solicit and negotiate naming rights agreements for City of San Angelo Fairgrounds properties managed by SASSRA and that SASSRA is entitled to a 25% royalty fee from the revenue generated by such naming rights contracts, with the remaining 75% of revenue to be utilized by the SASSRA for upkeep and maintenance of Fairgrounds properties that it manages.

SASSRA solicited and negotiated the sale of naming rights for San Angelo Fairgrounds Livestock Building #2 and the attached Livestock Pavilion and the Fairgrounds Exhibit Building. The initial agreement for those naming rights was approved by City Council in December 2018. Those agreements are up for renewal and SASSRA has no changes from prior agreement except for dates.

Funding Source(s):

Financial Impact:

There is no fiscal impact to the City associated with approving this item. Revenue from the naming rights will be received, in full, by the San Angelo Stock Show and Rodeo Association. These funds will help the Association operate, maintain and program the Fairgrounds, owned by the City and under lease to the Association.

Other Information/Recommendation:

Attachments:

Presentation:

Carlton White

Approvals/Reviews:

Theresa James	Created/Initiated
Carlton White	Approved
Tina Dierschke	Approved
Theresa James	Approved
Heather Stastny	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

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

Meeting Date: March 5, 2024

Item type: Consent Item

Caption:

Consider approving the transfer of the Continuum of Care, Rapid Rehousing Program grant from the City to the Housing Authority of San Angelo (HASA) (Bob Salas)

Staff Recommendation:

Approve

Summary/History:

On behalf of the Homeless Coalition, the City's Neighborhood & Family Services Department applied for and received funding from HUD's Continuum of Care (CoC) grant for a local Rapid Rehousing for the Homeless program through the Texas Homeless Network, which acts as the grant coordinator for the CoC Balance of State. The grant was initially awarded in 2019 and is renewed each year. The City contracts with the Housing Authority to carry out the Rapid Rehousing program that includes client intake, housing navigation, case management, and oversight of the Coordinated Entry system sponsored by the Texas Homeless Network. The role of the City is fiscal and regulatory grant management. HASA currently receives HUD grants, and its staff is familiar with overall federal grant management from cradle to grave. To streamline and make the grant process more efficient, staff is recommending that the grant be transferred in its totality to HASA for the FY2024 grant cycle that begins November 1, 2024. Both the HUD Field Office and the Texas Homeless Network support the transfer.

Funding Source(s):

Financial Impact:

If approved, the annual CoC grant that is expected to begin November 1, 2024, will not become part of the NFS budget for the new FY. Currently, the amount to be awarded for 2024 is $193,950.00

Other Information/Recommendation:

Attachments:

1. 2023 Grant Agreement - HUD — 2023 Grant Agreement - HUD.pdf

Presentation:

Bob Salas

Approvals/Reviews:

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

DocuSign Envelope ID: A51FECB5-2CC5-4382-9EB1-32486741BCDC

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
307 W. 7th St.
Suite 1000
Ft. Worth, TX 76102

Grant Number: TX0576L6T072203
Recipient's Name: City of San Angelo
Tax ID Number: 75-6000659
Unique Entity Identifier [SAM]: KZC2VLA6F2P9
Federal Award Date: 9/13/2023

CONTINUUM OF CARE PROGRAM (CDFA# 14.267)
GRANT AGREEMENT

This Grant Agreement ("this Agreement") is made by and between the United States Department of Housing and Urban Development ("HUD") and City of San Angelo (the "Recipient"). This Agreement, the Recipient's use of funds provided under this Agreement (the "Grant" or "Grant Funds"), and the Recipient's operation of projects assisted with Grant Funds are governed by

1. The Consolidated Appropriations Act, 2022 (Pub. L. 117-103, approved March 15, 2022);

2. title IV of the McKinney-Vento Homeless Assistance Act 42 U.S.C. 11301 et seq. (the "Act");

3. the Continuum of Care Program rule at 24 CFR part 578 (the "Rule"), as amended from time to time;

4. and the Notice of Funding Opportunity for the fiscal year in which the funds were awarded; and

5. the Recipient's application submissions on the basis of which these Grant Funds were approved by HUD, including the certifications, assurances, technical submission documents, and any information or documentation required to meet any grant award condition (collectively, the "Application").

The Application is incorporated herein as part of this Agreement, except that only the project (those projects) listed below are funded by this Agreement. In the event of any conflict between any application provision and any provision contained in this Agreement, this Agreement shall control. Capitalized terms that are not defined in this agreement shall have the meanings given in the Rule.

HUD's total funding obligation authorized by this grant agreement is $186,630, allocated between the project(s) listed below (each identified by a separate grant number) and, within those projects, between budget line items, as shown below. The Grant Funds an individual project will receive are as shown in the Application on the final HUD-approved Summary Budget for the project. Recipient shall use the Grant Funds provided for the projects listed below, during the budget period(s) period stated below.

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Grant No.	Grant Term	Performance Period	Total Amount
TX0576L6T072203	12 months	11-01-2023 - 10-31-2024	$186,630

a. Continuum of Care planning activities	$0
b. Acquisition	$0
c. Rehabilitation	$0
d. New construction	$0
e. Leasing	$0
f. Rental assistance	$94,800
g. Supportive services	$75,000
h. Operating costs	$0
i. Homeless Management Information System	$900
j. Administrative costs	$15,930
k. Relocation Costs	$0
l. HPC homelessness prevention activities:	
Housing relocation and stabilization services	$0
Short-term and medium-term rental assistance	$0

DocuSign Envelope ID: A51FECB5-2CC5-4382-9EB1-32486741BCDC

Pre-award Costs for Continuum of Care Planning

The Recipient may, at its own risk, incur pre-award costs for continuum of care planning awards, after the date of the HUD selection notice and prior to the effective date of this Agreement, if such costs: a) are consistent with 2 CFR 200.458; and b) would be allowable as a post-award cost; and c) do not exceed 10 percent of the total funds obligated to this award. The incurrence of pre-award costs in anticipation of an award imposes no obligation on HUD either to make the award, or to increase the amount of the approved budget, if the award is made for less than the amount anticipated and is inadequate to cover the pre-award costs incurred.

These provisions apply to all Recipients:

If any new projects funded under this Agreement are for project-based rental assistance for a term of fifteen (15) years, the funding provided under this Agreement is for the performance period stated herein only. Additional funding is subject to the availability of annual appropriations.

The budget period and performance period of renewal projects funded by this Agreement will begin immediately at the end of the budget period and performance period of the grant being renewed. Eligible costs incurred between the end of Recipient's budget period and performance period under the grant being renewed and the date this Agreement is executed by both parties may be reimbursed with Grants Funds from this Agreement. No Grant Funds for renewal projects may be drawn down by Recipient before the end date of the project’s budget period and performance period under the grant that has been renewed.

For any transition project funded under this Agreement the budget period and performance period of the transition project(s) will begin immediately at the end of the Recipient's final operating year under the grant being transitioned. Eligible costs, as defined by the Act and the Rule incurred between the end of Recipient's final operating year under the grant being transitioned and the execution of this Agreement may be paid with funds from the first operating year of this Agreement.

HUD designations of Continuums of Care as High-performing Communities (HPCS) are published on HUD.gov in the appropriate Fiscal Years’ CoC Program Competition Funding Availability page. Notwithstanding anything to the contrary in the Application or this Agreement, Recipient may only use grant funds for HPC Homelessness Prevention Activities if the Continuum that designated the Recipient to apply for the grant was designated an HPC for the applicable fiscal year.

The Recipient must complete the attached “Indirect Cost Rate Schedule” and return it to HUD with this Agreement. The Recipient must provide HUD with a revised schedule when any change is made to the rate(s) included in the schedule. The schedule and any revisions HUD receives from the Recipient will be incorporated into and made part of this Agreement, provided that each rate included satisfies the applicable requirements under 2 CFR part 200 (including appendices).

This Agreement shall remain in effect until the earlier of 1) written agreement by the parties; 2) by HUD alone, acting under the authority of 24 CFR 578.107; 3) upon expiration of the budget period and performance period for all projects funded under this Agreement; or 4) upon the expiration of the period of availability of Grant Funds for all projects funded under this Agreement.

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HUD notifications to the Recipient shall be to the address of the Recipient as stated in the Recipient's applicant profile in e-snaps. Recipient notifications to HUD shall be to the HUD Field Office executing the Agreement. No right, benefit, or advantage of the Recipient hereunder may be assigned without prior written approval of HUD.

Build America, Buy America Act. The Grantee must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the Grantee's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver.

The Agreement constitutes the entire agreement between the parties and may be amended only in writing executed by HUD and the Recipient.

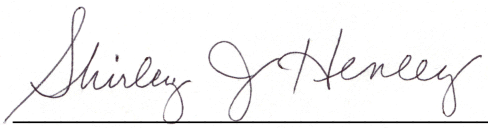
By signing below, Recipients that are states and units of local government certify that they are following a current HUD approved CHAS (Consolidated Plan).

DocuSign Envelope ID: A51FECB5-2CC5-4382-9EB1-32486741BCDC

This agreement is hereby executed on behalf of the parties as follows:

UNITED STATES OF AMERICA,
Secretary of Housing and Urban Development

By:



(Signature)

Shirley Henley, Director
(Typed Name and Title)

September 13, 2023
(Date)

RECIPIENT

City of San Angelo
(Name of Organization)

By:

DocuSigned by:
Daniel Valenzuela
(Signature of Authorized Official)

Daniel Valenzuela, City Manager
(Typed Name and Title of Authorized Official)

9/18/2023 | 8:37 AM CDT
(Date)

Approved as to Form:
DocuSigned by:
Brandon Dyson
Brandon Dyson, Deputy City Attorney

Approved as to Content:
DocuSigned by:
Robert Salas
Robert Salas, Director-Neighborhood & Family Services

DocuSign Envelope ID: A51FECB5-2CC5-4382-9EB1-32486741BCDC

Indirect Cost Schedule

Agency/Dept./Major Function	Indirect Cost Rate	Direct Cost Base

This schedule must include each indirect cost rate that will be used to calculate the Recipient's indirect costs under the grant. The schedule must also specify the type of direct cost base to which each included rate applies (for example, Modified Total Direct Costs (MTDC)). Do not include indirect cost rate information for subrecipients.

For government entities, enter each agency or department that will carry out activities under the grant, the indirect cost rate applicable to each department/agency (including if the de minimis rate is used per 2 CFR §200.414), and the type of direct cost base to which the rate will be applied.

For nonprofit organizations that use the Simplified Allocation Method for indirect costs or elects to use the de minimis rate of 10% of Modified Total Direct Costs in accordance with 2 CFR §200.414, enter the applicable indirect cost rate and type of direct cost base in the first row of the table.

For nonprofit organizations that use the Multiple Base Allocation Method, enter each major function of the organization for which a rate was developed and will be used under the grant, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied.

To learn more about the indirect cost requirements, see 24 CFR 578.63; 2 CFR part 200, subpart E; Appendix IV to Part 200 (for nonprofit organizations); and Appendix VII to Part 200 (for state and local governments).

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Theresa James, City Attorney, Legal

Meeting Date: March 5, 2024

Item type: Consent Item

Caption:

Consider approving updates to the Americans with Disabilities Act Grievance Procedure (Theresa James)

Staff Recommendation:

Approve

Summary/History:

Under the Americans with Disabilities Act ("ADA"), the City of San Angelo is required to have a grievance procedure for people who have ADA complaints. The City's current procedure was adopted in 1993 and while it is substantially compliant with the statutory requirements of the ADA, the ADA Advisory Board was asked to review it for any updates that would make the process more clear.

Once adopted, the procedure will be added to the website in English and Spanish and notification to the public will be made through the media and through City social media.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Updated Grievance Policy [http][][v][Updated Grievance Policy].docx

Presentation:

Theresa James

Approvals/Reviews:

Theresa James	Created/Initiated
Heather Stastny	Final Approval

Americans with Disabilities Act

Grievance Procedure

for the City of San Angelo

Adopted by City Council DATE

The City of San Angelo has adopted an internal grievance procedure providing for prompt and equitable resolution of complaints alleging any action prohibited by the U.S. Department of Justice regulations implementing Title II of the Americans with Disabilities Act. Title II states in part, that "no otherwise qualified disabled individual shall, solely by reason of such disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination" in programs or activities sponsored by this public entity.

Complaints about the City of San Angelo should be addressed to Theresa James who has been designated to coordinate ADA compliance efforts.

Theresa James
City Attorney
Designated ADA Coordinator
72 W. College Ave.
San Angelo, TX 76903
325-657-4407
theresa.james@cosatx.us

Procedure for filing a complaint

1. A complaint should be filed in writing, contain the name and address of the person filing it and briefly describe the alleged violation of the regulations. Alternative means of filing will be available to people with disabilities who require such an alternative by contacting the ADA Coordinator.

2. A complaint should be filed within 25 calendar days after the alleged incident.

3. An investigation, as may be appropriate, shall follow a filing of complaint. The investigations shall be conducted by an Assistant City Manager~~the department head or his/her designated representative in the department where the alleged violation occurred~~. There will be an informal but thorough investigation, affording all interested persons and their representatives, if any, an opportunity to submit evidence relevant to the complaint. Under the Department of Justice regulations, the City of San Angelo will not process complaints from applicants for employment since those will be processed in accordance with EEOC rules and regulations.

4. A written determination as to the validity of the complaint and a description of the resolution, if any, will be given to the ~~issued by~~ City Manager and a copy forwarded to the complainant no later than 25 calender days after its filing.

5. The ADA Coordinator will maintain the files and records of City of San Angelo relating to the complaint filed. All files related to complaints shall be kept for at least three years. The ADA Coordinator will also monitor the progress of the complaint from the date of receipt until final resolution is made.

6. The complainant may request a reconsideration of the case in instances where he or she is dissatisfied with the resolution. The request for reconsideration shall ~~ould~~ be made within 10 business days to the City Manager of the City of San Angelo. The City Manager shall issue a final determination of the matter no later than 10 business days after receipt of the request for reconsideration. ~~city clerk of the City of San Angelo, who will schedule a review before the City Council in executive session within 10 days.~~

7. The right of a person to a prompt and equitable resolution of the complaint filed hereunder shall not be impaired by the person's pursuit of other remedies such as the filing of an ADA complaint with the responsible federal department or agency. Use of this grievance procedure is not a prerequisite to the pursuit of other remedies.

Complaints may be filed with the Department of Justice at the following link: https://www.ada.gov/file-a-complaint/

Assistance from the Texas Department of Health and Human Services can be found at this link: https://www.hhs.texas.gov/services/disability

8. These rules will be construed to protect the substantive rights of interested persons to meet appropriate due process standards, and to assure the City of San Angelo complies with the ADA law and regulations.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Sarah Tackett-Torres, Real Estate Manager, Real Estate

Meeting Date: March 5, 2024

Item type: Consent Item

Caption:

Consider a resolution to amend the Policy and Procedures Manual for Lake Nasworthy Lease of Commercial Lot Leases of City-Owned Property (Sarah Tackett-Torres)

Staff Recommendation:

Approve

Summary/History:

Current policy allows for a 20-year lease with one five-year extension. The Real Estate Division is seeking authorization to amend the current policy to allow City Council to authorize and approve all Commercial Leases requesting terms beyond the current policy. The maximum years allowed, if authorized, is a 40-year lease.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Resolution Amending Lake Nasworthy Lake Lots Policy	Resolution Amending Lake Nasworthy Lake Lots Policy.docx

Presentation:

Sarah Tackett-Torres

Approvals/Reviews:

Sarah Tackett-Torres	Created/Initiated
Sarah Tackett-Torres	Approved
Theresa James	Approved

Heather Stastny	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO CITY COUNCIL APPROVING AN AMENDEMENT TO THE POLICY GOVERNING THE SALE AND LEASE OF LAKE LOTS AT LAKE NASWORTHY AND THE CONCHO RIVER

WHEREAS, on July 2, 2019 the City of San Angelo City Council adopted a policy governing the sale and lease of lake lots at Lake Nasworthy and the Concho River; and

WHEREAS, the policy limits commercial leases to twenty years with a one five-year extension; and

WHEREAS, the City Council finds it necessary in some instances to allow for a longer commercial lease than the policy allows.

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

Part 1. That, Section 3.2.3 "Commercial" of the City of San Angelo Real Estate Policy and Procedures for Lake Nasworthy and Concho River is hereby amended to read as follows:

"3.2.3 Commercial

3.2.3.1. Businesses which shall primarily serve the recreational and family living needs of the area.

3.2.3.2. Commercial leasing for the purposes of manufacturing any light to heavy industry shall not be permitted.

3.2.3.3. The maximum length of lease is twenty (20) years plus one five (5) year option.

3.2.3.4 Authorization by City Council is required for any additional years above the maximum length. Extensions may not exceed forty (40) years including extensions."

Part 2: All other provisions of the policy not hereby amended shall remain in full effect**.**

PASSED, APPROVED and ADOPTED on this the ____day of_____, 2024.

CITY OF SAN ANGELO, TEXAS

_____
Brenda Gunter, Mayor

APPROVED AS TO FORM;

_____
Theresa James, City Attorney

ATTEST:

_____
Heather Stastny, City Clerk

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

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

Meeting Date: March 5, 2024

Item type: Consent Item

Caption:

Second reading of ordinances for the following cases for property being 11 acres located at the northwest corner of Gregory Dr. and Smith Blvd.:
1. CP23-06, a request for an amendment to the Comprehensive Plan, changing the Future Land Use from Commercial to Neighborhood and
2. Z23-18, a request to rezone from the Office Commercial zoning district to Single Family Residential zoning district (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

At their Regular meeting on January 22, 2024, the Planning Commission voted 6-0 to recommend approval of the rezoning and Comprehensive Plan amendment. The request is additional housing in the PaulAnn Neighborhood, which continues to grow. This area originally may have been storage units, but they never developed. Having additional housing inventory will be critical for our community and this assists our middle-income citizens by offering additional residential options.

Funding Source(s):

Financial Impact:

NA

Other Information/Recommendation:

City council voted unanimously to approve the first reading and public hearing on Feb. 20, 2024.

Attachments:

1.	Smith Blvd Staff Peport CP23-06 & Z23-18	Smith Blvd Staff Peport CP23-06 & Z23-18.pdf
2.	Zoning Ordinance Z23-18	Zoning Ordinance Z23-18.docx
3.	CP Ordinance (CP23-06) (2)	CP Ordinance (CP23-06) (2).docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Sherry Bailey	Created/Initiated
Sherry Bailey	Approved
Brandon Dyson	Approved
Aaron Vannoy	Approved
Theresa James	Approved
Heather Stastny	Final Approval

STAFF REPORT – CP23-06 & Z23-18
PLANNING COMMISSION – January 22, 2024

City Council 1st reading: February 20, 2024
City Council 2nd reading: March 5, 2024

APPLICATION TYPE:	CASES:
Comprehensive Plan Amendment and Rezoning	CP23-06 & Z23-18: Smith Blvd.

SYNOPSIS:

The applicant has submitted a request for a Comprehensive Plan Amendment from "Commercial" to "Neighborhood" and for a rezoning from Office Commercial (CO) to Single Family Residential Zoning (RS-1) at the southwest corner of Smith Blvd and Gregory Drive. This is an area that is just north of East Houston Harte Expressway in the Paulann neighborhood. The applicant wants to build single family homes on these 11 acres. The property is located immediately adjacent to 43 + acres that is also zoned residential, but is zoned RS-3, which is Zero Lot Line, Twinhome and Townhome Residential, then there is RS-1 Single Family Residential beyond that point. This small area of Single-Family Homes will act as a transitional area between two medium density land uses. Residents of the area will be able to take advantage of both service growth areas and employment areas just a short distance from their homes. It is comparable to communities twice San Angelo's size or larger where economies of design occur.

LOCATION:	LEGAL DESCRIPTION:
Southwest corner of Smith Blvd. and Gregory Dr.	Survey No. 327, Abstract No. 344; 11 acres out of 51.47 acres recording instrument 202117731 (A-4252 S-1111)

SM DISTRICT / NEIGHBORHOOD:	ZONING:		F
SMD District #4 – Lucy Gonzales Paulann Neighborhood	Office Commercial (CO) to Single Family Residential (RS-1)	Commercial to Neighborhood	11 acres

NOTIFICATIONS:

13 notifications for CP23-06 & Z23-18 were mailed within a 200-foot radius on December 27, 2023.
No responses in favor or against have been received.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Comprehensive Plan Amendment (CP23-06) from Commercial to Neighborhood and **APPROVAL** of the rezoning from the Office Commercial (CO) to Single-Family Residence (RS-1) for the property located at Southwest corner of Smith Blvd. and Gregory Drive.

PROPERTY OWNER/PETITIONER:

Applicants: Danny Aguero
Sierra Vista Construction

STAFF CONTACT:

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

Additional Information: Staff met with the applicant's representative concerning the proposed Comprehensive Plan and rezoning at a development meeting. We are supportive of their approach to this development and are carrying the application forward.

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 Commercial, the zoning on the area is Office Commercial which is a less intensive medium density development. The proposed change is for single family homes that can take advantage of the flexibility of the zoning in the area which lends itself to a mix of uses and residential development.

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 all users have in common is they are contributing to a mixed-use area that will benefit from their availability.

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

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

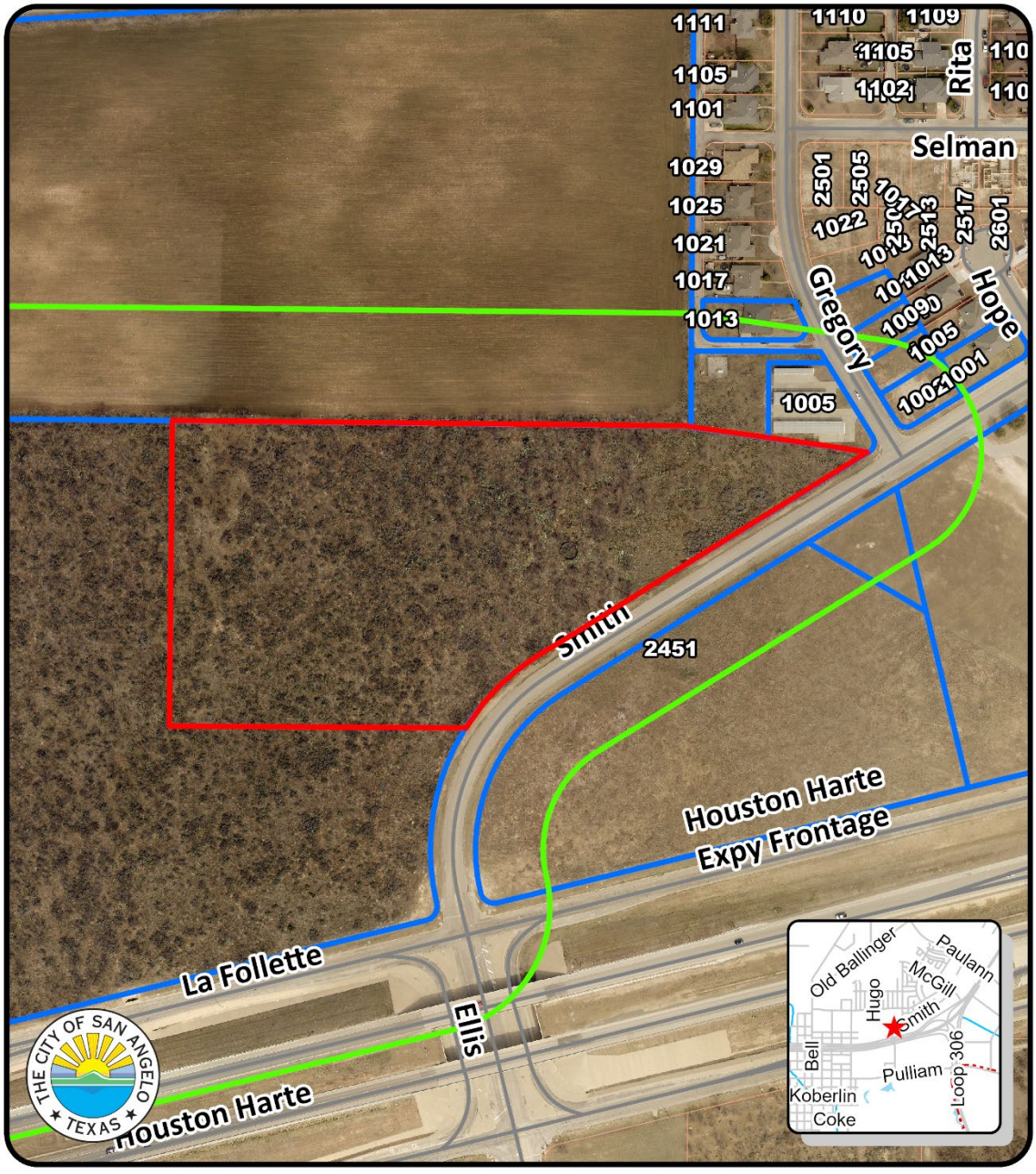
6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** Staff believes that this type of use in these types of areas has a history of success. The single-family homes proposed are good starter homes for young families that will benefit from this area.

7. **Development Patterns.** ***Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*** The property in question is part of the neighborhood.

Recommendation: Staff recommends **APPROVAL** of the Comprehensive Plan Amendment CP23-06 from Commercial to Neighborhood and **APPROVAL** of the rezoning from Official Commercial to Single-Family Residence (RS-1) for the property located at the southwest corner of Smith Blvd. and Gregory Drive.

Attachments:

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

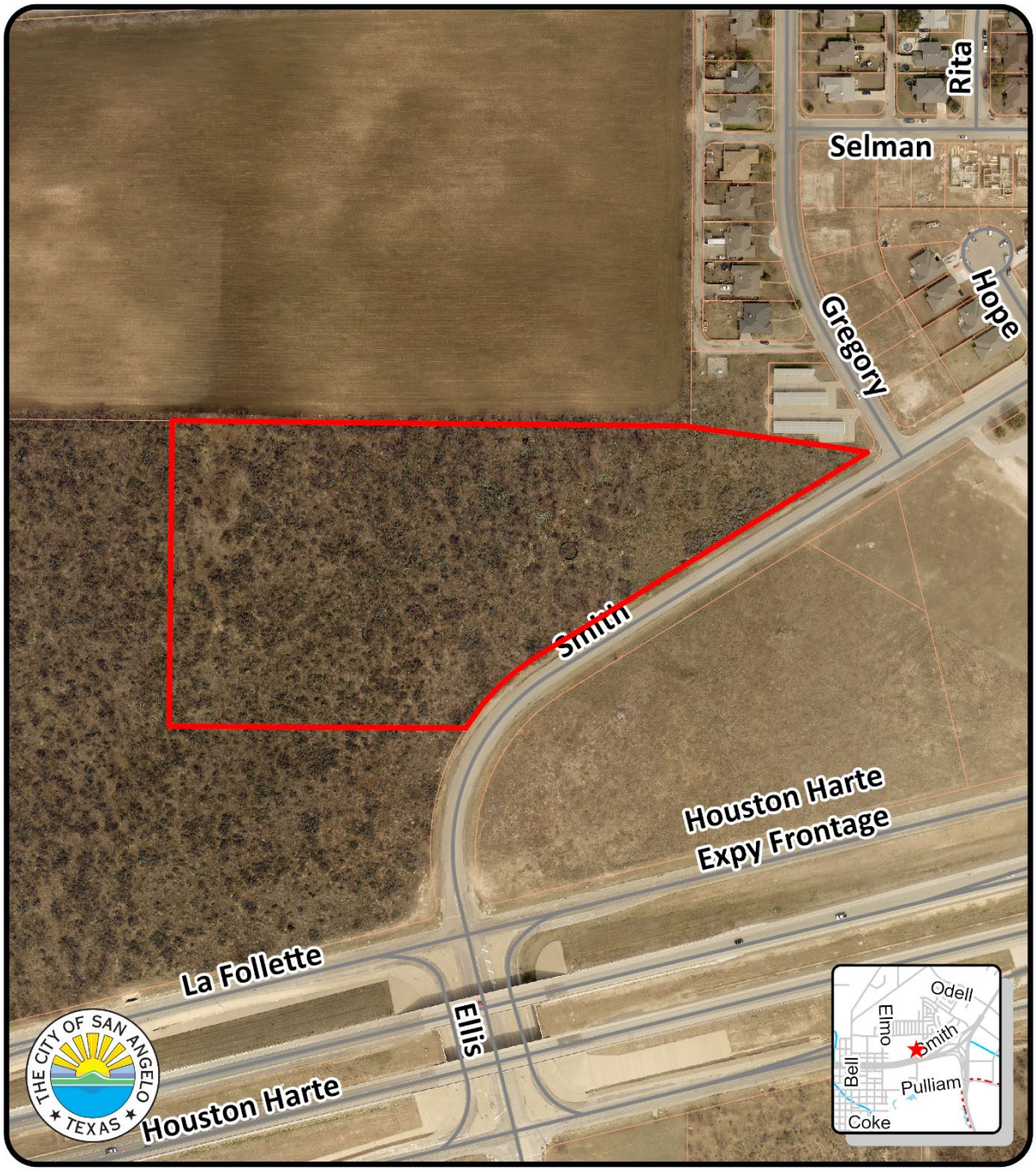


200' Notification Map
Z23-18: Smith Blvd
Council District: #4 Lucy Gonzales
Neighborhood: Paulann

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

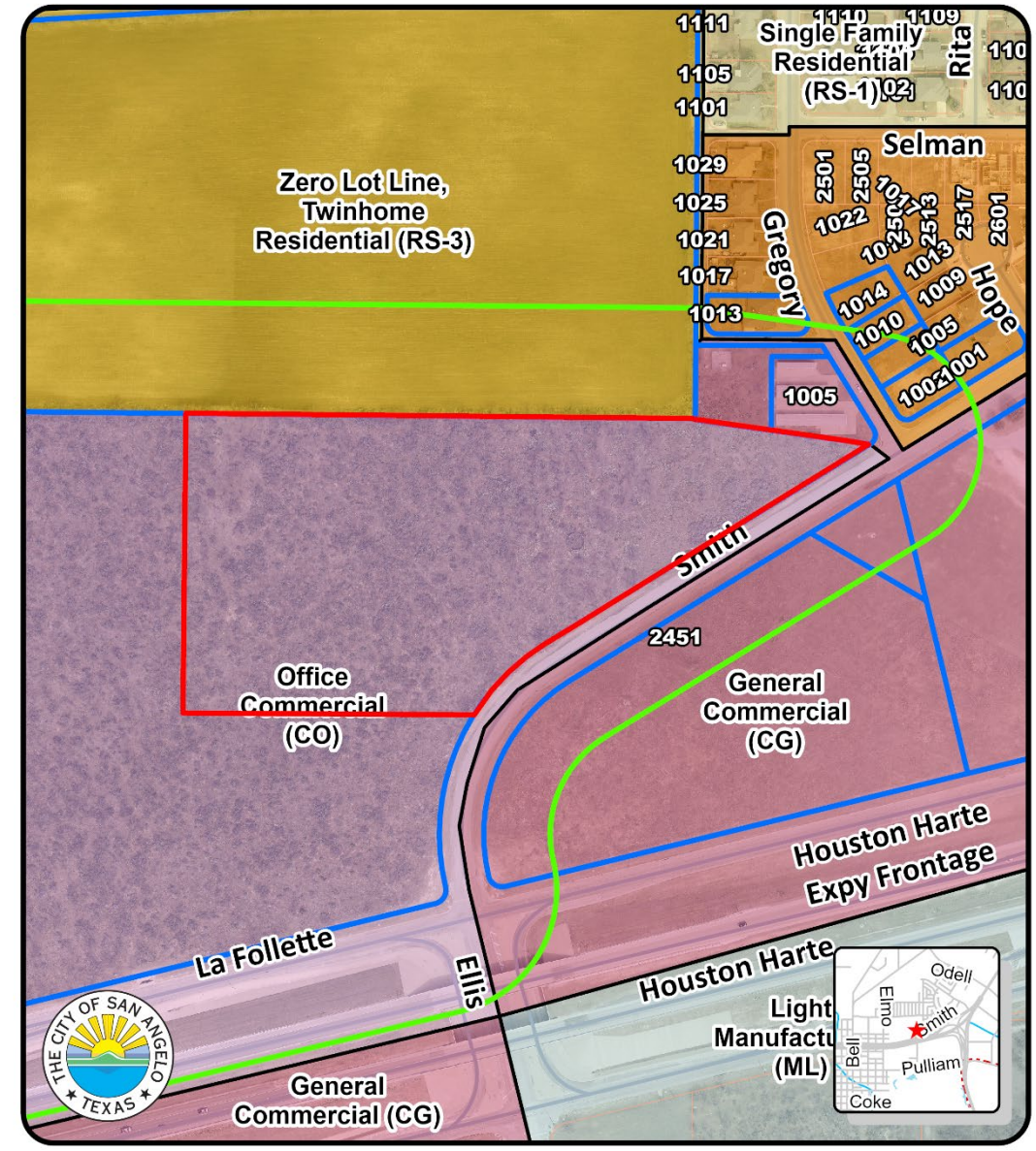


Aerial Map
Z23-18: Smith Blvd
Council District: #4 Lucy Gonzales
Neighborhood: Paulann

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Properties:

N



Zoning Map
Z23-18: Smith Blvd
Council District: #4 Lucy Gonzales
Neighborhood: Paulann

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N




PROPERTY
FOR SALE

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 ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 11.00 ACRES LOCATED AT THE SOUTHWEST CORNER OF GREGORY ST. AND SMITH BLVD.** FROM OFFICE COMMERCIAL ZONING DISTRICT (CO) TO SINGLE FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z23-18: Southwest corner of Smith Blvd. and Gregory St.

WHEREAS, on the 22nd day of January, 2024, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed Single-Family Zoning District; and,

WHEREAS, on the 20th day of February, 2024, City Council held a public hearing on Z23-18, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property generally known as the southwest corner of the intersection of Gregory Dr. and Smith Blvd., being approximately 11.00 acres in Survey No. 327, Abstract No. 344; 11 acres out of 51.47 acres recording instrument 202117731 (A-4252 S-1111, within the 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 **20th day of February, 2024,** and finally PASSED, APPROVED AND ADOPTED on this the **5th day of March, 2024.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

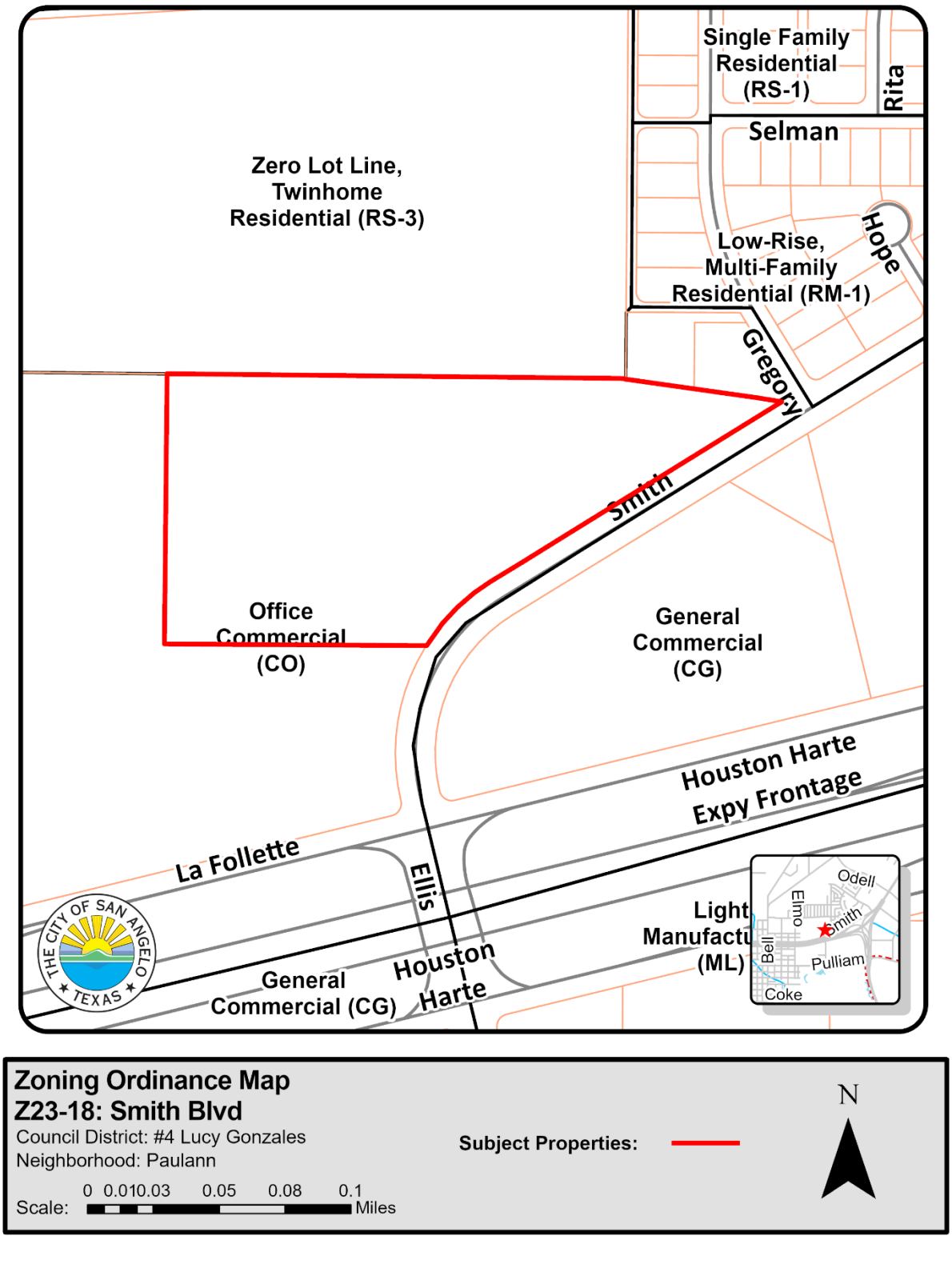
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

Exhibit "A"


Single Family Residential (RS-1)
Rita
Selman
Zero Lot Line, Twinhome Residential (RS-3)
Low-Rise, Multi-Family Residential (RM-1)
Hope
Gregory
Smith
Office Commercial (CO)
General Commercial (CG)
Houston Harte Expy Frontage
La Follette
Ellis
Light Manufactu (ML)
General Commercial (CG)
Houston Harte
Odell
Elmo
Smith
Bell
Pulliam
Coke
THE CITY OF SAN ANGELO TEXAS
Zoning Ordinance Map
Z23-18: Smith Blvd
Council District: #4 Lucy Gonzales
Neighborhood: Paulann
Scale: 0 0.010.03 0.05 0.08 0.1 Miles
Subject Properties:
N

-

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS LOCATED AT THE SOUTHWEST CORNER OF GREGORY DR. AND SMITH BLVD., BEING **APPROXIMATELY 11.00 ACRES**, FROM "COMMERCIAL" TO "NEIGHBORHOOD" PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

CP23-06: LOCATED AT THE SOUTHWEST CORNER OF SMITH BLVD. AND GREGORY DR.

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

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

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

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

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

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

The real property generally known as the southwest corner of the intersection of Gregory Dr. and Smith Blvd., being approximately 11.00 acres in Survey No. 327, Abstract No. 344; 11 acres out of 51.47 acres recording instrument 202117731 (A-4252 S-1111, within the 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 and Development Services Department is hereby authorized and directed to amend the Future Land Use Planning Map maintained in the Office of the Director to incorporate the foregoing amendments, from "COMMERCIAL' to 'NEIGHBORHOOD" as shown on EXHIBIT "A".

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

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

INTRODUCED on the **20th day of February, 2024,** and finally ADOPTED on this the **5th day of March, 2024.**

THE CITY OF SAN ANGELO

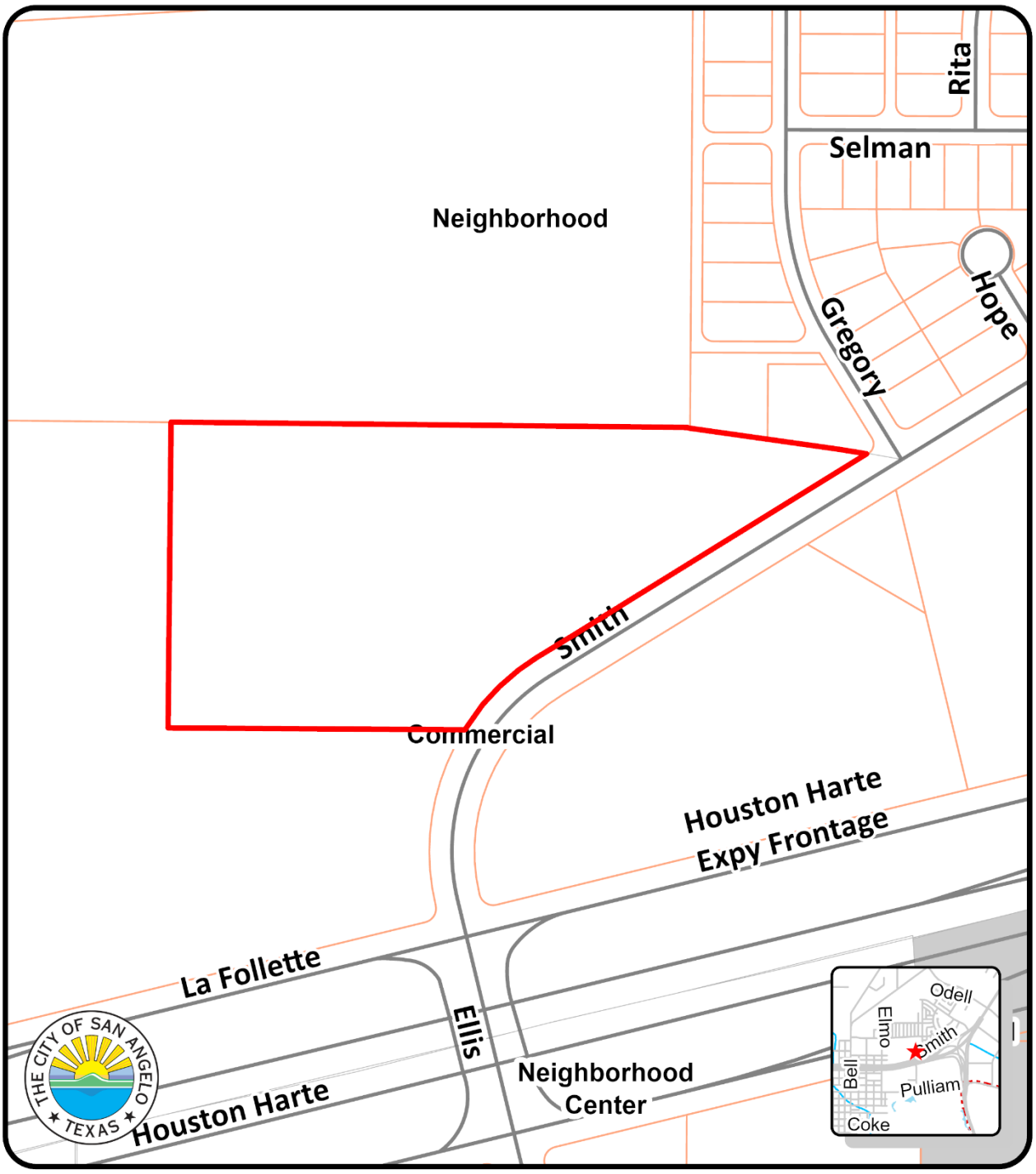
_____
Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

_____	_____
Heather Stastny, City Clerk	Theresa James, City Attorney

Ordinance Map Exhibit "A"



CP Ordinance Map
CP23-06: Smith Blvd
Council District: #4 Lucy Gonzales
Neighborhood: Paulann

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Properties:

N

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Assistant Director, Planning and Development Services

Meeting Date: March 5, 2024

Item type: Consent Item

Caption:

Second reading of ordinances for the following cases:
1. CP23-05, a request for an amendment to the Comprehensive Plan, changing from Commercial to Neighborhood Center being 3.72 acres located at 1621 & 1705 N. Chadbourne St. and 22, 21, 18, 17, & 15 W. 17th St. and 22, 18, 16, 10, & 6 W. 16th St.; and,
2. Z23-19, a request to rezone from the General Commercial/Heavy Commercial zoning district to the Low Rise Multi-Family Residential zoning district being .482 acres located at 1621 N. Chadbourne St. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The applicant requests a rezoning change to RM-1 requires a comprehensive plan change from general commercial/ heavy commercial to the neighborhood center comprehensive plan designation. The applicant wishes to allow for interior modification of the historic home, which had been converted to apartments in years past to come into compliance with current building codes. The applicant want to restore the old coach house on the back of the property, making it a residential unit and one additional unit to the south of the property. The applicant has been made aware of the incentives of tax abatement for the exterior restoration and rebuilding of the coach house. The Planning Commission voted 6-0 in favor of the change in comp. plan to neighborhood center and to rezone from general commercial/heavy commercial (GC/CH) to low-rise multifamily (RM-1). The RM-1 zoning does allow various residential structures, such as single family, which would allow for the rebuilding of the coach house and a new matching structure to the south. The exterior would be required to be reviewed by the Design and Historic Commission.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Staff Report - CP23-05 and Z23-19 1621 N Chadbourne	Staff Report - CP23-05 and Z23-19 1621 N Chadbourne.pdf
2.	Zoning Ordinance Z23-19	Zoning Ordinance Z23-19.docx
3.	Comp Plan Ordinance CP23-05 v3	Comp Plan Ordinance CP23-05 v3.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

STAFF REPORT

Planning Commission: January 22, 2024
City Council 1st reading: February 20, 2024

APPLICATION TYPE:	CASE:
Comprehensive Plan Change: Commercial to Neighborhood Commercial Rezoning request: CG/CH to Neighborhood Commercial	CP23-05 – request to change comprehensive plan from commercial to neighborhood commercial at 22, 21, 18,17,15 W. 17th St. and 22, 18, 16, 6 W. 16th St, and 1705 and 1621 N. Chadbourne St. and Z23-19 A rezoning request from (CG/CH) General Commercial/Heavy Commercial to low-rise multifamily (RS-1) at 1621 N Chadbourne

SYNOPSIS:

The applicant has requested to rezone property from General Commercial, Heavy Commercial to the low-rise multifamily RM-1 zoning district. This will require a comprehensive plan change from commercial to neighborhood commercial to accommodate the residential style the applicant is wanting to move towards. This property also has a Historical Overlay, this request will not remove nor change the Historic Overlay and a Historic Landmark.

LOCATION:	LEGAL DESCRIPTION:
1261 N Chadbourne	Lot: 8 9 & 10, Blk: 15, Subd: LASKER ADDITION

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #4 Lucy Gonzales Neighborhood: Regan	CG/CH – General Commercial Heavy Commercial	Commercial	.482 Acres

THOROUGHFARE PLAN:

Chadbourne – classified as a Minor Arterial with 80' of right of way and 54' of paving.
W. 17th Street – classified as a local road with 97' of right of way and 62+ of paving.

NOTIFICATIONS:

Notification was sent for the Comprehensive Plan change and the Zone Change
43 notifications mailed.
Two received in support and one in opposition.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the comprehensive plan change from commercial to neighborhood commercial and the rezoning request from CG/CH to RM-1 zoning

PROPERTY OWNER/PETITIONER:

Owner: Huhammad Hilal Shadid

STAFF CONTACT:

Aaron Vannoy
Planning and Development Services
Assistant Director
(325) 657-4210, Extension 1542

Additional Information: The main house at 1621 N Chadbourne was listed on the local and state historic register in 1988. It is unclear if the home had already been converted to apartments at that time or still a single-family home. Today there are 4 apartments, and the goal is to move to approximately 10 apartments if possible. Current zoning does not allow that size expansion without moving to a multifamily zoning. The property owner also anticipates doing a subdivision to create two additional lots for housing. There is enough space and lot size to subdivide into 3 lots which would meet the RM-1 zoning requirements. This is an area of N Chadbourne where many residential style properties come in close contact with commercial properties, some residential properties even have been converted to small scale commercial. This all fits the Neighborhood Commercial designation for the Comprehensive plan.

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 Commercial; however, with a Historic building on the property and the conversion to apartments the better fit would be a lessor intensity Neighborhood Center to match the north and south adjacent properties.

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, in fact it would allow the property owner to move forward with a plan all while preserving the Historic features and bringing new life to the property.

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 almost half-acre lot could see changes with a subdivision in the future to add additional housing that would complement the current historical structure. The changes would be controlled through the Design and Historic Commission as the whole lot currently has the historic overlay.

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.*** While the natural environment is not expected to be changed significantly, the density of structures would cause potentially more traffic to exit onto 17th street.

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. There is a need for apartments in our community and small-scale housing development is a feasible way to utilize the property.

7. **Development Patterns.** ***Whether and the extent to which the proposed amendment would result***

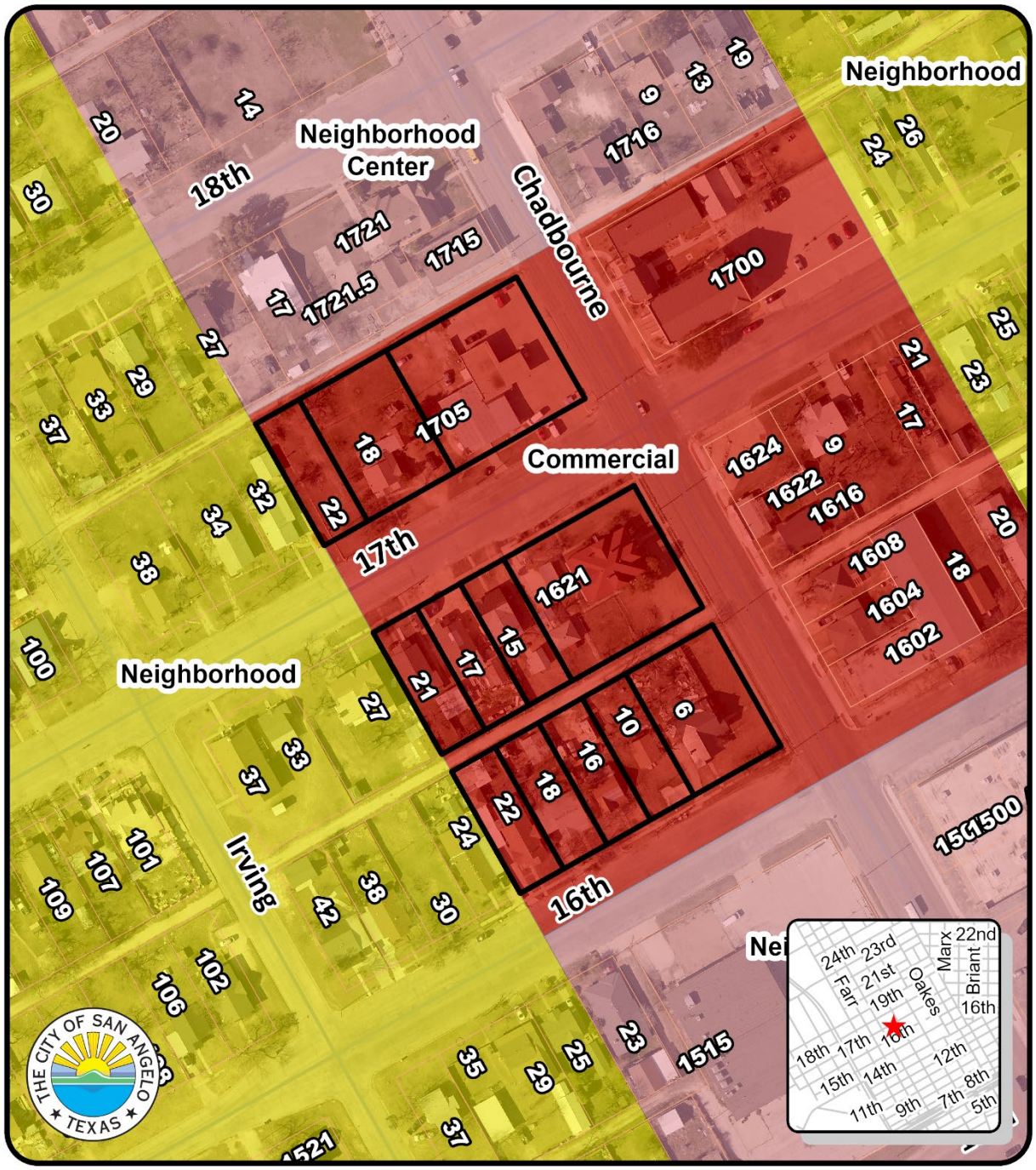
in a logical and orderly pattern of urban development in the community. The property in question is along a minor arterial which serves the neighborhood and a commercial thoroughfare connecting the historic downtown with the coliseum to the north. It provides a compatible transition from heavier commercial uses and residentially type areas and providing a lessor intense zoned areas such as RM-1 allows the continuation of residential style properties to coexist along with the commercial properties.

Recommendation:

Staff recommends **APPROVAL** of the request to comprehensive plan change from commercial to neighborhood commercial and the rezoning request from CG/CH to RM-1 zoning

Attachments:

Aerial Map
Future Land Use – Comprehensive Plan
Zoning Map
Notice Map

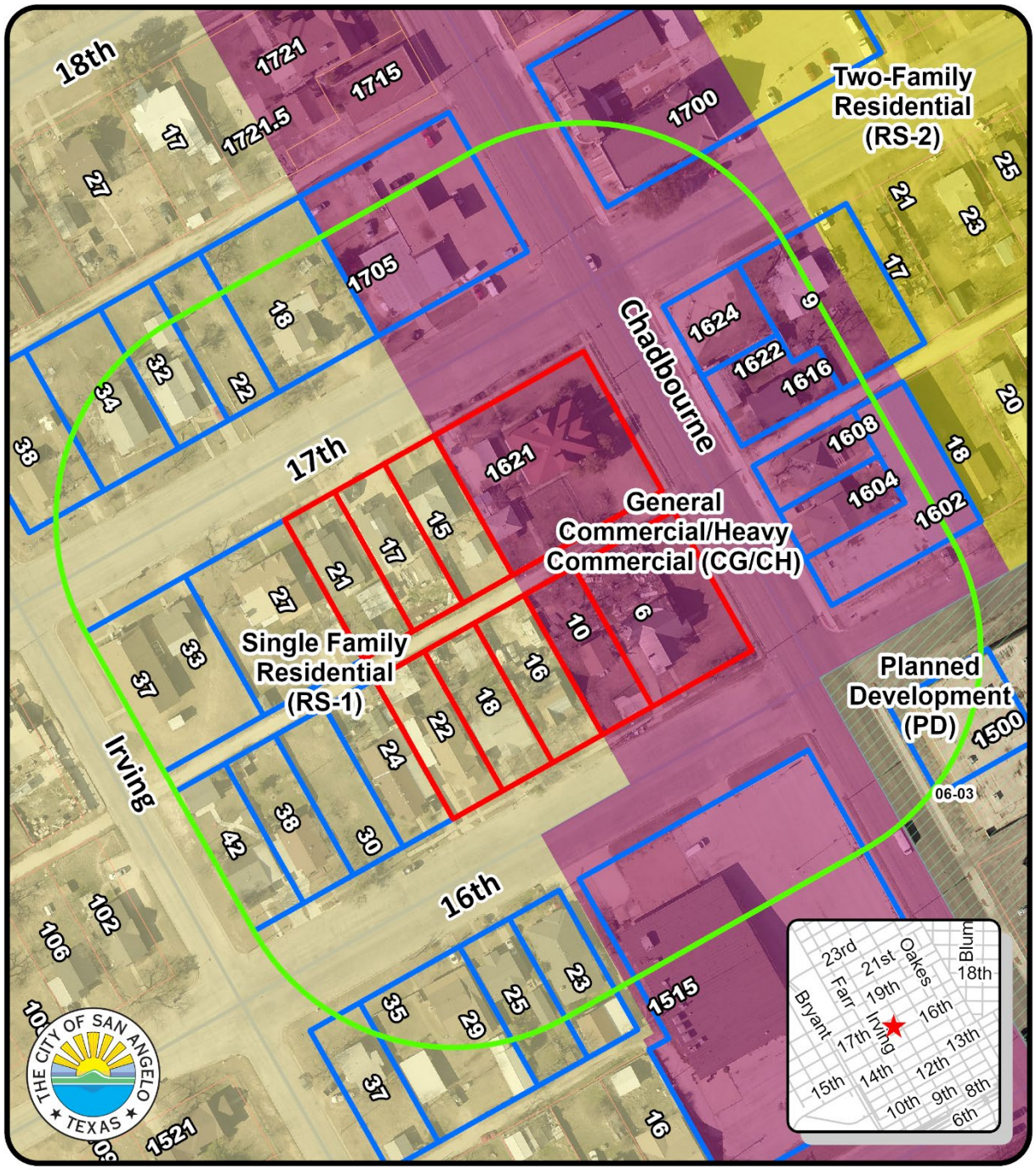


Vision Map
CP23-05: 1621 N Chadbourne
Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Subject Properties:

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

N

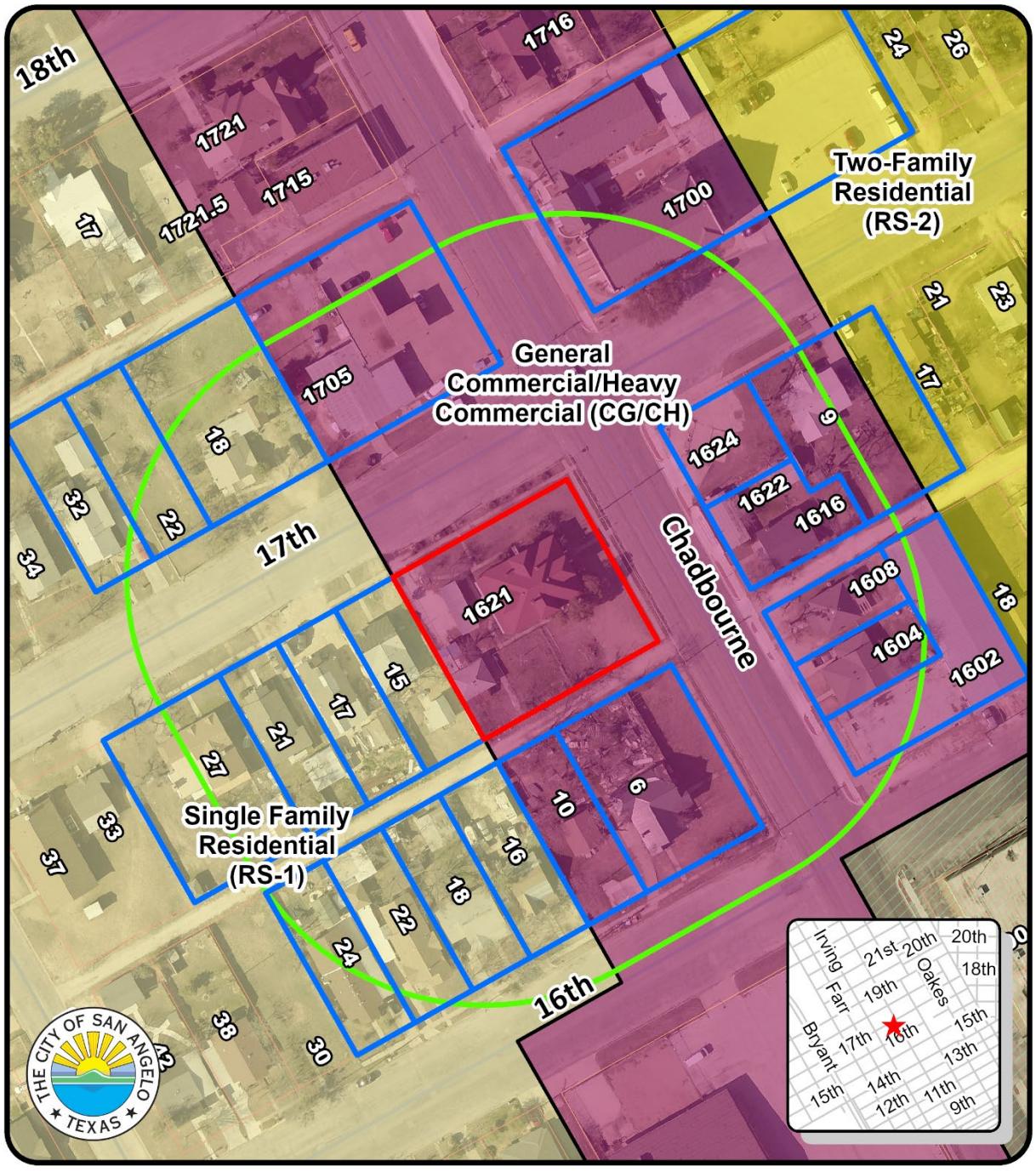


Zoning Map
CP23-05: 1621 N Chadbourne
Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N



Zoning Map
Z23-19: 1621 N Chadbourne
Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Properties:

200' Buffer:

Notified Properties:

N




ANGELO MA

CASE #: Z23-19 & CP23-05 – ZONE CHANGE
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: GARDEN GATHERING INC
Address: 1700 N CHADBOURNE

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

Email: planning@cosatx.us

I am in favor ☑ I am opposed ☐

Additional Comments:

Signature: _____

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

CASE #: Z23-19 & CP23-05 – ZONE CHANGE
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: ORTIZ SERGIO & CIRILA
Address: 18 W 17TH ST

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

Email: planning@cosatx.us

I am in favor ☑ I am opposed ☐

Additional Comments:

Signature: Sergio Ortiz

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

CASE #: Z23-19 & CP23-05 – ZONE CHANGE
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: MOYA THELMA C
Address: 1624 N CHADBOURNE

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

Email: planning@cosatx.us

I am in favor ☐ I am opposed ☒

Additional Comments:

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 ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY .482 ACRES LOCATED AT 1621 N CHADBOURNE ST., (LASKER ADDITION BLOCK 15, LOTS 8, 9, AND 10);** GENERAL COMMERCIAL, HEAVY COMMERCIAL (CG/CH) TO LOW-RISE MULTIFAMILY ZONING DISTRICT (RM-1); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z23-19:1621 N Chadbourne St.

WHEREAS, on the 22nd day of January 2024, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed Low-rise Multifamily (RM-1) Zoning District; and,

WHEREAS, on the 20th day of February 2024, City Council held a public hearing on Z23-19, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property generally located 1621 N Chadbourne St, described as Lasker Addition Block 15, Lots 8, 9, and 10, .482 acres within the 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 **20th day of February, 2024,** and finally PASSED, APPROVED AND ADOPTED on this the **5th day of March, 2024.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

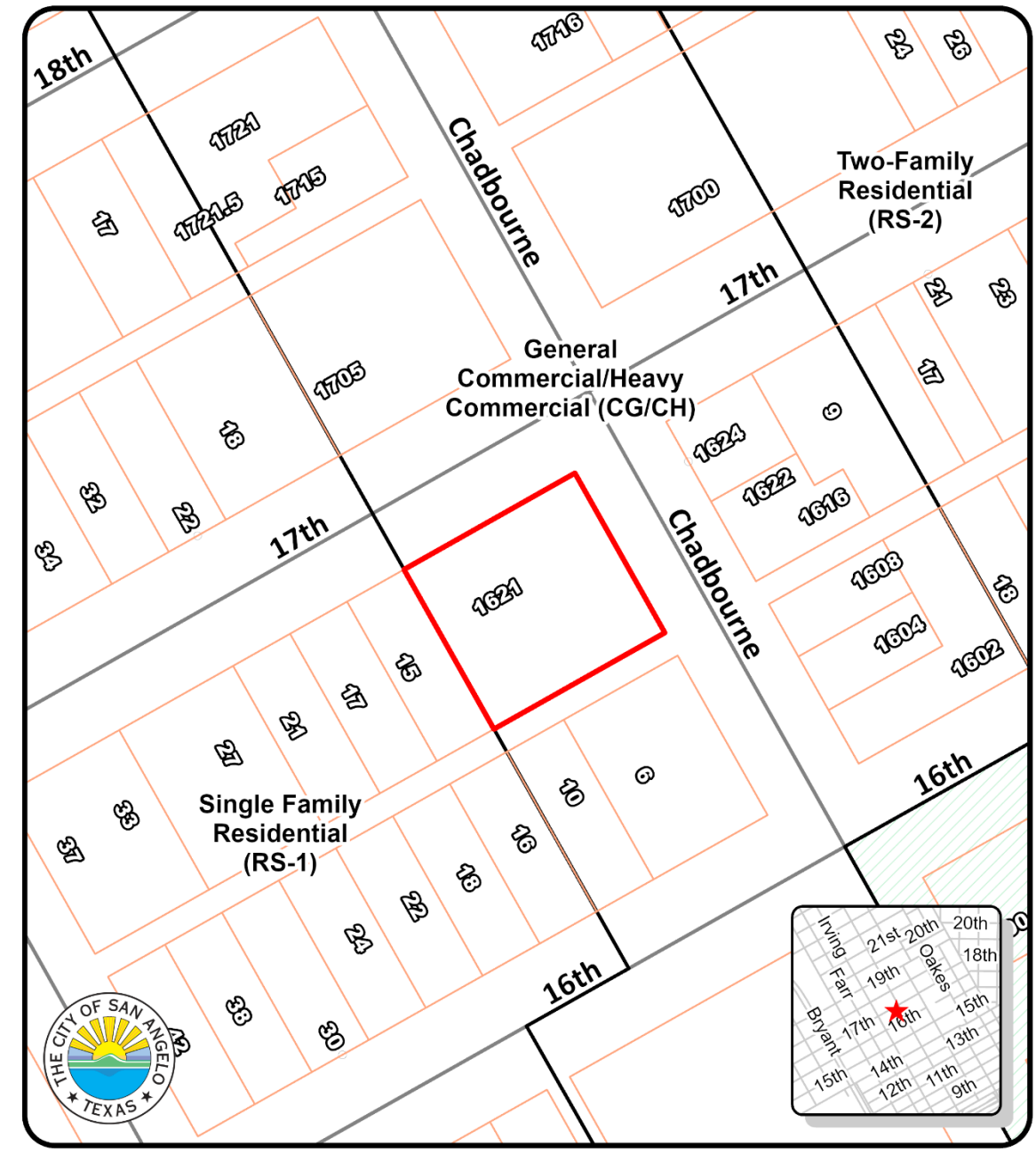
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

Exhibit "A"



Zoning Ordinance Map
Z23-19: 1621 N Chadbourne
Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Properties:

N

-

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS LOCATED AT 22, 21, 18,17,15 W. 17TH ST. AND 22, 18, 16, 10, AND 6 W. 16TH ST, AND 1705 AND 1621 N. CHADBOURNE ST., BEING A TOTAL OF 3.72 ACRES IN LASKER ADDITION BLOCK 22, LOTS 11-16 AND LASKER ADDITION BLOCK 15 LOTS 5-16 FROM "COMMERCIAL" TO "NEIGHBORHOOD CENTER" PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

CP23-05: 22, 21, 18,17,15 W. 17th St. and 22, 18, 16, 10, and 6 W. 16th St, and 1705 and 1621 N. Chadbourne St.

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

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

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

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

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

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

22, 21, 18,17,15 W. 17th St. and 22, 18, 16, 10, and 6 W. 16th St, and 1705 and 1621 N. Chadbourne St., BEING A TOTAL OF 3.72 ACRES IN Lasker Addition Block 22, Lots 11-16 and Lasker Addition Block 15 Lots 5-16, Tom Green County, Texas; from "Commercial" to "Neighborhood Center".

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

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

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

INTRODUCED on the **20th day of February, 2024,** and finally ADOPTED on this the **5th day of March, 2024.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

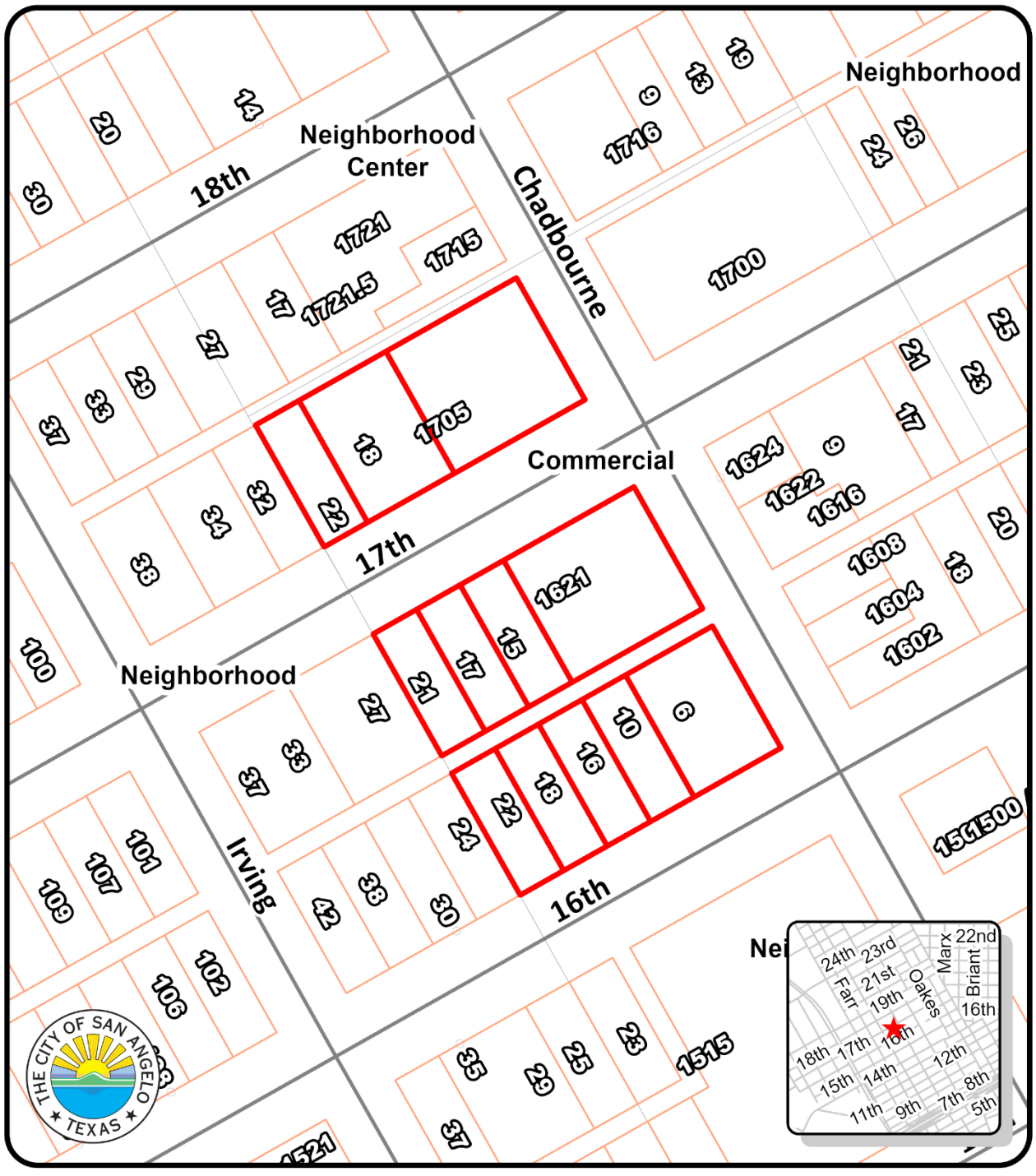
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

Exhibit "A"



Zoning Map
CP23-05: 1621 N Chadbourne
Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

Subject Properties:

N

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Assistant Director, Planning and Development Services

Meeting Date: March 5, 2024

Item type: Consent Item

Caption:

Second reading of an ordinance for Z23-20, a request to rezone from the Light Manufacturing zoning district to the General Commercial zoning district, being 7.39 acres located at 926 Humble Rd. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

A request to rezone the property at 926 Humble Road from Light Manufacturing (ML) to General Commercial (CG) in order to construct a banking facility. The Planning Commission voted unanimously 6-0 to recommend approval. The developer has a financial institution looking to locate there. This is a northern major entry point for our community and zoning for general commercial will allow the area to have economic growth through retail sales and services.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

The Planning Commission voted 6-0 recommend approval.

Attachments:

1.	Z23-20 926 Humble Rd Staff Report v2	Z23-20 926 Humble Rd Staff Report v2.docx
2.	Zoning Ordinance Z23-20 v2	Zoning Ordinance Z23-20 v2.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Aaron Vannoy	Approved

Brandon Dyson	Approved
Aaron Vannoy	Approved
Theresa James	Approved
Heather Stastny	Final Approval

STAFF REPORT
PLANNING COMMISSION – January 22, 2024
City Council First Reading - February 6, 2024
City Council Second Reading – February 20, 2024

APPLICATION TYPE:	CASE:
Rezoning	**Z23-20** – 926 Humble Road

SYNOPSIS:

The applicant is requesting a zone change from Light Manufacturing (ML) to General Commercial (CG). The owner intends to develop the land for a banking facility. The type of banking development intended, involving foot and/or vehicle traffic, is not allowed by right in Light Manufacturing and would require a rezoning.

LOCATION:	LEGAL DESCRIPTION:
East side of N. Bryant Blvd., north of Humble Rd.	Abst: A-0061 S-0315, Survey: C BECK, 7.39OO ACRES

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood: Riverside	ML	Commercial	7.39 acres

THOROUGHFARE PLAN:

- N. Bryant Blvd, Major Arterial State Highway 87
- Humble Road, Minor Arterial

NOTIFICATIONS

13 notices were mailed out. At the time of this report, no notices have been returned.

STAFF RECOMMENDATION:

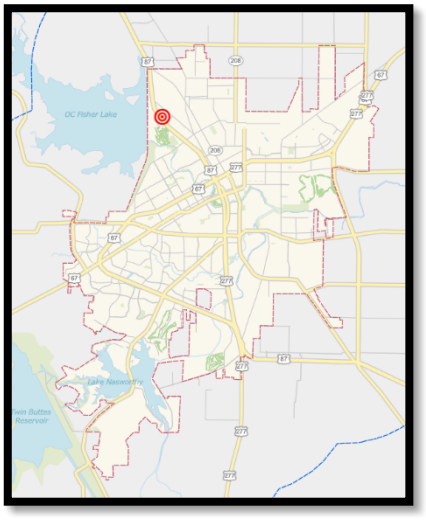
Staff recommends **APPROVAL** of the rezoning from Light Manufacturing to General Commercial.

PROPERTY OWNER/PETITIONER:

Petitioner: Brady M. Johnson
The Bank and Trust, S.S.B.

STAFF CONTACT:

Austin Reed
Planning Technician
(325) 657-4210, Extension 1550
austin.reed@cosatx.us



Information:
This is an older region of the city along a state highway. It is a high-traffic area that people pass when entering or exiting San Angelo, and it seems to be trending towards commercial. There is a large amount of open land to develop.

Planning Commission evaluation of appropriateness.
Section 213(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below:

1. **Compatible with Plans and Policies.** ***Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.***
   The property is currently zoned Light Manufacturing (ML), while the Comprehensive Plan designates the area for "Commercial." Rezoning to General Commercial (CG) will help to bring the property into alignment with the "Commercial" Land Use designation in the City's Comprehensive Plan, updated in 2009.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.***
   As proposed, this lot will meet all requirements for General Commercial (CG) zoning.

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.***
   This rezoning is compatible with the surrounding area. The large tracts bordering just south of Humble Road are Heavy Commercial and actively developing for retail use. To the north and west are many large and/or vacant lots. To the east are very long Ranch and Estate (R&E) residential lots whose improvements are 700-900 feet away from the subject property. This is an open, high-traffic area that is largely undeveloped and welcoming towards commercial development.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.***
   The lot is currently vacant and zoned for Light Manufacturing. The applicant wishes to develop the land for banking and potentially further retail in the future.

5. **Effect on Natural Environment.** ***Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.***
   Staff does not anticipate any adverse environmental affects at this time. A review of drainage, grading, and stormwater will be conducted by Engineering Services to address any environmental issues through the subdivision platting process.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.***
   There are several residential developments in proximity of this area who stand to benefit from the development of what has, up to this point, been vacant land. Not only would this rezoning stand to serve those neighborhoods, but commercial zoning on a major road would serve all those who travel in and out from US Highway 87.

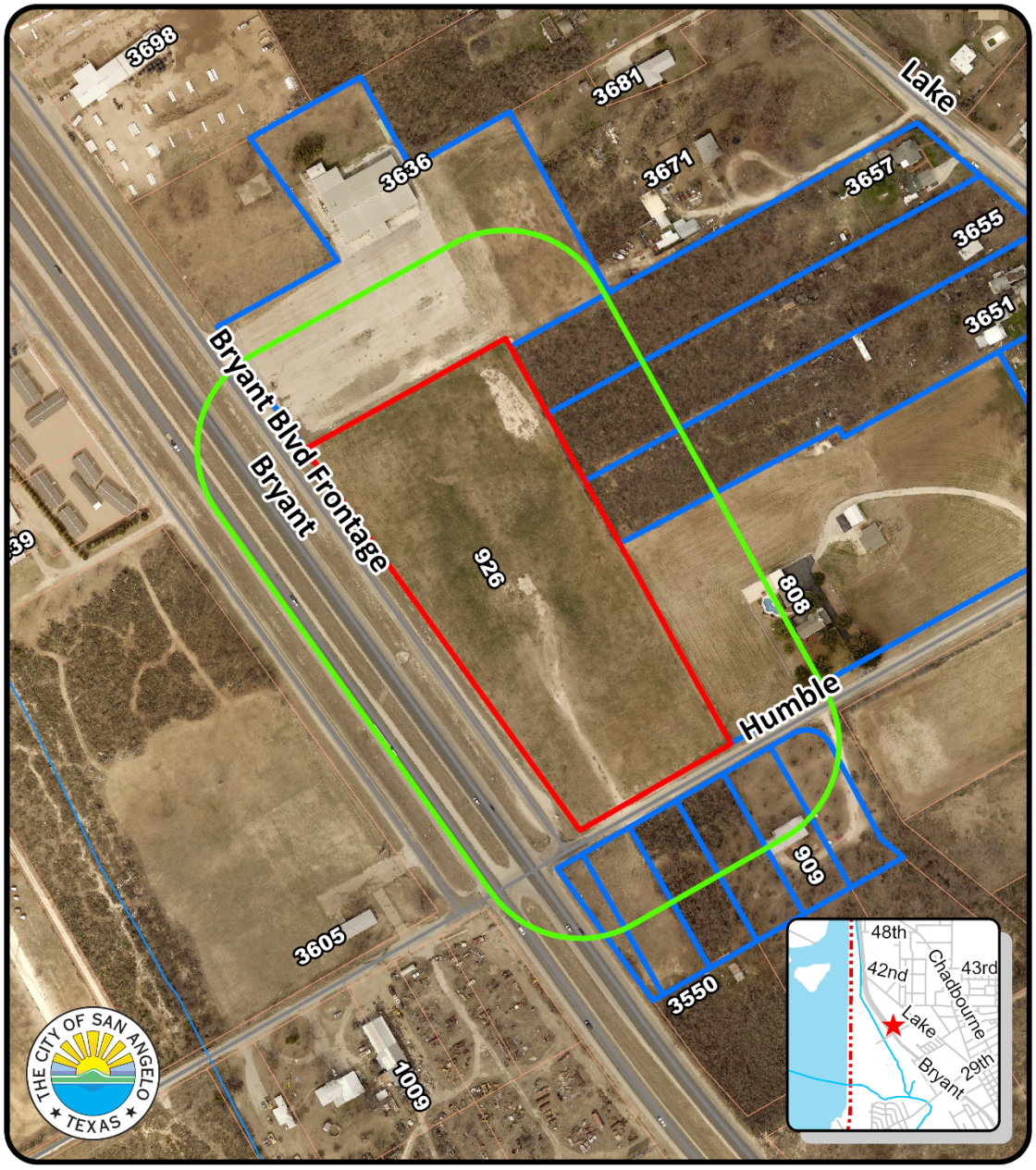
7. **Development Patterns.** ***Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.***
   This rezoning and its subsequent buildout would provide additional commercial traffic in an area that is only now beginning to develop.

Recommendation:

Staff recommends APPROVAL of the rezoning request.

Attachments:
Notification Map
Aerial Map
Zoning Map

Notification Map



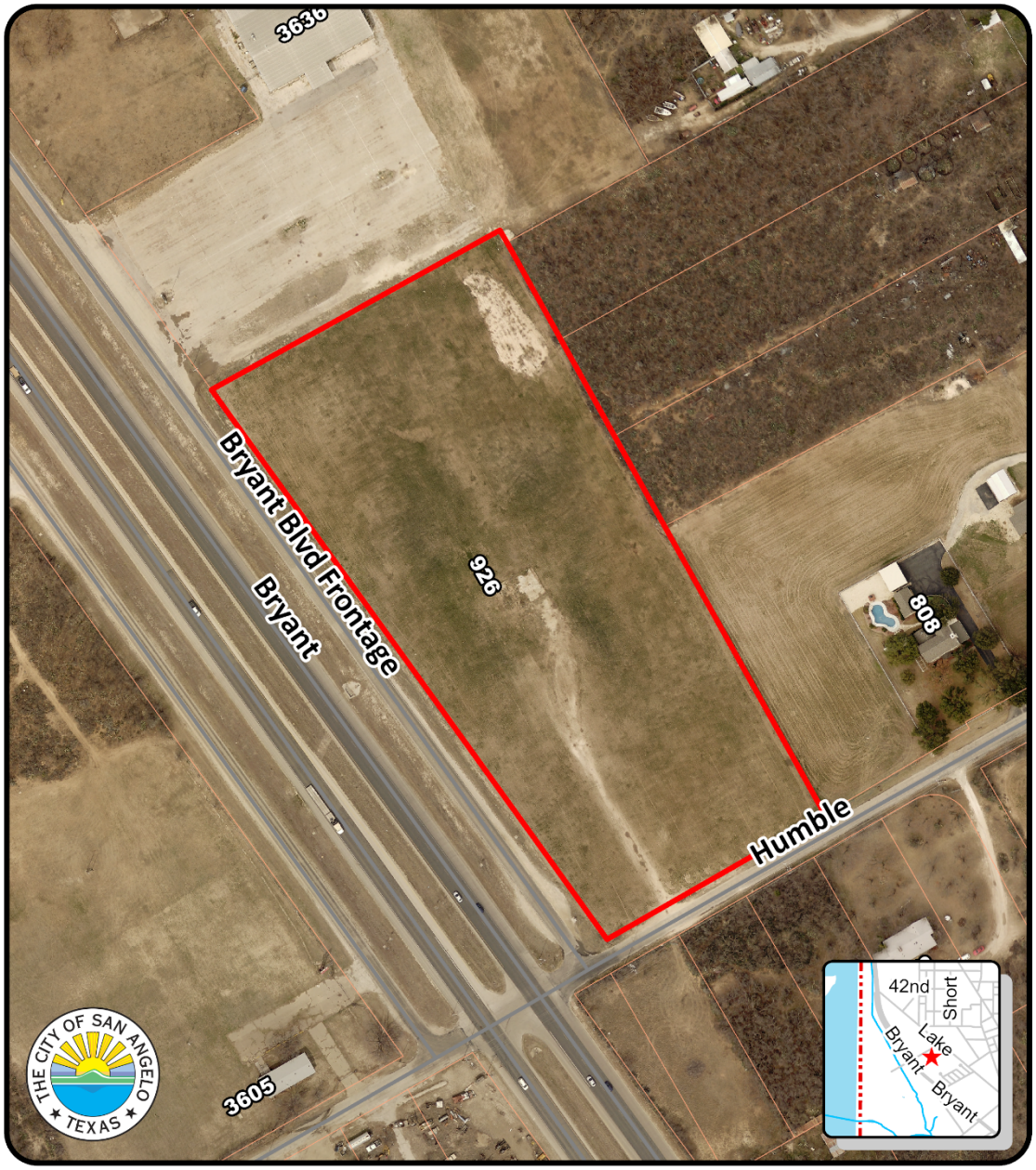
200' Notification Map
Z23-20: 926 Humble Road
Council District: #2 Tom Thompson
Neighborhood: Riverside

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Aerial Map



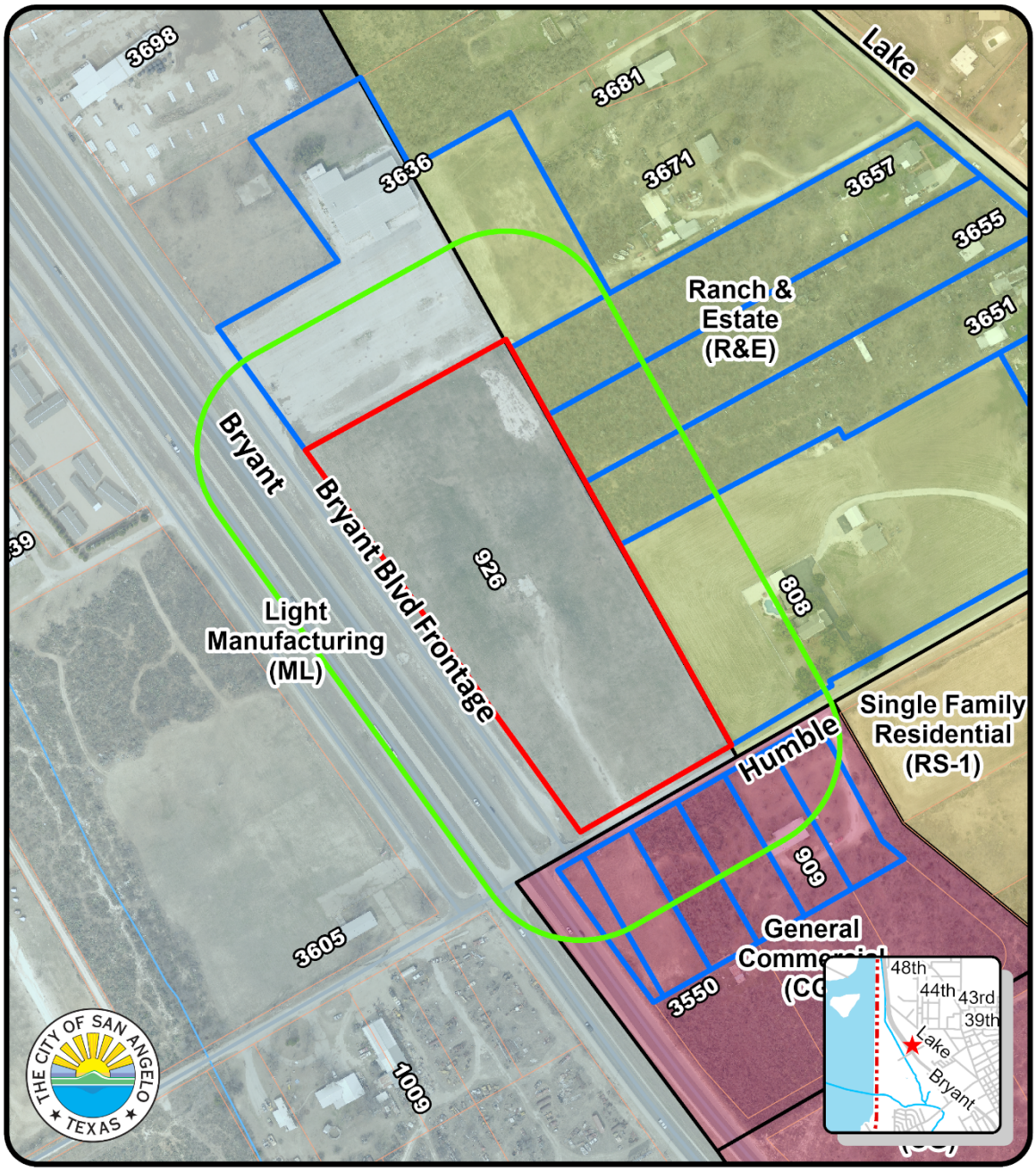
Aerial Map
Z23-20: 926 Humble Road
Council District: #2 Tom Thompson
Neighborhood: Riverside

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Properties:

N

Zoning Map



Zoning Map
Z23-20: 926 Humble Road
Council District: #2 Tom Thompson
Neighborhood: Riverside

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 7.39 ACRES LOCATED AT 926 HUMBLE ROAD, (**ABST: A-0061 S-0315, SURVEY: C BECK**);** FROM LIGHT MANUFACTURING ZONING DISTRICT (ML) TO GENERAL COMMERCIAL (CG); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z23-20: 926 Humble Road

WHEREAS, on the 22nd day of January, 2024, 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 General Commercial (CG) Zoning District; and,

WHEREAS, on the 20th day of February, 2024, City Council held a public hearing on Z23-20, 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 General Commercial (Cg) Zoning District:

The real property generally located 926 Humble Road, described as Abst: A-0061 S-0315, Survey: C Beck, **7.39 acres within the 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 **20th day of February, 2024,** and finally PASSED, APPROVED AND ADOPTED on this the **5th day of March, 2024.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

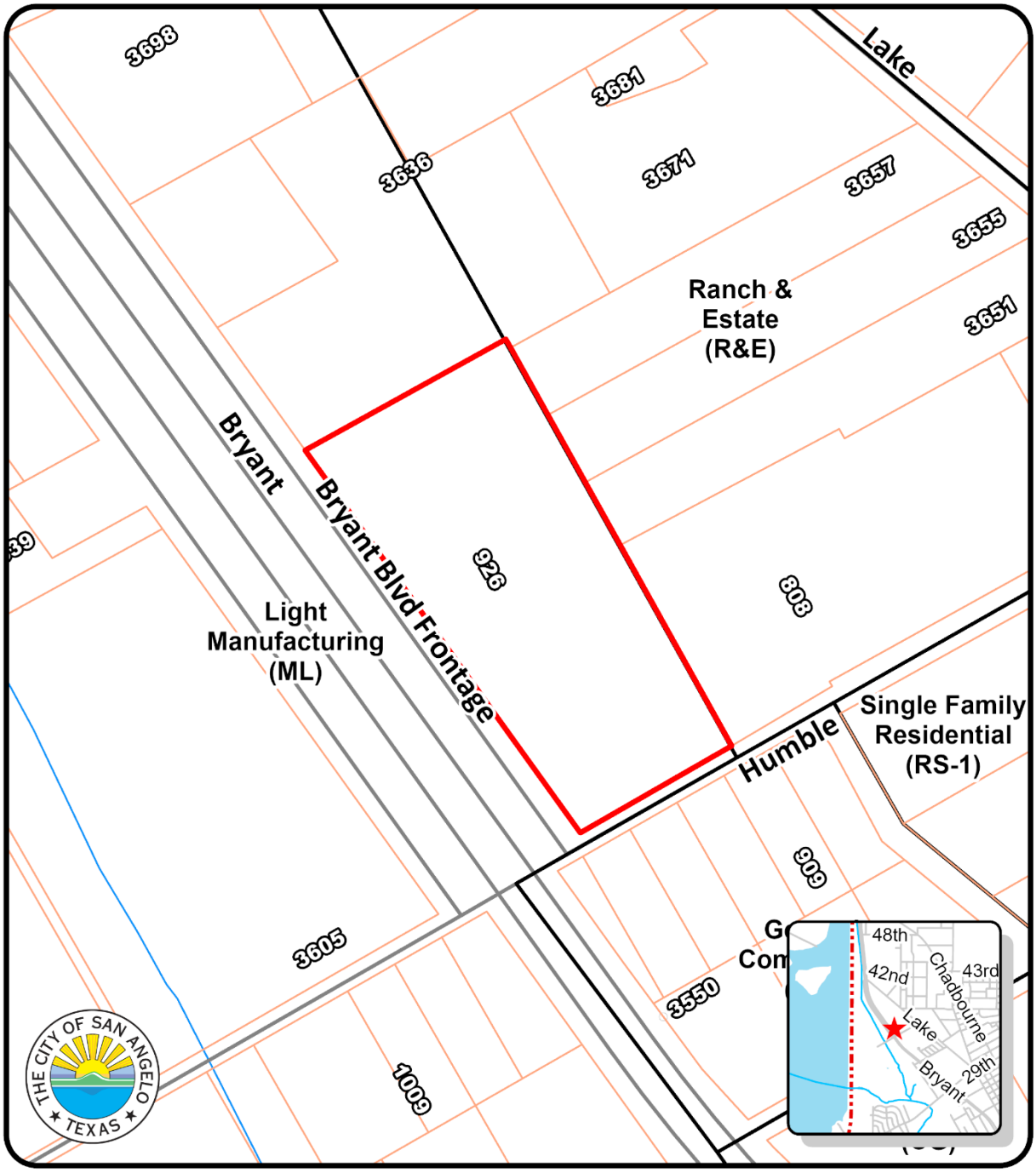
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

Exhibit "A"



Zoning Ordinance Map
Z23-20: 926 Humble Road
Council District: #2 Tom Thompson
Neighborhood: Riverside

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Properties:

N

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Assistant Director, Planning and Development Services

Meeting Date: March 5, 2024

Item type: Consent Item

Caption:

Second reading of an ordinance for Z23-21, a request to expand the Open Structure Overlay map to include the following area of Angelo Heights neighborhood: the 1000, 3000, and 4000 blocks of Catalina Dr., 2000 and 3000 blocks of Nueces Dr., 1000 block of Louise Dr, 1000 block of Cordell Dr., 2700 block of Eunice Dr., and the 2700 block of Erline Dr. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This originated from two Zoning Board Of Adjustment (ZBA) cases coming forward for carports in front yards. The ZBA Board requested staff to review the neighborhood and determine if an extension of the Open Structure Overlay adopted in 2003 by the City of San Angelo was an appropriate solution to allow open carports in this neighborhood. The staff reviewed the text and the neighborhood, finding 12 structures that were considered open in nature based on the ordinance. This extension of the overlay structure is a map extension and does not change the text or requirements of the Open Structure Overlay district. Staff brought maps and images of structures to the Planning Commission to review and discuss the extension of the district. The Planning Commission recommended and voted 6-0 in favor of extending the Open Structure Overlay map boundary to the Angelo Height Neighborhood.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Zoning Ordinance Z23-21 Open Structure Overlay	Zoning Ordinance Z23-21 Open Structure Overlay.docx
2.	Staff Report - Memo Open Structure - Council	Staff Report - Memo Open Structure - Council.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

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 AMENDING THE OFFICIAL ZONING MAP TO EXTEND THE BOUNDARY OF THE OPEN STRUCTURE OVERLAY ZONE TO INCLUDE THE FOLLOWING PROPERTY: **APPROXIMATELY 81 ACRES LOCATED IN THE ANGELO HEIGHTS NEIGHBORHOOD, THE 1000, 3000 AND 4000 BLOCKS OF CATALINA DR., 2000 AND 3000 BLOCKS OF NUECES DR., 1000 BLOCK OF LOUISE DR., 1000 BLOCK OF CORDELL DR., 2700 BLOCK OF EUNICE DR., AND THE 2700 BLOCK OF ERLINE DR.**; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z23-21: Open Structure Overlay map boundary extension

WHEREAS, on the 22nd day of January 2024, 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 extension of the Open Structure Overlay map boundary; and,

WHEREAS, on the 20th day of February 2024, City Council held a public hearing on Z23-21, 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 to be permanently included within the boundary of the Open Structure Overlay Zone:

The real property generally located within the Angelo Heights neighborhood being approximately 81 acres: The 1000, 3000, and 4000 blocks of Catalina Dr., 2000 and 3000 blocks of Nueces Dr., 1000 blocks of Louise Dr, 1000 blocks of Cordell Dr., 2700 Block of

Eunice Dr., and the 2700 Block of Erline Dr, 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 **20th day of February, 2024,** and finally PASSED, APPROVED AND ADOPTED on this the **5th day of March, 2024.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

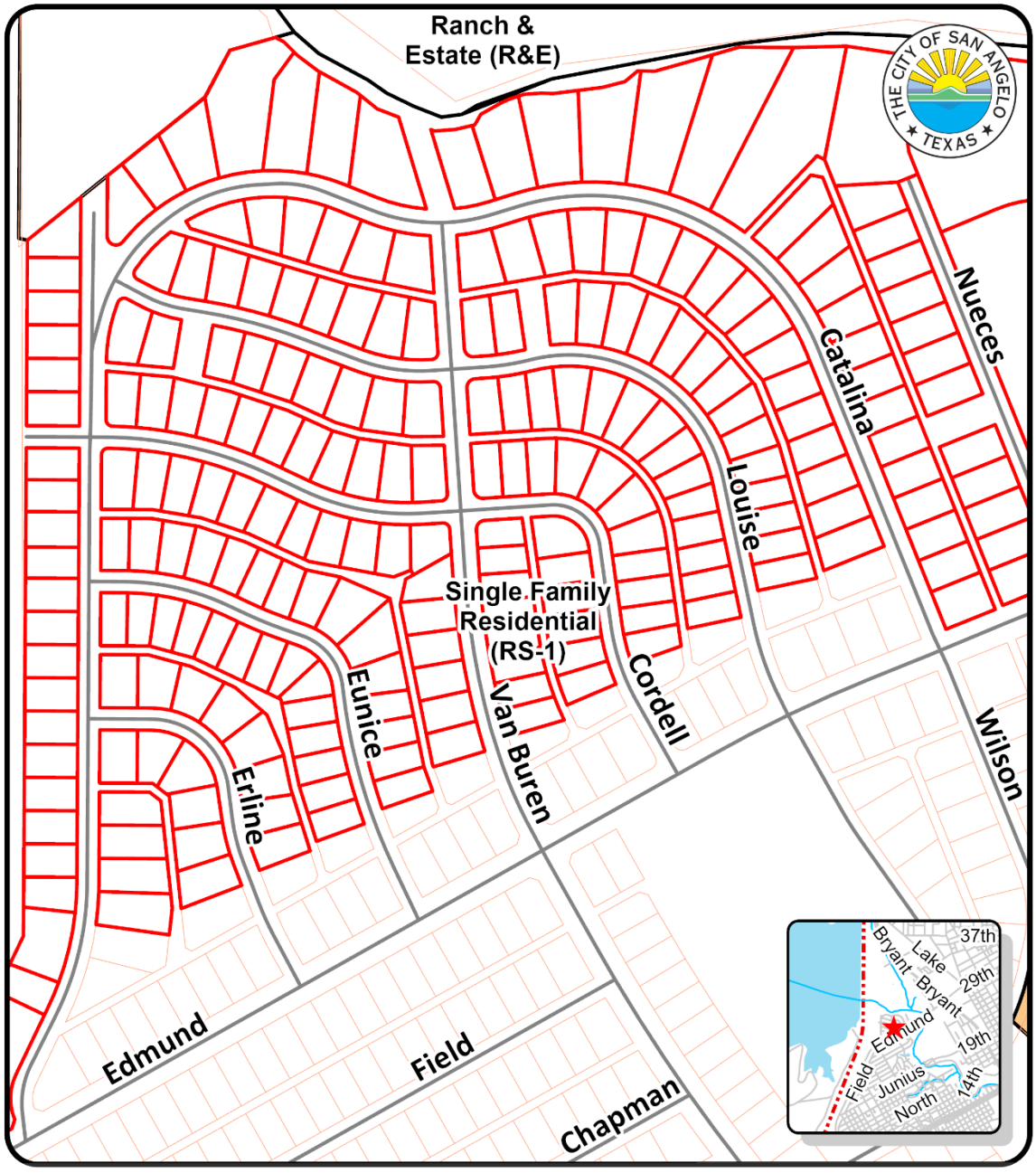
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

Exhibit "A"



Ordinance Exhibit
Open Structure Overlay Expansion
Council District: #2 Tom Thompson
Neighborhood: Angelo Heights

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

Affected Properties:

N

-

MEMO

Meeting Date: February 20, 2024

To: City Council

From: Aaron Vannoy
Assistant Director Planning and Development Services, City of San Angelo

Request: Expansion of Open Structure Overlay to the area of Angelo Heights neighborhood: The 1000, 3000, and 4000 blocks of Catalina Dr., 2000 and 3000 blocks of Nueces Dr., 1000 blocks of Louise Dr, 1000 blocks of Cordell Dr., 2700 Block of Eunice Dr., and the 2700 Block of Erline Dr. This is only a map expansion, no change to the text.

Background: Two carports, built without permits, were reported to the city for violations. Two cases came before the Zoning Board of Adjustment for review. ZBA has tabled the cases until the Planning Commission can have the discussion about the Open Structure overlay District and should it be expanded to this specific area. Since then, the Planning Commission took up the item for review and at the January 22, 2024 Planning Commission with an approval vote of 6-0.

Notification: 230 property owners have been notified via mail. Currently none in opposition and none in support of the map extension.

Current Data:
1746 Cordell Dr. - Metal Carport
1809 Cordell Dr. - Metal Carport
1614 Catalina Dr. - Metal Carport
1719 Catalina Dr. - Metal Carport
2718 Erline - Metal Carport
2714 Erline - Metal Carport
2749 Catalina Dr. Awning
1731 Catalina Dr. – Metal Porch
2732 Eunice – Metal Carport
2907 Catalina - Metal Carport
2807 Catalina - Metal Carport
2713 Erline - Metal Carport
2743 Catalina - Metal Carport

Average age of housing in the area: 44 years old, oldest appears to be 1969 and newest 2006. Most developments happened between 1969 and 1980.

Most housing has either a single car garage or two car garages. All housing also appears to meet the 25' setback in the RS-1 zooning district.

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 shows this area as Neighborhood. The Open Structure overlay doesn't change the current RS-1 single family zoning. It gives property owners the ability to construct an open structure which has reduced setbacks but design criteria to allow protection of property while maintaining conformity of look and feel of the neighborhood.

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. This allows for carports and other open structures to have a reduced setback typically designed for properties which have no garage or only a single garage.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*** The area which faces Edmund and to the south already has the open structure overlay. This simply allows this neighborhood to have the ability to construct open structures with the correct permits and design.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** This would change the front setbacks for an open structure allowing the structure to be within 5' of the front property line. On most streets there is a 5' right of way and the property line, thus an additional 5' back of the property line would give a clear view of over 10' and the structure must be open so visibility can be maximized.

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.*** None anticipated at this time.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** Open structures have been popping up in the neighborhood. This request to expand the Open Structure Map would allow the open structures; however, many of those would still need to come into compliance with design.

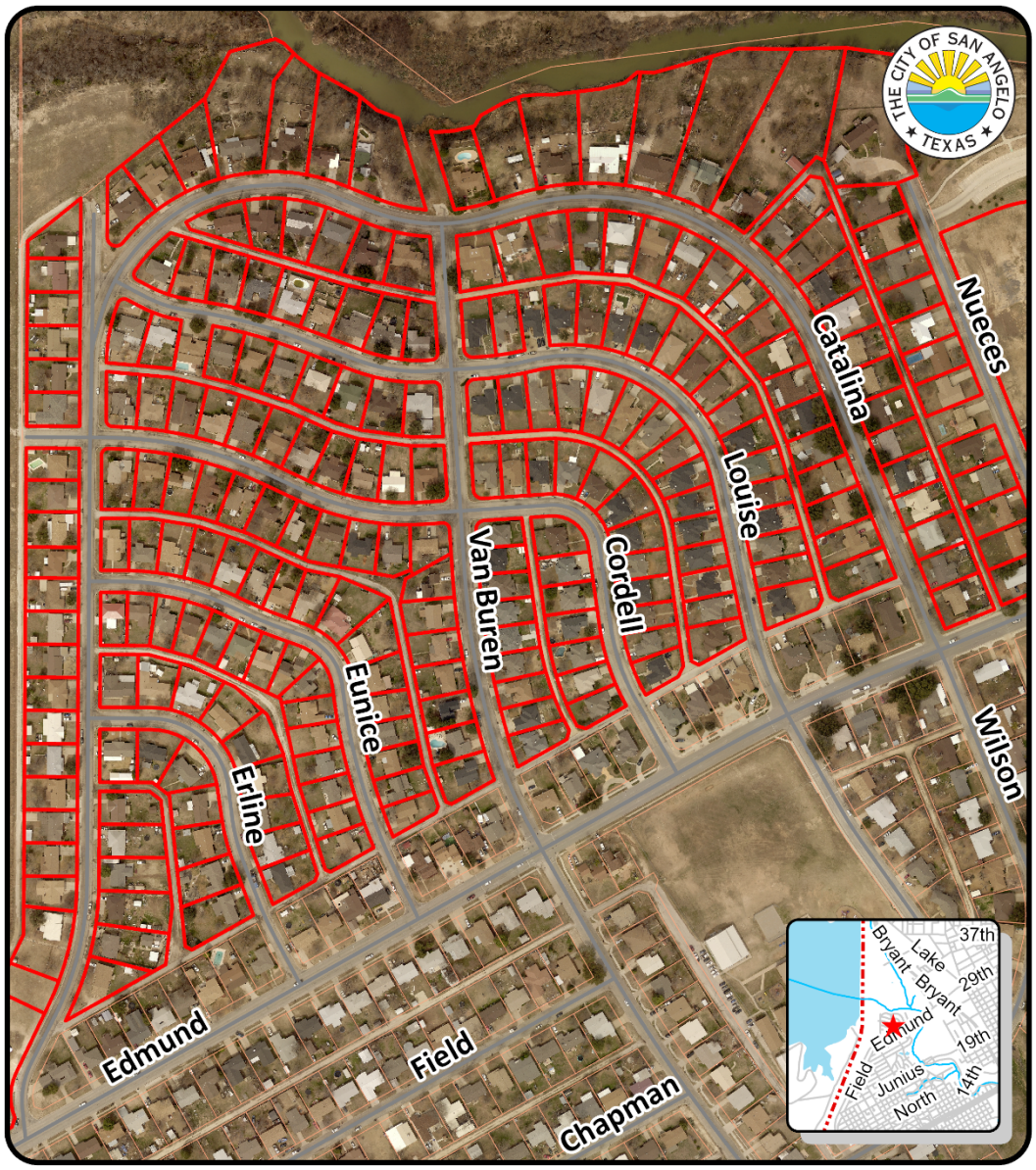
7. **Development Patterns.** ***Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*** The development patterns for San Angelo have seen over the past few years seen more open structures being erected in various parts of town. This would allow those structures to be legal; provide permits and design are correct under the Open Structure Overlay.

Recommendation:

Staff recommends **APPROVAL** of the request to expand the Open Structure Overlay map to area of Angelo Heights neighborhood: The 1000, 3000, and 4000 blocks of Catalina Dr., 2000 and 3000 blocks of Nueces Dr., 1000 blocks of Louise Dr, 1000 blocks of Cordell Dr., 2700 Block of Eunice Dr., and the 2700 Block of Erline Dr.

Attachments:

Aerial Map
Future Land Use – Comprehensive Plan
Zoning Map
Notice Map



Affected Properties Exhibit
Open Structure Overlay Expansion

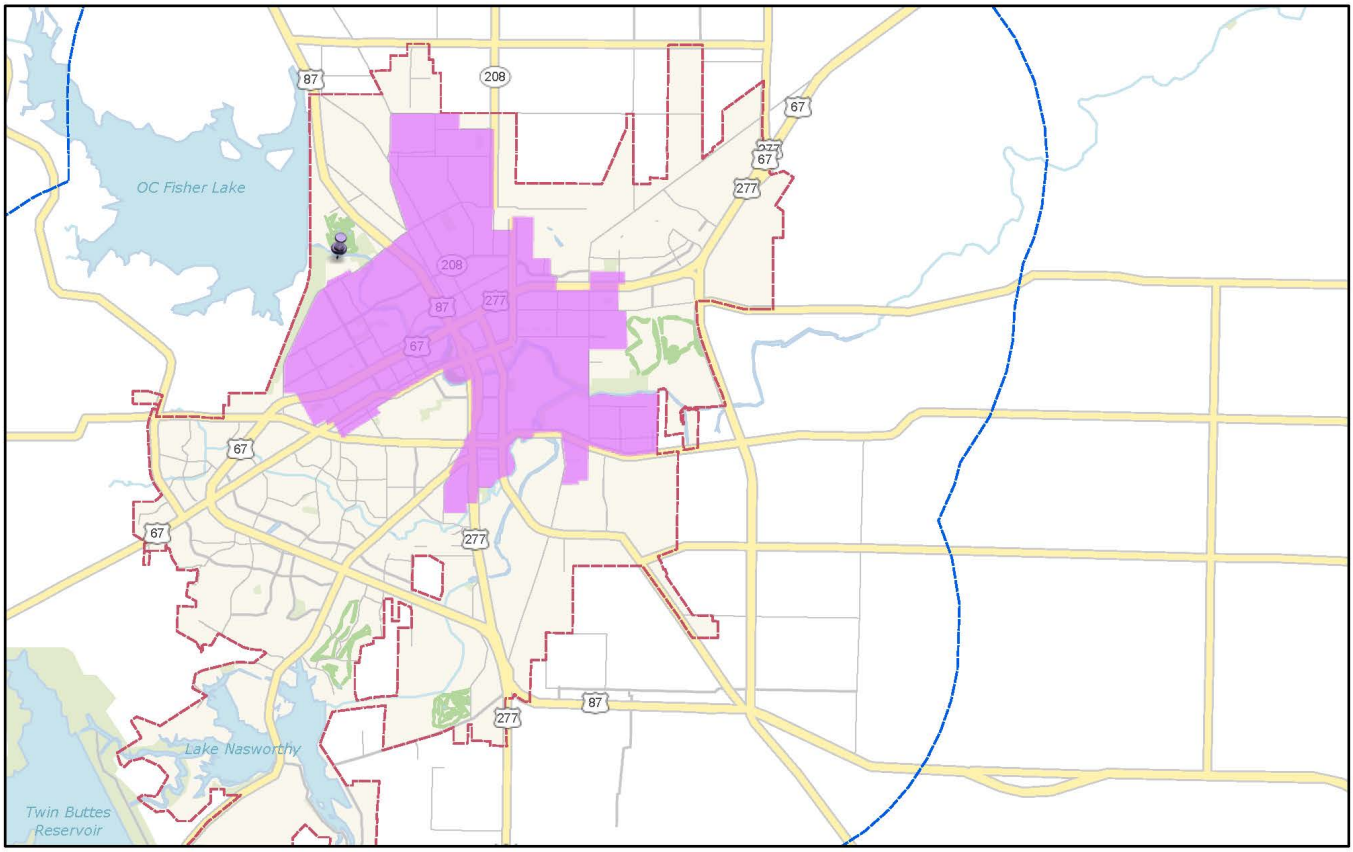
Council District: #2 Tom Thompson
Neighborhood: Angelo Heights

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

Affected Properties:

N

Open Structure Overlay



11/20/2023, 7:10:46 AM

Open Structures Overlay Zone

1:144,448

0 1 2 4 mi

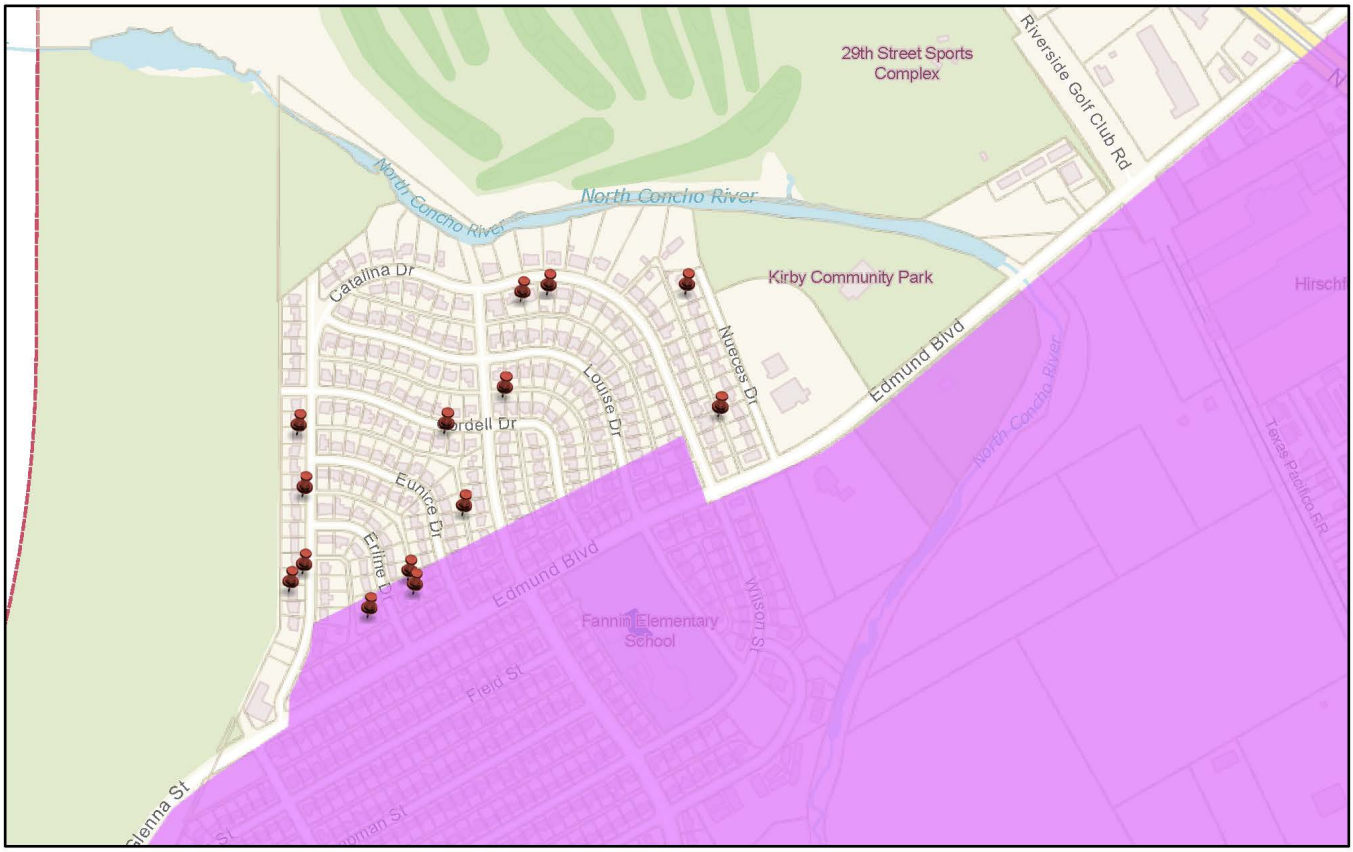
0 1.5 3 6 km

COSA GIS Division

ArcGIS Web AppBuilder

none | COSA GIS Division | COSA GIS Divisions | City of San Angelo Copyright 1987-2014 |

Open Structure extension



11/15/2023, 3:15:28 PM

Open Structures Overlay Zone

Parcels

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

COSA GIS Division

ArcGIS Web AppBuilder

none | COSA GIS Division | COSA GIS Divisions | City of San Angelo Copyright 1987-2014 |




2732
2732
2732

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

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

Meeting Date: March 5, 2024

Item type: Consent Item

Caption:

Second reading of an ordinance for PD23-08, a request to rezone from the Ranch & Estate zoning district to the Planned Development zoning district with an underlying General Commercial zoning, allowing kennels, parking, exercise area, staff area and the housing of dogs, cats, and small animals awaiting adoption, being 5.436 acres located at 1521 S. Concho Park Dr. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The applicant, the City of San Angelo Community Development Department, has applied for a rezoning of Abst: A-0059 S-0166 Survey: G Blum; 5.436 acres (Old SAFD Fire Training Center); from Ranch and Estate (R&E) to a Planned Development (PD) with an underlying base of General Commercial (CG). This is a temporary location while the main animal shelter is being renovated. This location, being city owned, is a good distance away from current residential areas and along a major thoroughfare where visibility could assist in future adoption events. The Planning Commission voted 6-0 in favor of the recommendation of the planned development.

Funding Source(s):

Financial Impact:

NA

Other Information/Recommendation:

The Planning Commission at their January 2024 meeting, voted unanimously to recommend approval, 6-0.

Attachments:

1.	Staff Report PD23-08 rev.	Staff Report PD23-08 rev..docx
2.	Ordinance (PD23-08)	Ordinance (PD23-08).docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Sherry Bailey	Created/Initiated
Sherry Bailey	Approved
Brandon Dyson	Approved
Aaron Vannoy	Approved
Theresa James	Approved
Heather Stastny	Final Approval

STAFF REPORT – PD23-08

Planning Commission: January 22, 2024
City Council 1st reading: February 20, 2024

APPLICATION TYPE:	CASE:
Rezoning	PD23-08: 1521 S Concho Park Drive

SYNOPSIS:

The applicant, the City of San Angelo Community Development Department, has applied for a rezoning of Abst: A-0059 S-0166 Survey: G Blum; 5.436 acres (Old SAFD Fire Training Center); from Ranch and Estate (R&E) to a Planned Development (PD) with an underlying base of General Commercial (CG) and Open Space (OP). This allows a base zoning of Open Space on existing City Land with recreational and Open Space plans and with the ability to allow commercial development and perhaps the eventual sale of a portion of the property (2 acres) located at 1521 S Concho Park Drive.

LOCATION:	LEGAL DESCRIPTION:
1521 S Concho Park Drive	Abst: A-0059 S-0166 Survey: G Blum; 135 acres (Old SAFD Fire Training Center);

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Glenmore Neighborhood	R&E to PD	Open Space and General Commercial	5.436 Acres

THOROUGHFARE PLAN:

E. Avenue L: Major Throughfare, 90 Feet width – ROW; 56 feet – paving: Existing 135 ft. ROW; 51 ft. paving S. Concho Park Dr. Local Street 100 ft. ROW 36 ft. paving

NOTIFICATIONS:

4 notifications mailed within 200-foot radius on 12/27/2023. We have received zero in support and zero in opposition at this time.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the rezoning from Ranch & Estate to Planned Development of the property located at 1521 S Concho Park Drive with **three conditions**.

PROPERTY OWNER/PETITIONER:

Owner: City of San Angelo
Petitioner: Community Development Department

STAFF CONTACT:

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

Additional Information: The petitioner intends to convert existing structure for indoor animal pens. They also intend to build exercise pens or yards, additional holding pens and exercise pens. The 3,900 sq. ft. building will be converted into storage and staff offices. Later on, staff would like to convert some of the property into event areas and parking for animal support event workers and people who want to come out and work with the animals. There would also be an area along the river for trail development and public river use or exercise area.

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 has this area as Open Space with some 2 acres of Commercial development. The intended use would fit with the Comprehensive Plan.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** The existing zoning in the area is Ranch & Estate, which lends itself to one acre lots and open space. The intended use on the City land is compatible with that use.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*** The surrounding area is zoned R&E, with Single Family Residential across the local street. There is a small area of commercial zoning where E. Avenue L joins Paint Rock Road. The proposed use would be consistent with the small area of retail commercial.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** This area was used as a Fire Training Center but has not been used that way for a number of years. This area has been in a holding pattern for a number of years.

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 use would have greater visibility at this site and therefore a better chance of meeting the needs of the community service.

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.*** It provides a compatible transition for a low density use area.

Recommendations:
Staff recommends **APPROVAL** of the rezoning from Single-family Residential to Planned Development Abst: A-0059 S-0166 Survey: G Blum; 5.436 acres (Old SAFD Fire Training Center located at 1521 S Concho Park Drive with **three conditions:**

Conditions of Approval:

1. Any new signage will require approval from the Planning and Development Services department.

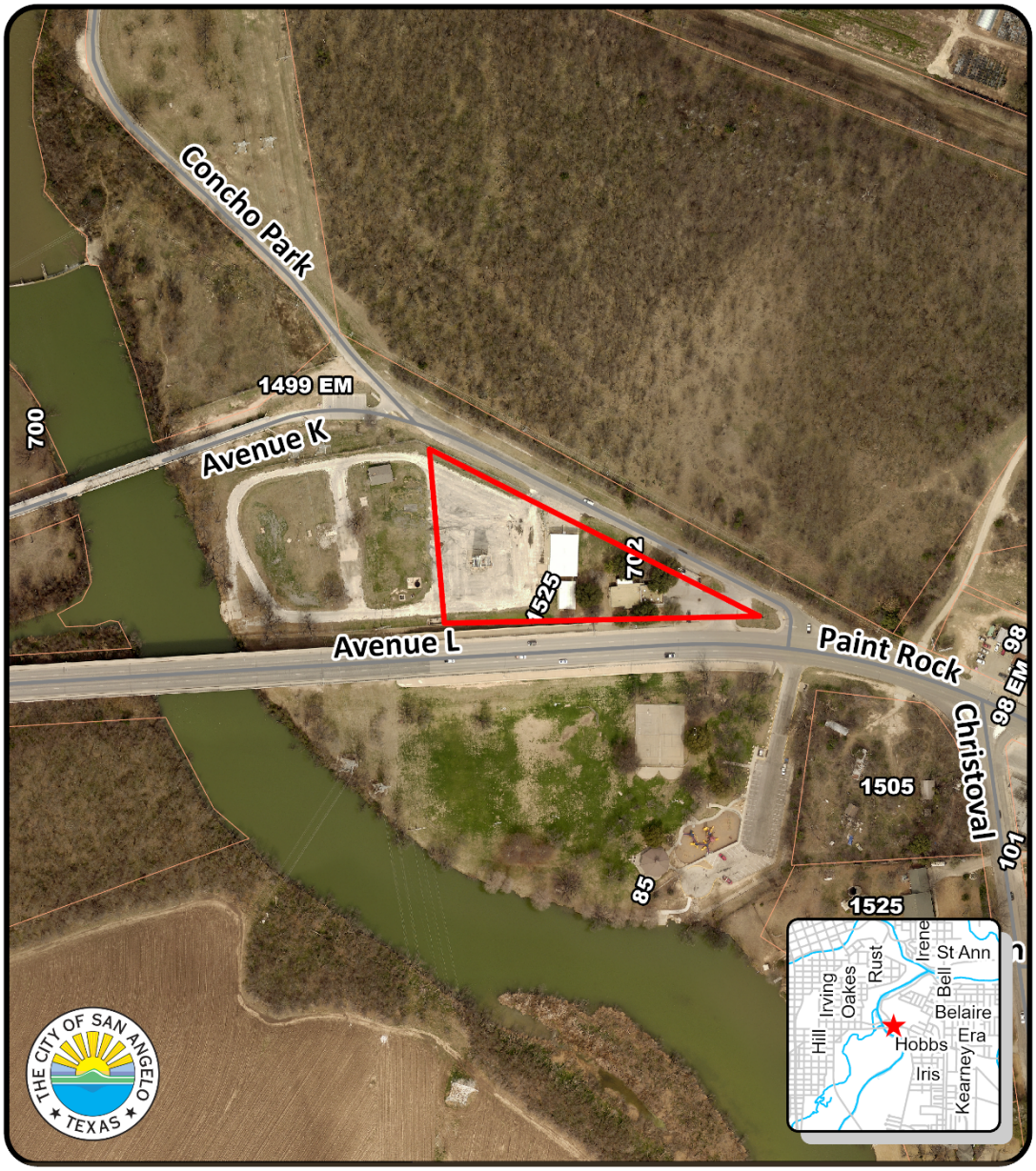
2. All new site lighting on the premises shall be shielded, downward emitting and configured in such as manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands.

3. A site development plan will need to be submitted showing the different land use areas, building development plans, fenced area plans and the recreational, trail area that is to be set aside for development.

Attachments:

Approved Plat
Zoning Map
Notice Map

Red triangle is 2 acres for Animal Control use

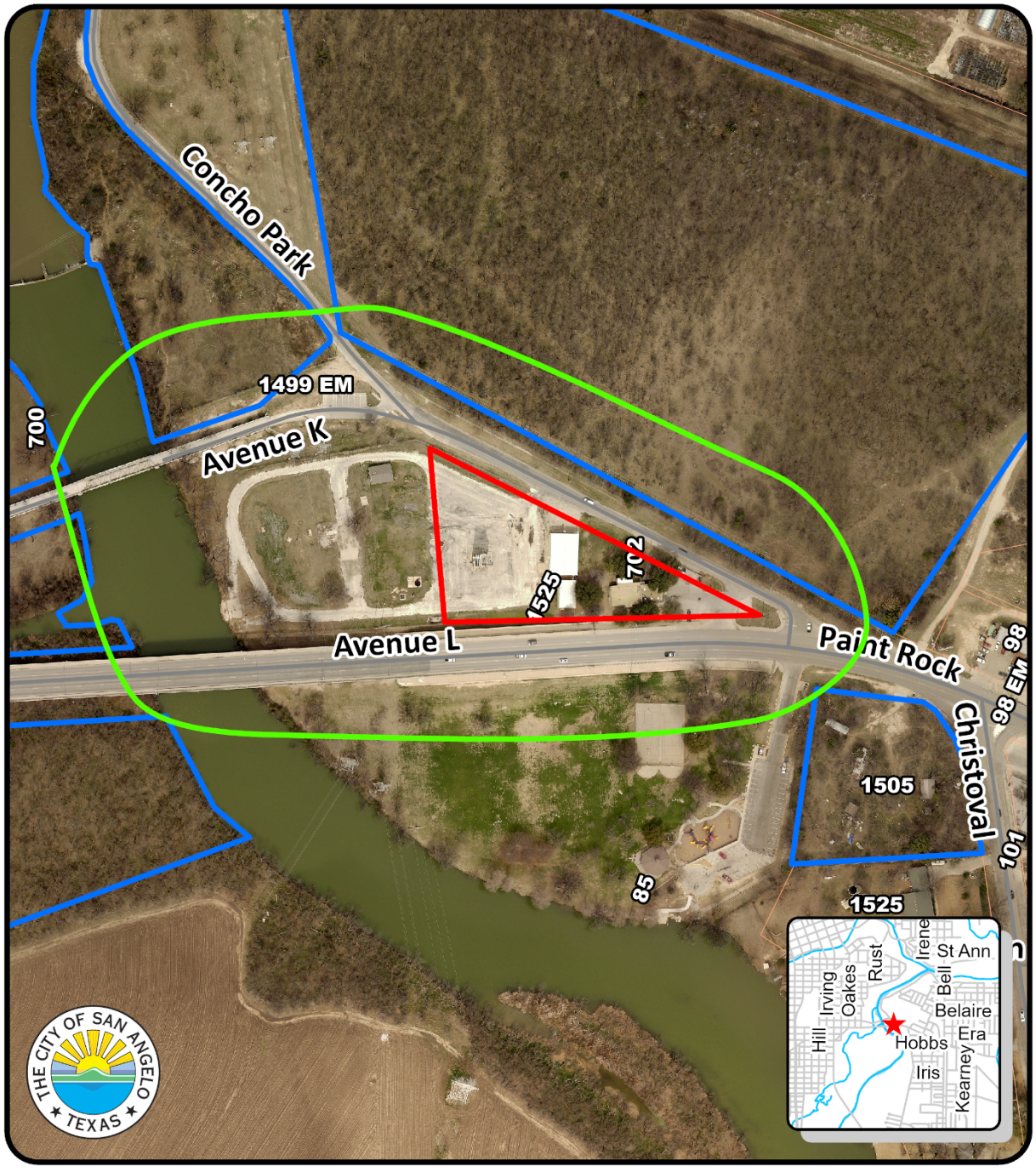


Aerial Map
PD23-08: 1521 S Concho Park
Council District: #3 Harry Thomas
Neighborhood: Glenmore

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Properties:

N

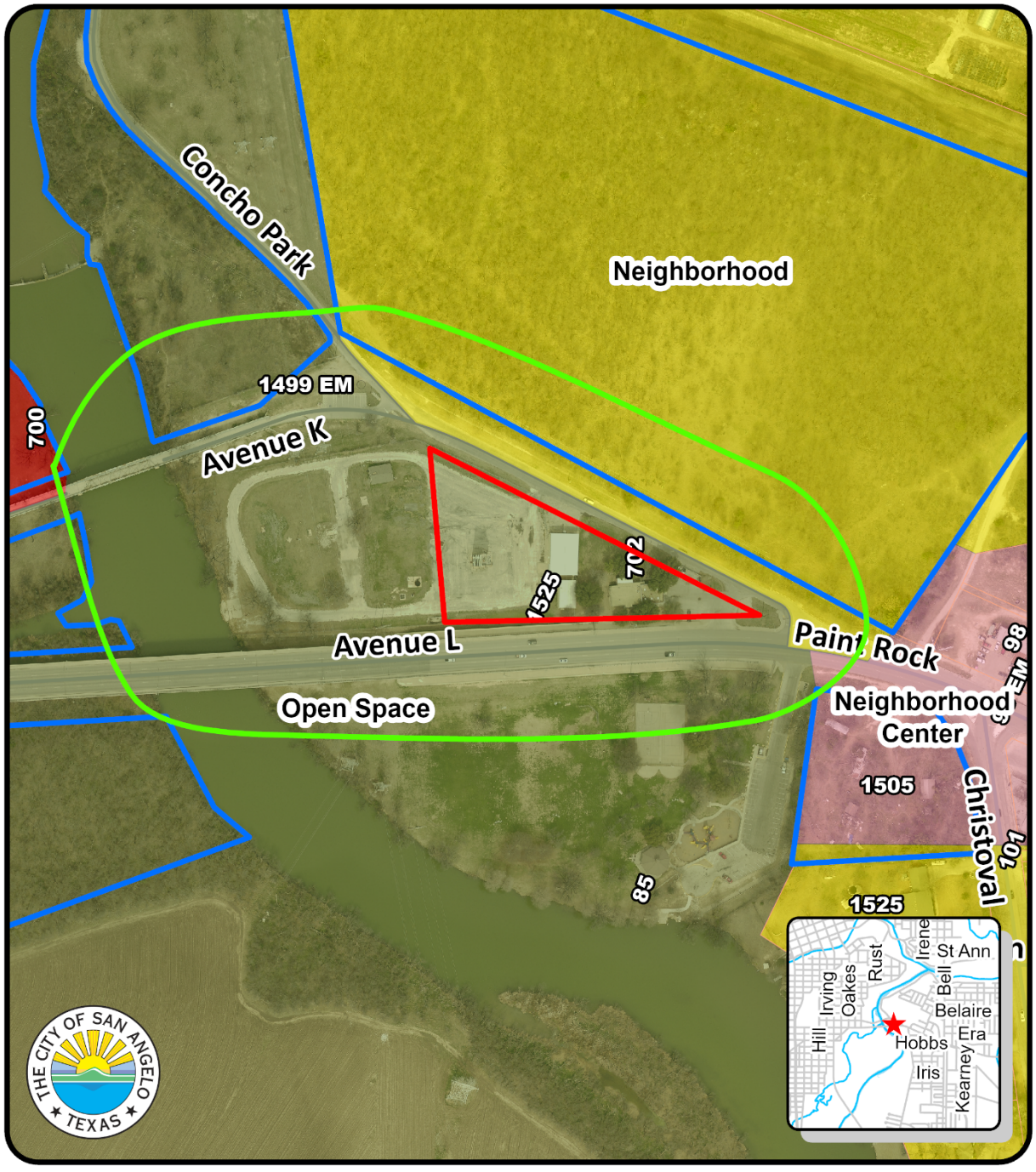


200' Notification Map
PD23-08: 1521 S Concho Park
Council District: #3 Harry Thomas
Neighborhood: Glenmore

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N



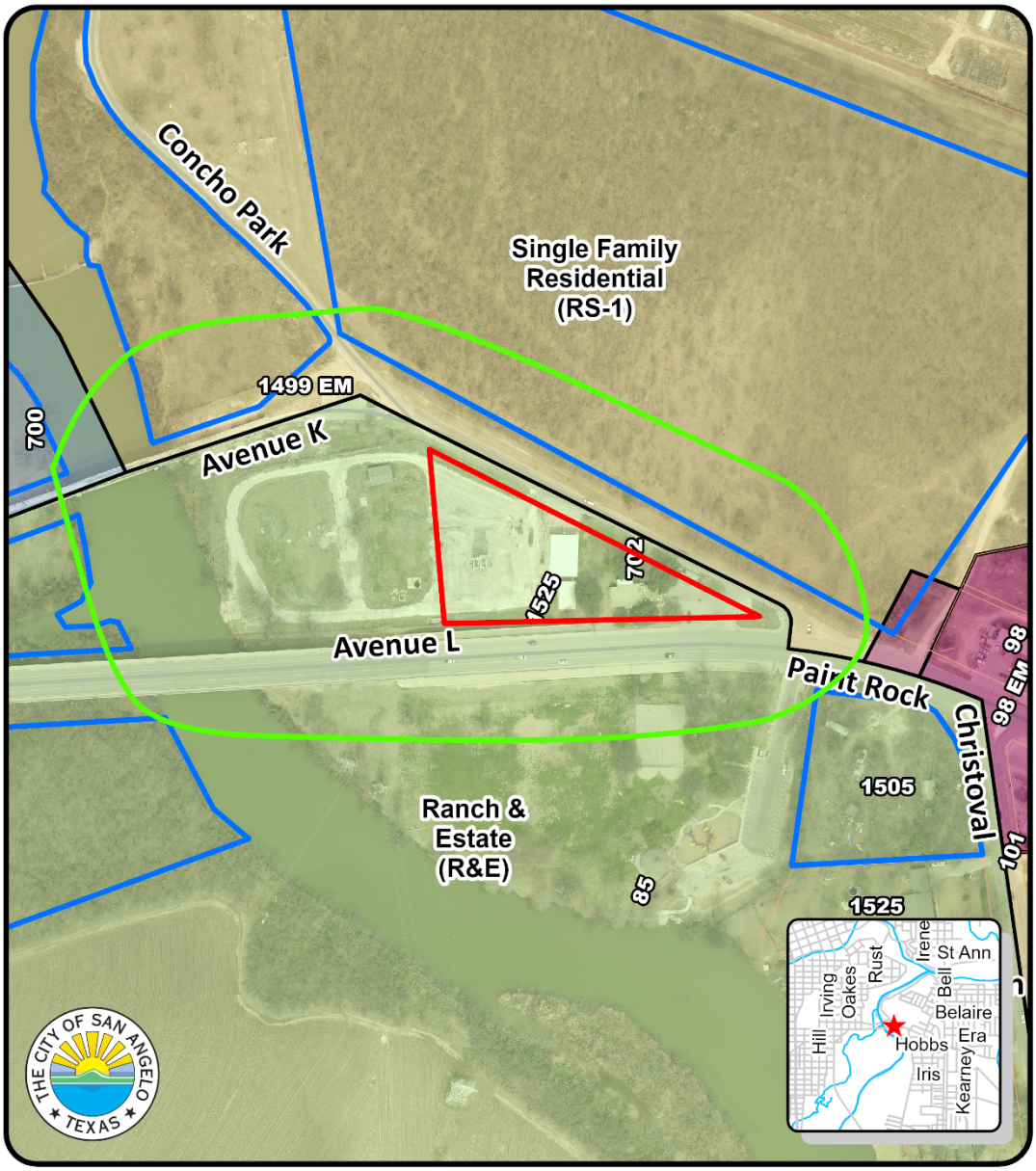
Vision Map
PD23-08: 1521 S Concho Park
Council District: #3 Harry Thomas
Neighborhood: Glenmore

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N

Planned Development
(PD with underlying Open Space and General Commercial)



Zoning Map
PD23-08: 1521 S Concho Park
Council District: #3 Harry Thomas
Neighborhood: Glenmore

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Properties:
200' Buffer:
Notified Properties:

N




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COLD
EATHER



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 5.436 ACRES LOCATED AT 1521 SOUTH CONCHO PARK DRIVE;** FROM THE RANCH AND ESTATE (R&E) ZONING DISTRICT TO A PLANNED DEVELOPMENT (PD) ZONING DISTRICT WITH AN UNDERLYING BASE ZONING OF GENERAL COMMERCIAL (CG); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD23-08: 1521 SOUTH CONCHO PARK DRIVE

WHEREAS, on the 22nd day of January, 2024, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance, and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to APPROVE the proposed Planned Development (PD23-08) Zoning District to allow for an underlying base zoning of General Commercial (CG) subject to the development standards as outlined in the Ordinance, and,

WHEREAS, on the 20th day of February 2024, City Council held a public hearing on PD23-08, pursuant to published notice, and has considered the application, comments, reports, and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit "A" of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned PLANNED DEVELOPMENT (PD23-08) ZONING DISTRICT:

The real property is generally located at 1521 South Concho Park Drive, 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 **("PD Boundary Map")**.

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

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

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

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

INTRODUCED on the **20th day of February, 2024 ,** and finally PASSED, APPROVED AND ADOPTED on this the **5th day of March, 2024.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

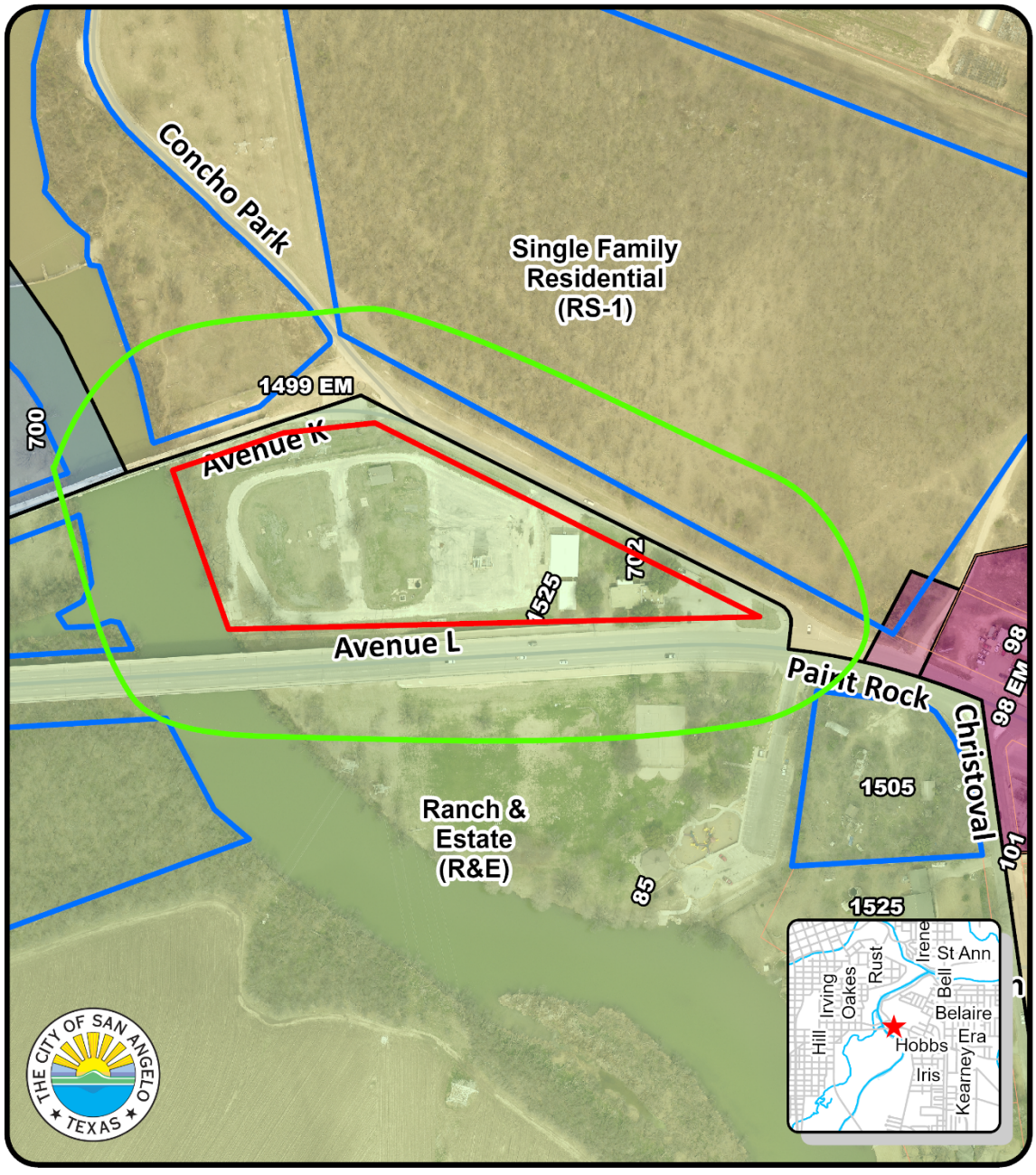
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

Exhibit "A" (PD Boundary Map)



Zoning Map
PD23-05: 1521 S Concho Park
Council District: #3 Harry Thomas
Neighborhood: Glenmore

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Properties:

200' Buffer:

Notified Properties:

N

Exhibit "B"

Applicable Regulations

The underlying zoning of PD23-08 shall be General Commercial (CG) with allowed uses including kennels, parking, exercise area, staff area and the housing of dogs, cats and small animals awaiting adoption, subject to the following regulations:

1. Any new signage will require approval from the Planning and Development Services department.

2. All new site lighting on the premises shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands.

3. A site development plan will need to be submitted showing the different land use areas, building development plans, fenced area plans and the recreational trail area this is to be set aside for recreational development.

4. Upon sale of any portion of the property, the Planned Development (PD23-08) as to that portion sold, will be revoked and the underlying General Commercial (CG) zoning district will apply.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Assistant Director, Planning and Development Services

Meeting Date: March 5, 2024

Item type: Regular Item

Caption:

Consider approving Tax Increment Reinvestment Zone (TIRZ) incentive funding for the South TIRZ private project at 36 E. Twohig totaling $75,000 (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

At the monthly meeting of the TIRZ Board conducted on January 23, 2024, the TIRZ Board unanimously voted 7-0 to fund 6 South TIRZ projects for a total of $377,462.42. At the January 30 City Council meeting, 5 projects were approved 7-0 while one project was tabled - 36 W Twohig, for further discussion.

Below is a summary of the recommended incentive projects:

The Cactus Hotel located at 32 E Twohig: The funding request from the applicant was $75,000 and the TIRZ Board recommended funding at 100% for a total of $75,000. The summary of work is to replace the fabric awnings with the same colored metal awning, and upgrade the door units and doorway framework for ADA compliance.

History of TIRZ funding for 36 W Twohig
A. 2011 a $5000 grant for egress
B. 2011 a Tax Rebate of $19, 063.50 over a ten-year period and estimated on reappraisal values.

1. Has the City Council or TIRZ considered these awnings or canopies before? 36 W Twohig has applied 3 times (2021 S. Cycle, 2022 S. Cycle, and 2023 S Cycle) for funding for these awnings.
2021 - application was accepted and ranked; however, it did not get the final funding at TIRZ board meeting as there were several projects and only the top 6 projects reviewed 75% funding level that year.
2022 - Application was rejected for not having Design and Historic Review Commission (DHRC) approval but encouraged to apply once DHRC is approved and their funding is available.
2023 - Application was approved and rated highest on the list based on current criteria.

Funding Source(s):

Financial Impact:

Each applicant has a financial investment of their project as follows:

The Cactus Hotel: $75,000
The Spur Building: $75,000
Platuea Brewing: $56,701.48
Jost Landscaping: $75,000
Blue Buffalo: $20,760.94
The Clarion Hotel: $75,000

Total from South TIRZ funds: $377,462.42

Other Information/Recommendation:

Attachments:

1.	36 E Twohig	32 E Twohig.pdf
2.	01.23.24 meeting minutes. ready	01.23.24 meeting minutes. ready.pdf
3.	36 E Twohig - Cactus Hotel.2021	36 E Twohig - Cactus Hotel.2021.pdf
4.	36 e twohig rejection	36 e twohig rejection.pdf
5.	2022 app	2022 app.pdf
6.	84001999 National Designation	84001999 National Designation.pdf
7.	Background 36 E. Twohig	Background 36 E. Twohig.pdf
8.	CA22-09 application	CA22-09 application.pdf
9.	CA22-09_Approval_Letter	CA22-09_Approval_Letter.docx
10.	CA22-09_staff report	CA22-09_staff report.pdf
11.	Combined Files - 36 E Twohig	Combined Files - 36 E Twohig.pdf
12.	Downtown Incentives Grant Tracker	Downtown Incentives Grant Tracker.pdf
13.	Expenditure Spreadsheet 1.2.14.2011	Expenditure Spreadsheet 1.2.14.2011.jpg
14.	February 22 2022 Signed Mi	February 22 2022 Signed Mi.pdf
15.	January 26 2023 Agenda	January 26 2023 Agenda.pdf
16.	January 26, 2023, Minutes	January 26, 2023, Minutes.docx
17.	Executed Agreement - 36 E Twohig 2011	Executed Agreement - 36 E Twohig 2011.pdf

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Aaron Vannoy	Approved
Holly Voth	Approved
Theresa James	Approved
Heather Stastny	Final Approval

SUMMARY
OVERALL SCOPE OF WORK TO BE PERFORMED

Historic City Center Project, Inc. (DBA Cactus Hotel)
36 East Twohig Avenue, San Angelo, TX 76903

The work program visualized herein is a restoration / revitalization of the façade of the Cactus Hotel. The work program includes three distinct parts:

1. Restore the 18 awnings attached to the east and south faces of the building by replacing the tattered / missing cloth with custom fabricated metal material. This process will also entail cleaning, repairing and painting the awning framework.

2. Paint (to match existing color) the first floor doors, window trim, awning framework and metal infrastructure.

3. Replace current, outdated / worn-out façade door frameworks with ADA door entry systems to include an ADA security locking system. This upgrade which will enhance the building and tenant security and enable the use pattern of the building to be converted from a single owner/user to a multi-user property.

Effective 9/1/2022

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: Cactus Hotel Date: November 29, 2023

Business Owner (if different from above): Historic City Center Project, Inc.

Business Address: 36 East Twohig Ave., San Angelo, Tx 76903-6441 Mailing Address P. O. Box 1991, San Angelo, Tx 76902-1991

Business Phone: 325-944-4444 Secondary Phone: 325-234-7777

Email: lee.pfluger@cactushotel.net Fax: N/A

Property Owner: Historic City Center Project, Inc.

Remit incentive payment(s) to: [X] 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 [X] 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:

[X] CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices.
The Cactus Hotel is a multi-use property in the

[X] CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity.
heart of downtown San Angelo. It provides services

[X] CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living.
and benefit for all 4 category activities promoted

[X] CATEGORY D – RETAIL/SALES - contributes a commercial business.
through the TIRZ community "mixed use" mission.

SECTION 3: INCENTIVE CATEGORIES

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

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

SECTION 4: FUNDING LEVEL

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

4A. The amount of funding requested is:

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

4B. The total estimated project cost is: $126,843.

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: $51,843, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

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

Does the proposed project:

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

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

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

- [X] *SUMMARY: a written summary outlining the overall scope of work to be performed;*
- [X] *APPLICATION: completed & signed application (this document);*
- [X] *W-9: used for establishing an account for payment by the City of San Angelo;*
- [X] *NARRATIVE: used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5*
- [X] *PROJECT BUDGET: a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.*
- [X] *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 Ruger Date: 29 Nov 2023

SECTION 6: REPRESENTATIVE:

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

_____.

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

FOR OFFICE USE ONLY:

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

NARRATIVE
PROPOSED PROJECT CRITERIA

This Project is primarily motivated by the need to replace the damaged awnings around the street level facade of the Cactus Hotel and the urgent need to increase the level of security for the building and its tenants. The street level restoration would not be completed, however, without refreshing the doors and trim with a fresh coat of paint.

When the Cactus restoration is completed, the completed façade will positively reflect on the built environment provided by the recently completed Shannon Pharmacy and Oncology Complex.

1. **Improve pedestrian and vehicular infrastructure?**
   Awnings over the sidewalk around the Cactus Hotel offer pedestrians a cool, shaded walkway as they travel in downtown San Angelo.

2. **Provide or reinforce usable & defined space?**
   Replacing the damaged awnings with historically compatible replacements reinforces the historic character of the Cactus Hotel. Modern security access will restrict movement into the building to appropriate persons and provide Cactus tenants with an enhanced sense of security.

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

4. **Support the goals of making the area a cultural, leisure and tourist destination?**
   As an iconic, historical building, any activity that enhances the ambiance and historical character of the Hotel make it more attractive as a tourist destination.

5. **Promote mixed-use development?**
   An attractive, well-maintained façade enhances the building's range and variety of clients and uses. Upgrading the entrances and providing "state of the art" ADA security systems will facilitate the change from single owner / operator use to a mixed-use pattern by multiple owners and operators.

6. **Utilize architectural styles that compliment historic areas already in existence?**
   The style of replacement awnings and door structures proposed in this Project (and approved by the DHRC) is compatible with and complimentary to the original 1929 design of the Cactus Hotel.

NARRATIVE
PROPOSED PROJECT CRITERIA
CONT.

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

The current awnings have been severely damaged by sun, the recent ice storm and high velocity wind currents that circle the Cactus Hotel. Replacing the damaged awnings will eliminate the unsightly views of the damaged awnings.

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

Shade produced by the renovated awnings is nature's natural cooling system for the Cactus Hotel. The new entrance door systems will conserve energy by reducing air leakage because the doors and glass will fit tighter.

9. **Included is a Match by the applicant.**

Total projected Project costs are $ 126,843.
Only 59 % ($75,000) will be funded by TRIZ and 41 % ($51,843) will be funded by applicant.

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
	FAÇADE RESTORATION			
	A. AWNINGS (18)			
1.	Fabricate & install new awning covers	Façade Improvement		33,024
2.	Recondition awning frames			
	B. ENTRANCE DOORS (4)			
3.	Entrance Door Units – 3 Garage Entrances	Façade Improvement		18,987
4.	Entrance Door Unit – Twohig Entrance	Façade Improvement		15,912
5.	Entrance Door 4 ADA Locking Systems	Façade Improvement		22,080
6.	Electrical Upgrades to Doors	Façade Improvement		3,000
	C. PAINTING			
7.	Clean, Repair and Paint Street Level Doors & Façade Infrastructure Trim	Façade Improvement		18,000
	D. OTHER			
8.	Structural Repairs from Door Replacements & Electrical Extension	Façade Improvement		1,000
9.	Internet Extension	Façade Improvement		1,250
10.	Contractor's Fees – 12%	Façade Improvement		13,590

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

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

Addison Lee Bruger
Applicant or representative

29 Nov 2023
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:** _____

HARTMAN ROOFING INC.

Phone: (325) 653-2888

Fax: 653-3090

Estimate

Date: 9/21/2023

96 W. 4th Street San Angelo, Tx 76903 www.hartmanroofing.com

Customer:	Job Address:	Phone:
Cactus Hotel 36 E. Twohig San Angelo TX	Same	Stacia 234-1880 Lee 234-7777 lee.pfluger@cactushotel.net

Salesman	Insurance Co.	Claim #
Kirby Hartman 325-895-0855		

Quantity	Unit	Specifications of Labor and Material Terms and Conditions	Unit Price	Amount
18	units	tear out old cloth awnings	$1,700.00	$30,600.00
		install new metal trim around edge		
		build a custom standing seam awning		
		do complete clean up		
		guarantee all work for 5 years		
1		commercial sales tax	$2,424.50	$2,424.50

Comments:

Total **$33,024.50**

All material is guaranteed as specified. All work is to be completed in a workmanlike manner according to standard practices. Deviations from above specifications involving extra costs will be executed only upon agreement by owner, and will become an extra charge on this contract. Labor and material warranty covers only work completed. Owner is to carry fire, tornado and other necessary insurance. At no additional cost to the customer, Hartman Roofing reserves the right to file for a supplemental insurance claim if the insurance adjuster's calculations are proven to be incorrect.

This proposal may be withdrawn if not accepted within 60 days.

Kirby Hartman
kirby@hartmanroofing.com

Customer

Angelo Glass & Mirror

11 W. Washington Dr.
San Angelo, Texas 76903
(325) 655-6769
Tax # 1-75-0757402-2

11-28-2023

Proposal

Project: Cactus Hotel Garage

Angelo Glass and Mirror will furnish and install, in existing openings materials in the proposal details for the sum of: **$17,540.00 + Tax $1,447.05 = $18,987.05**

Project Details:

1st Floor Garage: $14,600 + Tax $1,204.50 = $15,804.50

- 1—96" x 99 ¼" exterior opening using Kawneer 450 dark bronze anodized framing, pair of Kawneer 350 medium stile entrance doors complete with top, bottom and intermediate pivots, one electrified intermediate pivot, 1- Von Duprin 33A non electrified rim panic, 1- Von Duprin 33A QEL electrified rim panic, 1- PS902 power supply and 1- Von Duprin keyed removable steel mullion. Glazed with ¼" clear tempered safety glass.

2nd Floor Garage: $1,650.00 + Tax $136.13 = $1,786.13

- Replace existing rim panic with new electrified rim panic

3rd Floor Garage: $1,290.00 + Tax 106.43 = $1,396.43

- Replace existing latch lock with new push paddle device and install electric strike.

Thank you for the opportunity

Murray Carson

Angelo Glass & Mirror

11 W. Washington Dr.
San Angelo, Texas 76903
(325) 655-6769
Tax # 1-75-0757402-2

Proposal 11-28-2023

Project: Cactus Hotel Main Entrance

Angelo Glass and Mirror will furnish and install, in existing openings materials in the proposal details for the sum of: **$14,700.00 + Tax $1,212.75 = $15,912.75.**

Project Details:

- 1—97" x 147" exterior openings using Kawneer 450 dark bronze anodized framing, pair of Kawneer 350 medium stile entrance doors complete with top, bottom and intermediate pivots, 1- electrified intermediate pivot, 1- Von Duprin 33A non electrified rim panic, 1- Von Duprin 33A QEL electrified rim panic, 1- PS902 power supply and1- Von Duprin keyed removable steel mullion. Glazed with ¼" clear tempered safety glass.
    - 1—6'0" x 7'0" pair of doors

Thank you for the opportunity

Murray Carson

Proposal

Cactus Hotel
36 E Twohig
San Angelo, TX 76903

July 24, 2023

Cactus Hotel – Access Control – 4 doors

Dear Lee Pfluger,

Thank you for considering Ener-Tel Services as your solutions provider. Below is a list of materials provided for this installation.

This quote is for access control for 4 doors. We will provide door strikes for 2 doors and we will tie in hardware provided by others at 2 sets of double glass doors on the first floor. All doors will have card readers for entry access. This quote includes 50 access cards and 25 access fobs. Angelo Glass to provide and install electronic crash bar and power supply for double doors. Door strikes on floor 2 and 3 may require some door work or adjustments if the latch hangs. Door work is not included in this quote. Some wire maybe exposed due to access issues. Electrician to provide power, enclosure, wire, conduit and wire labor. Angelo Glass to provide new doors with electronic panic hardware and power supply.

- (1) Intellium server
- (1) Switch
- (2) surface mount door strikes
- (4) Card readers
- (1) UPS for server
- (50) Access Cards
- (25) Access Fobs
- Installation
- Programming

How much for Additional CARDS? Computer Program For Programming?

The price for this proposal is **twenty-one thousand three hundred thirty-three dollars and 00/100 dollars, ($21,330.00);** which excludes sales tax.

750.00 switch
22,080.00

Door 1 (Twohig street) $9,180.00 plus tax
Door 2 (1st floor parking garage) $3,300.00 plus tax
Door 3 (2nd floor parking garage) $4,425.00 plus tax
Door 4 (3rd floor parking garage) $4,425.00 plus tax

This proposal excludes permits, painting, patching, network, 120 VAC, internet connectivity, and conduit. This system includes a one (1) year installation warranty. Due to possible supply chain disruptions, price and product is subject to change. This proposal is valid for 14 days.

Thank you for considering us as your solution provider, if you have any questions on this proposal please contact us.

Sincerely,
Carrie Maier
Sr. Sales Associate
325-656-8375
Carrie.Maier@Ener-Tel.com

Approved By Date

By signing above, you approve and agree to the terms of this agreement, making this a binding contract.

Ener-Tel

Premier Electrical Solutions

1021 Ardmore St
San Angelo, TX 76905 US
+1 3253404166
office@premierelectricalsolutions.net

Estimate

ADDRESS
Lee Pfluger
Lee Pfluger
PO Box 1991
San Angelo, Texas 76902
United States

ESTIMATE Cactus Card Access
DATE 04/18/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
16 Electrical & Lighting	This price includes labor and material for the following: *Adding power and data for card access equipment on 3 floors ** Budgetary price for adding card access to 4 door locations**	1	3,000.00	3,000.00

NOTES
*Price does not include any card access equipment
*Price includes running data wiring to nearest server
*Price is assuming access may be cut on 3rd floor mudroom
Price was verbally discussed on 11/29/2023 with Mr. Pfluger

SUBTOTAL	3,000.00
TAX	0.00
TOTAL	**$3,000.00**

Accepted By

Accepted Date

ESTIMATE

JL Painting LLC
6702 Grand Canal Ct
San Angelo, TX 76904

2215jmac@gmail.com
+1 (325) 895-1162

Hughes Home Builders LLC

Bill to
Hughes Home Builders LLC

Estimate details
Estimate no.: 1002
Estimate date: 11/27/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Cactus Hotel				$0.00
2.		**Services** Prep and paint windows and Awnings, Prep and paint metal staircase				$18,000.00
				Total		**$18,000.00**

MINUTE RECORD OF THE CITY OF SAN ANGELO **TAX INCREMENT REINVESTMENT ZONE (TIRZ)** BOARD MEETING held on Tuesday, January 23, 2024**, at 2:00 PM,** in the Council Chambers at McNease Convention Center

A public audio/video broadcast of the meeting is available on the City's YouTube channel at: www.youtube.come/CityofSanAngelo.

PRESENT Voting Members: Chair Jon Mark Hogg, Vice Chair Greg Gayler, Trey Holmes, Stephen Brown, Bryan Benson, Ryan Newlin, Sherley Spears, and Jeana Owens

ABSENT: Carlos Rodriguez

STAFF Aaron Vannoy, Assistant Director of Planning and Development Services

Hannah Murrell, Administrative Office Coordinator

Holly Voth, Assistant City Attorney

Rick Weise, Assistant City Manager

Call to order, establish a quorum.

Chair Hogg called meeting to order.

I. Public comment

Public comment was made by Ms. Smith

II. Consideration of approving the minutes from the August 22, 2023, TIRZ Board meeting

Mr. Benson made a motion to accept the minutes. The motion was seconded by Mr. Hogg and passed unanimously

III. Election of Vice Chair

Mrs. Owens made a motion to accept Mr. Gayler to continue as Vice Chair. The motion was seconded by Mr. Newlin and passed unanimously

IV. Financial Report.

Mr. Vannoy presented the Financial Report.

THE CITY OF SAN ANGELO, TEXAS
Schedule of Revenues and Expenditures
Fiscal Year through December 31, 2023
TIRZ - Fund 106

	Current Budget
SOUTH	
Beginning Zone Balance	**653,408**
REVENUES:	
Property Tax	1,202,777
Interest Income	3,878
Total Revenues	1,206,655
EXPENDITURES:	
Private Incentives Committed	695,136
Chadbourne Street	162,977
Streetscape Maintenance	15,723
Operating	6,861
Total Expenditures	880,697
Available for Assignment	**979,366**
NORTH	
Beginning Zone Balance	**3,141,155**
REVENUES:	
Property Tax	1,109,239
Interest Income	60,953
Total Revenues	1,170,192
EXPENDITURES:	
Private Incentives Committed	891,167
Chadbourne Street	859,195
Streetscape Maintenance	57,726
Public Improvements Set Aside	103,740
Operating	12,153
Total Expenditures	1,923,981
Available for Assignment	**2,387,366**

V. Consideration of a request for the extension of Francos Café- 2218 Martin Luther King incentive project

Mr. Brown made a motion to approve the action. The motion was seconded by Mr. Newlin and passed unanimously

VI. Consideration and possible action of South TIRZ projects

A. 36 E. Twohig
B. 40 W. Twohig
C. 214 S. Chadbourne
D. 202 Martin Luther King
E. 123 N. Chadbourne
F. 441 Rio Concho Dr.

Mr. Brown made a motion to approve. The motion was seconded by Mr. Holmes and passed unanimously

VII. Discussion and consideration of a second funding cycle in the South

Mr. Brown made a motion to open the cycle on March 1, 2024. The motion was seconded by Mrs. Owens and passed unanimously

IX. Discussion and possible action on 4th Street Between Martin Luther King DR. And N. Chadbourne St

Decision passed unanimously to not pursue any further

X. Directors Report

A. Discussion on Board training

XI. Announcements/ Possible future meeting items

A. Next scheduled meeting- February 27, 2024
B. Discussion on reevaluating TIRZ strategy in the North Zone including use of funds for private grants, non-profits and public improvements.

XII. Adjournment.

Mr. Hogg adjourned the meeting at 2:57 PM.

_____

Jon Mark Hogg, TIRZ Board Chair

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: Cactus Hotel Date: 28 December 2021

Business Owner (if different from above): Historic City Center Project, Inc.

Business Address: 36 East Twohig, San Angelo, TX 76903 Mailing Address: P.O. Box 1991, San Angelo, TX 76902

Business Phone: 325-944-4444 Secondary Phone: 325-234-7777

Email: lee.pfluger@cactushotel.net Fax: N/A

Property Owner: Historic City Center Project, Inc.

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.)

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

SECTION 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.

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

SECTION 4: CHECKLIST OF REQUIRED APPLICATION DOCUMENTS

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

- [x] *APPLICATION: Completed & signed application (this document)*
- [x] *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*
- [x] *RENDERINGS/ELEVATION DRAWINGS: Sketches, drawings, or pictures of the work to be performed must be provided, (what the project will look like when complete)*
- [x] *CURRENT PHOTOS*
- [x] *W-9: Used for establishing an account for payment by the City of San Angelo.*
- [x] *NARRATIVE/SUMMARY: Used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 2.*
- [x] *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 :* 439,140

☐ *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 173,632, 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 69,545, 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~~ South 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 Addison Lee Bluge Date: 3 Jan 2022

SECTION 7: REPRESENTATIVE

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

_____

_____

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

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

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

Addison Lee Bluge
Applicant or representative

3 January 2022
Date

FOR OFFICE USE ONLY:

SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST DATE

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

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

PROJECT CRITERIA

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

1. **Improve pedestrian and vehicular infrastructure?**

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

2. **Provide or reinforce usable & defined space?**

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

3. **Strengthen the focus area's identity?**

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

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

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

5. **Promote mixed-use development?**

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

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

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

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

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

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

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

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

Shade produced by the renovated awnings is natures natural cooling system for the Cactus Hotel.

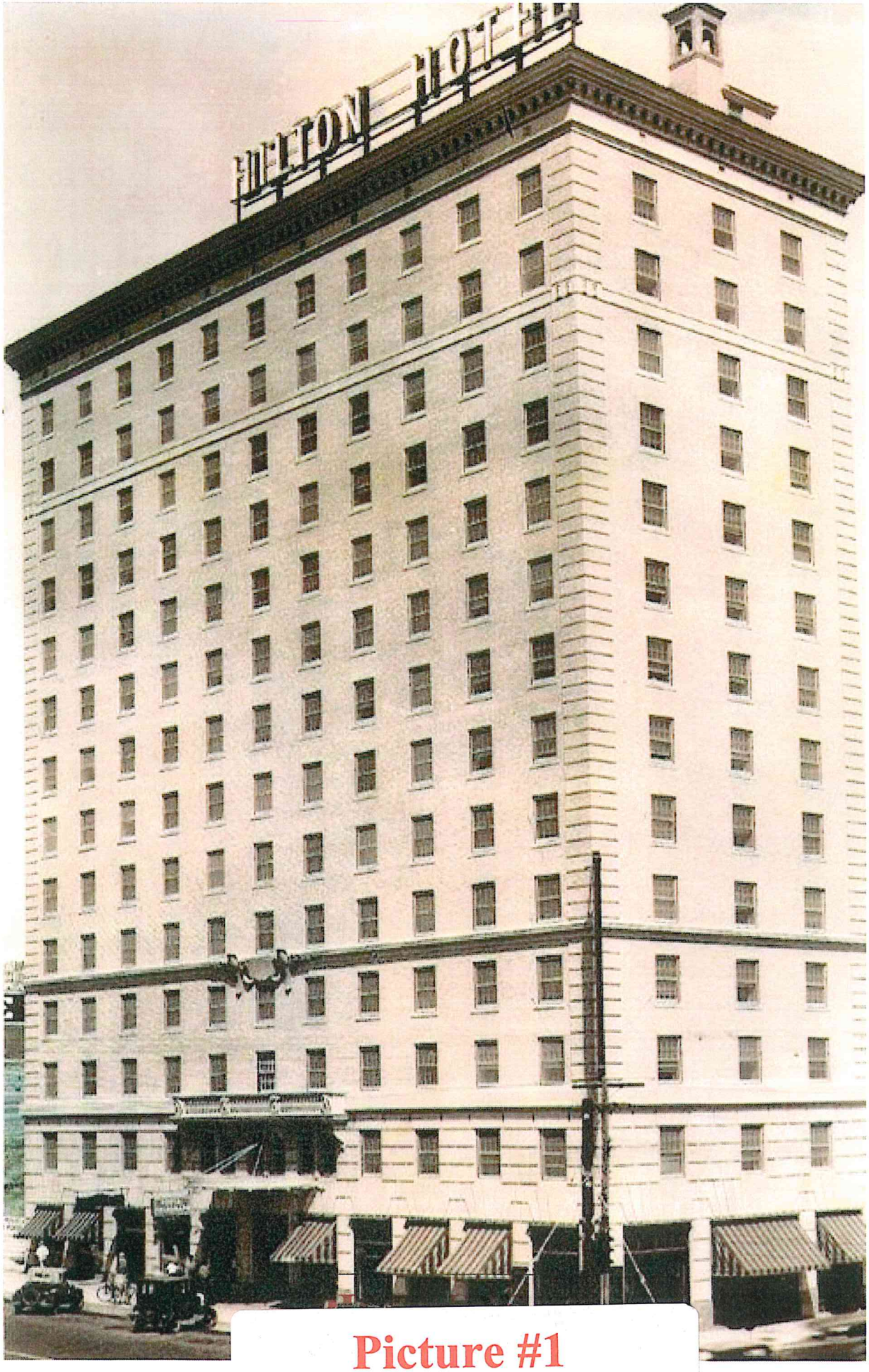
9. **Include an aggressive Match by the applicant in excess of what is minimally required?**

Total projected Project costs are $173,632.

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

ZONE IMPACT

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



Picture #1



Picture #2

Awning Pictures for the Cactus Hotel

SOUTHWEST AWNINGS



Picture #3

Awning Pictures for the Cactus Hotel

SOUTHEAST AWNINGS



Picture #4

Awning Pictures for the Cactus Hotel

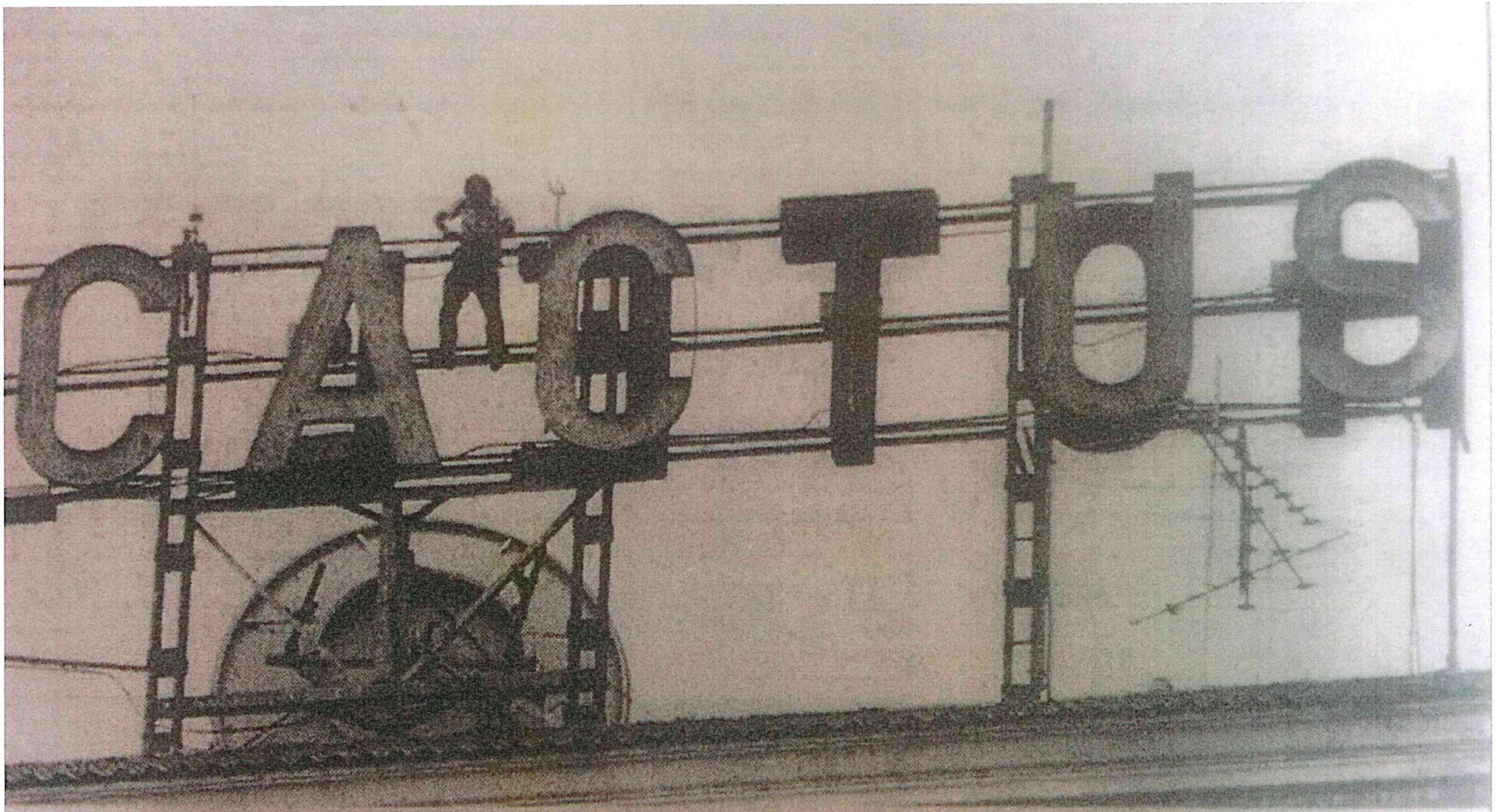
EAST AWNINGS



Picture #5

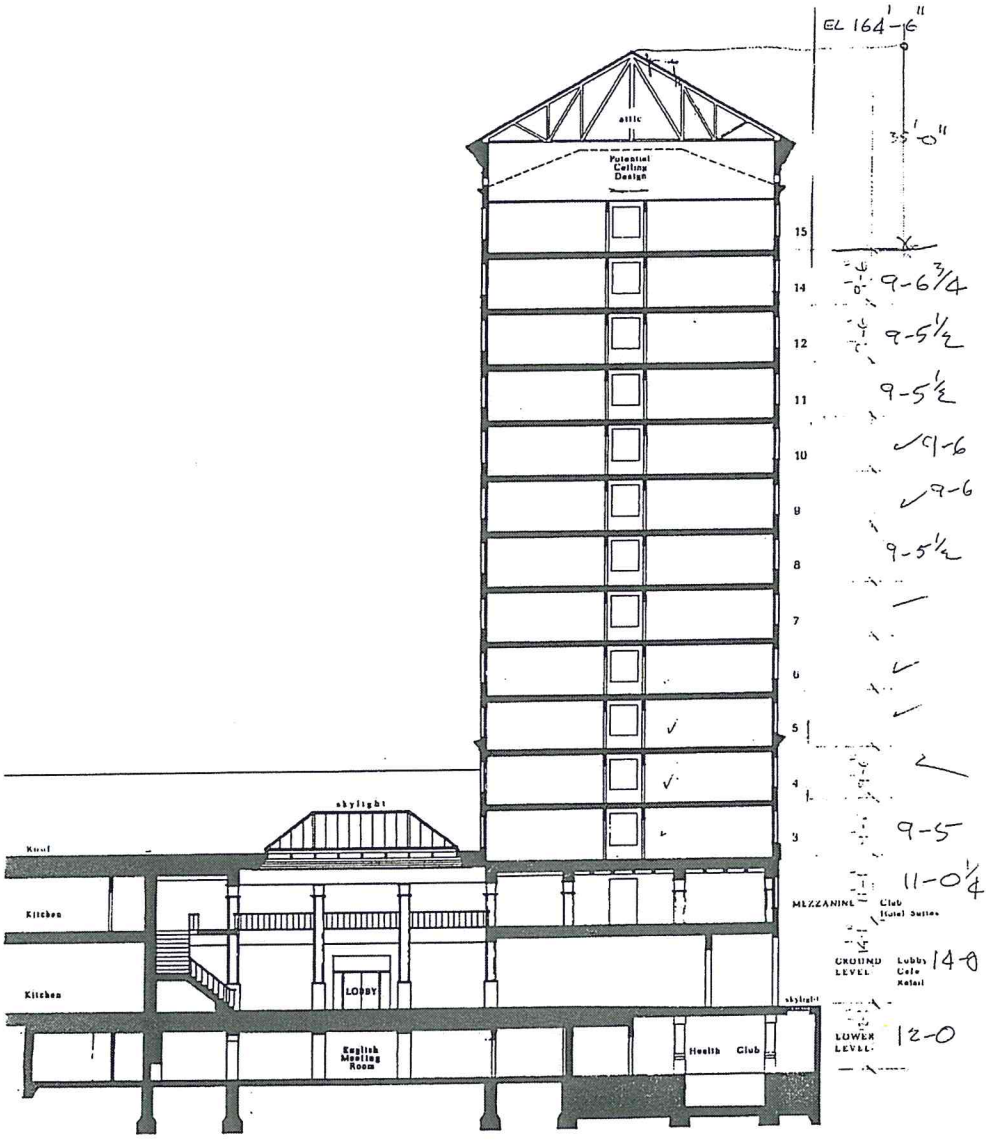


Picture #6



PICTURE #7

A worker atop the Hotel Cactus works to anchor and wire in a new antenna in 1985. The building was constructed in 1928, one of the early hotels in the Hilton chain.



the Cactus BUILDING SECTION

PICTURE #8

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Historic City Center Project, Inc.

2 Business name/disregarded entity name, if different from above

dba Cactus Hotel

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

PO Box 1991

Requester's name and address (optional)

6 City, state, and ZIP code

San Angelo, TX 76902

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

7	5	–	2	4	2	7	7	9	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Addison Lee Bruga Date ▶ 28 December 2021

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*



AWNING 1


(325) 653-2411
cvcaa.org
info@cvcaa.org
Concho Valley
Community
Action Agency
Helping People, Changing Lives
Hours
Monday-Friday
8am 5pm
Handicap Access
though Cactus
Lobby Elevator

AWNING 2



AWNING 3


JUNIOR LEAGUE
of San Angelo, Inc.
Women Building Better Communities
VISA

AWNING 4



AWNING 5



AWNING 6



AWNING 7



AWNING 8



AWNING 9


Mesquite Bean
Cafe & Catering Co.
817 2070
Mon-Fri
8a 2pm
Push
We Deliver!
OPEN
BUSINESS HOURS

AWNING 10



AWNING 11



AWNING 12



AWNING 13



AWNING 14



AWNING 15



AWNING 16



AWNING 17



AWNING 18

The City Of

San Angelo, Texas

Planning & Development Services - Office of the Director
52 W. College St. 76903

December 15, 2022

Historic City Center Project, Inc.
P.O. Box 1991
San Angelo, Texas 76902

Re: TIRZ Incentive Application

Dear Mr. Pfluger:

This letter is to update you regarding the status of your application requesting incentives for your proposed project at 36 East Twohig Ave to be funded by the Tax Increment Reinvestment Zone (TIRZ) in its FY22-23 program. Your application was received and carefully reviewed by TIRZ staff. Unfortunately, we regret to inform you that your project was deemed ineligible for review in this cycle of projects.

In order to be eligible for incentive funds, the adopted incentive policy requires an "approval letter from the Design and Historic Review Commission (DHRC), if applicable." It has been determined that your project does, in fact, require such approval. Given that your application did not include an approval letter (and staff also checked with City staff responsible for the DHRC to confirm that no such approval has been received), we must reject your application.

However, since this appears to be a very promising project, we encourage you to resubmit in the next application cycle. Those applications will be accepted beginning April 1, 2023, through May 31, 2023.

We appreciate your interest and wish you the best of luck with your project.

Sincerely,

Bryon Fox

Bryon Fox
TIRZ Incentive Program Coordinator
Planning and Development Services

Effective 9/1/2022

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: Cactus Hotel Date: November 21, 2022

Business Owner (if different from above): Historic City Center Project, Inc.

Business Address: 36 East Twohig Ave., San Angelo, TX 76903-6441 Mailing Address P. O. Box 1991, San Angelo, TX 76902-1991

Business Phone: 325-944-4444 Secondary Phone: 325-234-7777

Email: lee.pfluger@cactushotel.net Fax: N/A

Property Owner: Historic City Center Project, Inc.

Remit incentive payment(s) to: [X] 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 [X] 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:

[X] CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices.
The Cactus Hotel is a multifunctional property in the

[X] CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity.
heart of downtown San Angelo. It provides services

[X] CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living.
and benefit for all 4 category activities promoted

[X] CATEGORY D – RETAIL/SALES - contributes a commercial business.
through the TIRZ community "mixed use" mission.

SECTION 3: INCENTIVE CATEGORIES

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

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

SECTION 4: FUNDING LEVEL

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

4A. The amount of funding requested is:

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

4B. The total estimated project cost is: 54,759.

4C. The amount of funding requested is: 40,690, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: 14,069, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

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

Does the proposed project:

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

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

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

- [X] *SUMMARY: a written summary outlining the overall scope of work to be performed;*
- [X] *APPLICATION: completed & signed application (this document);*
- [X] *W-9: used for establishing an account for payment by the City of San Angelo;*
- [X] *NARRATIVE: used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5*
- [X] *PROJECT BUDGET: a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.*
- [X] *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.*** Submitted 11/18/22

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 Krueger Date: 27 Nov 2022

SECTION 6: REPRESENTATIVE:

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

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

FOR OFFICE USE ONLY:

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

SUMMARY
OVERALL SCOPE OF WORK TO BE PERFORMED

The work program visualized herein is a restoration / revitalization of the first floor façade of the Cactus Hotel. The work program includes two distinct parts:

1. Restore the 18 awnings attached to the east and south faces of the building by replacing the tattered / missing cloth with custom fabricated metal material. This process will also entail cleaning, repairing and painting the awning framework.

2. Paint (to match existing color) the first floor doors, window trim, awning framework and metal infrastructure.

NARRATIVE
PROPOSED PROJECT CRITERIA

This Project is motivated primarily by the urgent need to replace the damaged awnings around the street level portion of the Cactus Hotel. The street level restoration would not be completed, however, without refreshing the doors and trim with a fresh coat of paint.

When the Cactus restoration is completed, the completed façade will positively reflect on the built environment provided by the recently completed Shannon Pharmacy and Oncology Complex.

1. **Improve pedestrian and vehicular infrastructure?**
   Awnings over the sidewalk around the Cactus Hotel offer pedestrians a cool, shaded walkway as they travel in downtown San Angelo.

2. **Provide or reinforce usable & defined space?**
   Replacing the damaged awnings with historically compatible replacements reinforces the historic character of the Cactus Hotel.

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

4. **Support the goals of making the area a cultural, leisure and tourist destination?**
   As an iconic, historical building, any activity that enhances the ambiance and historical character of the Hotel make it more attractive as a tourist destination.

5. **Promote mixed-use development?**
   An attractive, well-maintained façade enhances the building's range and variety of clients and uses.

6. **Utilize architectural styles that compliment historic areas already in existence?**
   The style of replacement awnings proposed in this Project is compatible with and complimentary to the original 1929 design of the Cactus Hotel.

7. **Help to mitigate or eliminate undesirable views or outside storage?**
   The current awnings have been severely damaged by sun, the recent ice storm and high velocity wind currents that circle the Cactus Hotel. Replacing the damaged awnings will eliminate the unsightly views of the damaged awnings.

NARRATIVE
PROPOSED PROJECT CRITERIA
CONT.

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

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

9. **Included is a Match by the applicant.**

Total projected Project costs are $ 54,759.
Only 74.3 % ($ 40,690) will be funded by TRIZ and 25.7 % ($ 14,069) will be funded by applicant.

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
	FACADE RESTORATION			
	A. AWNINGS (18)			
1	Fabricate & install new awning covers	Façade Improvement	$ 1,732	$ 31,176
2	Recondition awning frames	Façade Improvement	$ 170	$ 3,060
	B. PAINTING			
3	Clean, Repair and Paint Street level Doors & Façade Infrastructure Trim	Façade Improvement		$ 16,000
	C. OTHER			
4.	Trash removal (20 yard)	Match		$ 505
5.	Contractor Fees (8%)	Façade Improvement		$ 4,018
	TOTAL PROJECT COST			**$ 54,759**

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

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

Addison Lee Rutherford — 27 Nov 2022

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:** _____

HARTMAN ROOFING INC.

Phone: (325) 653-2888

Fax: 653-3090

96 W. 4th Street San Angelo, Tx 76903 www.hartmanroofing.com

Estimate

Date: 11/16/2022

Customer:	Job Address:	Phone:
Cactus Hotel 36 E. Twohig San Angelo TX	Same	Stacia 234-1880 Lee 234-7777 lee.pfluger@cactushotel.net

Salesman	Insurance Co.	Claim #
Kirby Hartman 325-895-0855		

Quantity	Unit	Specifications of Labor and Material Terms and Conditions	Unit Price	Amount
18	units	tear out old cloth awnings	$1,600.00	$28,800.00
		install new metal trim around edge		
		build a custom standing seam awning		
		do complete clean up		
		guarantee all work for 5 years		
1		commercial sales tax	$2,376.00	$2,376.00

Comments:

Total **$31,176.00**

All material is guaranteed as specified. All work is to be completed in a workmanlike manner according to standard practices. Deviations from above specifications involving extra costs will be executed only upon agreement by owner, and will become an extra charge on this contract. Labor and material warranty covers only work completed. Owner is to carry fire, tornado and other necessary insurance. At no additional cost to the customer, Hartman Roofing reserves the right to file for a supplemental insurance claim if the insurance adjuster's calculations are proven to be incorrect.

This proposal may be withdrawn if not accepted within 60 days.

Kirby Hartman
kirby@hartmanroofing.com

Customer

McMillan Painting

6841 Templin Ct.
Suite N
San Angelo, TX 76904

Phone # 325-895-1077 mcmillanpainting@verizon.net

Estimate

Date	Estimate #
11/29/2022	1186

Name / Address
Cactus Hotel San Angelo, Tx

Project

Description	Qty	Rate	Total
Proposal to paint window units & awnings		0.00	0.00
Prep and paint large metal awnings	2	2,000.00	4,000.00
Prep & paint metal staircase & door on North side of building	1	3,000.00	3,000.00
Prep and repair window frames, and paint	20	450.00	9,000.00
		Total	$16,000.00

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(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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Give Form to the requester. Do not send to the IRS.

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Historic City Center Project, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

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Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
P.O. Box 1991

Requester's name and address (optional)

6 City, state, and ZIP code
San Angelo, TX 76902

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
			–			–				

or

Employer identification number
7	5	–	2	4	2	7	7	9	9

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1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
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3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** ▶ Addison Lee Bleyer | **Date** ▶ 2/8/2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

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- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Location of Existing Building

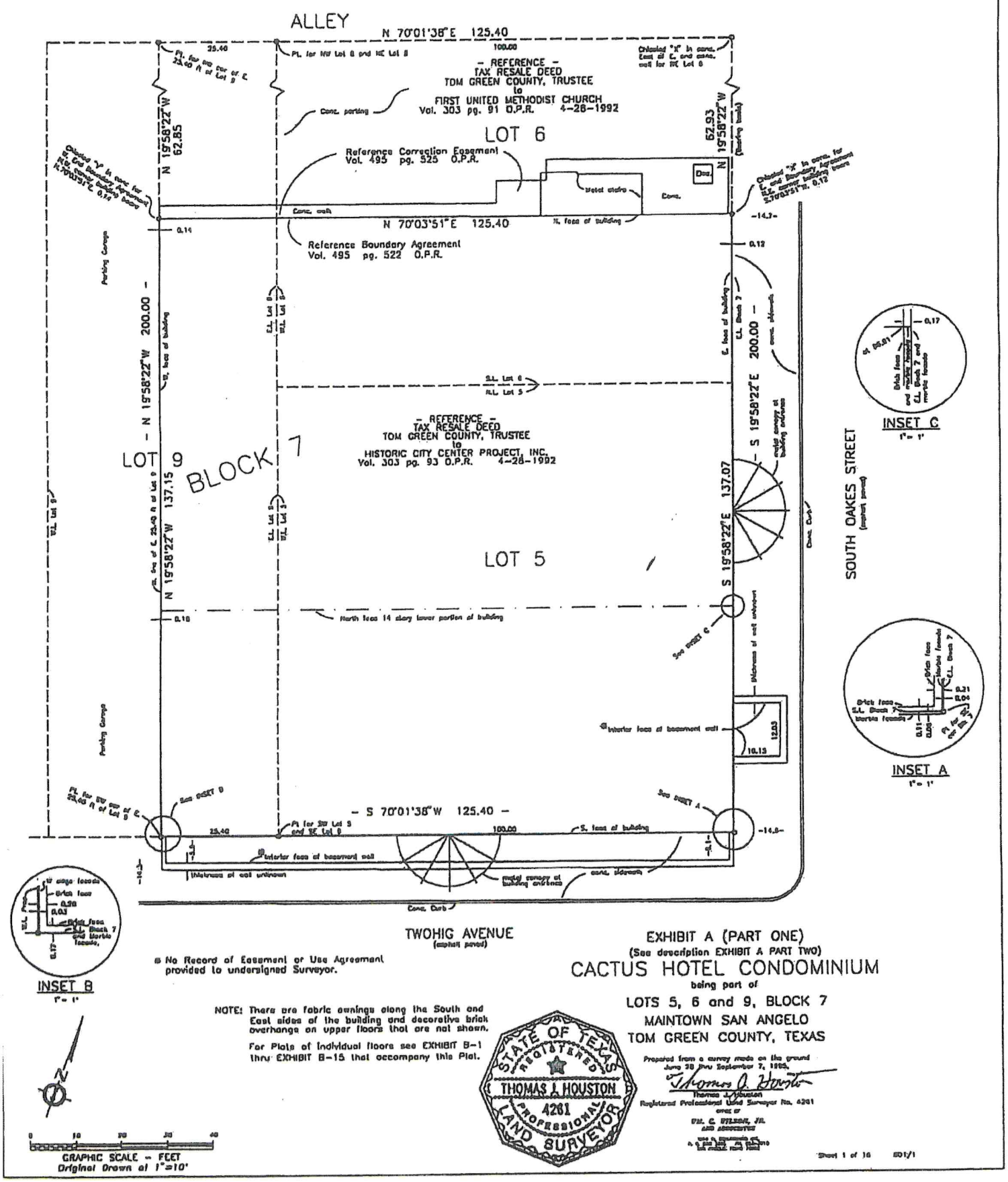


EXHIBIT A (PART ONE)

(See description EXHIBIT A PART TWO)

CACTUS HOTEL CONDOMINIUM

being part of

LOTS 5, 6 and 9, BLOCK 7

MAINTOWN SAN ANGELO

TOM GREEN COUNTY, TEXAS

Prepared from a survey made on the ground June 28 thru September 7, 1995.

Thomas J. Houston

Thomas J. Houston

Registered Professional Land Surveyor No. 4261

STATE OF TEXAS
REGISTERED
THOMAS J. HOUSTON
4261
PROFESSIONAL
LAND SURVEYOR

GRAPHIC SCALE – FEET

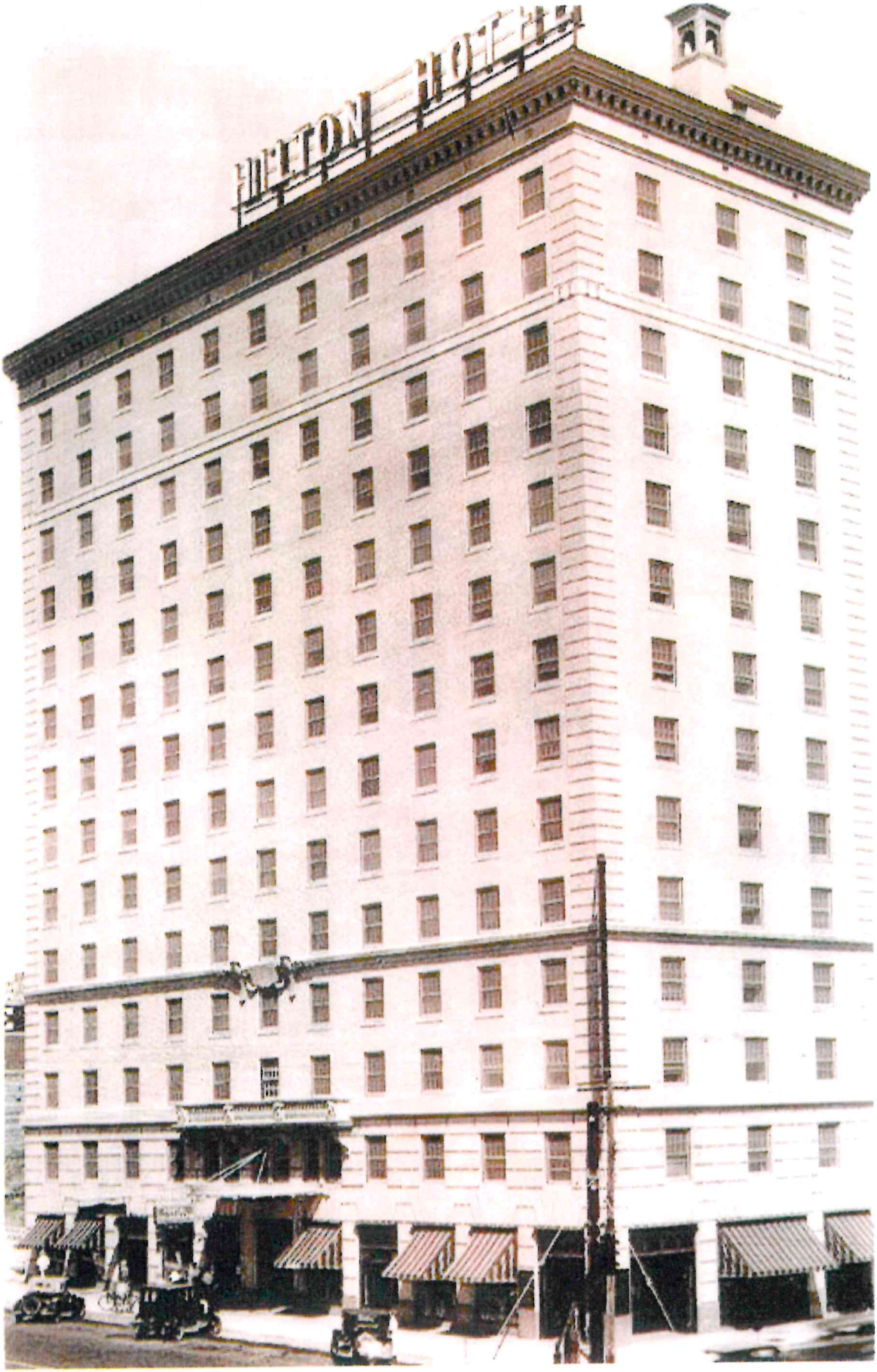
Original Drawn at 1"=10'

@ No Record of Easement or Use Agreement provided to undersigned Surveyor.

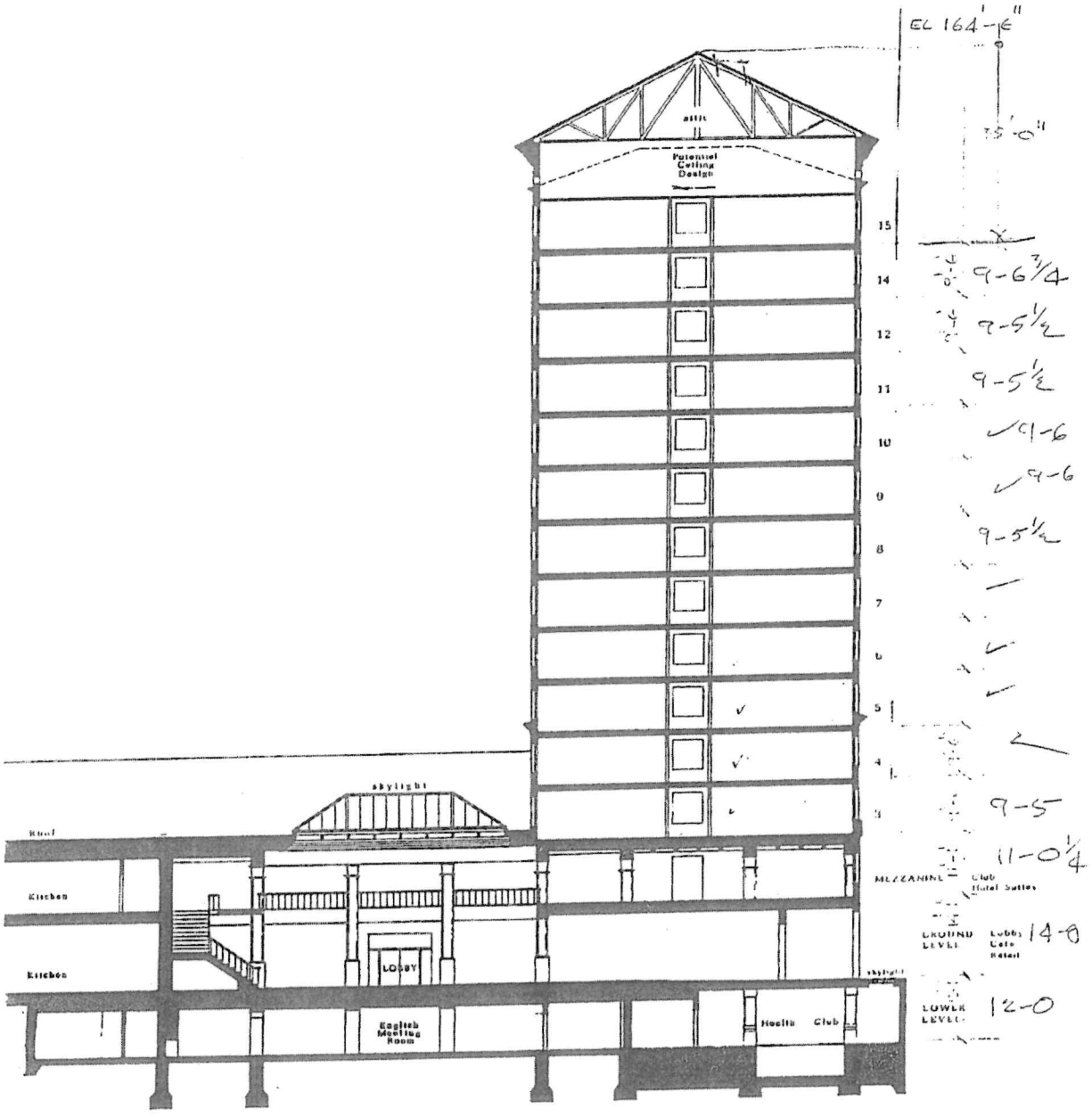
NOTE: There are fabric awnings along the South and East sides of the building and decorative brick overhangs on upper floors that are not shown.

For Plats of individual floors see EXHIBIT B-1 thru EXHIBIT B-15 that accompany this Plat.

Elevation of Building including Windows and Doors



Elevation of Building

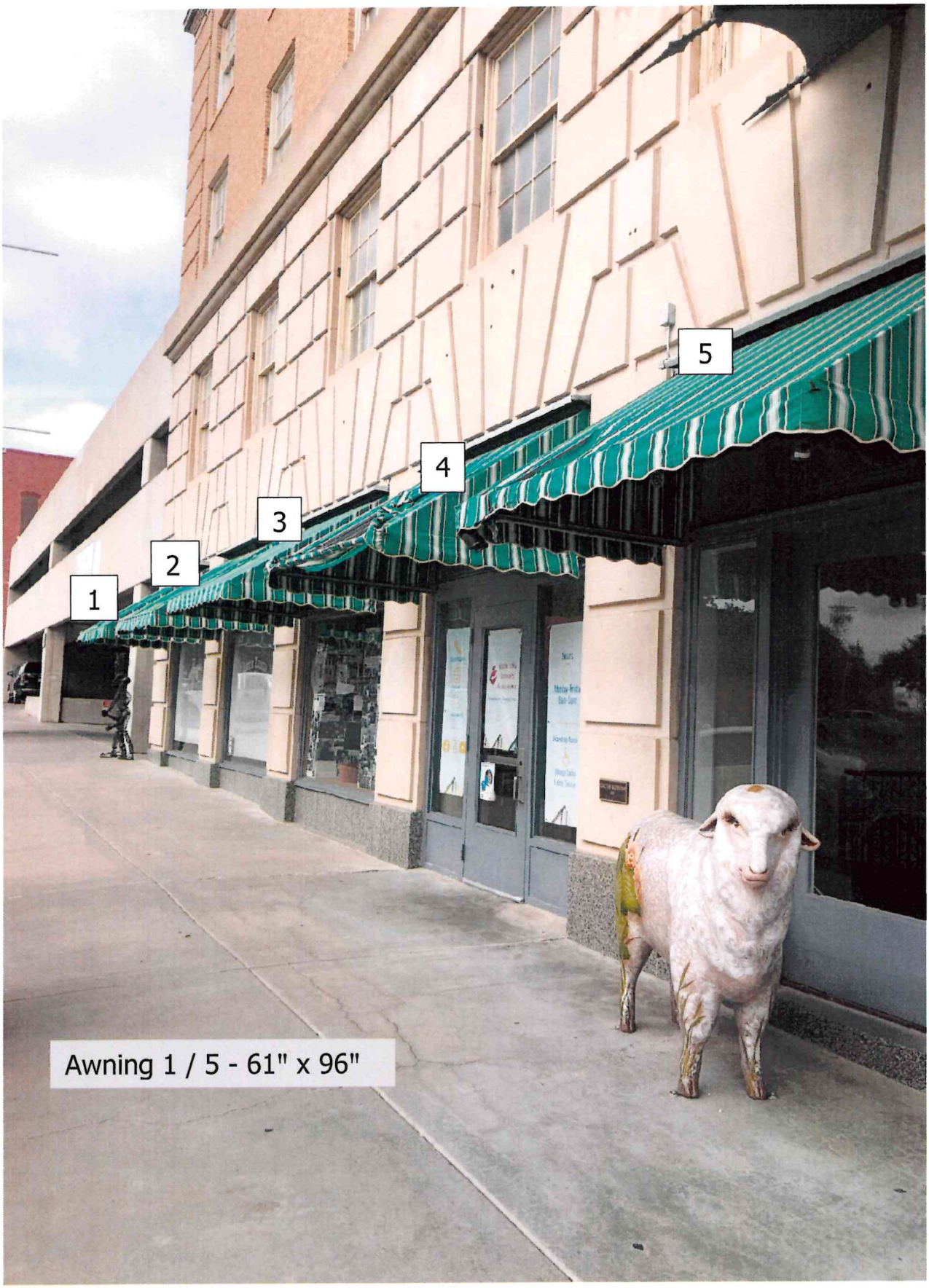


the Cactus

BUILDING SECTION

Awning Pictures for the Cactus Hotel

SOUTHWEST AWNINGS



Awning Pictures for the Cactus Hotel

SOUTHEAST AWNINGS



Awning Pictures for the Cactus Hotel

EAST AWNINGS



NEED FOR WORK TO BE DONE (1 OF 2)



PREVIOUS



CURRENT

NEED FOR WORK TO BE DONE (2 OF 2)



CURRENT



PROPOSED

AWNING DESIGN SAMPLES



PROPOSED COLOR



PROPOSED DESIGN

Specifications for Awning Cover Material

Quality Metals
ROOF AND WALL SYSTEMS
www.saqualitymetals.com

Storm ARMOR

DURA COAT PRODUCTS INC

Durapon

PRODUCT BULLETIN

Durapon 70 PVDF Fluorocarbon
Premium Coil Coating

Durapon 70 is based on a unique Proprietary Resin System that incorporates 70% Polyvinylidine Fluoride (PVDF). Designed as a premium finish to provide outstanding protection from acid rain and corrosive environments. *Durapon 70* coatings provide excellent color retention and resistance to chalking and fading for a long lasting finish.

Available in a wide variety of colors, including metallic and exotic finishes. *Durapon 70* incorporates high quality exterior grade and durable, color fast ceramic pigments. An efficient custom color matching process provides quick delivery on special colors to meet customer needs. The use of mica pigments in the metallic colors eliminates the need for a clear overcoat.

Durapon 70 is designed for application to Hot Dipped Galvanized, Zinc-Aluminum Alloy Steel (i.e. Zincalume®, Galvalume®) and Aluminum substrates. *Durapon 70* is a fully warranted coating system designed to be applied as two-coat primer/finish systems by certified applicators. DC477 Global Primer or DC4525Y-7 Urethane primer hold be utilized to provide exceptional corrosion protection.

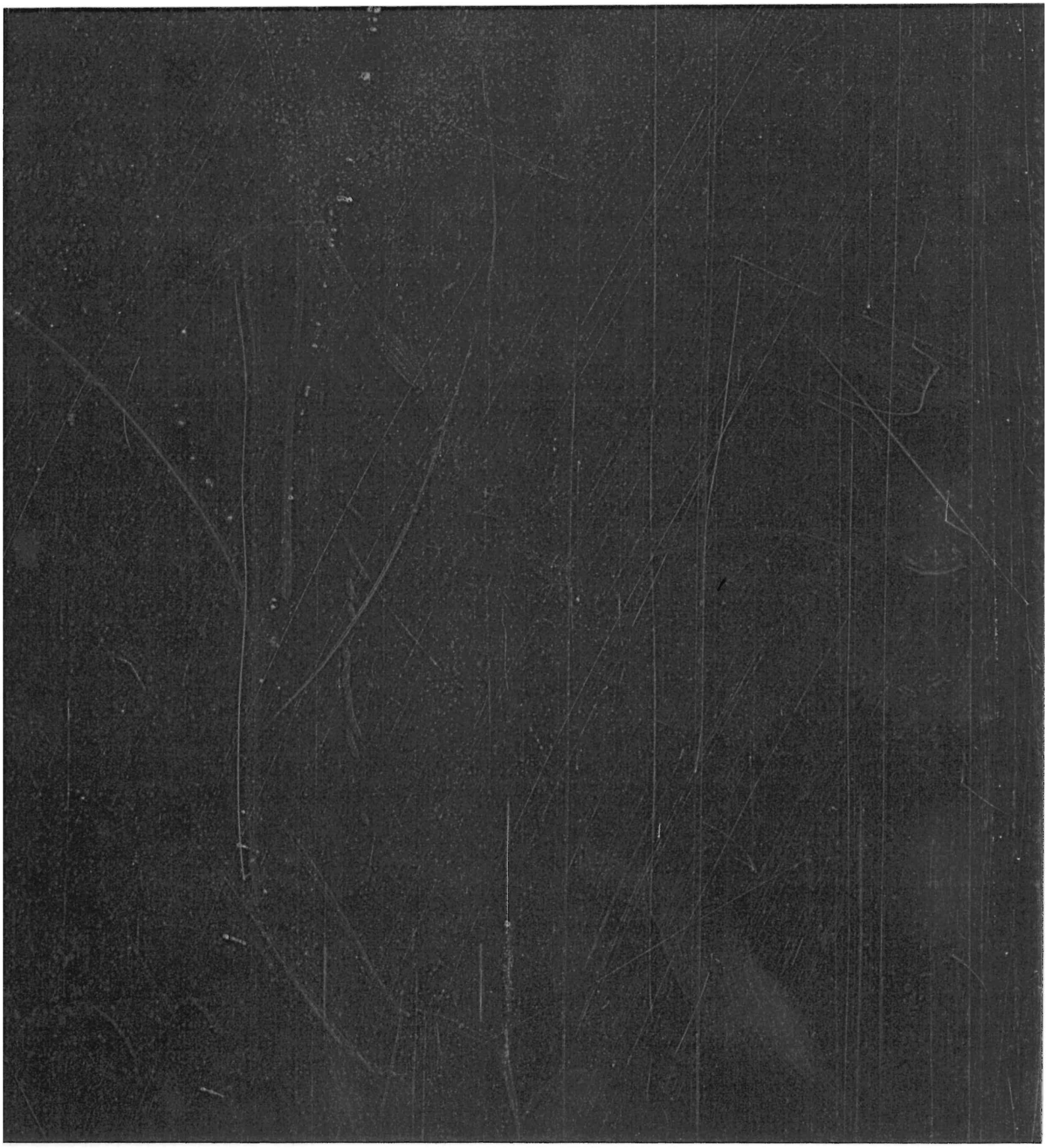
Our Special base resin resists dirt pick up and provides a durable tough finish that is extra scratch, stain and mar resistant. New low gloss/sheen textured systems which provide improved abrasion resistance and a "natural look" are now also available for demanding applications like residential roof shingles.

Durapon 70 can be formulated with ceramic IR reflective pigmentation to meet High and Low Slope Energy Star specifications and is excellent for many building product end uses such roofing panels, building panels, soffit, roof profiles and other exterior applications that require a high quality long lasting exterior finish.

Performance Characteristics

Specification	Test		Results
ASTM D 523	60° Specular Gloss.	3-45°	Gardner 60° meter or equivalent.
ASTM D 3363	Pencil Hardness.	F- 2H	No break in the film.
ASTM D 4145	Post Forming 180° Bend.	1-T to 2-T	No pick off with Scotch #610 tape
ASTM D 2794	Reverse Impact, 60 in-pounds.	Passes	No pick off with Scotch#610 tape
ASTM G 53	Q.U.V. Weatherometer, 3000 hrs.	Passes	No objectionable chalking per ASTM D-659, color change per ASTM D-2244, or blistering per ASTM D-714.
ASTM D 2247	Humidity, 1000 hrs @ 100°F and 100 % Humidity	Passes	Less than 5% No. 8 size blisters.
ASTM B 117	Salt Spray 1000 hrs. 5% salt.	Passes	Less than 5% No. 6 size blisters and less than 1/8" creep or tape off from scribe, per ASTM D-1654.
ASTM D 2244	Weathering, color retention.	Passes	45 degreess So. Fla. No objectionable, color change or blistering.
ASTM D 4214	Weathering, chalk resistence.	Passes	45 degrees So. Fla. No obkectionable gloss loss or Chalking.

Dura Coat Products Inc. 5361 Via Ricardo, Riverside, CA 92509* Tel (951) 341-6500 *Fax (951) 341-6505
26655 Peoples Rd. Huntsville, AL 35756* Tel (256) 350-4300* Fax (256) 353-9873
web site: www.duracoatproducts.com e-mail: info@duracoatproducts.com

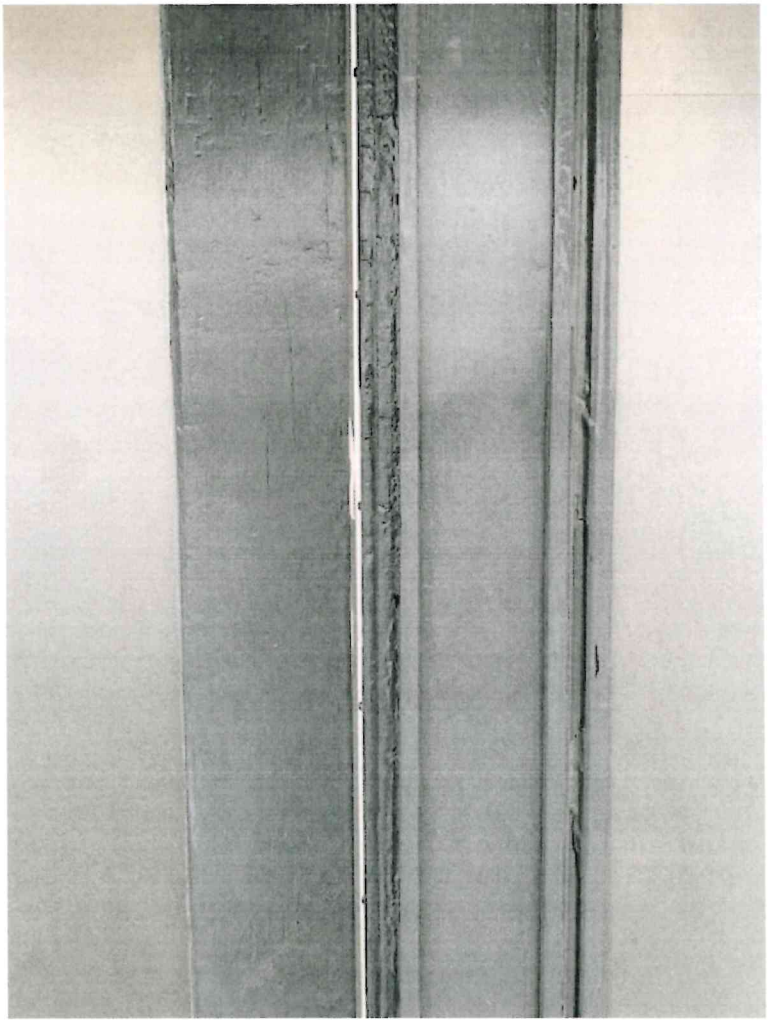


AWNING COLOR PALETTE

PAINT COLOR PALETTE
(WILL MATCH EXISTING COLOR)



DOOR & WINDOW TRIM



PAINT COLOR

NPS Form 10-900
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received AUG 22 1984
date entered SEP 20 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Hotel Cactus

and/or common Hilton Hotel

2. Location

street & number 36 E. Twohig St. N/A not for publication

city, town San Angelo N/A vicinity of

state Texas code 048 county Tom Green code 451

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	_X_ agriculture	___ museum
_X_ building(s)	_X_ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	_X_ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	N/A in process	___ yes: restricted	___ government	___ scientific
	___ being considered	_X_ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name B.W. Alpha, Inc.

street & number 700 E. 44th (P.O. Box 4074)

city, town Austin N/A vicinity of state Texas 78751

5. Location of Legal Description

courthouse, registry of deeds, etc. Deeds Records of Tom Green County, Texas

street & number County Courthouse, 112 West Beauregard

city, town San Angelo state Texas 76903

6. Representation in Existing Surveys

title Historic Sites Inventory has this property been determined eligible? ___ yes _X_ no

date August 1984 ___ federal _X_ state ___ county ___ local

depository for survey records Texas Historical Commission

city, town Austin state Texas

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
X good	___ ruins	X altered	___ moved date N/A
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Hotel Cactus (originally the Hilton Hotel) of 1928 is one of the best preserved of the original Hilton hotels. Since then its fourteen-story buff-brick tower, capped with a red mission-tile roof, has served as a familiar regional landmark. For almost six decades its interior spaces have been hubs of activity for generations of west Texans. The tastefully blended colors and details of the building reflect Architect Anton Korn's sensitivity to both formal classical references and Southwestern regional influences.

The Hotel Cactus demonstrates highly refined principles of Renaissance palace design with a clearly defined base, shaft, and capital. The heavily rusticated base of cast-stone encloses the ground level and mezzanine, provides continuity with store fronts along Oakes and Twohig streets, and visually anchors the hotel tower. At these elevations, east and south respectively, the ground-floor commercial spaces open onto the sidewalks through 8' x 10' glass store-fronts. A gray granite plinth, varying in height from 10 in. to 3 feet 7 inches, runs along the ground plan for the entire length of the south and east elevations, tying the horizontal courses of rustication to the gradual slope of the sidewalk. The carefully proportioned buff-brick shaft of the tower (with a width-to-height ratio of 1:1 on the south and north, and 1:2.3 ratio on the east and west) is highlighted by additional cast-stone beltlines at the fifth and fourteenth floors, brick quoins, eight-over-eight window sashes, and cast-stone balusters and crests inscribed with "Hilton Hotel." A prominent pressed-metal cornice and red mission-tile hipped roof terminate the tower at a height of 165 feet, excluding the additional height of a neon sign reading "Hotel Cactus" (originally "Hilton Hotel") which runs the entire length of the ridge.

The basement, first floor, and mezzanine each occupy about 16,875 total square feet, while the floors (3-15) consist of roughly 6250 total square feet. The 125' x 50' footprint of the tower meets the 125' x 135' footprint of the three lower floors at the southwest corner, south elevation, and southeast corner. The entire building is supported on a rigid concrete frame organized around a repeated 11' x 15' bay with slight variations. Pan joists running north and south support concrete floor slabs at each level. Interior partitions in the lower three floors consist of 4" structural clay tiles faced with plaster. Light-weight 3" plastered gypsum blocks form the interior partitions in the tower floors. Floor-to-ceiling heights measure 8' 11" in the basement, 12' 3" on the ground floor, 9' 3" on the mezzanine, and 8' 8" on each tower floor.

Circulation, potentially a problem in such a large facility, has become a positive feature in the form of the grand lobby. Its location at the building's center permits circulation through the ground floor and mezzanine virtually without corridors. The usual problem with internal lobbies is their lack of day-lighting. The two-story Cactus lobby receives natural light via a 22' by 34' skylight directly above, set into the roof of the mezzanine floor. The difficulty with a skylight in this region, expecially such a large one, is its vulnerability to the searing west Texas sun. Anton Korn solved this problem by locating the fourteen-story tower directly to the south of the lobby, eliminating direct sunlight on the skylight except in the early morning and late afternoon. Inside the hypostyle lobby a variety of details suggests a blend of southwestern, neo-classical, and even Byzantine influences. Blue-green, red, and gold plaster ornamentation on ceiling beams and column capitals complement the generous use of blue-green, yellow, gold,

tan, and terra-cotta glazed tiles at the column bases and in the floor and wainscotting. Other details include oak and mahogany casework, wooden ceiling beams with decorative stenciling, brass chandeliers and handrails, and bronze castings--all viewed in softly diffused gilded light. Retail businesses such as a barber shop, drug store, cafe and kitchen, Western Union office, and a stock brokerage firm originally opened into the grand lobby.

The basement provides space for most of the mechanical systems and locker rooms for the building's staff. However, a fine public space is located on this level directly below the grand lobby. The English pub room provided an "old world" atmosphere for gambling, drinking, game-playing, and entertainment. An article from the San Angelo Standard-Times (April 29,1979) recounts an early description of this room: "Decorated in the style of English club houses, the 'basement clubroom' had oak beamed ceilings with white plaster walls upon which were hung pictures of English hunting scenes. The floor was covered with alternating black and white terrazzo tiles with brass fillings. At one end of the room there was a large fireplace of local fieldstone which was a replica of continental wayside inn fireplaces. Graceful supporting arches divided the room which was furnished with deep divans, windsor chairs, a morocco-leather covered game table, bridge and domino tables, buffets, and sideboards...."

A series of spaces for galas and public events highlight the mezzanine level. The mezzanine balcony surrounds the grand lobby and provides circulation to the crystal ballroom (originally the Marie Antoinette room), a cavalcade of period rooms, hotel suites, and a lounge opposite the grand ceremonial stair descending into the lobby. The 32' x 84' 6" crystal ballroom features Renaissance Revival detailing beneath a 20-foot-high vaulted ceiling. Plaster detailing and stenciling, original oil paintings set into pendentives above arched windows 15 feet tall, crystal chandeliers and sconces, and maple strip flooring all combine to create an elegance in this room which belies the harshness of the west Texas landscape. Period furnishings originally accommodated banqueting and socializing in the Marie Antoinette room. Other rooms were also executed with thematic decor. Raised paneling and plaster detailing established a Spanish atmosphere in one room while a sparsely decorated men's smoker and pool room also occupied space on the mezzanine level.

The south and north orientation of the tower allows ease of cross ventilation through 4' x 5' single-hung windows and transoms above hotel room doors. Within the tower itself the strategic location of plumbing chases permits maximum spatial efficiency with back-to-back bathrooms forming a wet core which separates the suites from the central corridor.

The tower supports 250 rooms and 250 baths as originally billed in the Hilton Hotel advertising. Rates for these distinguished rooms ranged from $2.00 to $3.00. The hotel in general incorporated state-of-the-art amenities and conveniences including individual room baths, air-conditioning at public spaces, three high-speed elevators, room intercom service, chilled water to room baths, and of course the Hilton Minimax Logo (minimum rates and maximum service). A typical hotel floor had twenty single rooms and was served by two passenger elevators and one freight

elevator. The elevator lobby and central corridor received daylight from windows at each end and were carpeted in floral patterns. A typical room had about 120 square feet of space excluding closets and bathrooms which featured colored glazed tile, enameled pedestal sinks and gravity ventilation. Each room was individually decorated with period furnishings and wallpapers, and featured ceiling moldings and mahogany doors and transoms.

Steel trusses freely spanning the 50-feet tower width support the hipped, red, mission-tile roof. The naturally ventilated attic contained within this roof allows access to all plumbing chases and ventilation shafts, and contains water reservoirs, the elevator penthouses, and additional mechanical and electrical equipment.

The Hotel Cactus still stands in extremely good condition inside and out, having been altered very little during its fifty-six years of use in San Angelo.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	X art	___ engineering	___ music	___ theater	
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation	
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)	
		___ invention			

Specific dates 1928 **Builder/Architect** Anton F. Korn, Architect

Statement of Significance (in one paragraph)

In 1928 Conrad Hilton provided San Angelo, Texas, with a fine hotel and west Texas Landmark. The impressive tower and magnificent interior spaces established a tradition of elegant events, vigorous commerce, and quality accommodations. The Hilton Hotel (one of the original Conrad Hilton hotels), later to be renamed the Hotel Cactus, still stands as the tallest building in San Angelo. Stretching fourteen stories into the west Texas sky, it is visible from fifteen miles. The mission-tile, hipped roof and stately brick tower have served almost six decades as a familiar reference point and historic landmark. The elegant interior offered unrivaled spaced for many of San Angelo's important meetings, receptions, balls, and other public gatherings. The Downtown Men's Bible class, for instance, met here for some 53 years uninterrupted until the recent temporary closing. Today the Hotel Cactus still stands as one of the best preserved original Hilton Hotels.

The development of this hotel involved several men, including Hilton, H. H. Hale, and the architect-master builder, Anton F. Korn. Mr. Hale was a prominent lumber yard owner from San Angelo and evidently played a key role in the property acquisition and project financing. Mr. Korn, the project architect and master builder, provided the most significant input into this classical structure. Korn, an architect trained in the classical styles, contributed to the architectural environment of San Angelo and throughout Texas. First based in Galveston and later in Dallas, Korn designed many prominent structures independently and with Hilton in San Angelo. He was responsible for the San Angelo National Bank (1928; listed in the National Register, 1983), Tom Green County Courthouse, and several fine larger homes overlooking the Concho River.

The Hotel Cactus completes the trio of historic public buildings Korn designed in San Angelo. The Cactus demonstrates Korn's skill as a designer in two ways. First of all it represents a unique blend of southwestern motifs with classical forms, spaces, and details. This successful combination provided for San Angelo a highly efficient hotel plant within an elegant building appropriate to its west Texas setting. Second, it allowed Korn to exercise his talents above and beyond the requirements of textbook styles, which he clearly leaned upon in his designs for the San Angelo National Bank and the Tom Green County Courthouse. Unlike these two buildings, the programmatic requirements for a highrise hotel are not singular and pure but multiple and hybrid. A hotel is less serious but more complex than a courthouse. Korn recognized this fact and it shows most clearly in the grand lobby on the ground floor. The lobby is more than a circulation hub serving the hotel desk and offices, commercial spaces to the south and east, restaurants to the west, service zones to the north, and the tower's elevator core. It is also the building's public open space, analagous to the town square at the urban scale or the living room at the domestic scale. Like the ballroom, the pub room, and the other period rooms in the hotel, the lobby conveys a strong sense of the dramatic. The axial relationships of the entrances to the ceremonial stair and concierge station reinforce this theatrical backdrop, as does the light-and-color of

9. Major Bibliographical References

Clemens, Gus The Concho Country. San Antonio: Mulberry Ave. Books, 1931.

(See continuation sheet)

10. Geographical Data

Acreage of nominated property less than 1 acre

Quadrangle name San Angelo South, Texas **Quadrangle scale** 1:24,000

UTM References

	Zone	Easting	Northing
A	14	363760	3481520
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

Lot Five (5), and the South Half (S/2) of Lot Six (6), and the East Half (E/2) of lot Nine (9), Block Seven (7), MAIN PART, to the City of San Angelo, Tom Green County, Texas

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title Kim Alan Williams and Britten Barr (with Peter Flagg Maxson, THC)

organization The Williams Co. **date** April 5, 1984

street & number 700 E. 44th (P.O. Box 4074) 78765 **telephone** (512) 452-5433

city or town Austin **state** Texas

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national X state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Curtis Tunnell

title State Historic Preservation Officer **date** 13 Aug 1984

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

for Keeper of the National Register **date** 9-20-84

Attest: **date**

Chief of Registration

GPO 894-788

The space. Indeed, the lobby provides a welcome, even fanciful, escape from the harsh west Texas climate.

Another important fact which Korn understood about this building was the status as a landmark. Visible from near and far with its tallest, southeast corner sitting directly on the northwest corner of the intersection at Twohig and Oakes streets, the Cactus is also monumental, but not in the same sense as the courthouse. Instead of detaching the Cactus from the street with a lawn or plaza, Korn retained maximum exposure for storefronts by bringing the building right up to the property line. In so doing, he recognized the reality of the marketplace, the sidewalk, and the street without forcing the Cactus to assume more importance than it is due.

In addition to the aforementioned architectural treasures, the special events and daily activities occuring within the Hotel offered as rich a setting as its physical presence. Steer riding in the grand lobby during rodeo week, deal making by oil men and cattlemen in the smoker, high-stakes gambling in the English pub room, and wedding showers and other civic galas in the crystal ballroom all form an intriguing legacy for generations of west Texans. "The Cactus is a place where the history of a region was focused, a place where wealth changed hands and love was consummated and dice were rolled and hymns were sung. In this it resembles, oddly, some ancient ruin with a far grander history than the Cactus could claim, a place where marble columns lie broken in the grass. There, as here, you stand beside the ancient stones and listen in the wind for the whispers of their ghosts." (Gregory Curtis, "Behind the Lines", Texas Monthly, September 1983, p. 8).

After almost 35 years in use as a hotel by Hilton Hotels and later under National Hotels (Moody Foundation) control, the Baptist Convention of Texas utilized the structure as a geriatric center until the spring of 1983. In August of 1983, Kim Alan Williams, A.I.A. and B. W. Alpha, Inc. acquired the structure with the intent of creating a mixed-used urban center that would include hotel suites, offices, apartments, restaurants, retail areas, meeting space, and athletic club.

Today the Hotel Cactus stands in remarkably original condition. With the exception of limited deterioration, mechanical system obsolescence, and a few historic elements painted over, the outstanding original design and details demand pure restoration, and indeed the current program of restoration and reuse will make it possible for the Grand Ole Gal's legacy to be revived again and continued.

Major Bibliographical References:

Curtis, Gregory. "Behind the Lines," Texas Monthly. September, 1983. pp. 5-8.

Kelton, Elmer, Farm and livestock columnist for the San Angelo Standard-Times. Letter to Wayne Daniel, Fort Concho Librarian/Archivist. March 24, 1984.

Kimbrough, Ann (niece of Anton Korn). Letter concerning Architect Anton F. Korn, on file with the The Williams Co., Austin, Texas. November 1983.

"Landmark's Splendor Still Visible." San Angelo Standard-Times. April 29, 1979.

Ruff, Ann. A Guide to Historic Texas Inns and Hotels. Houston: Lone Star Books, 1982.

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hilton Hotel (Hotel Cactus)
Tom Green County
TEXAS

AUG 22 1984

Working No. _____
Fed. Reg. Date: 2/5/85
Date Due: 9/20/84 - 10/6/84
Action: ✓ ACCEPT 9-20-84
___ RETURN _____
___ REJECT _____
Federal Agency: _____

Entered in the National Register

☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance *(in one paragraph)*

☐ summary paragraph
☐ completeness
☐ clarity
☐ applicable criteria
☐ justification of areas checked
☐ relating significance to the resource
☐ context
☐ relationship of integrity to significance
☐ justification of exception
☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification
The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

☐ Maps
☐ Photographs
☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet


HOTEL CACTUS

Hilton Hotel
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: Unknown (from copy)
Date of Photograph: Unknown; Circa 1929
Negative in possession of Kim Alan Williams

Period exterior from southeast

Photo 1 of 11

South Elevation (1984)


HILTON HOTEL

97

Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Southeast oblique, camera facing northwest

Photo 2 of 11

Southeast Corner (1929)



Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

South elevation, camera facing north

Photo 3 of 11

Northwest Corner (1984)


CAFETERIA
E TWOHIG

Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Northeast oblique, camera facing southwest

Photo 4 of 11

Southeast Corner (1984)


CACTUS
NISSAN

Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Northwest oblique, camera facing southeast

Photo 5 of 11

Northeast Corner (1984)



Mezzanine-Lobby Detail (1984)

Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Southwest interior corner of Grand Lobby

Photo 6 of 11



Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Typical interior column capital and beam detail
in mezzanine level lounge

Photo 7 of 11

Mezzanine Ceiling Detail (1984)



Mezzanine Ceiling Detail (1984)

Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Typical interior column capital and beam at mezzanine gallery

Photo 8 of 11



Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Southwest interior corner of Crystal Ballroom

Photo 9 of 11

Crystal Ballroom Details (1984)



Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Typical 1 of 3 chandeliers in Crystal Ballroom

Photo 10 of 11

Crystal Ballroom Details (1984)



Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Detail of brass work on chandelier from Grand lobby

Photo 11 of 11

Grand Lobby Chandelier Detail (1984)

HOTEL CACTUS
36 EAST TWOHIG
SAN ANGELO, TOM GREEN
UTM REFERENCE: 14/363760/3481520

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

SAN ANGELO SOUTH QUADRANGLE
TEXAS–TOM GREEN CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NW/4 WALL 15' QUADRANGLE

5947 III SE (MT. NEBO)
5947 III (HARRIET) 1:62 500
5947 III SW (SAN ANGELO NORTH)
5946 I NE (TWIN BUTTES)
5946 I (KNICKERBOCKER) 1:62 500
5946 IV (WALL) 1:62 500

BIG SPRINGS 83 MI.
BIG SPRING 84 MI.
CARLSBAD 113 MI.
COLORADO CITY 70 MI.
ROBERT LEE 28 MI.
BALLINGER 31 MI
MILES 14 MI.
BALLINGER 30 MI.
PAINT ROCK (U.S. 83) 26 MI.
MERTON 31 MI.
ARDEN 15 MI.
BIG LAKE 67 MI.
TANKERSLY 10 MI.
105 MI. TO U.S. 67
MERETA 15 MI.
EOLA 17 MI.
(WALL 1:62 500) 5946 IV 36 MI. TO U.S. 87
(WALL 1:62 500) 5946 IV WALL 4 MI.
MUNICIPAL AIRPORT 1 MI
KNICKERBOCKER II MI.
(WALL 1:62 500) 5946 IV
CHRISTOVAL 13 MI.
ELDORADO (TEX. 29) 38 MI.

100°30' 358 000m. E. 359 27'30" 362 5947 III SW (SAN ANGELO NORTH) 365 25' 366 367 1 980 000 FEET 368 369 100°22'30"
31°30' 3485 000m. N. 3484 3483 3482 27'30" 3481 3480 3479 3478 3477 25' 3476 3475 630 000 FEET 3474 3473 3472 31°22'30"
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3484 660 000 FEET 3482 3481 3480 3479 3478 3477 3476 3475 3474 3473 3472 2000m. N. 31°22'30"

O C FISHER LAKE
LAKE NASWORTHY
NORMAL POOL ELEV 1872
SAN ANGELO
GOODFELLOW AIR FORCE BASE
LIPAN FLAT
CITY BOUNDARY
O C FISHER DAM
NASWORTHY DAM
Golf Course
Gaging Sta and Control Tower
Radio Towers (KGKL)
Radio and TV Sta (KTXL)
Radio Tower (KWFR)
Caliche Pit
Gravel Pit
Trailer Park
Stockyard
Day Sch
Bradford Sch
Christadelphian Ch
Holiman Sch
Blackshear High Sch
Reagan Sch
Hammond Sch
Guadalupe Sch
Carver Sch
High Sch
San Jacinto Sch
Fairview Ch
Thomas A Edison Jr High Sch
Grace Ch
St Johns Hospital
Hendricks Memorial Hospital
Sacred Heart Sch
Courthouse
City Hall
Fire Station
Lamar Sch
Stephen F Austin Sch
Lindell Ave Ch
Villa Loma Sch
Robert E Lee Jr High Sch
Belvedere Memorial Cem
Delta Memorial Cem
McGill Sch
Water Tank
Santa Rita Sch
Trinity Sch
Fort Concho Sch
Fort Concho
Swimming Pool
Naval Reserve Training Center
Pat Murphy Bridge
Johnson Park
Power Plant
Lake
Filtration Plant
Lone Wolf Bridge
Sewage Disposal
Dam
Caglaw Sta
Pumps
Belmore Ch
Belaire Sch
Glenmore Sch
Sam Houston Sch
St Marys Sch
St Lukes Ch
San Angelo College
David Crockett Sch
Cahiary Cem
Fairmount Cemetery
New Hope Ch
Rio Vista Sch
San Angelo High School Stadium
Gravel Pit
Trailer Park
Ben Ficklin Dam
Automobile Racetrack
Historical Marker
Metcalfe Dam
San Angelo Country Club
Fairview Sch
Wells
Oil Well
Gravel Pits
Akinson
Lawnhaven Memorial Gardens (Cem)
Well
Nasworthy Hill
San Angelo Gun Club
Gaging Sta
State Fish Hatchery No 2
State Fish Hatchery No 1
Indicator
SN Jct
Arroyo
Red
RIVER
CONCHO
PAINT ROCK ROAD
PIPELINE
ATCHISON TOPEKA AND SANTA FE
SAN ANGELO AND FORT WORTH R.R.
BALLINGER
MERETA
EOLA
CHRISTOVAL
ELDORADO
BEN FICKLIN ROAD
NICKERBOCKER ROAD
ARDEN ROAD
TWIN BUTTES ROAD
MUNICIPAL AIRPORT ROAD
KNICKERBOCKER ROAD
FOSTER ROAD
WOODRUFF ROAD
BELL ROAD
CHRISTOVAL ROAD
BALLINGER ROAD
MERETA ROAD
EOLA ROAD
ABERDEEN ROAD
FREELAND ROAD
BERNHARD ROAD
LIVE OAK ROAD
FILLMORE ROAD
ARMSTRONG ROAD
CHADBOURNE ROAD
PECAN ROAD
MANGUM PLACE
DENA DRIVE
WASHINGTON DRIVE
WEST AVENUE
HARRIS AVE
FULLIAM ST
POE ST
MAIN ST
BELL ST
MONTICELLO
CITY BOUNDARY
BOUNDARY
37TH ST
28TH ST
24TH ST
19TH ST
14TH ST
11TH ST
7TH ST
LAKE DR
MILLSAP AVE
WEBSTER AVE
CALDWELL AVE
HARRIS AVE
FULLIAM ST
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Mapped, edited, and published by the Geological Survey

Control by USGS, NOS/NOAA and USCE

Topography from aerial photographs by A-8 plotter and by planetable surveys 1957. Aerial photographs taken 1954

Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system, central zone
1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Areas covered by dashed light-blue pattern are subject to controlled inundation

Revision shown in purple compiled from aerial photographs taken 1971 and 1975. Map edited 1978
This information not field checked

Purple tint indicates extension of urban areas

GN MN 0°45' 13 MILS 9° 169 MILS
UTM GRID AND 1978 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000
1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
DASHED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

TEXAS
QUADRANGLE LOCATION
3100-133

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt - - - - -
U.S. Route State Route

SAN ANGELO SOUTH, TEX.
NW/4 WALL 15' QUADRANGLE
N3122.5—W10022.5/7.5

1957
PHOTOREVISED 1971 AND 1978
AMS 5946 IV NW – SERIES V882

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1978

36 E. Twohig

The Catus Hotel – Historic City Center Project, Inc.

TIRZ Funding History:

2011 - Egress $5000

2011 – Tax Abatement (10Years) $19,063.50

TIRZ Application History for Awnings, repaint, and doors:

2021 – Application Accepted, reviewed but not recommended for funding

2022 – Application was rejected as they did not have DHRC approval

2023 - Application was accepted, reviewed and recommended for funding at $75,000 with matching funding of $51,843

DHRC History – Awnings for façade, repaint windows and doors to match

2022 – Applied Certificate of Appropriateness – Case heard January 2023.

Case discussion was on if Metal was appropriate instead of material – DHRC determined metal was appropriate. Letter in files shows an approval in September of 2023 for 18 cloth awnings to be replaced with metal awnings; and to repaint doors and windows to match same gray color.

Historic Status:

1984 - Property was Historically designated by United States Department of the Interior

2018 – Property was included in the Downtown Development Design District – City Initiated

2022 – Property located into Local Historic District – City Initiated

2022 – City adopted guidelines for design review for the River Corridor, Cultural District, Downtown District and Historic District. These are guidelines which staff use are recommendations to the Design and Historic Commission who ultimately have the responsibility to make a decision for our community and the property owner.

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

Application for Certificate of Appropriateness

Section 1: Basic Information

Name of Applicant(s): Historic City Center Project, Inc.

☒ Owner ☐ Representative (Owner signature on next page or Notarized Affidavit Required)

P. O. Box 1991	San Angelo	TX	76902-1991
Mailing Address	City	State	Zip Code

325-944-4444	lee.pfluger@cactushotel.net
Contact Phone Number	Contact E-mail Address

36 East Twohig Ave.	San Angelo	TX	76903-6441
Subject Property Address	City	State	Zip Code

Lot 5 the south 36.96 ft. of Lot 6 and the east 25.4 ft. of the south 137.21 ft of Lot 9, all in Block 7, Maintown San Angelo, City of San Angelo, Tom Green County, Texas

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

Zoning: CBD Lot size: Survery attached

Is the property also in a District Overlay Zone (i.e. River Corridor District, Downtown District or Cultural District)? Yes ☒ No ☐
If yes, a District Overlay Zone Review Application is also required.

Notes:
1. For requests to designate a Historic District or Landmark, please use the Zone Change application form.
2. Permanent intermodal containers are prohibited within a Historic Overlay Zone.
3. Properties located within a TIRZ District may qualify for funding incentives https://www.cosatx.us/departments-services/development-services/tax-increment-reinvestment-zone-board

Section 2: Specific Details

Proposed Work (in a historic district or on a historic landmark, check all that apply):

☐ Exterior new construction, reconstruction, alternation, restoration, or rehabilitation, including addition to or expansion of an existing building.

☒ Material changes in light fixtures, signage (other than message content), sidewalks, fences, steps, paving, building exterior or other exterior elements in a historic district or to a landmark, visible from a public right-of-way in that district (includes exterior painting)

☐ Relocation of any historic landmark

☐ Demolition of any historic landmark or property including secondary buildings and landscape features

Specific details of request: *use separate attachment if necessary* Restore the material covering the 18 awnings attached to the east and south of the building by replacing the tattered or missing cloth with custom metal material. Paint (to match existing color) the doors and window trim under the awnings.

I understand that the Design and Historic Review Commission (DHRC) shall consider the following criteria from *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* when making a decision on a Certificate of Appropriateness, and I assert that my request meets all of the required criteria **based on my explanation(s) below:**

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

Explanation: The structure will not be altered, the awning frames are currently attached to the building and the paint will be matched to current color.

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

Explanation: The awning structures will remain as per the original building design. The historic material is not wind and weather durable and will be replaced with a compatible metal material which is structually resilient. The paint color will not change.

Section 2 Continued: Specific Details

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

Explanation: No alteration to the historical appearance will be made. The awnings location and look will remain the same and the paint color will remain the same.

☒ 4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Explanation: No changes are being made to the overall appearance of the building.

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

Explanation: The awning style will remain the same. Only the material used to cover the awnings will be altered. The paint color will match the existing color.

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

Explanation: The awnings are being repaired with more durable, safer materials.

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

Explanation: Painted surfaces will be hand cleaned prior to painting otherwise no surface cleaning is required.

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

Explanation: No archaeological resources are affected by the project.

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

Explanation: The change in material for restoration of the awnings and the painting of the doors and window trim underneath the awnings, does not alter the historical appearance or design of the original building.

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

Explanation: There are no alterations that effect the form and integrity of the building. The awning structure is part of the building, the only repairs will be made to the material. The paint color will remain the same.

Section 3: Applicant(s) Acknowledgement
(By checking the boxes you indicate that you understand below regulations)

☒ The Design and Historic Review Commission (DHRC) may approve, approve with conditions or modifications, or deny the request.

☒ An applicant may appeal to City Council within 30 days of after the written decision is filed in the Planning Director's Office by filing a written, signed notice of appeal stating the grounds for appeal to the Planning Director.

☒ If the application is denied, the applicant may apply separately, or as part of this request, for economic hardship. The owner may obtain a building permit or demolition permit if said owner can demonstrate to the DHRC that they satisfy the criteria outlined in Section 211.I.2 of the Zoning Ordinance.

☒ Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.

☒ Any changes to the design made after this approval may require a new approval or amendment by the DHRC.

☒ Proposed construction into a public right-of-way may require additional approvals including a Right-Of-Way Encroachment application.

☒ Buildings or historical landmarks located in a District Overlay Zone (i.e. River Corridor District, Downtown District or Cultural District) also require a District Overlay Zone Review application.

Section 3 continued: Applicant(s) Acknowledgement

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

Addison Lee Pfluger
Signature of owner(s)

Addison Lee Pfluger
Printed name of owner(s)

18 Nov 2022
Date

_____
Signature of licensee or authorized representative

_____
Printed name of licensee or authorized representative

_____
Name of business/Entity of representative

FOR OFFICE USE ONLY:

Date of Application: _____/_____/_____ ☐ **Application Form complete** ☐ **Attached checklist complete**

Affidavit attached? ☐ **Yes** ☐ **No** ☐ **N/A**

Case No.: CA_____--_____ **Related Case No.:** _____--_____ **Date Related case will be heard:** _____

Nonrefundable fee: $_____ **Receipt #:** _____ **Date paid:** _____/_____/_____

Reviewed/Accepted by: _____ **Date:** _____/_____/_____

CHECKLIST FOR CERTIFICATE OF APPROPRIATENESS (CA)

To accompany all Application Forms:

- ☒ **Layout Plan** *(not required for work exclusively on a building façade that does not project into the public right-of-way, i.e. wall signs, paint color changes). Layout plan shall be drawn to scale and include:*
  - ☒ Location of all existing and proposed buildings and structures, including canopies, awnings, signs, fences, walls, patios, food trucks, and parking areas
  - ☒ Location of all property lines, easements, and setbacks from building or structure(s) to property lines;
  - ☒ Location of any building encroachments into the public right-of-way and setback from street edge or curb (requires an additional right-of-way encroachment application);

- ☒ **Building and Structure Elevations with Colors and Material Samples**
  - ☒ Scaled elevation drawings of height and width of building and/or structure including all windows, doors, light fixtures, etc. Include drawings for each side of building and/or structure where work is being done.
  - ☒ Show proposed colors on elevation drawings, including actual paint code from Paint Stores or catalogue (additional physical samples optional)
  - ☒ Show proposed materials on elevation drawings, including sample, finish, and patterning for each material on building, awning window, door (e.g. wood, plaster, metal, brick, or glass type)

- ☒ **Other details** that will assist the Commission to understand the request, such as photographs, engineering specifications, etc.

- ☒ **Required Application Fee** payable to "City of San Angelo"

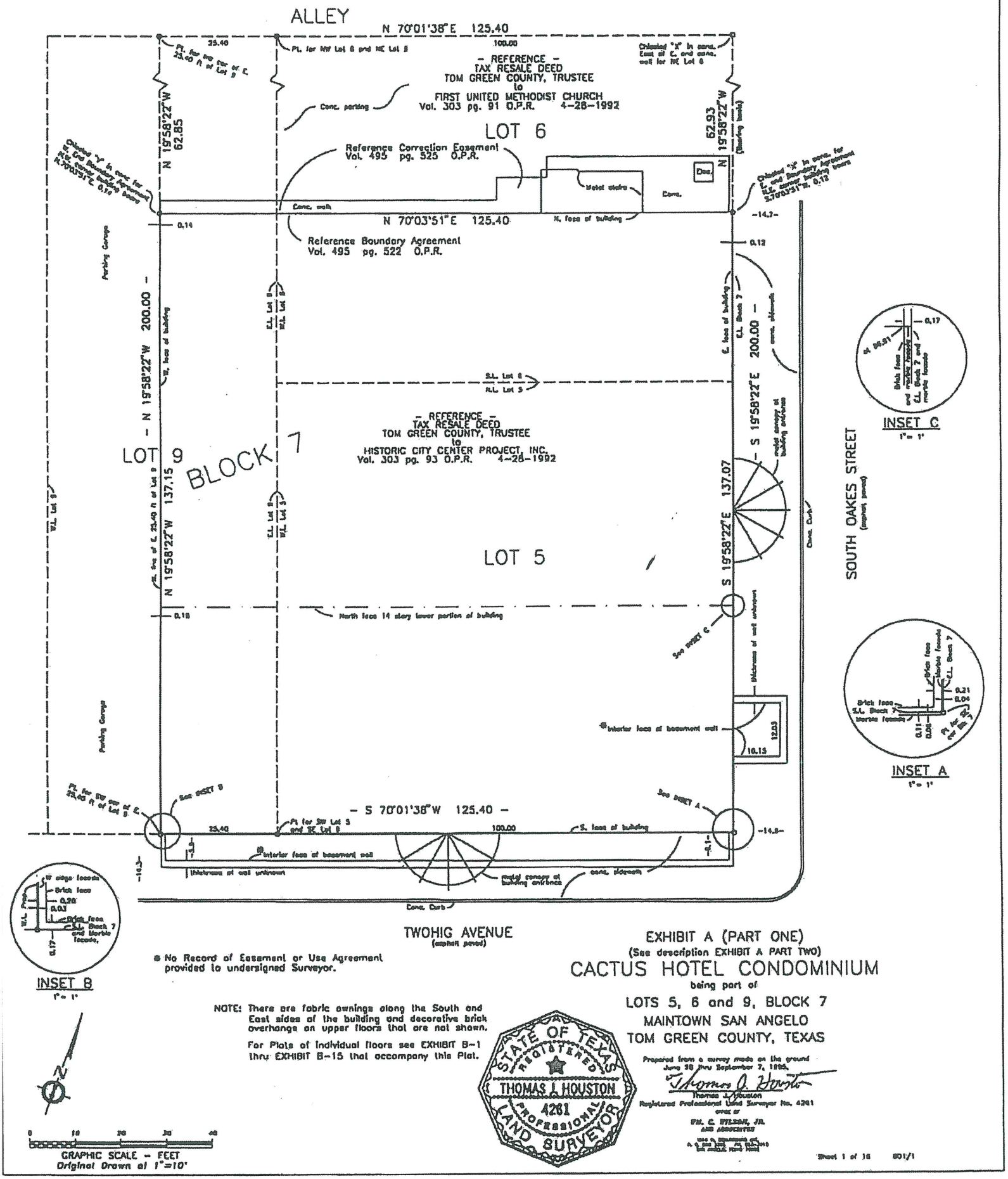
- ☐ **Notarized Affidavit** from the property owner, if different from the applicant

I certify that all general requirements as listed above have been provided, in addition to all project-specific requirements. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

Addison Lee Bluys
Owner or Representative

18 Nov 2022
Date

Location of Existing Building



* No Record of Easement or Use Agreement provided to undersigned Surveyor.

NOTE: There are fabric awnings along the South and East sides of the building and decorative brick overhangs on upper floors that are not shown.

For Plats of individual floors see EXHIBIT B-1 thru EXHIBIT B-15 that accompany this Plat.

GRAPHIC SCALE - FEET
Original Drawn at 1"=10'

STATE OF TEXAS
REGISTERED
THOMAS J. HOUSTON
4261
PROFESSIONAL
LAND SURVEYOR

EXHIBIT A (PART ONE)
(See description EXHIBIT A PART TWO)

CACTUS HOTEL CONDOMINIUM

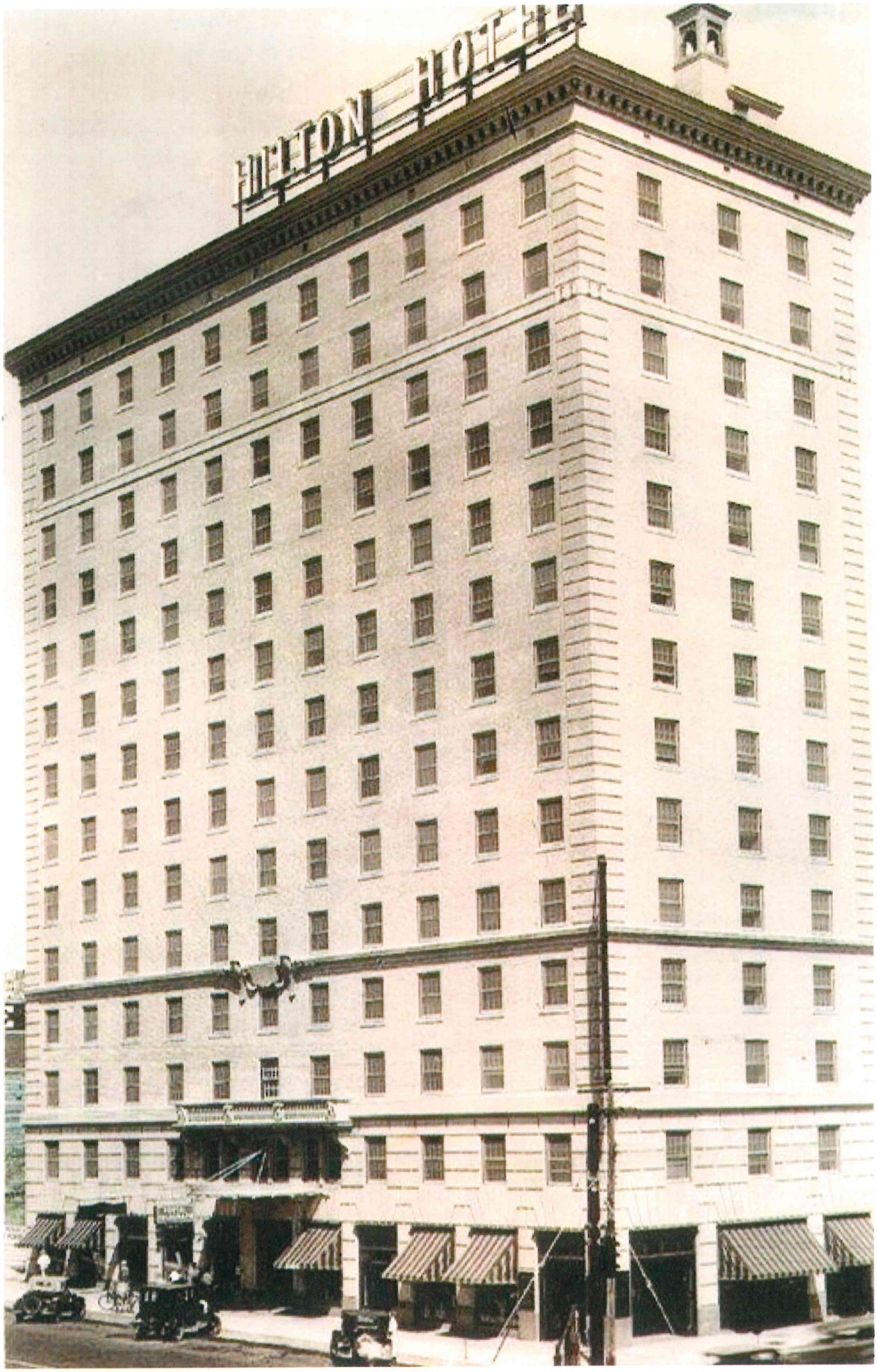
being part of
LOTS 5, 6 and 9, BLOCK 7
MAINTOWN SAN ANGELO
TOM GREEN COUNTY, TEXAS

Prepared from a survey made on the ground June 28 thru September 7, 1995.

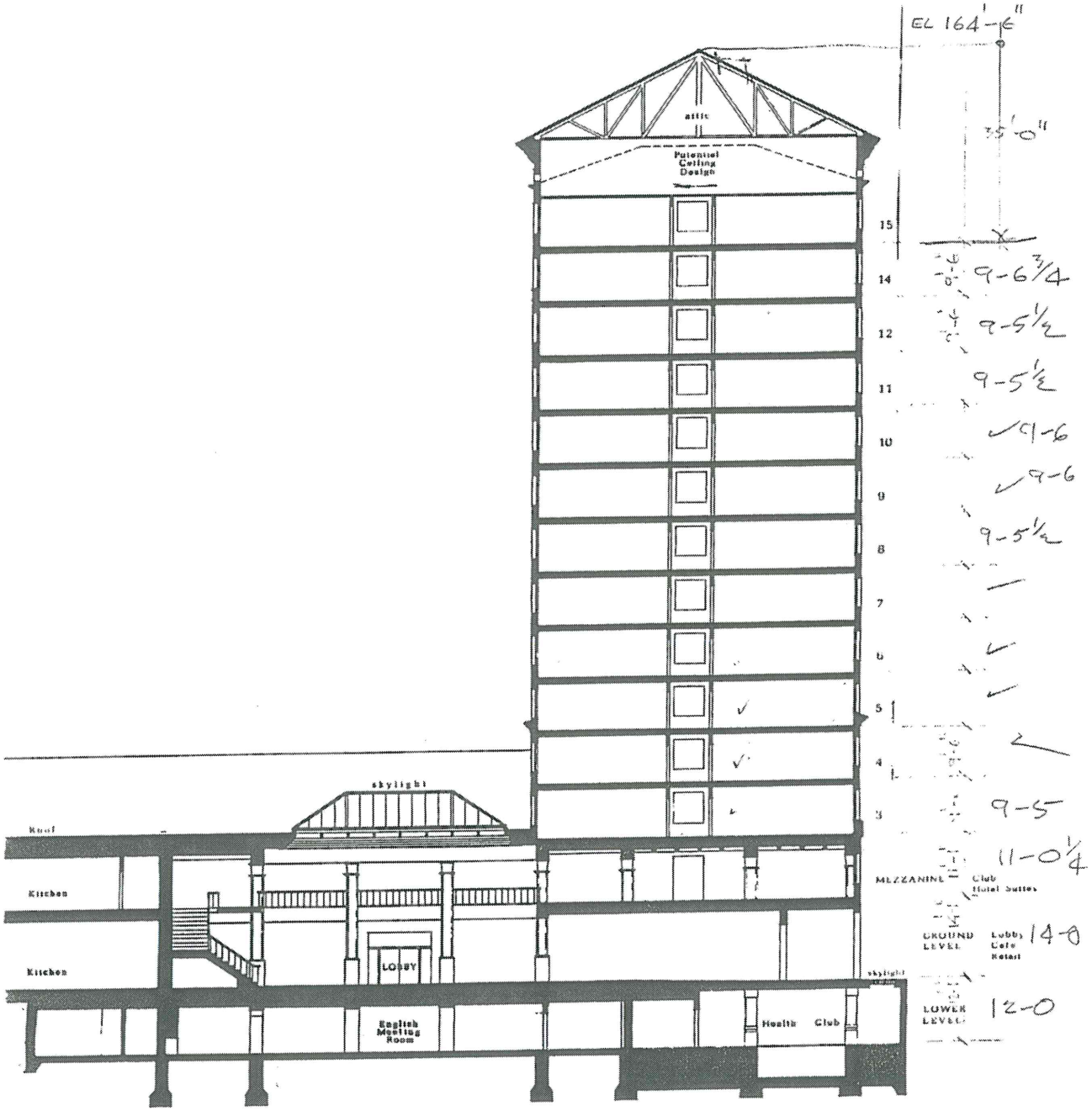
Thomas J. Houston
Registered Professional Land Surveyor No. 4261
exec or
PAT C. WILSON, JR.
AND ASSOCIATES

Sheet 1 of 16 801/1

Elevation of Building including Windows and Doors



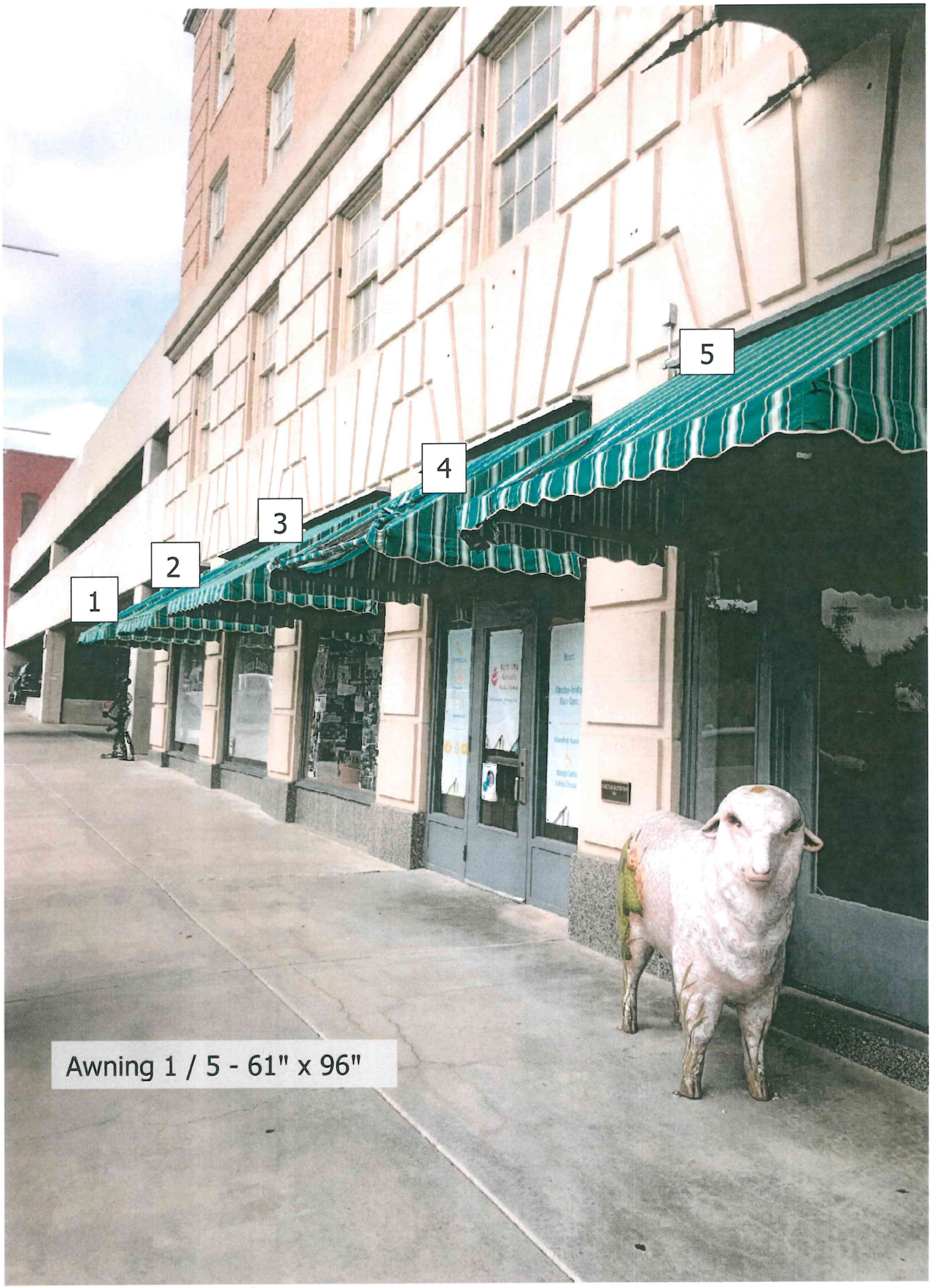
Elevation of Building



the Cactus BUILDING SECTION

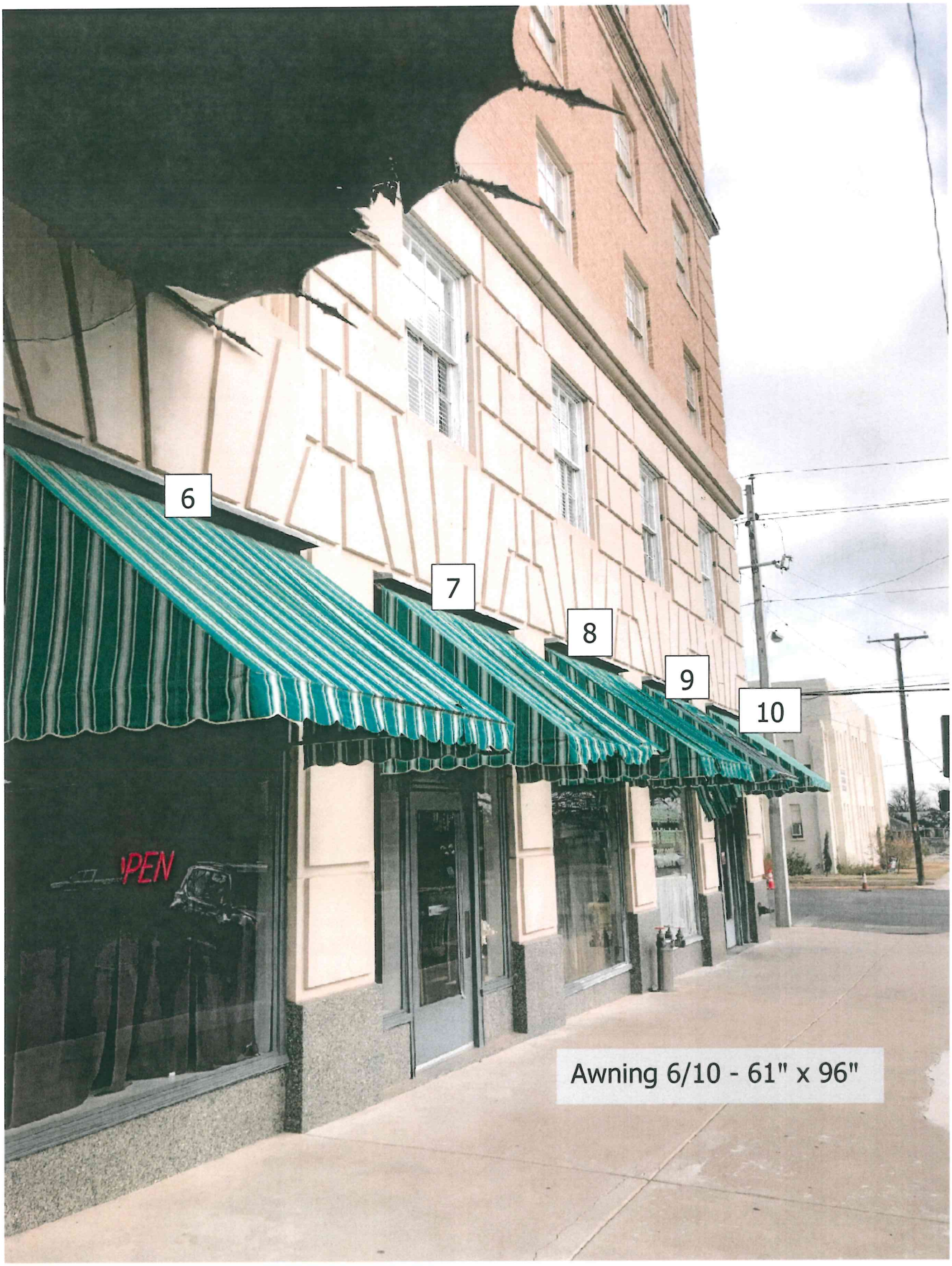
Awning Pictures for the Cactus Hotel

SOUTHWEST AWNINGS



Awning Pictures for the Cactus Hotel

SOUTHEAST AWNINGS



Awning Pictures for the Cactus Hotel

EAST AWNINGS



NEED FOR WORK TO BE DONE (1 OF 2)



PREVIOUS



CURRENT

NEED FOR WORK TO BE DONE (2 OF 2)



CURRENT



PROPOSED

AWNING DESIGN SAMPLES



PROPOSED COLOR



PROPOSED DESIGN

Specifications for Awning Cover Material

Quality Metals
ROOF AND WALL SYSTEMS
www.saqualitymetals.com

Storm ARMOR

DURA COAT PRODUCTS INC

Durapon

PRODUCT BULLETIN

Durapon 70 PVDF Fluorocarbon

Premium Coil Coating

Durapon 70 is based on a unique Proprietary Resin System that incorporates 70% Polyvinylidine Fluoride (PVDF). Designed as a premium finish to provide outstanding protection from acid rain and corrosive environments. *Durapon 70* coatings provide excellent color retention and resistance to chalking and fading for a long lasting finish.

Available in a wide variety of colors, including metallic and exotic finishes. *Durapon 70* incorporates high quality exterior grade and durable, color fast ceramic pigments. An efficient custom color matching process provides quick delivery on special colors to meet customer needs. The use of mica pigments in the metallic colors eliminates the need for a clear overcoat.

Durapon 70 is designed for application to Hot Dipped Galvanized, Zinc-Aluminum Alloy Steel (i.e. Zincalume®, Galvalume®) and Aluminum substrates. *Durapon 70* is a fully warranted coating system designed to be applied as two-coat primer/finish systems by certified applicators. DC477 Global Primer or DC4525Y-7 Urethane primer hold be utilized to provide exceptional corrosion protection.

Our Special base resin resists dirt pick up and provides a durable tough finish that is extra scratch, stain and mar resistant. New low gloss/sheen textured systems which provide improved abrasion resistance and a "natural look" are now also available for demanding applications like residential roof shingles.

Durapon 70 can be formulated with ceramic IR reflective pigmentation to meet High and Low Slope Energy Star specifications and is excellent for many building product end uses such roofing panels, building panels, soffit, roof profiles and other exterior applications that require a high quality long lasting exterior finish.

Performance Characteristics

Specification	*Test*		*Results*
ASTM D 523	60° Specular Gloss.	3-45°	Gardner 60° meter or equivalent.
ASTM D 3363	Pencil Hardness.	F- 2H	No break in the film.
ASTM D 4145	Post Forming 180° Bend.	1-T to 2-T	No pick off with Scotch #610 tape
ASTM D 2794	Reverse Impact, 60 in-pounds.	Passes	No pick off with Scotch#610 tape
ASTM G 53	Q.U.V. Weatherometer, 3000 hrs.	Passes	No objectionable chalking per ASTM D-659, color change per ASTM D-2244, or blistering per ASTM D-714.
ASTM D 2247	Humidity, 1000 hrs @ 100°F and 100 % Humidity	Passes	Less than 5% No. 8 size blisters.
ASTM B 117	Salt Spray 1000 hrs. 5% salt.	Passes	Less than 5% No. 6 size blisters and less than 1/8" creep or tape off from scribe, per ASTM D-1654.
ASTM D 2244	Weathering, color retention.	Passes	45 degreess So. Fla. No objectionable, color change or blistering.
ASTM D 4214	Weathering, chalk resistence.	Passes	45 degrees So. Fla. No obkectionable gloss loss or Chalking.

Dura Coat Products Inc. 5361 Via Ricardo, Riverside, CA 92509* Tel (951) 341-6500 *Fax (951) 341-6505
26655 Peoples Rd. Huntsville, AL 35756* Tel (256) 350-4300* Fax (256) 353-9873
web site: www.duracoatproducts.com e-mail: info@duracoatproducts.com

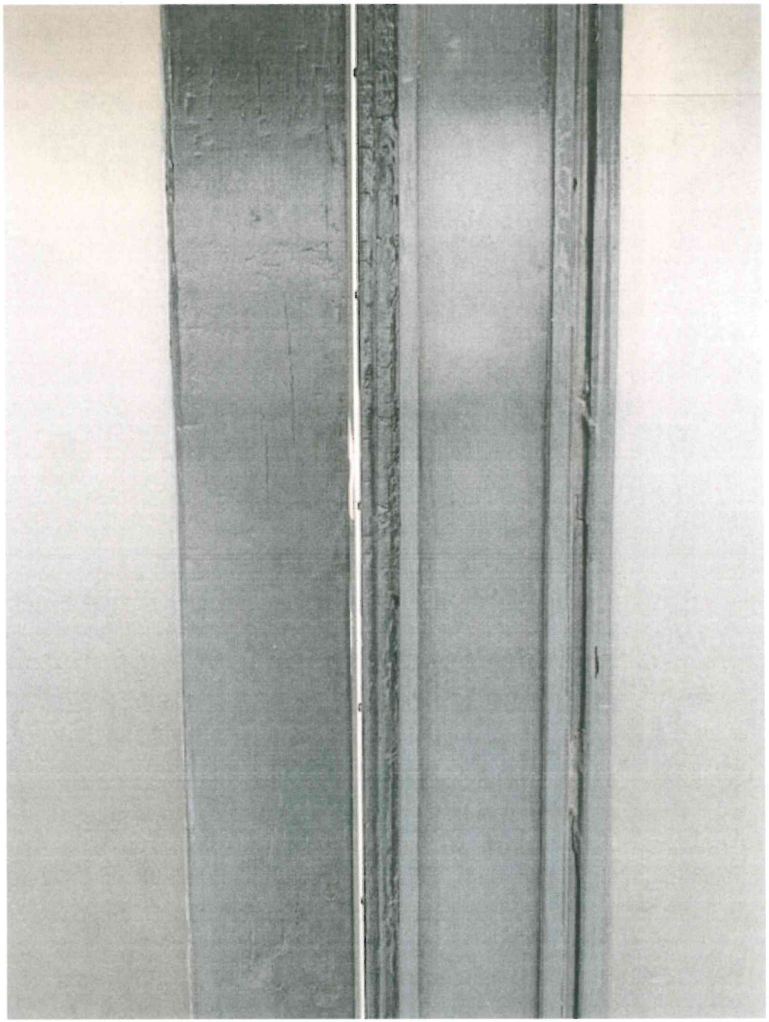


AWNING COLOR PALETTE

PAINT COLOR PALETTE
(WILL MATCH EXISTING COLOR)



DOOR & WINDOW TRIM



PAINT COLOR

The City Of

San Angelo, Texas

52 West College Avenue - Zip 76903
Planning Division

September 26, 2023

Lee Pfluger
Cactus Hotel
36 E Twohig Avenue
San Angelo, TX 76903

SUBJECT: CA22-09: 36 E Twohig Avenue – a request for an administrative Certificate of Appropriateness approval of 1) replace the 18-cloth awnings with new metal awnings; 2) repaint the door and window trim on the first floor the same gray color.

Dear Mr. Pfluger;

Planning Staff received your application for a Certificate of Appropriateness of new paint for the doors and window trim with the same gray color, and the replacement of the 18 existing cloth window awnings with metal awnings similar in style and color on two sides of the building which is zoned Central Business District (CBD). (Picture attached) The proposed colors on the exterior paint is from the color pallet and is generally consistent with the surrounding area. The awning color is consistent with the original awning design and color.

San Angelo's Zoning Ordinance requires that all improvements within the Downtown and Historic Overlay District be presented to the Design and Historic Review Commission (DHRC). At the January 26, 2023 meeting of the Design Historic Review Board (DHRC) your request was approved with three (3) 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 necessary permits from the Permits and Inspections Division.

3. The applicant shall obtain a right-of-way encroachment approval from City Council for the canopy encroachments over the public sidewalk.

A copy of this approval letter must be provided to the Permits Division, located at 52 West College Avenue, when applying for any necessary permits. If you have further questions or concerns about this matter, feel free to contact the Planning Division at telephone number (325) 657-4210.

Sincerely,
Sherry L. Bailey

Sherry Bailey
Principal Planner

AWNING DESIGN SAMPLES



PROPOSED COLOR

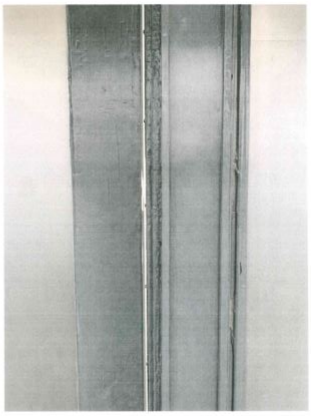


PROPOSED DESIGN

PAINT COLOR PALETTE
(WILL MATCH EXISTING COLOR)



DOOR & WINDOW TRIM



PAINT COLOR

Specifications for Awning Cover Material

Quality Metals
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Storm ARMOR

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Durapon 70 PVDF Fluorocarbon

Premium Coil Coating

Durapon 70 is based on a unique Proprietary Resin System that incorporates 70% Polyvinylidine Fluoride (PVDF). Designed as a premium finish to provide outstanding protection from acid rain and corrosive environments. *Durapon 70* coatings provide excellent color retention and resistance to chalking and fading for a long lasting finish.

Available in a wide variety of colors, including metallic and exotic finishes. *Durapon 70* incorporates high quality exterior grade and durable, color fast ceramic pigments. An efficient custom color matching process provides quick delivery on special colors to meet customer needs. The use of mica pigments in the metallic colors eliminates the need for a clear overcoat.

Durapon 70 is designed for application to Hot Dipped Galvanized, Zinc-Aluminum Alloy Steel (i.e. Zincalume®, Galvalume®) and Aluminum substrates. *Durapon 70* is a fully warranted coating system designed to be applied as two-coat primer/finish systems by certified applicators. DC477 Global Primer or DC4525Y-7 Urethane primer hold be utilized to provide exceptional corrosion protection.

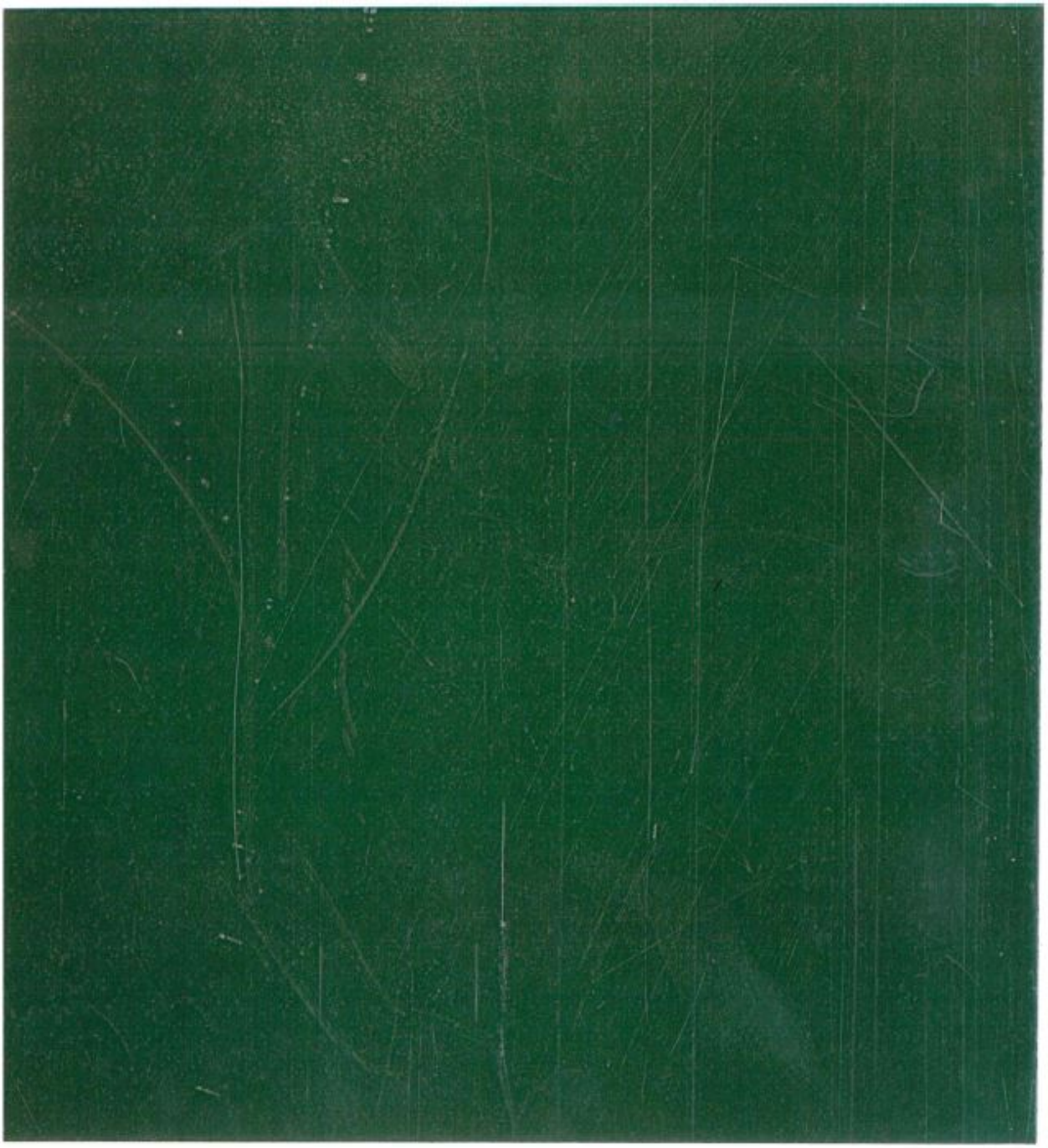
Our Special base resin resists dirt pick up and provides a durable tough finish that is extra scratch, stain and mar resistant. New low gloss/sheen textured systems which provide improved abrasion resistance and a "natural look" are now also available for demanding applications like residential roof shingles.

Durapon 70 can be formulated with ceramic IR reflective pigmentation to meet High and Low Slope Energy Star specifications and is excellent for many building product end uses such roofing panels, building panels, soffit, roof profiles and other exterior applications that require a high quality long lasting exterior finish.

Performance Characteristics

Specification	*Test*		*Results*
ASTM D 523	60° Specular Gloss.	3-45°	Gardner 60° meter or equivalent.
ASTM D 3363	Pencil Hardness.	F- 2H	No break in the film.
ASTM D 4145	Post Forming 180° Bend.	1-T to 2-T	No pick off with Scotch #610 tape
ASTM D 2794	Reverse Impact, 60 in-pounds.	Passes	No pick off with Scotch#610 tape
ASTM G 53	Q.U.V. Weatherometer, 3000 hrs.	Passes	No objectionable chalking per ASTM D-659, color change per ASTM D-2244, or blistering per ASTM D-714.
ASTM D 2247	Humidity, 1000 hrs @ 100°F and 100 % Humidity	Passes	Less than 5% No. 8 size blisters.
ASTM B 117	Salt Spray 1000 hrs. 5% salt.	Passes	Less than 5% No. 6 size blisters and less than 1/8" creep or tape off from scribe, per ASTM D-1654.
ASTM D 2244	Weathering, color retention.	Passes	45 degreess So. Fla. No objectionable, color change or blistering.
ASTM D 4214	Weathering, chalk resistence.	Passes	45 degrees So. Fla. No obkectionable gloss loss or Chalking.

Dura Coat Products Inc. 5361 Via Ricardo, Riverside, CA 92509* Tel (951) 341-6500 *Fax (951) 341-6505
26655 Peoples Rd. Huntsville, AL 35756* Tel (256) 350-4300* Fax (256) 353-9873
web site: www.duracoatproducts.com e-mail: info@duracoatproducts.com



AWNING COLOR PALETTE



DESIGN AND HISTORIC REVIEW COMMISSION – January 26, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Certificate of Appropriateness	CA22-09: 36 E. Twohig Avenue

SYNOPSIS:

The applicant has submitted an application for a Certificate of Appropriateness to allow the following improvements on a historic building, the Cactus Hotel: 1) replace the 18-cloth awnings with new metal awnings; 2) and repaint the door and window trim on the first floor the same gray color. Inclement weather over time has torn and deteriorated the cloth awnings and the applicant intends to replace them with sturdier, custom metal, Durapon-coated canopies that are structurally resilient. The canopy color would go from green-and-white striping to a solid green, and the one canopy already solid green above Mesquite Bean Restaurant will be replaced with the new design (squared edge). Ten of the canopies are on the south side facing Twohig Avenue, and eight on the east side facing S. Oakes Street. Canopies project 61" and range from 96" to 134" wide per the attached photos, with a vertical clearance of 8'2" free and clear of encumbrances.

LOCATION:	LEGAL DESCRIPTION:
36 E. Twohig Avenue	Cactus Hotel Condominium Unit 10-A & 11-A

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD	D- Downtown	0.394 ac.

THOROUGHFARE PLAN:

S. Oakes St. and E. Twohig Ave.– Urban Local Streets
Required: 50' right-of-way, 40' pavement, or 36' pavement with a 4-foot sidewalk;
Provided: S. Oakes Street 100' right-of-way, 68' pavement; E. Twohig Avenue 100' right-of-way; 70' pavement

NOTIFICATIONS:

N/A

STAFF RECOMMENDATION:

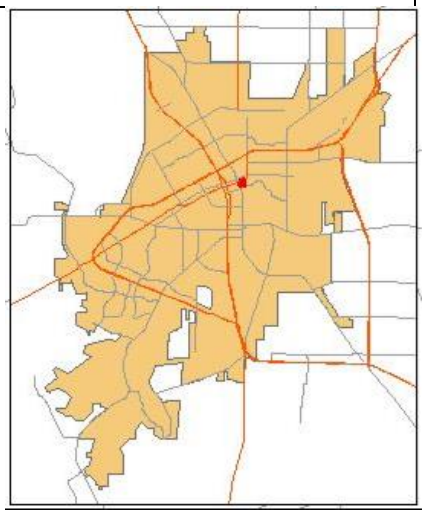
Staff's is seeking guidance from the Commission on whether to approve this request. If approved, staff recommends **three conditions of approval**.

PROPERTY OWNER/PETITIONER:

Owner: Historic City Center Project, Inc. (Lee Pfluger)

STAFF CONTACT:

Sherry L. Bailey
Senior Planner
(325) 657-4210, Ext. 1550
sherry.bailey@cosatx.us



CA22-09 Analysis:

The U.S. Department of the Interior, National Park Service, confirms that the Cactus Hotel was constructed in 1929 as a 14-story hotel. The original brick and stone facades have been preserved. Some of the historic photos available show striped cloth canopies in front of the building as they are today. The property was designated "High Priority" historic in the 2021 *Historic Resources Survey of Downtown San Angelo* prepared by HHM and retained its national and local (city) historic designation after City Council designed this property as part of the Chadbourne Street Downtown Historic District.

As a "high priority" historic property under Section 211.J of the Zoning Ordinance, a Certificate of Appropriateness shall be guided by:

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

The new canopies are consistent with the CBD Guidelines for new commercial development in the CBD. The policies state that awnings and canopies should be similar to those seen traditionally, fit the opening of the building, have solid colors or simple, muted-striped colors, and a fixed metal/wooden canopy may be considered. Other policies mention colors in general should complement neighboring buildings and reflect a traditional color palette including the color palette of the National Trust for Historic Preservation. The proposed metal green canopies are generally consistent with the above policies. They will maintain the same design, size, and slope of the original canopies but the Durapon coating will provide additional protection from the elements. Finally, the canopies will have a green similar to the Rookwood Dark Green, and the door and window trim will have a gray similar to the Downing Slate gray on the historic color palette.

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

A photograph from 1929 obtained from the U.S. Department of the Interior, confirms there were canopies on the building. While these were cloth like the current ones, c) and d) below support changes over time provided they are generally consistent with the overall character of the building.

c) The *Guidelines for the Treatment of Historic Properties* from the Secretary of the Interior; and,
d) The standards from the Secretary of the Interior's *Standards for the Rehabilitation of Historic Buildings*.

There are 10 criteria for rehabilitation which are outlined in the Zoning Ordinance:
https://library.municode.com/tx/san_angelo/codes/code_of_ordinances?nodeId=COOR_CH12PLDE_EXHIBIT_AZOOR_ART2DERE_S211HIOVZO

After reviewing the proposed request, Staff believes the proposal complies with all relevant criteria. There is no alteration to the building (criteria 1), the original qualities of the building are preserved (criteria 2), alterations to the canopies are generally consistent with the originals (criteria 3 and 4), no stylistic features are changing (criteria 5), there are no deteriorated architectural features (criteria 6), no surface cleaning is required (criteria 7), there are no known archaeological resources (criteria 8), the new metal canopies are compatible with the size, scale, color, and character of the property and the metal is non-reflective and of high quality (criteria 9), and if the canopies were removed the building would remain unimpaired (criteria 10).

Note: The applicant will require a right-of-way encroachment application, and approval from City Council for the canopies which project over the public sidewalk. This has been made as Condition #3 below. A previous encroachment approval was also approved by City Council on April 2016 for a new red canopy and two wall sconce lights above the West Texas Counselling and Guidance entry facing Twohig Avenue. Since the new canopies will cover over this area and this project did not go forward, Staff has proposed a fourth condition to revoke this approval and agreement.

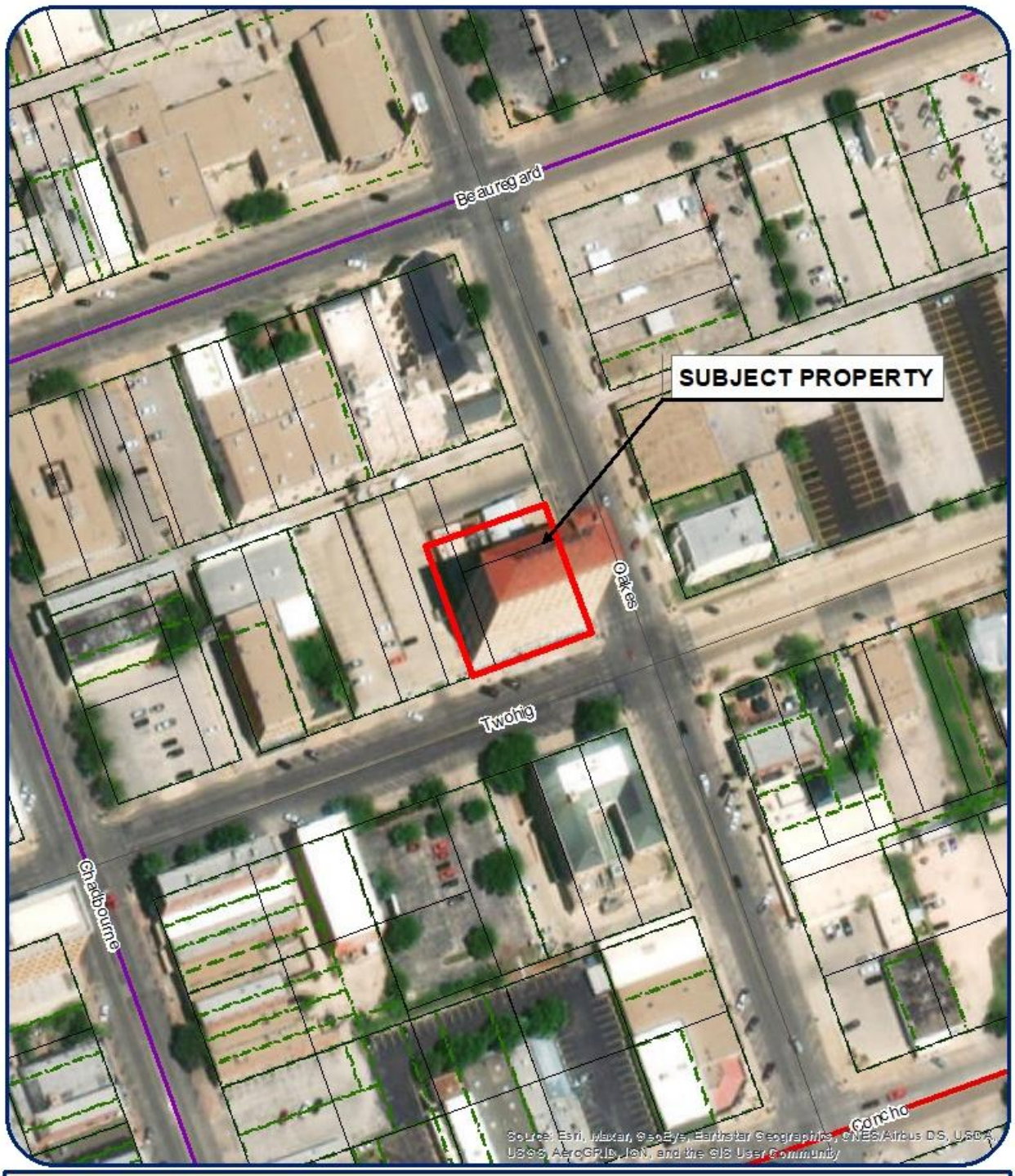
Recommendation:
Staff's is seeking guidance from the Commission on whether to approve this request. If approved, staff recommends the following **three conditions of approval**:

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 necessary permits from the Permits and Inspections Division.

3. The applicant shall obtain a right-of-way encroachment approval from City Council for the canopy encroachments over the public sidewalk. Such approval should include a revocation of the previous License Agreement for a canopy and two light fixtures facing E. Twohig Avenue, recorded as Instrument No. 201606395.

Attachments:
Aerial Map, Future Land Use Map Zoning Map
Proposed Canopies, Canopy Material, Canopy Color
Wall and Window Trim Color
Historic Photo
Application



Certificate of Appropriateness

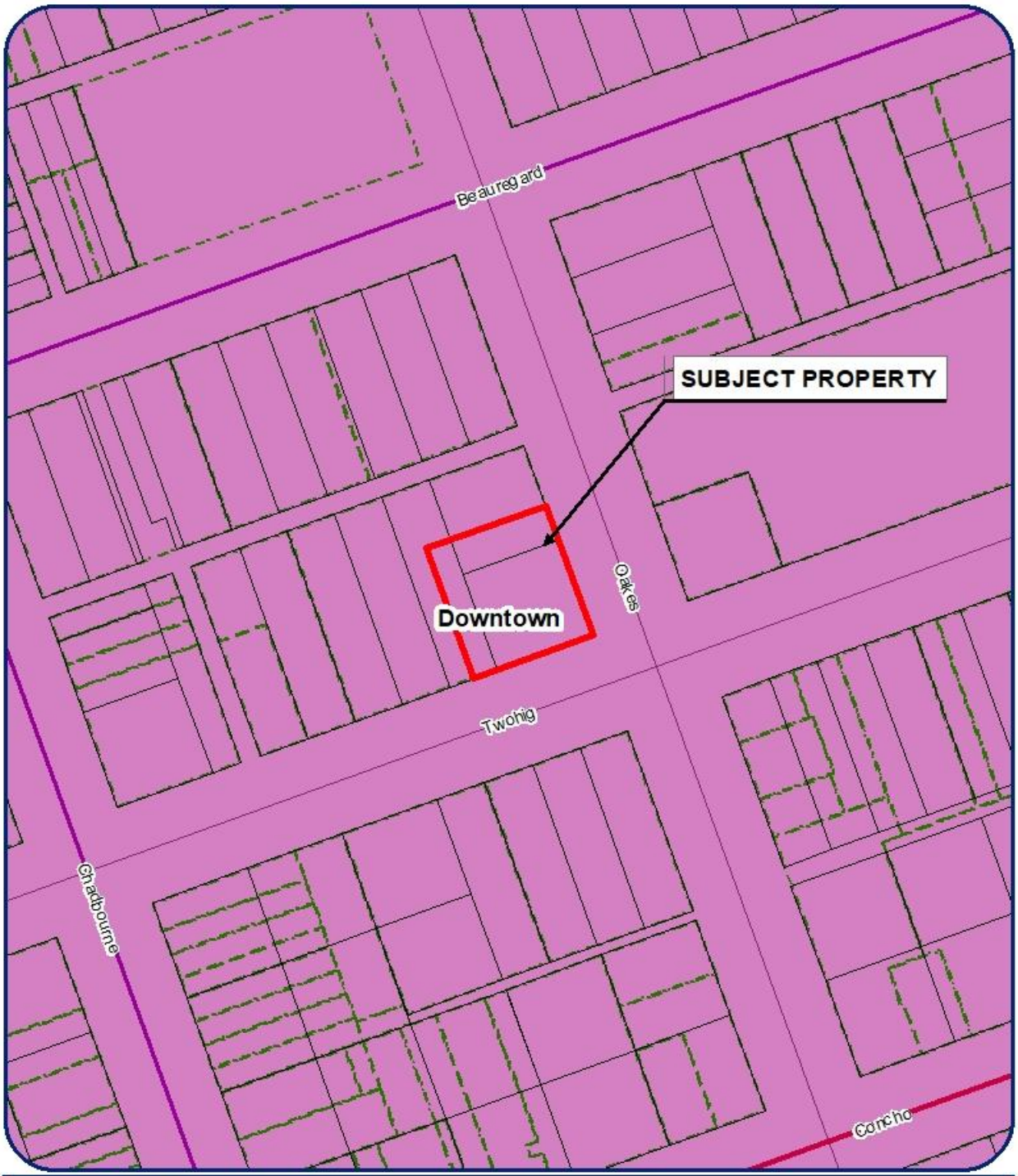
CA22-09: 36 E. Twohig Avenue

Council District: Harry Thomas - District 3
Neighborhood: Downtown
Scale: 1 " approx. = 125 ft
NW corner E. Twohig/S.Oakes 0.394 ac.

Legend

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

N



Certificate of Appropriateness

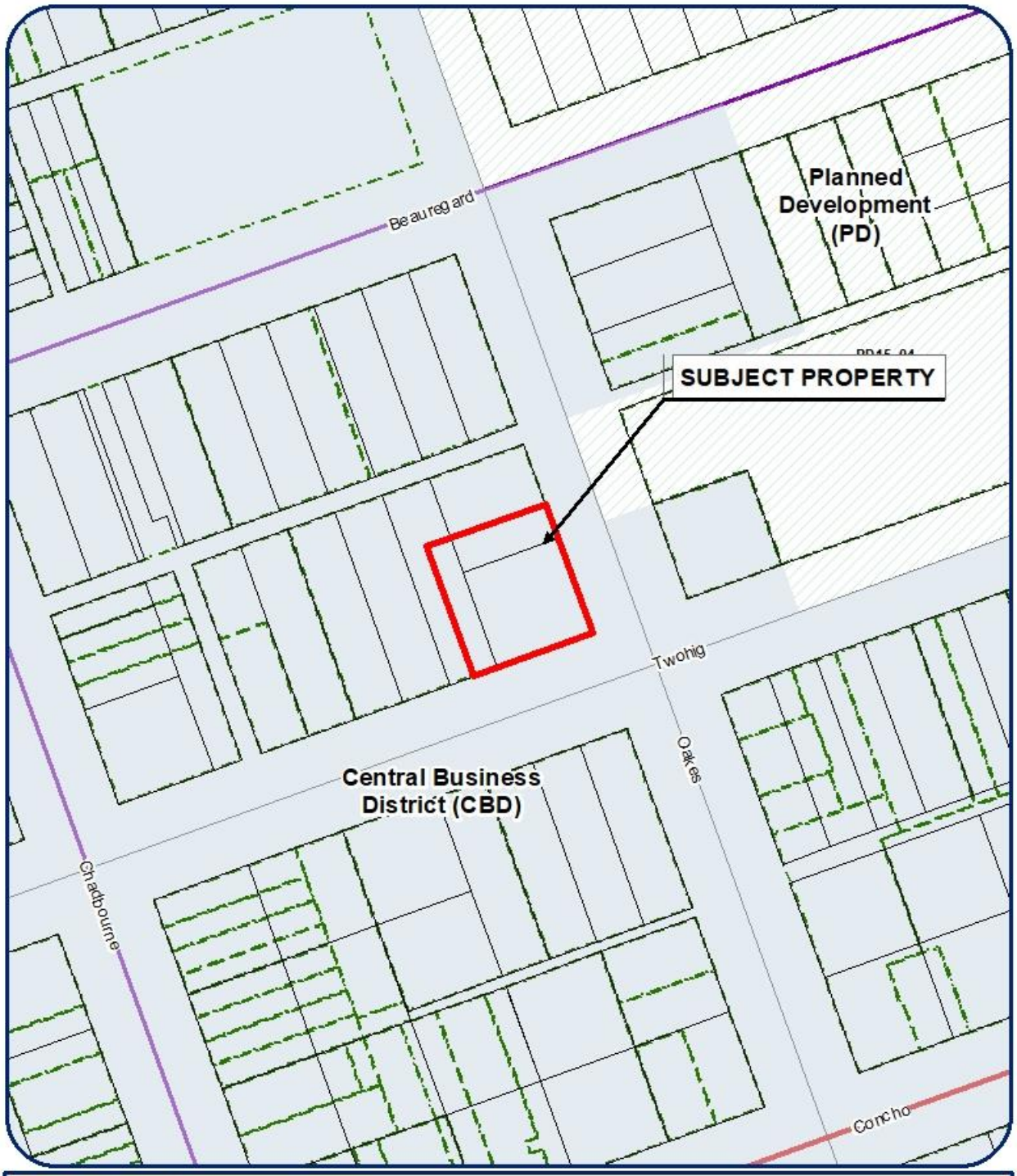
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Certificate of Appropriateness

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Vision: Downtown

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Proposed Canopies (Evergreen with squared edge)

AWNING DESIGN SAMPLES



PROPOSED DESIGN



PROPOSED COLOR

Proposed Canopies (Evergreen with squared edge)

AWNING DESIGN SAMPLES

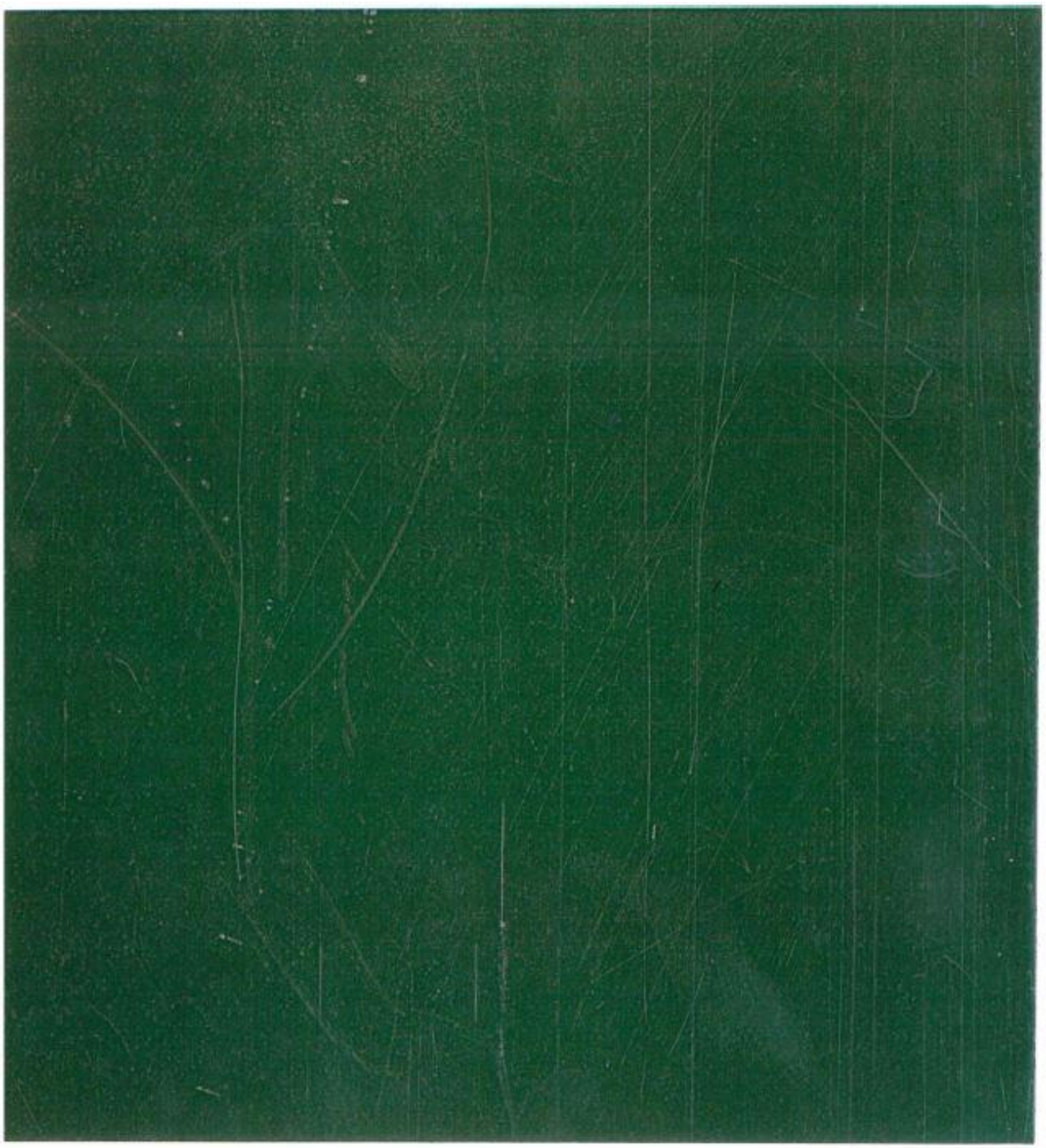


PROPOSED DESIGN



PROPOSED COLOR

Proposed Canopies (Color Sample - Evergreen)



AWNING COLOR PALETTE

Proposed Canopies (Material Sample – canopy coating)

Specifications for Awning Cover Material

Quality Metals ROOF AND WALL SYSTEMS
Storm ARMOR
www.saqualitymetals.com

DURA COAT PRODUCTS INC

Durapon

PRODUCT BULLETIN

***Durapon 70* PVDF Fluorocarbon**
Premium Coil Coating

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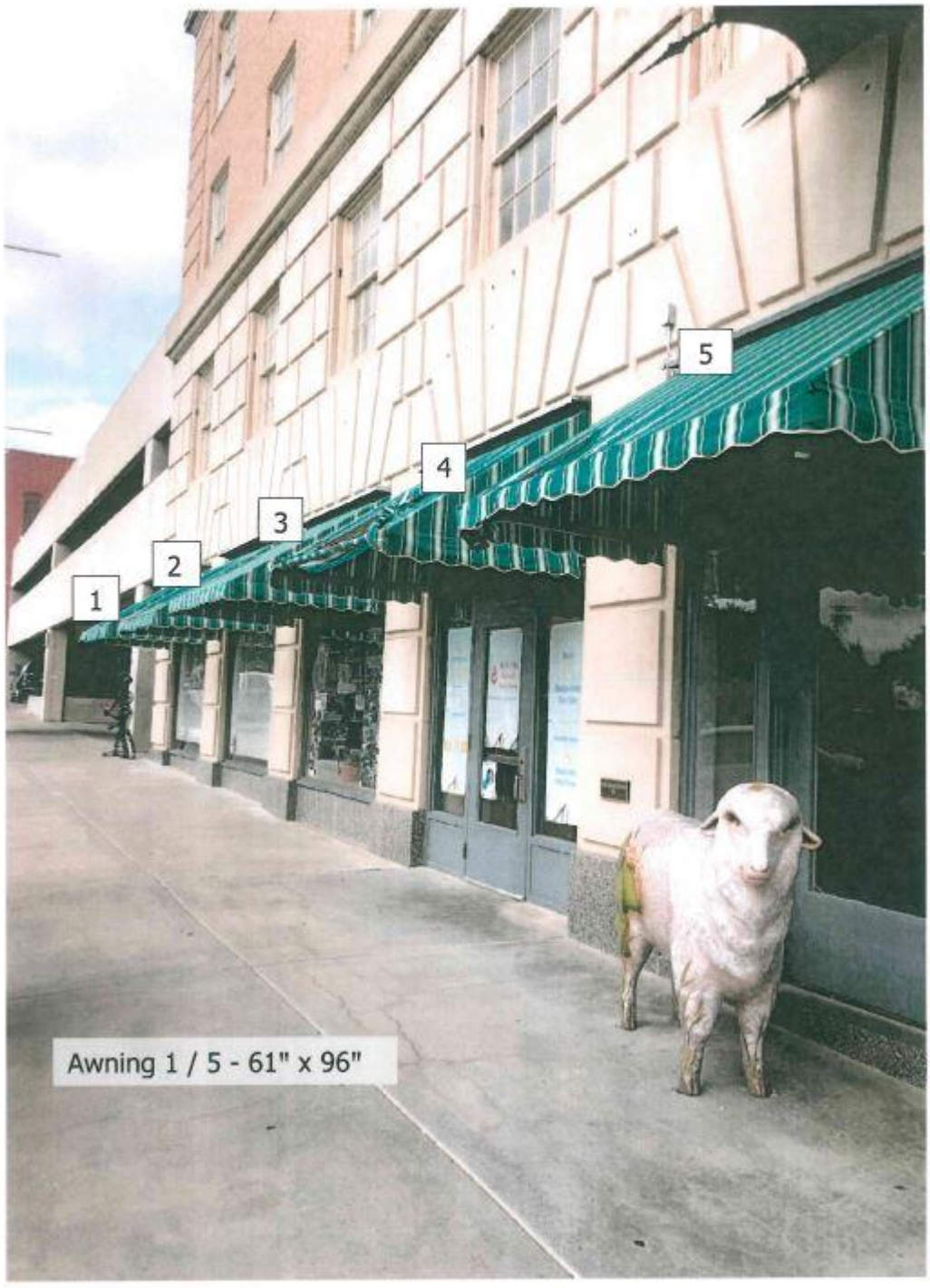
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26655 Peoples Rd. Huntsville, AL 35756* Tel (256) 350-4300* Fax (256) 353-9873
web site: www.duracoatproducts.com e-mail: info@duracoatproducts.com

Current Photos

Awning Pictures for the Cactus Hotel

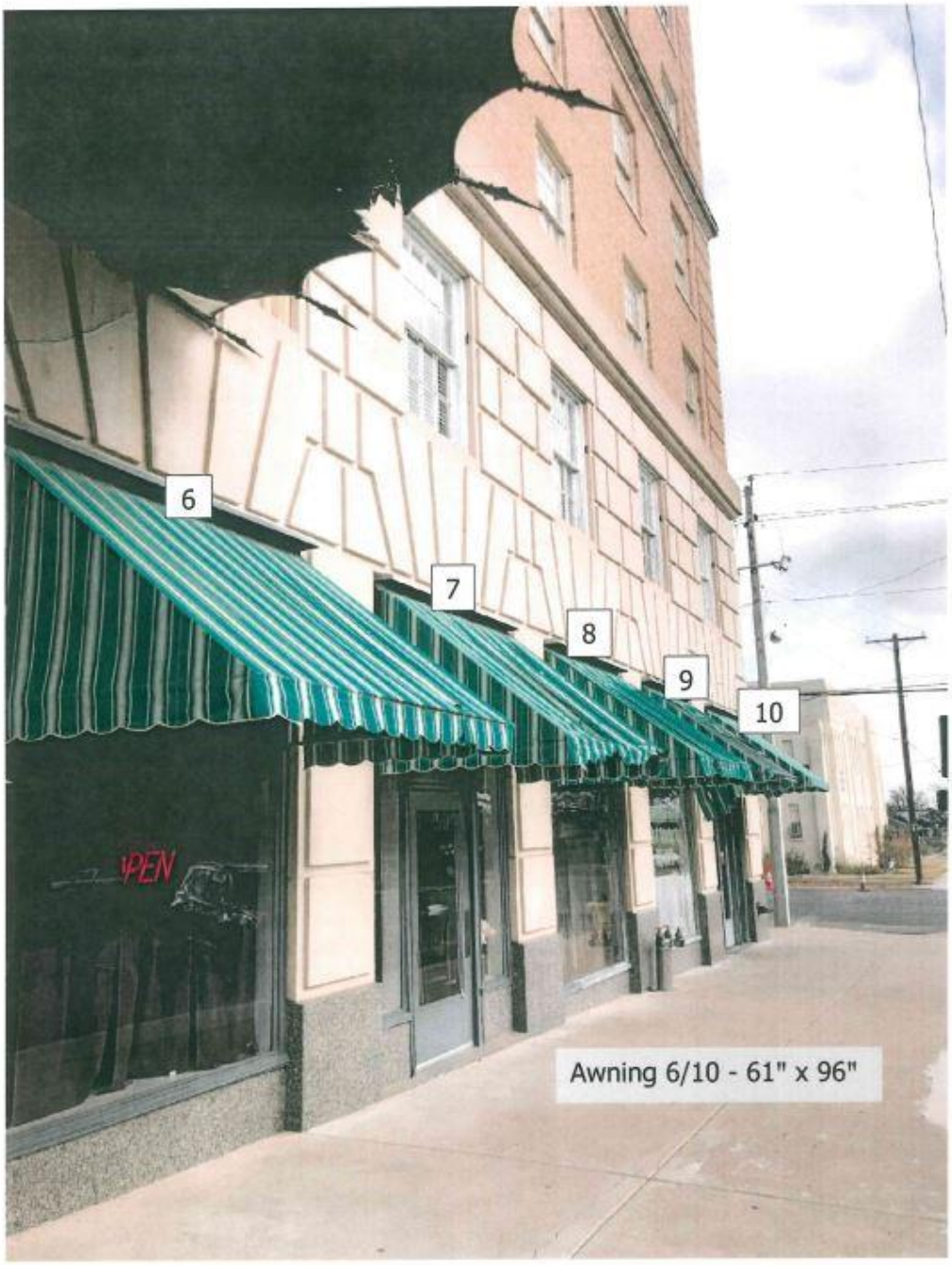
SOUTHWEST AWNINGS



Current Photos

Awning Pictures for the Cactus Hotel

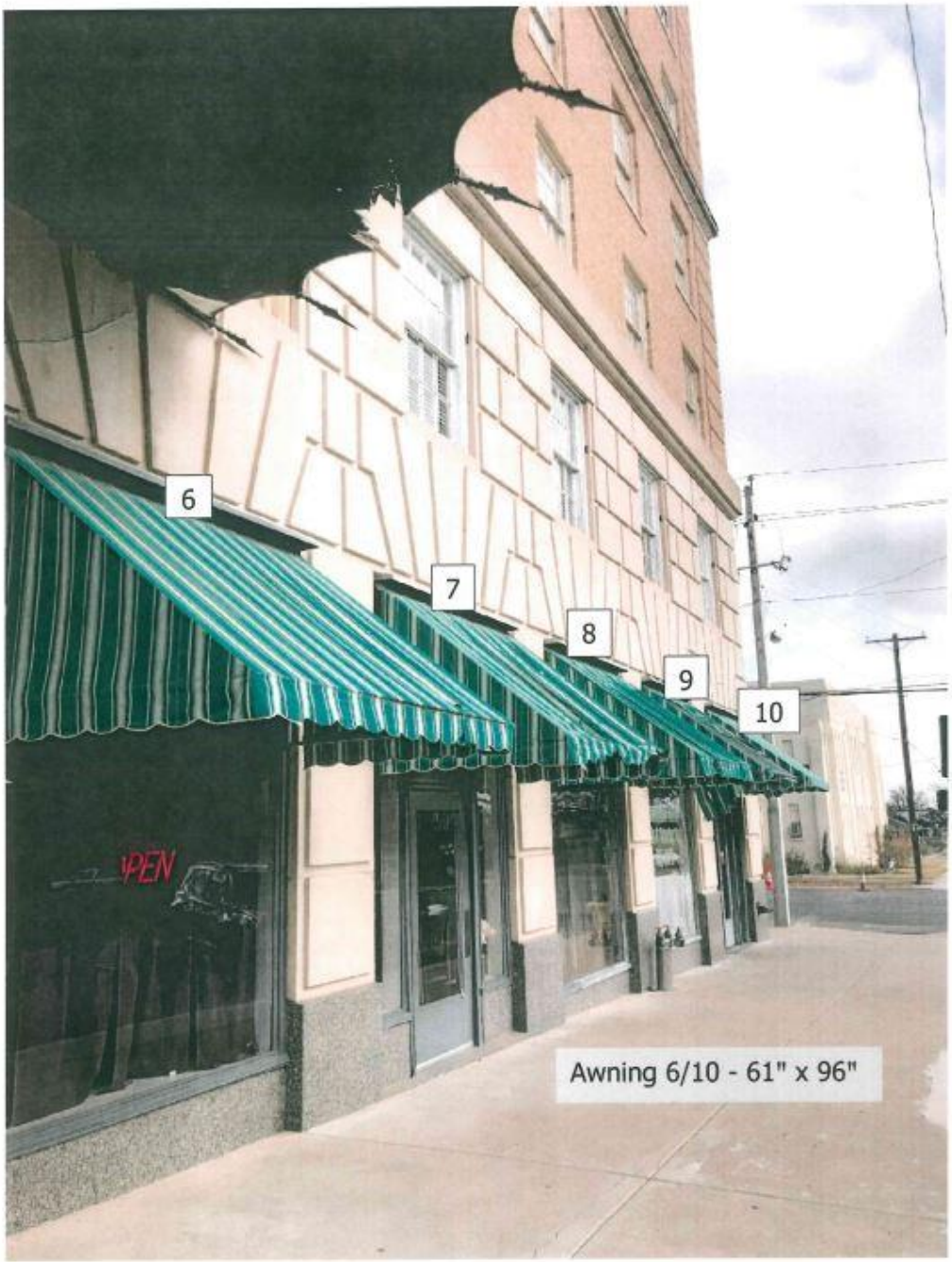
SOUTHEAST AWNINGS



Current Photos

Awning Pictures for the Cactus Hotel

SOUTHEAST AWNINGS



Current Photos

NEED FOR WORK TO BE DONE (1 OF 2)



CURRENT



PREVIOUS

Current Photos

NEED FOR WORK TO BE DONE (2 OF 2)



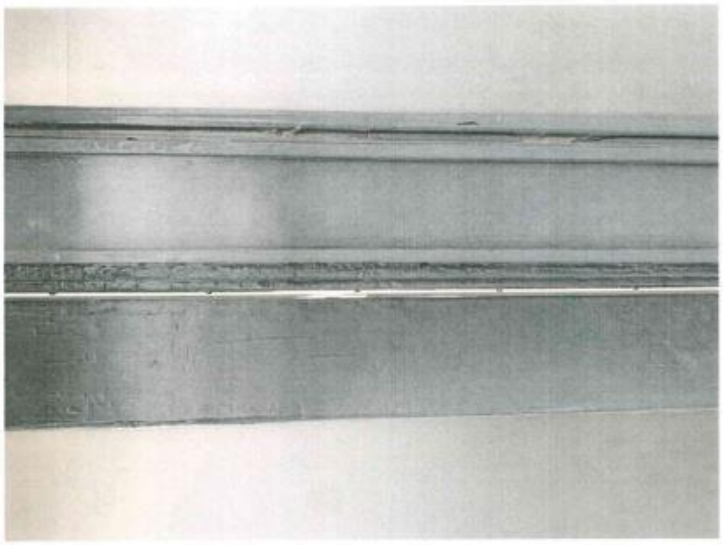
PROPOSED



CURRENT

Current Photos

PAINT COLOR PALETTE
(WILL MATCH EXISTING COLOR)



PAINT COLOR



DOOR & WINDOW TRIM

Historic Building Photo



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

Application for Certificate of Appropriateness

Section 1: Basic Information

Name of Applicant(s): Historic City Center Project, Inc.

☒ Owner ☐ Representative (Owner signature on next page or Notarized Affidavit Required)

P. O. Box 1991	San Angelo	TX	76902-1991
Mailing Address	City	State	Zip Code

325-944-4444	lee.pfluger@cactushotel.net
Contact Phone Number	Contact E-mail Address

36 East Twohig Ave.	San Angelo	TX	76903-6441
Subject Property Address	City	State	Zip Code

Lot 5 the south 36.96 ft. of Lot 6 and the east 25.4 ft. of the south 137.21 ft of Lot 9, all in Block 7, Maintown San Angelo, City of San Angelo, Tom Green County, Texas

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

Zoning: CBD Lot size: Survery attached

Is the property also in a District Overlay Zone (i.e. River Corridor District, Downtown District or Cultural District)? Yes ☒ No ☐
If yes, a District Overlay Zone Review Application is also required.

Notes:
1. For requests to designate a Historic District or Landmark, please use the Zone Change application form.
2. Permanent intermodal containers are prohibited within a Historic Overlay Zone.
3. Properties located within a TIRZ District may qualify for funding incentives https://www.cosatx.us/departments-services/development-services/tax-increment-reinvestment-zone-board

Section 2: Specific Details

Proposed Work (in a historic district or on a historic landmark, check all that apply):

☐ Exterior new construction, reconstruction, alternation, restoration, or rehabilitation, including addition to or expansion of an existing building.

☒ Material changes in light fixtures, signage (other than message content), sidewalks, fences, steps, paving, building exterior or other exterior elements in a historic district or to a landmark, visible from a public right-of-way in that district (includes exterior painting)

☐ Relocation of any historic landmark

☐ Demolition of any historic landmark or property including secondary buildings and landscape features

Specific details of request: *use separate attachment if necessary* Restore the material covering the 18 awnings attached to the east and south of the building by replacing the tattered or missing cloth with custom metal material. Paint (to match existing color) the doors and window trim under the awnings.

I understand that the Design and Historic Review Commission (DHRC) shall consider the following criteria from *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* when making a decision on a Certificate of Appropriateness, and I assert that my request meets all of the required criteria **based on my explanation(s) below:**

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

Explanation: The structure will not be altered, the awning frames are currently attached to the building and the paint will be matched to current color.

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

Explanation: The awning structures will remain as per the original building design. The historic material is not wind and weather durable and will be replaced with a compatible metal material which is structually resilient. The paint color will not change.

Section 2 Continued: Specific Details

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

Explanation: No alteration to the historical appearance will be made. The awnings location and look will remain the same and the paint color will remain the same.

☒ 4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Explanation: No changes are being made to the overall appearance of the building.

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

Explanation: The awning style will remain the same. Only the material used to cover the awnings will be altered. The paint color will match the existing color.

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

Explanation: The awnings are being repaired with more durable, safer materials.

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

Explanation: Painted surfaces will be hand cleaned prior to painting otherwise no surface cleaning is required.

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

Explanation: No archaeological resources are affected by the project.

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

Explanation: The change in material for restoration of the awnings and the painting of the doors and window trim underneath the awnings, does not alter the historical appearance or design of the original building.

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

Explanation: There are no alterations that effect the form and integrity of the building. The awning structure is part of the building, the only repairs will be made to the material. The paint color will remain the same.

Section 3: Applicant(s) Acknowledgement
(By checking the boxes you indicate that you understand below regulations)

☒ The Design and Historic Review Commission (DHRC) may approve, approve with conditions or modifications, or deny the request.

☒ An applicant may appeal to City Council within 30 days of after the written decision is filed in the Planning Director's Office by filing a written, signed notice of appeal stating the grounds for appeal to the Planning Director.

☒ If the application is denied, the applicant may apply separately, or as part of this request, for economic hardship. The owner may obtain a building permit or demolition permit if said owner can demonstrate to the DHRC that they satisfy the criteria outlined in Section 211.I.2 of the Zoning Ordinance.

☒ Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.

☒ Any changes to the design made after this approval may require a new approval or amendment by the DHRC.

☒ Proposed construction into a public right-of-way may require additional approvals including a Right-Of-Way Encroachment application.

☒ Buildings or historical landmarks located in a District Overlay Zone (i.e. River Corridor District, Downtown District or Cultural District) also require a District Overlay Zone Review application.

MINUTE RECORD OF THE CITY OF SAN ANGELO **TAX INCREMENT REINVESTMENT ZONE (TIRZ)** BOARD MEETING held on Tuesday, January 23, 2024**, at 2:00 PM,** in the Council Chambers at McNease Convention Center

A public audio/video broadcast of the meeting is available on the City's YouTube channel at: www.youtube.come/CityofSanAngelo.

PRESENT Voting Members: Chair Jon Mark Hogg, Vice Chair Greg Gayler, Trey Holmes, Stephen Brown, Bryan Benson, Ryan Newlin, Sherley Spears, and Jeana Owens

ABSENT: Carlos Rodriguez

STAFF Aaron Vannoy, Assistant Director of Planning and Development Services

Hannah Murrell, Administrative Office Coordinator

Holly Voth, Assistant City Attorney

Rick Weise, Assistant City Manager

Call to order, establish a quorum.

Chair Hogg called meeting to order.

I. Public comment

Public comment was made by Ms. Smith

II. Consideration of approving the minutes from the August 22, 2023, TIRZ Board meeting

Mr. Benson made a motion to accept the minutes. The motion was seconded by Mr. Hogg and passed unanimously

III. Election of Vice Chair

Mrs. Owens made a motion to accept Mr. Gayler to continue as Vice Chair. The motion was seconded by Mr. Newlin and passed unanimously

IV. Financial Report.

Mr. Vannoy presented the Financial Report.

THE CITY OF SAN ANGELO, TEXAS
Schedule of Revenues and Expenditures
Fiscal Year through December 31, 2023
TIRZ - Fund 106

	Current Budget
SOUTH	
Beginning Zone Balance	**653,408**
REVENUES:	
Property Tax	1,202,777
Interest Income	3,878
Total Revenues	1,206,655
EXPENDITURES:	
Private Incentives Committed	695,136
Chadbourne Street	162,977
Streetscape Maintenance	15,723
Operating	6,861
Total Expenditures	880,697
Available for Assignment	**979,366**
NORTH	
Beginning Zone Balance	**3,141,155**
REVENUES:	
Property Tax	1,109,239
Interest Income	60,953
Total Revenues	1,170,192
EXPENDITURES:	
Private Incentives Committed	891,167
Chadbourne Street	859,195
Streetscape Maintenance	57,726
Public Improvements Set Aside	103,740
Operating	12,153
Total Expenditures	1,923,981
Available for Assignment	**2,387,366**

V. Consideration of a request for the extension of Francos Café- 2218 Martin Luther King incentive project

Mr. Brown made a motion to approve the action. The motion was seconded by Mr. Newlin and passed unanimously

VI. Consideration and possible action of South TIRZ projects

A. 36 E. Twohig
B. 40 W. Twohig
C. 214 S. Chadbourne
D. 202 Martin Luther King
E. 123 N. Chadbourne
F. 441 Rio Concho Dr.

Mr. Brown made a motion to approve. The motion was seconded by Mr. Holmes and passed unanimously

VII. Discussion and consideration of a second funding cycle in the South

Mr. Brown made a motion to open the cycle on March 1, 2024. The motion was seconded by Mrs. Owens and passed unanimously

IX. Discussion and possible action on 4th Street Between Martin Luther King DR. And N. Chadbourne St

Decision passed unanimously to not pursue any further

X. Directors Report

A. Discussion on Board training

XI. Announcements/ Possible future meeting items

A. Next scheduled meeting- February 27, 2024
B. Discussion on reevaluating TIRZ strategy in the North Zone including use of funds for private grants, non-profits and public improvements.

XII. Adjournment.

Mr. Hogg adjourned the meeting at 2:57 PM.

_____

Jon Mark Hogg, TIRZ Board Chair

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: Cactus Hotel Date: 28 December 2021

Business Owner (if different from above): Historic City Center Project, Inc.

Business Address: 36 East Twohig, San Angelo, TX 76903 Mailing Address: P.O. Box 1991, San Angelo, TX 76902

Business Phone: 325-944-4444 Secondary Phone: 325-234-7777

Email: lee.pfluger@cactushotel.net Fax: N/A

Property Owner: Historic City Center Project, Inc.

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.)

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

SECTION 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.

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

SECTION 4: CHECKLIST OF REQUIRED APPLICATION DOCUMENTS

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

- [x] *APPLICATION: Completed & signed application (this document)*
- [x] *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*
- [x] *RENDERINGS/ELEVATION DRAWINGS: Sketches, drawings, or pictures of the work to be performed must be provided, (what the project will look like when complete)*
- [x] *CURRENT PHOTOS*
- [x] *W-9: Used for establishing an account for payment by the City of San Angelo.*
- [x] *NARRATIVE/SUMMARY: Used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 2.*
- [x] *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 :* 439,140

☐ *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 173,632, 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 69,545, 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~~ South 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 Addison Lee Bluge Date: 3 Jan 2022

SECTION 7: REPRESENTATIVE

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

_____

_____

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

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

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

Addison Lee Bluge
Applicant or representative

3 January 2022
Date

FOR OFFICE USE ONLY:

SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST DATE

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

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

PROJECT CRITERIA

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

1. **Improve pedestrian and vehicular infrastructure?**

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

2. **Provide or reinforce usable & defined space?**

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

3. **Strengthen the focus area's identity?**

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

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

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

5. **Promote mixed-use development?**

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

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

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

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

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

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

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

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

Shade produced by the renovated awnings is natures natural cooling system for the Cactus Hotel.

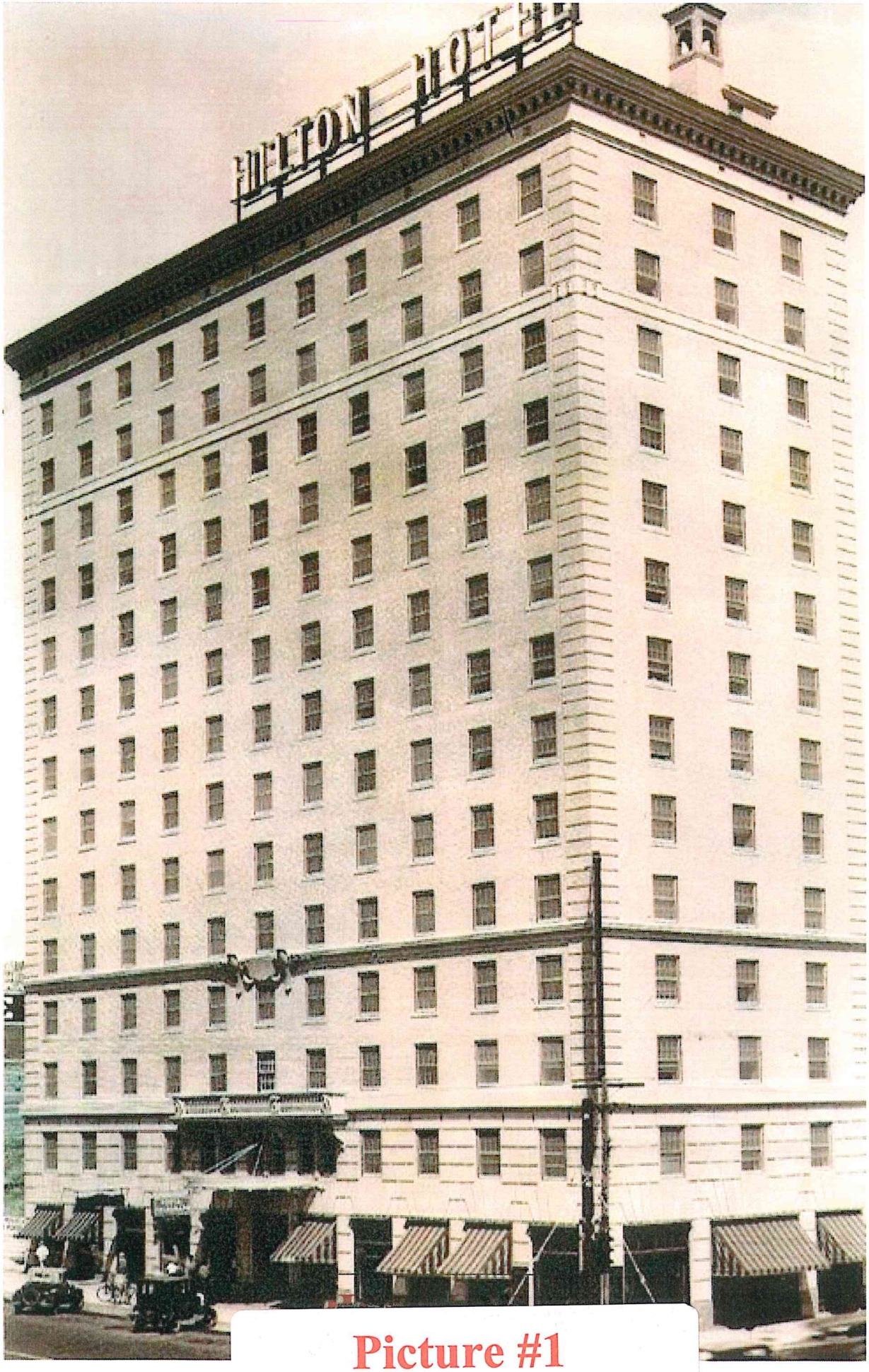
9. **Include an aggressive Match by the applicant in excess of what is minimally required?**

Total projected Project costs are $173,632.

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

ZONE IMPACT

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



Picture #1



Picture #2

Awning Pictures for the Cactus Hotel

SOUTHWEST AWNINGS



Picture #3

Awning Pictures for the Cactus Hotel

SOUTHEAST AWNINGS



Picture #4

Awning Pictures for the Cactus Hotel

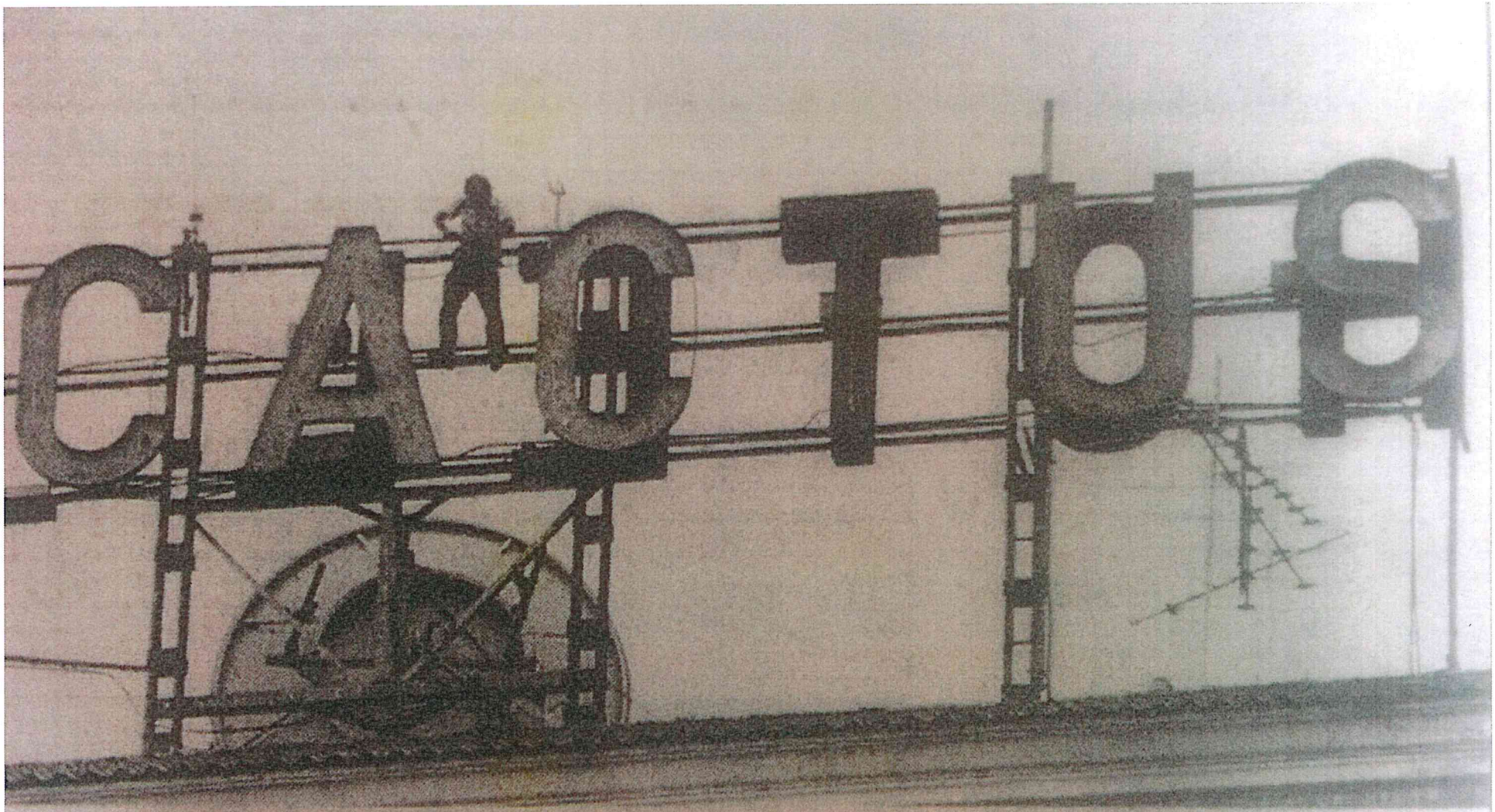
EAST AWNINGS



Picture #5

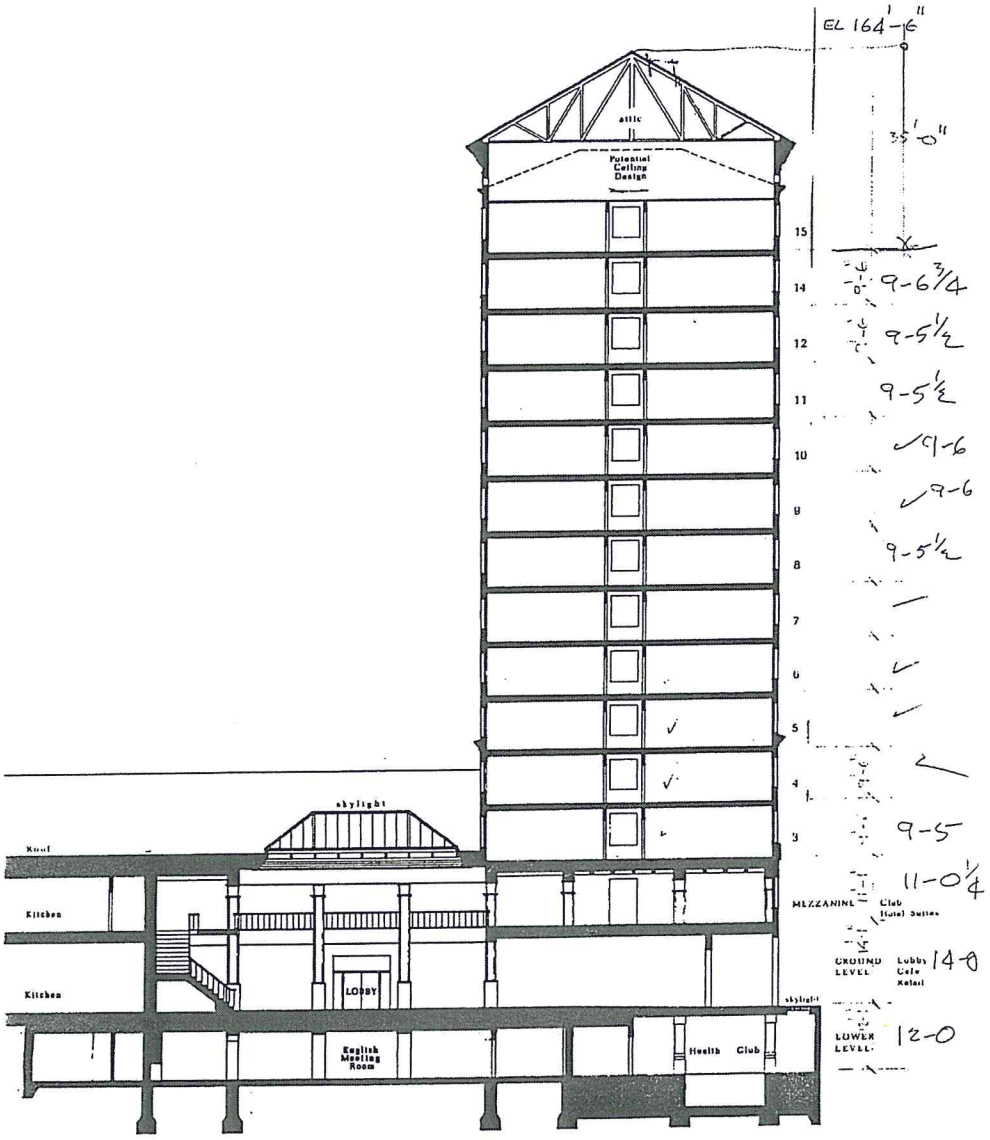


Picture #6



PICTURE #7

A worker atop the Hotel Cactus works to anchor and wire in a new antenna in 1985. The building was constructed in 1928, one of the early hotels in the Hilton chain.



the Cactus BUILDING SECTION

PICTURE #8

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Historic City Center Project, Inc.

2 Business name/disregarded entity name, if different from above

dba Cactus Hotel

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

PO Box 1991

Requester's name and address (optional)

6 City, state, and ZIP code

San Angelo, TX 76902

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

7	5	–	2	4	2	7	7	9	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Addison Lee Bruga Date ▶ 28 December 2021

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*



AWNING 1


(325) 653-2411
cvcaa.org
info@cvcaa.org
Concho Valley
Community
Action Agency
Helping People, Changing Lives
Hours
Monday-Friday
8am 5pm
Handicap Access
though Cactus
Lobby Elevator

AWNING 2



AWNING 3


JUNIOR LEAGUE
of San Angelo, Inc.
Women Building Better Communities
VISA

AWNING 4



AWNING 5



AWNING 6



AWNING 7



AWNING 8



AWNING 9


Mesquite Bean
Cafe & Catering Co.
817 2070
Mon-Fri
8a 2pm
Push
We Deliver!
OPEN
BUSINESS HOURS

AWNING 10



AWNING 11



AWNING 12



AWNING 13



AWNING 14



AWNING 15



AWNING 16



AWNING 17



AWNING 18

The City Of

San Angelo, Texas

Planning & Development Services - Office of the Director
52 W. College St. 76903

December 15, 2022

Historic City Center Project, Inc.
P.O. Box 1991
San Angelo, Texas 76902

Re: TIRZ Incentive Application

Dear Mr. Pfluger:

This letter is to update you regarding the status of your application requesting incentives for your proposed project at 36 East Twohig Ave to be funded by the Tax Increment Reinvestment Zone (TIRZ) in its FY22-23 program. Your application was received and carefully reviewed by TIRZ staff. Unfortunately, we regret to inform you that your project was deemed ineligible for review in this cycle of projects.

In order to be eligible for incentive funds, the adopted incentive policy requires an "approval letter from the Design and Historic Review Commission (DHRC), if applicable." It has been determined that your project does, in fact, require such approval. Given that your application did not include an approval letter (and staff also checked with City staff responsible for the DHRC to confirm that no such approval has been received), we must reject your application.

However, since this appears to be a very promising project, we encourage you to resubmit in the next application cycle. Those applications will be accepted beginning April 1, 2023, through May 31, 2023.

We appreciate your interest and wish you the best of luck with your project.

Sincerely,

Bryon Fox

Bryon Fox
TIRZ Incentive Program Coordinator
Planning and Development Services

Effective 9/1/2022

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: Cactus Hotel Date: November 21, 2022

Business Owner (if different from above): Historic City Center Project, Inc.

Business Address: 36 East Twohig Ave., San Angelo, TX 76903-6441 Mailing Address P. O. Box 1991, San Angelo, TX 76902-1991

Business Phone: 325-944-4444 Secondary Phone: 325-234-7777

Email: lee.pfluger@cactushotel.net Fax: N/A

Property Owner: Historic City Center Project, Inc.

Remit incentive payment(s) to: [X] 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 [X] 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:

[X] CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices.
The Cactus Hotel is a multifunctional property in the

[X] CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity.
heart of downtown San Angelo. It provides services

[X] CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living.
and benefit for all 4 category activities promoted

[X] CATEGORY D – RETAIL/SALES - contributes a commercial business.
through the TIRZ community "mixed use" mission.

SECTION 3: INCENTIVE CATEGORIES

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

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

SECTION 4: FUNDING LEVEL

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

4A. The amount of funding requested is:

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

4B. The total estimated project cost is: 54,759.

4C. The amount of funding requested is: 40,690, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: 14,069, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

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

Does the proposed project:

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

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

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

- [X] *SUMMARY: a written summary outlining the overall scope of work to be performed;*
- [X] *APPLICATION: completed & signed application (this document);*
- [X] *W-9: used for establishing an account for payment by the City of San Angelo;*
- [X] *NARRATIVE: used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5*
- [X] *PROJECT BUDGET: a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.*
- [X] *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.*** Submitted 11/18/22

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 Krueger Date: 27 Nov 2022

SECTION 6: REPRESENTATIVE:

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

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

FOR OFFICE USE ONLY:

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

SUMMARY
OVERALL SCOPE OF WORK TO BE PERFORMED

The work program visualized herein is a restoration / revitalization of the first floor façade of the Cactus Hotel. The work program includes two distinct parts:

1. Restore the 18 awnings attached to the east and south faces of the building by replacing the tattered / missing cloth with custom fabricated metal material. This process will also entail cleaning, repairing and painting the awning framework.

2. Paint (to match existing color) the first floor doors, window trim, awning framework and metal infrastructure.

NARRATIVE
PROPOSED PROJECT CRITERIA

This Project is motivated primarily by the urgent need to replace the damaged awnings around the street level portion of the Cactus Hotel. The street level restoration would not be completed, however, without refreshing the doors and trim with a fresh coat of paint.

When the Cactus restoration is completed, the completed façade will positively reflect on the built environment provided by the recently completed Shannon Pharmacy and Oncology Complex.

1. **Improve pedestrian and vehicular infrastructure?**
   Awnings over the sidewalk around the Cactus Hotel offer pedestrians a cool, shaded walkway as they travel in downtown San Angelo.

2. **Provide or reinforce usable & defined space?**
   Replacing the damaged awnings with historically compatible replacements reinforces the historic character of the Cactus Hotel.

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

4. **Support the goals of making the area a cultural, leisure and tourist destination?**
   As an iconic, historical building, any activity that enhances the ambiance and historical character of the Hotel make it more attractive as a tourist destination.

5. **Promote mixed-use development?**
   An attractive, well-maintained façade enhances the building's range and variety of clients and uses.

6. **Utilize architectural styles that compliment historic areas already in existence?**
   The style of replacement awnings proposed in this Project is compatible with and complimentary to the original 1929 design of the Cactus Hotel.

7. **Help to mitigate or eliminate undesirable views or outside storage?**
   The current awnings have been severely damaged by sun, the recent ice storm and high velocity wind currents that circle the Cactus Hotel. Replacing the damaged awnings will eliminate the unsightly views of the damaged awnings.

NARRATIVE
PROPOSED PROJECT CRITERIA
CONT.

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

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

9. **Included is a Match by the applicant.**

Total projected Project costs are $ 54,759.
Only 74.3 % ($ 40,690) will be funded by TRIZ and 25.7 % ($ 14,069) will be funded by applicant.

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
	FACADE RESTORATION			
	A. AWNINGS (18)			
1	Fabricate & install new awning covers	Façade Improvement	$ 1,732	$ 31,176
2	Recondition awning frames	Façade Improvement	$ 170	$ 3,060
	B. PAINTING			
3	Clean, Repair and Paint Street level Doors & Façade Infrastructure Trim	Façade Improvement		$ 16,000
	C. OTHER			
4.	Trash removal (20 yard)	Match		$ 505
5.	Contractor Fees (8%)	Façade Improvement		$ 4,018
	TOTAL PROJECT COST			**$ 54,759**

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

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

Addison Lee Rutherford — 27 Nov 2022

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:** _____

HARTMAN ROOFING INC.

Phone: (325) 653-2888

Fax: 653-3090

96 W. 4th Street San Angelo, Tx 76903 www.hartmanroofing.com

Estimate

Date: 11/16/2022

Customer:	Job Address:	Phone:
Cactus Hotel 36 E. Twohig San Angelo TX	Same	Stacia 234-1880 Lee 234-7777 lee.pfluger@cactushotel.net

Salesman	Insurance Co.	Claim #
Kirby Hartman 325-895-0855		

Quantity	Unit	Specifications of Labor and Material Terms and Conditions	Unit Price	Amount
18	units	tear out old cloth awnings	$1,600.00	$28,800.00
		install new metal trim around edge		
		build a custom standing seam awning		
		do complete clean up		
		guarantee all work for 5 years		
1		commercial sales tax	$2,376.00	$2,376.00

Comments:

Total **$31,176.00**

All material is guaranteed as specified. All work is to be completed in a workmanlike manner according to standard practices. Deviations from above specifications involving extra costs will be executed only upon agreement by owner, and will become an extra charge on this contract. Labor and material warranty covers only work completed. Owner is to carry fire, tornado and other necessary insurance. At no additional cost to the customer, Hartman Roofing reserves the right to file for a supplemental insurance claim if the insurance adjuster's calculations are proven to be incorrect.

This proposal may be withdrawn if not accepted within 60 days.

Kirby Hartman
kirby@hartmanroofing.com

Customer

McMillan Painting

6841 Templin Ct.
Suite N
San Angelo, TX 76904

Phone # 325-895-1077 mcmillanpainting@verizon.net

Estimate

Date	Estimate #
11/29/2022	1186

Name / Address
Cactus Hotel San Angelo, Tx

Project

Description	Qty	Rate	Total
Proposal to paint window units & awnings		0.00	0.00
Prep and paint large metal awnings	2	2,000.00	4,000.00
Prep & paint metal staircase & door on North side of building	1	3,000.00	3,000.00
Prep and repair window frames, and paint	20	450.00	9,000.00
		Total	$16,000.00

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See **Specific Instructions** on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Historic City Center Project, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
P.O. Box 1991

Requester's name and address (optional)

6 City, state, and ZIP code
San Angelo, TX 76902

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
			–			–				

or

Employer identification number
7	5	–	2	4	2	7	7	9	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** ▶ Addison Lee Bleyer | **Date** ▶ 2/8/2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Location of Existing Building

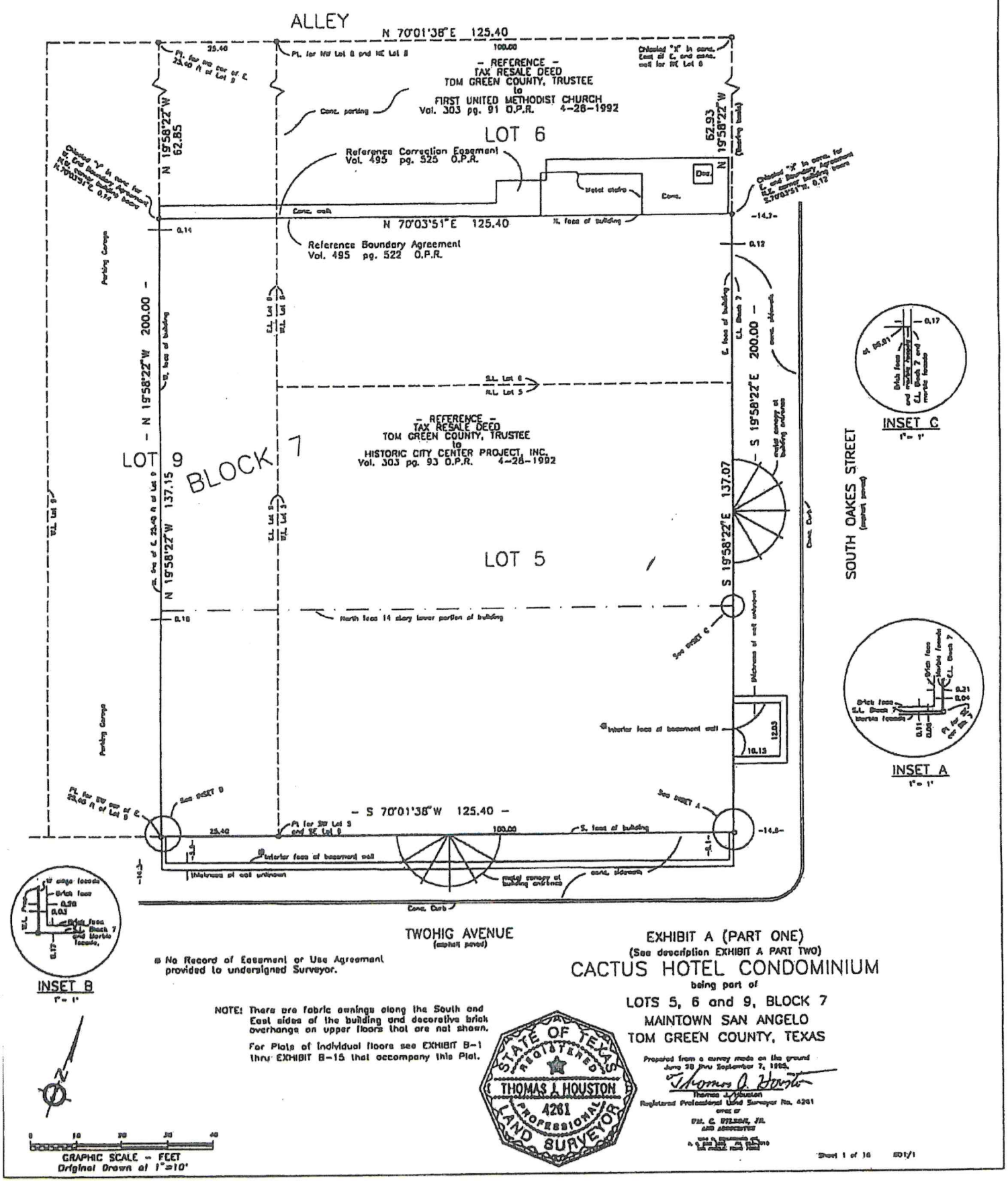


EXHIBIT A (PART ONE)

(See description EXHIBIT A PART TWO)

CACTUS HOTEL CONDOMINIUM

being part of

LOTS 5, 6 and 9, BLOCK 7

MAINTOWN SAN ANGELO

TOM GREEN COUNTY, TEXAS

Prepared from a survey made on the ground June 28 thru September 7, 1995.

Thomas J. Houston

Thomas J. Houston

Registered Professional Land Surveyor No. 4261

STATE OF TEXAS
REGISTERED
THOMAS J. HOUSTON
4261
PROFESSIONAL
LAND SURVEYOR

GRAPHIC SCALE – FEET

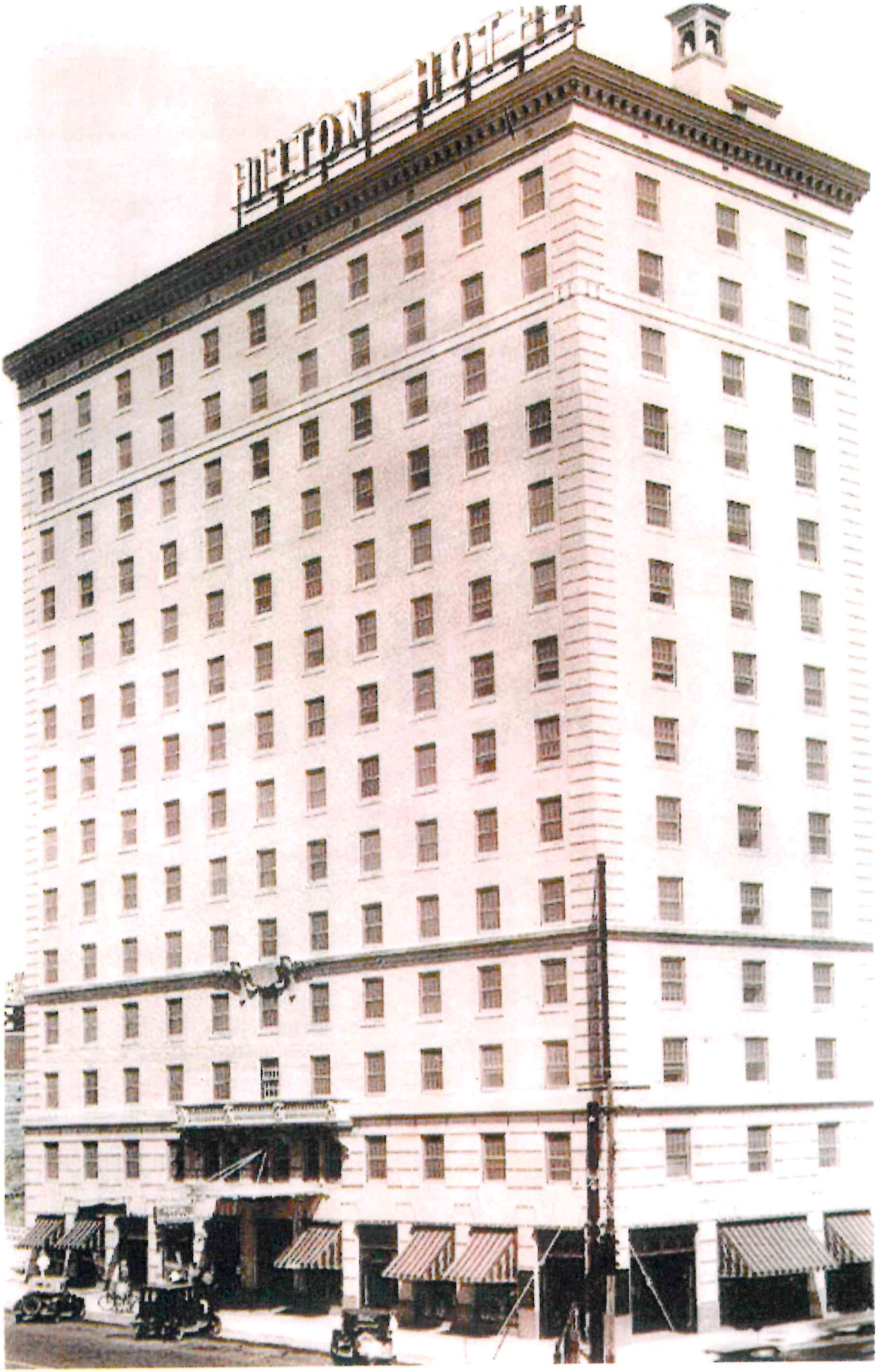
Original Drawn at 1"=10'

@ No Record of Easement or Use Agreement provided to undersigned Surveyor.

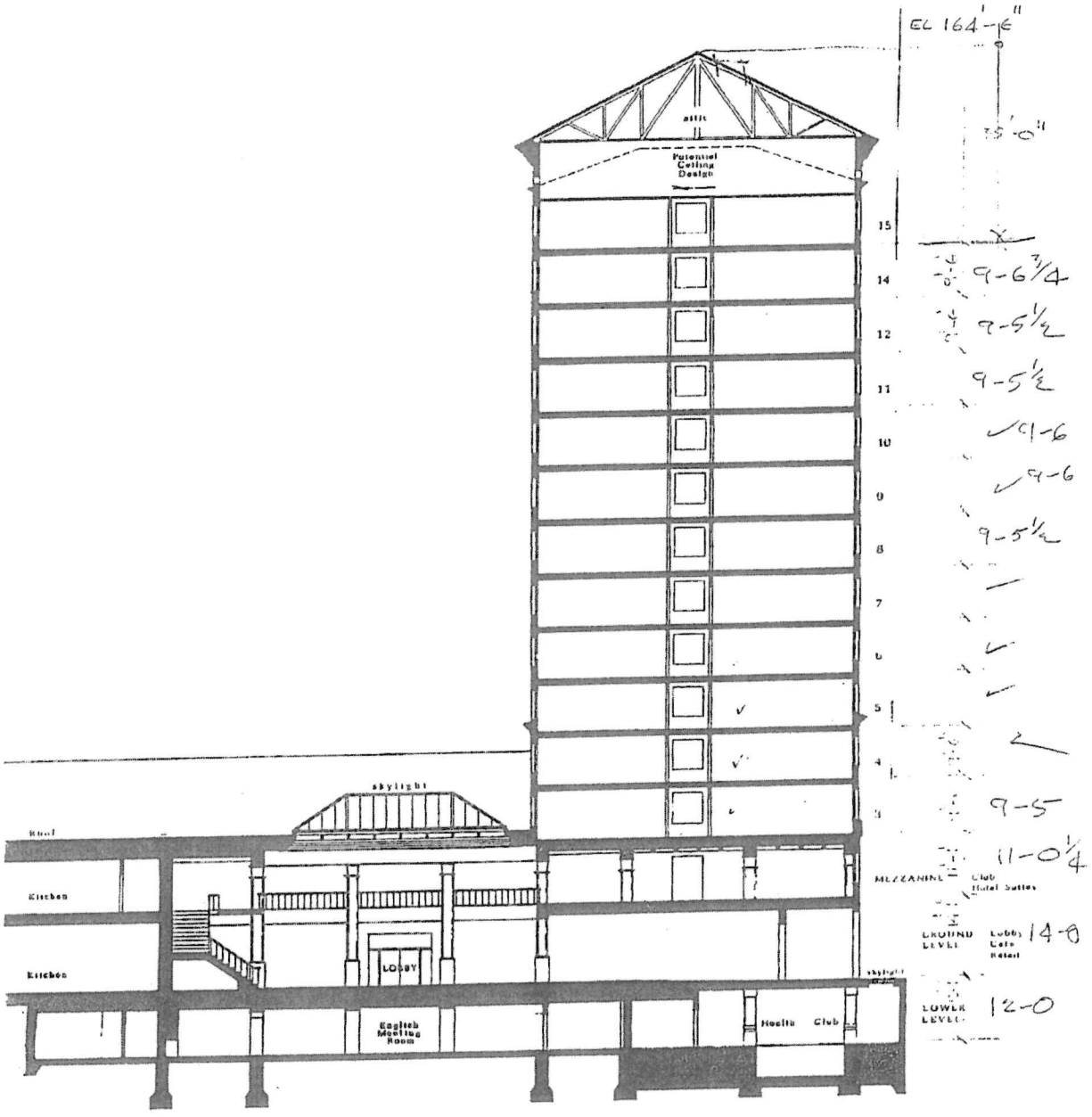
NOTE: There are fabric awnings along the South and East sides of the building and decorative brick overhangs on upper floors that are not shown.

For Plats of individual floors see EXHIBIT B-1 thru EXHIBIT B-15 that accompany this Plat.

Elevation of Building including Windows and Doors



Elevation of Building

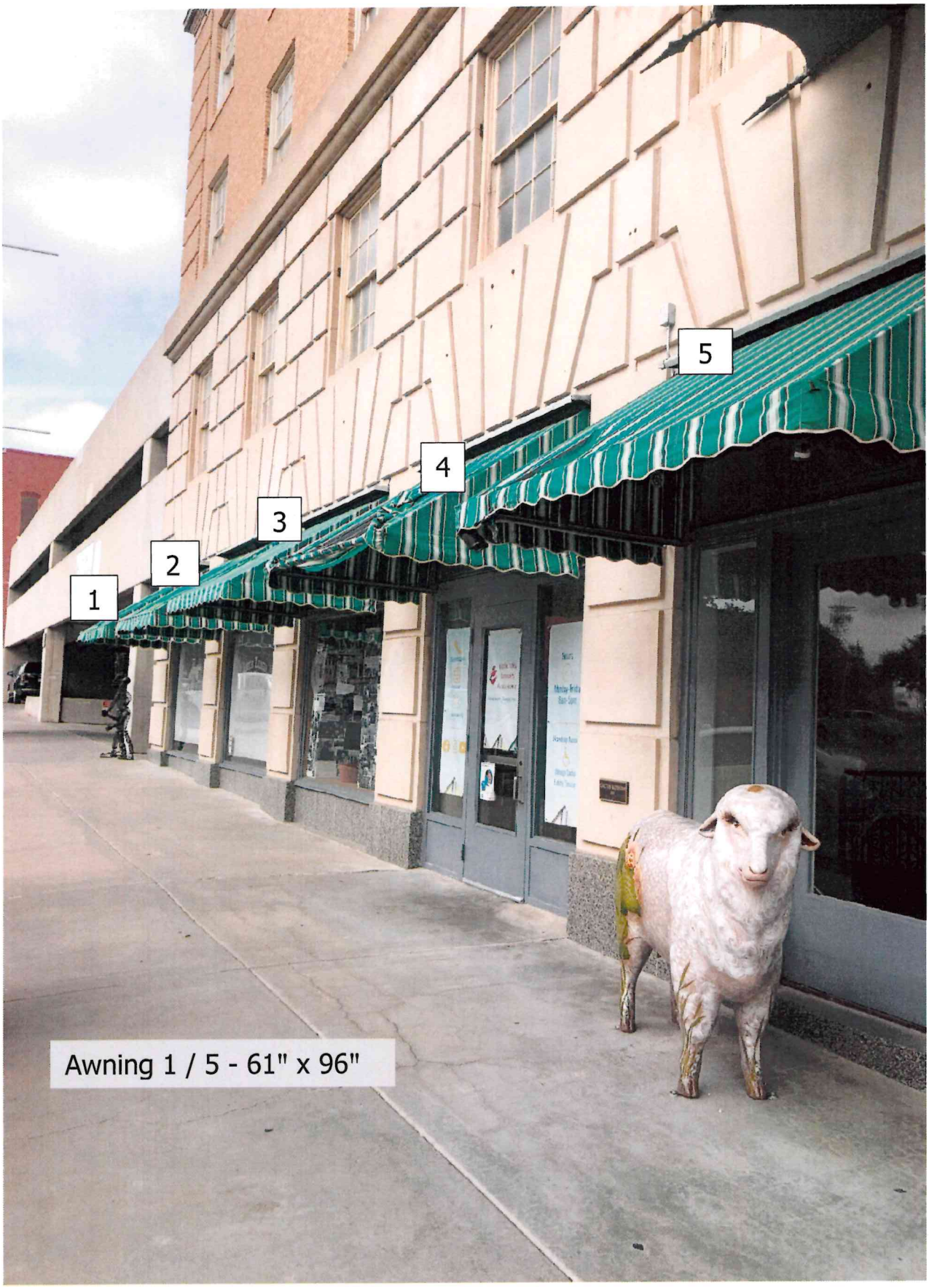


the Cactus

BUILDING SECTION

Awning Pictures for the Cactus Hotel

SOUTHWEST AWNINGS



Awning Pictures for the Cactus Hotel

SOUTHEAST AWNINGS



Awning Pictures for the Cactus Hotel

EAST AWNINGS



NEED FOR WORK TO BE DONE (1 OF 2)



PREVIOUS



CURRENT

NEED FOR WORK TO BE DONE (2 OF 2)



CURRENT



PROPOSED

AWNING DESIGN SAMPLES



PROPOSED COLOR



PROPOSED DESIGN

Specifications for Awning Cover Material

Quality Metals
ROOF AND WALL SYSTEMS
www.saqualitymetals.com

Storm ARMOR

DURA COAT PRODUCTS INC

Durapon

PRODUCT BULLETIN

Durapon 70 PVDF Fluorocarbon
Premium Coil Coating

Durapon 70 is based on a unique Proprietary Resin System that incorporates 70% Polyvinylidine Fluoride (PVDF). Designed as a premium finish to provide outstanding protection from acid rain and corrosive environments. *Durapon 70* coatings provide excellent color retention and resistance to chalking and fading for a long lasting finish.

Available in a wide variety of colors, including metallic and exotic finishes. *Durapon 70* incorporates high quality exterior grade and durable, color fast ceramic pigments. An efficient custom color matching process provides quick delivery on special colors to meet customer needs. The use of mica pigments in the metallic colors eliminates the need for a clear overcoat.

Durapon 70 is designed for application to Hot Dipped Galvanized, Zinc-Aluminum Alloy Steel (i.e. Zincalume®, Galvalume®) and Aluminum substrates. *Durapon 70* is a fully warranted coating system designed to be applied as two-coat primer/finish systems by certified applicators. DC477 Global Primer or DC4525Y-7 Urethane primer hold be utilized to provide exceptional corrosion protection.

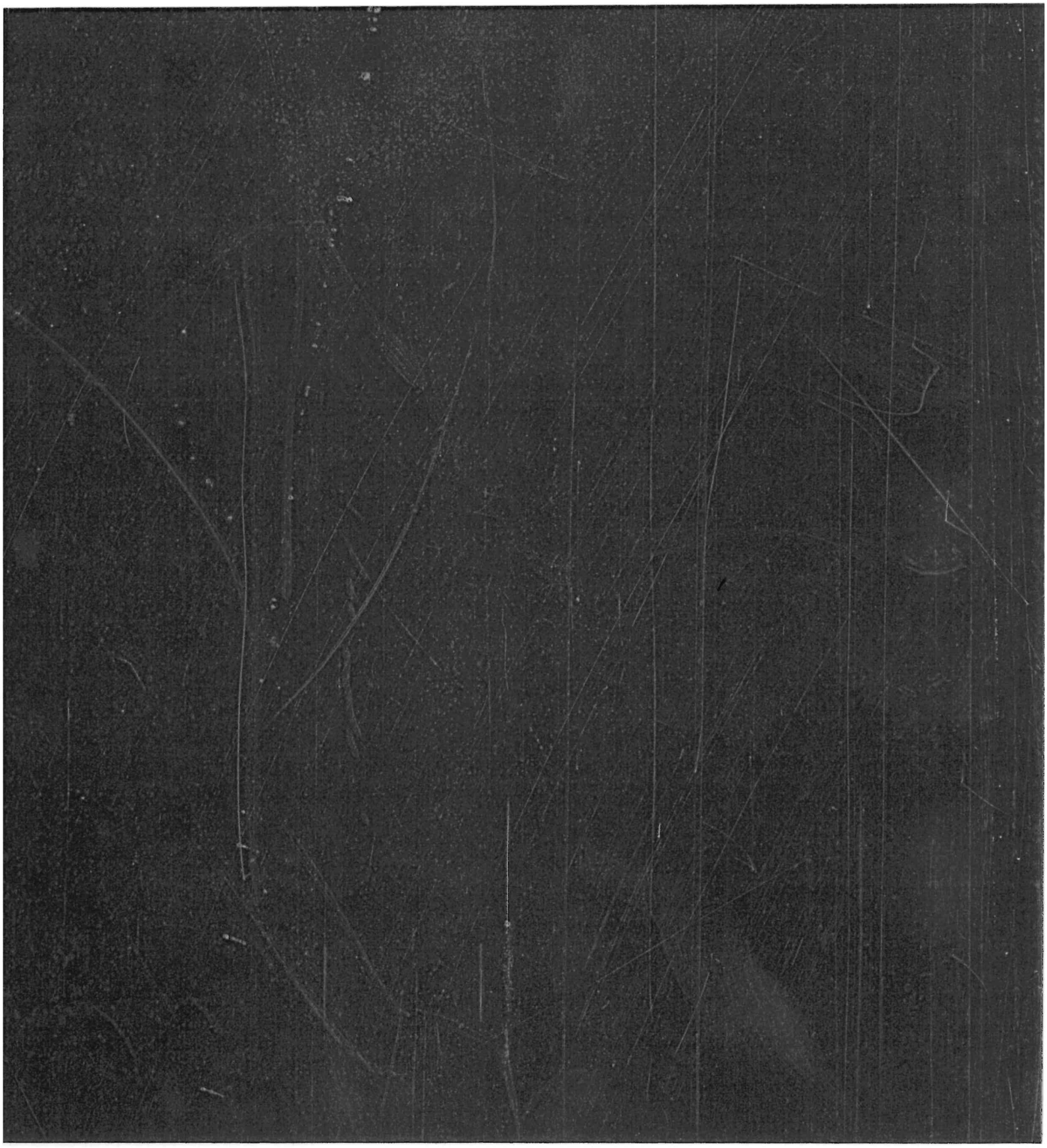
Our Special base resin resists dirt pick up and provides a durable tough finish that is extra scratch, stain and mar resistant. New low gloss/sheen textured systems which provide improved abrasion resistance and a "natural look" are now also available for demanding applications like residential roof shingles.

Durapon 70 can be formulated with ceramic IR reflective pigmentation to meet High and Low Slope Energy Star specifications and is excellent for many building product end uses such roofing panels, building panels, soffit, roof profiles and other exterior applications that require a high quality long lasting exterior finish.

Performance Characteristics

Specification	Test		Results
ASTM D 523	60° Specular Gloss.	3-45°	Gardner 60° meter or equivalent.
ASTM D 3363	Pencil Hardness.	F- 2H	No break in the film.
ASTM D 4145	Post Forming 180° Bend.	1-T to 2-T	No pick off with Scotch #610 tape
ASTM D 2794	Reverse Impact, 60 in-pounds.	Passes	No pick off with Scotch#610 tape
ASTM G 53	Q.U.V. Weatherometer, 3000 hrs.	Passes	No objectionable chalking per ASTM D-659, color change per ASTM D-2244, or blistering per ASTM D-714.
ASTM D 2247	Humidity, 1000 hrs @ 100°F and 100 % Humidity	Passes	Less than 5% No. 8 size blisters.
ASTM B 117	Salt Spray 1000 hrs. 5% salt.	Passes	Less than 5% No. 6 size blisters and less than 1/8" creep or tape off from scribe, per ASTM D-1654.
ASTM D 2244	Weathering, color retention.	Passes	45 degreess So. Fla. No objectionable, color change or blistering.
ASTM D 4214	Weathering, chalk resistence.	Passes	45 degrees So. Fla. No obkectionable gloss loss or Chalking.

Dura Coat Products Inc. 5361 Via Ricardo, Riverside, CA 92509* Tel (951) 341-6500 *Fax (951) 341-6505
26655 Peoples Rd. Huntsville, AL 35756* Tel (256) 350-4300* Fax (256) 353-9873
web site: www.duracoatproducts.com e-mail: info@duracoatproducts.com

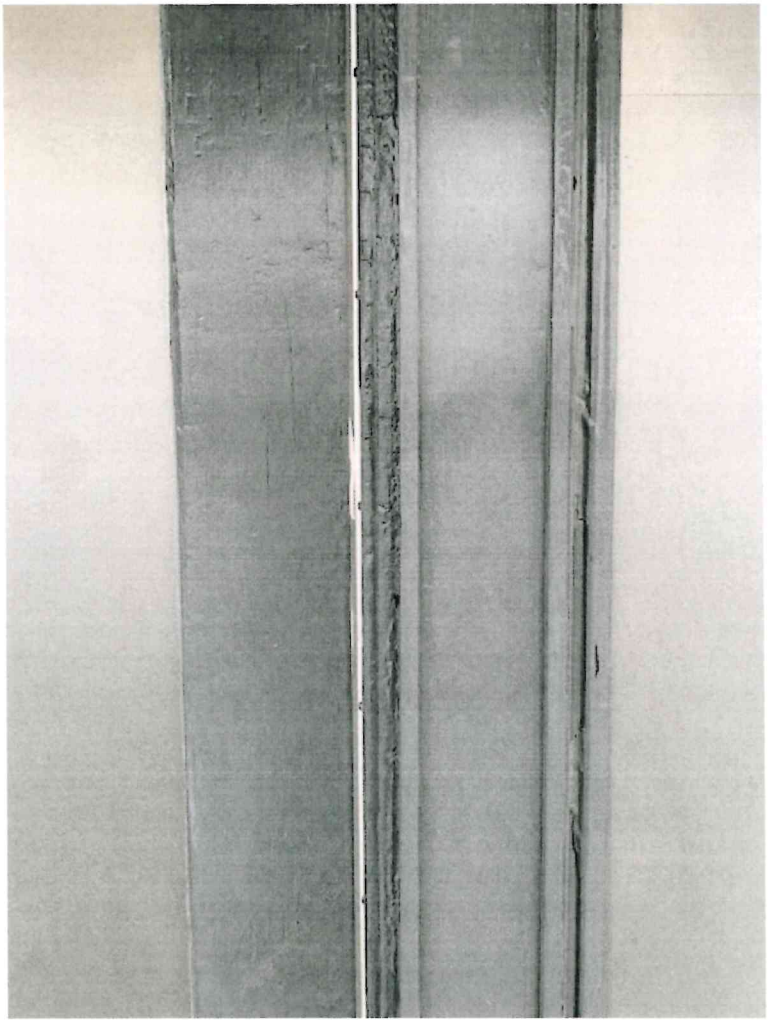


AWNING COLOR PALETTE

PAINT COLOR PALETTE
(WILL MATCH EXISTING COLOR)



DOOR & WINDOW TRIM



PAINT COLOR

NPS Form 10-900
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received AUG 22 1984
date entered SEP 20 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Hotel Cactus

and/or common Hilton Hotel

2. Location

street & number 36 E. Twohig St. N/A not for publication

city, town San Angelo N/A vicinity of

state Texas code 048 county Tom Green code 451

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	_X_ agriculture	___ museum
_X_ building(s)	_X_ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	_X_ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	N/A in process	___ yes: restricted	___ government	___ scientific
	___ being considered	_X_ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name B.W. Alpha, Inc.

street & number 700 E. 44th (P.O. Box 4074)

city, town Austin N/A vicinity of state Texas 78751

5. Location of Legal Description

courthouse, registry of deeds, etc. Deeds Records of Tom Green County, Texas

street & number County Courthouse, 112 West Beauregard

city, town San Angelo state Texas 76903

6. Representation in Existing Surveys

title Historic Sites Inventory has this property been determined eligible? ___ yes _X_ no

date August 1984 ___ federal _X_ state ___ county ___ local

depository for survey records Texas Historical Commission

city, town Austin state Texas

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
X good	___ ruins	X altered	___ moved date N/A
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Hotel Cactus (originally the Hilton Hotel) of 1928 is one of the best preserved of the original Hilton hotels. Since then its fourteen-story buff-brick tower, capped with a red mission-tile roof, has served as a familiar regional landmark. For almost six decades its interior spaces have been hubs of activity for generations of west Texans. The tastefully blended colors and details of the building reflect Architect Anton Korn's sensitivity to both formal classical references and Southwestern regional influences.

The Hotel Cactus demonstrates highly refined principles of Renaissance palace design with a clearly defined base, shaft, and capital. The heavily rusticated base of cast-stone encloses the ground level and mezzanine, provides continuity with store fronts along Oakes and Twohig streets, and visually anchors the hotel tower. At these elevations, east and south respectively, the ground-floor commercial spaces open onto the sidewalks through 8' x 10' glass store-fronts. A gray granite plinth, varying in height from 10 in. to 3 feet 7 inches, runs along the ground plan for the entire length of the south and east elevations, tying the horizontal courses of rustication to the gradual slope of the sidewalk. The carefully proportioned buff-brick shaft of the tower (with a width-to-height ratio of 1:1 on the south and north, and 1:2.3 ratio on the east and west) is highlighted by additional cast-stone beltlines at the fifth and fourteenth floors, brick quoins, eight-over-eight window sashes, and cast-stone balusters and crests inscribed with "Hilton Hotel." A prominent pressed-metal cornice and red mission-tile hipped roof terminate the tower at a height of 165 feet, excluding the additional height of a neon sign reading "Hotel Cactus" (originally "Hilton Hotel") which runs the entire length of the ridge.

The basement, first floor, and mezzanine each occupy about 16,875 total square feet, while the floors (3-15) consist of roughly 6250 total square feet. The 125' x 50' footprint of the tower meets the 125' x 135' footprint of the three lower floors at the southwest corner, south elevation, and southeast corner. The entire building is supported on a rigid concrete frame organized around a repeated 11' x 15' bay with slight variations. Pan joists running north and south support concrete floor slabs at each level. Interior partitions in the lower three floors consist of 4" structural clay tiles faced with plaster. Light-weight 3" plastered gypsum blocks form the interior partitions in the tower floors. Floor-to-ceiling heights measure 8' 11" in the basement, 12' 3" on the ground floor, 9' 3" on the mezzanine, and 8' 8" on each tower floor.

Circulation, potentially a problem in such a large facility, has become a positive feature in the form of the grand lobby. Its location at the building's center permits circulation through the ground floor and mezzanine virtually without corridors. The usual problem with internal lobbies is their lack of day-lighting. The two-story Cactus lobby receives natural light via a 22' by 34' skylight directly above, set into the roof of the mezzanine floor. The difficulty with a skylight in this region, expecially such a large one, is its vulnerability to the searing west Texas sun. Anton Korn solved this problem by locating the fourteen-story tower directly to the south of the lobby, eliminating direct sunlight on the skylight except in the early morning and late afternoon. Inside the hypostyle lobby a variety of details suggests a blend of southwestern, neo-classical, and even Byzantine influences. Blue-green, red, and gold plaster ornamentation on ceiling beams and column capitals complement the generous use of blue-green, yellow, gold,

tan, and terra-cotta glazed tiles at the column bases and in the floor and wainscotting. Other details include oak and mahogany casework, wooden ceiling beams with decorative stenciling, brass chandeliers and handrails, and bronze castings--all viewed in softly diffused gilded light. Retail businesses such as a barber shop, drug store, cafe and kitchen, Western Union office, and a stock brokerage firm originally opened into the grand lobby.

The basement provides space for most of the mechanical systems and locker rooms for the building's staff. However, a fine public space is located on this level directly below the grand lobby. The English pub room provided an "old world" atmosphere for gambling, drinking, game-playing, and entertainment. An article from the San Angelo Standard-Times (April 29,1979) recounts an early description of this room: "Decorated in the style of English club houses, the 'basement clubroom' had oak beamed ceilings with white plaster walls upon which were hung pictures of English hunting scenes. The floor was covered with alternating black and white terrazzo tiles with brass fillings. At one end of the room there was a large fireplace of local fieldstone which was a replica of continental wayside inn fireplaces. Graceful supporting arches divided the room which was furnished with deep divans, windsor chairs, a morocco-leather covered game table, bridge and domino tables, buffets, and sideboards...."

A series of spaces for galas and public events highlight the mezzanine level. The mezzanine balcony surrounds the grand lobby and provides circulation to the crystal ballroom (originally the Marie Antoinette room), a cavalcade of period rooms, hotel suites, and a lounge opposite the grand ceremonial stair descending into the lobby. The 32' x 84' 6" crystal ballroom features Renaissance Revival detailing beneath a 20-foot-high vaulted ceiling. Plaster detailing and stenciling, original oil paintings set into pendentives above arched windows 15 feet tall, crystal chandeliers and sconces, and maple strip flooring all combine to create an elegance in this room which belies the harshness of the west Texas landscape. Period furnishings originally accommodated banqueting and socializing in the Marie Antoinette room. Other rooms were also executed with thematic decor. Raised paneling and plaster detailing established a Spanish atmosphere in one room while a sparsely decorated men's smoker and pool room also occupied space on the mezzanine level.

The south and north orientation of the tower allows ease of cross ventilation through 4' x 5' single-hung windows and transoms above hotel room doors. Within the tower itself the strategic location of plumbing chases permits maximum spatial efficiency with back-to-back bathrooms forming a wet core which separates the suites from the central corridor.

The tower supports 250 rooms and 250 baths as originally billed in the Hilton Hotel advertising. Rates for these distinguished rooms ranged from $2.00 to $3.00. The hotel in general incorporated state-of-the-art amenities and conveniences including individual room baths, air-conditioning at public spaces, three high-speed elevators, room intercom service, chilled water to room baths, and of course the Hilton Minimax Logo (minimum rates and maximum service). A typical hotel floor had twenty single rooms and was served by two passenger elevators and one freight

elevator. The elevator lobby and central corridor received daylight from windows at each end and were carpeted in floral patterns. A typical room had about 120 square feet of space excluding closets and bathrooms which featured colored glazed tile, enameled pedestal sinks and gravity ventilation. Each room was individually decorated with period furnishings and wallpapers, and featured ceiling moldings and mahogany doors and transoms.

Steel trusses freely spanning the 50-feet tower width support the hipped, red, mission-tile roof. The naturally ventilated attic contained within this roof allows access to all plumbing chases and ventilation shafts, and contains water reservoirs, the elevator penthouses, and additional mechanical and electrical equipment.

The Hotel Cactus still stands in extremely good condition inside and out, having been altered very little during its fifty-six years of use in San Angelo.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	X art	___ engineering	___ music	___ theater	
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation	
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)	
		___ invention			

Specific dates 1928 **Builder/Architect** Anton F. Korn, Architect

Statement of Significance (in one paragraph)

In 1928 Conrad Hilton provided San Angelo, Texas, with a fine hotel and west Texas Landmark. The impressive tower and magnificent interior spaces established a tradition of elegant events, vigorous commerce, and quality accommodations. The Hilton Hotel (one of the original Conrad Hilton hotels), later to be renamed the Hotel Cactus, still stands as the tallest building in San Angelo. Stretching fourteen stories into the west Texas sky, it is visible from fifteen miles. The mission-tile, hipped roof and stately brick tower have served almost six decades as a familiar reference point and historic landmark. The elegant interior offered unrivaled spaced for many of San Angelo's important meetings, receptions, balls, and other public gatherings. The Downtown Men's Bible class, for instance, met here for some 53 years uninterrupted until the recent temporary closing. Today the Hotel Cactus still stands as one of the best preserved original Hilton Hotels.

The development of this hotel involved several men, including Hilton, H. H. Hale, and the architect-master builder, Anton F. Korn. Mr. Hale was a prominent lumber yard owner from San Angelo and evidently played a key role in the property acquisition and project financing. Mr. Korn, the project architect and master builder, provided the most significant input into this classical structure. Korn, an architect trained in the classical styles, contributed to the architectural environment of San Angelo and throughout Texas. First based in Galveston and later in Dallas, Korn designed many prominent structures independently and with Hilton in San Angelo. He was responsible for the San Angelo National Bank (1928; listed in the National Register, 1983), Tom Green County Courthouse, and several fine larger homes overlooking the Concho River.

The Hotel Cactus completes the trio of historic public buildings Korn designed in San Angelo. The Cactus demonstrates Korn's skill as a designer in two ways. First of all it represents a unique blend of southwestern motifs with classical forms, spaces, and details. This successful combination provided for San Angelo a highly efficient hotel plant within an elegant building appropriate to its west Texas setting. Second, it allowed Korn to exercise his talents above and beyond the requirements of textbook styles, which he clearly leaned upon in his designs for the San Angelo National Bank and the Tom Green County Courthouse. Unlike these two buildings, the programmatic requirements for a highrise hotel are not singular and pure but multiple and hybrid. A hotel is less serious but more complex than a courthouse. Korn recognized this fact and it shows most clearly in the grand lobby on the ground floor. The lobby is more than a circulation hub serving the hotel desk and offices, commercial spaces to the south and east, restaurants to the west, service zones to the north, and the tower's elevator core. It is also the building's public open space, analagous to the town square at the urban scale or the living room at the domestic scale. Like the ballroom, the pub room, and the other period rooms in the hotel, the lobby conveys a strong sense of the dramatic. The axial relationships of the entrances to the ceremonial stair and concierge station reinforce this theatrical backdrop, as does the light-and-color of

9. Major Bibliographical References

Clemens, Gus The Concho Country. San Antonio: Mulberry Ave. Books, 1931.

(See continuation sheet)

10. Geographical Data

Acreage of nominated property less than 1 acre

Quadrangle name San Angelo South, Texas **Quadrangle scale** 1:24,000

UTM References

	Zone	Easting	Northing
A	14	363760	3481520
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

Lot Five (5), and the South Half (S/2) of Lot Six (6), and the East Half (E/2) of lot Nine (9), Block Seven (7), MAIN PART, to the City of San Angelo, Tom Green County, Texas

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title Kim Alan Williams and Britten Barr (with Peter Flagg Maxson, THC)

organization The Williams Co. **date** April 5, 1984

street & number 700 E. 44th (P.O. Box 4074) 78765 **telephone** (512) 452-5433

city or town Austin **state** Texas

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national X state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Curtis Tunnell

title State Historic Preservation Officer **date** 13 Aug 1984

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

for Keeper of the National Register **date** 9-20-84

Attest: **date**

Chief of Registration

GPO 894-788

The space. Indeed, the lobby provides a welcome, even fanciful, escape from the harsh west Texas climate.

Another important fact which Korn understood about this building was the status as a landmark. Visible from near and far with its tallest, southeast corner sitting directly on the northwest corner of the intersection at Twohig and Oakes streets, the Cactus is also monumental, but not in the same sense as the courthouse. Instead of detaching the Cactus from the street with a lawn or plaza, Korn retained maximum exposure for storefronts by bringing the building right up to the property line. In so doing, he recognized the reality of the marketplace, the sidewalk, and the street without forcing the Cactus to assume more importance than it is due.

In addition to the aforementioned architectural treasures, the special events and daily activities occuring within the Hotel offered as rich a setting as its physical presence. Steer riding in the grand lobby during rodeo week, deal making by oil men and cattlemen in the smoker, high-stakes gambling in the English pub room, and wedding showers and other civic galas in the crystal ballroom all form an intriguing legacy for generations of west Texans. "The Cactus is a place where the history of a region was focused, a place where wealth changed hands and love was consummated and dice were rolled and hymns were sung. In this it resembles, oddly, some ancient ruin with a far grander history than the Cactus could claim, a place where marble columns lie broken in the grass. There, as here, you stand beside the ancient stones and listen in the wind for the whispers of their ghosts." (Gregory Curtis, "Behind the Lines", Texas Monthly, September 1983, p. 8).

After almost 35 years in use as a hotel by Hilton Hotels and later under National Hotels (Moody Foundation) control, the Baptist Convention of Texas utilized the structure as a geriatric center until the spring of 1983. In August of 1983, Kim Alan Williams, A.I.A. and B. W. Alpha, Inc. acquired the structure with the intent of creating a mixed-used urban center that would include hotel suites, offices, apartments, restaurants, retail areas, meeting space, and athletic club.

Today the Hotel Cactus stands in remarkably original condition. With the exception of limited deterioration, mechanical system obsolescence, and a few historic elements painted over, the outstanding original design and details demand pure restoration, and indeed the current program of restoration and reuse will make it possible for the Grand Ole Gal's legacy to be revived again and continued.

Major Bibliographical References:

Curtis, Gregory. "Behind the Lines," Texas Monthly. September, 1983. pp. 5-8.

Kelton, Elmer, Farm and livestock columnist for the San Angelo Standard-Times. Letter to Wayne Daniel, Fort Concho Librarian/Archivist. March 24, 1984.

Kimbrough, Ann (niece of Anton Korn). Letter concerning Architect Anton F. Korn, on file with the The Williams Co., Austin, Texas. November 1983.

"Landmark's Splendor Still Visible." San Angelo Standard-Times. April 29, 1979.

Ruff, Ann. A Guide to Historic Texas Inns and Hotels. Houston: Lone Star Books, 1982.

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hilton Hotel (Hotel Cactus)
Tom Green County
TEXAS

AUG 22 1984

Working No. _____
Fed. Reg. Date: 2/5/85
Date Due: 9/20/84 - 10/6/84
Action: ✓ ACCEPT 9-20-84
___ RETURN _____
___ REJECT _____
Federal Agency: _____

Entered in the National Register

☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance *(in one paragraph)*

☐ summary paragraph
☐ completeness
☐ clarity
☐ applicable criteria
☐ justification of areas checked
☐ relating significance to the resource
☐ context
☐ relationship of integrity to significance
☐ justification of exception
☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification
The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

☐ Maps
☐ Photographs
☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet


HOTEL CACTUS

Hilton Hotel
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: Unknown (from copy)
Date of Photograph: Unknown; Circa 1929
Negative in possession of Kim Alan Williams

Period exterior from southeast

Photo 1 of 11

South Elevation (1984)


HILTON HOTEL

97

Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Southeast oblique, camera facing northwest

Photo 2 of 11

Southeast Corner (1929)



Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

South elevation, camera facing north

Photo 3 of 11

Northwest Corner (1984)


CAFETERIA
E TWOHIG

Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Northeast oblique, camera facing southwest

Photo 4 of 11

Southeast Corner (1984)


CACTUS
NISSAN

Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Northwest oblique, camera facing southeast

Photo 5 of 11

Northeast Corner (1984)



Mezzanine-Lobby Detail (1984)

Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Southwest interior corner of Grand Lobby

Photo 6 of 11



Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Typical interior column capital and beam detail
in mezzanine level lounge

Photo 7 of 11

Mezzanine Ceiling Detail (1984)



Mezzanine Ceiling Detail (1984)

Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Typical interior column capital and beam at mezzanine gallery

Photo 8 of 11



Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Southwest interior corner of Crystal Ballroom

Photo 9 of 11

Crystal Ballroom Details (1984)



Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Typical 1 of 3 chandeliers in Crystal Ballroom

Photo 10 of 11

Crystal Ballroom Details (1984)



Hotel Cactus (Hilton)
36 E. Twohig
San Angelo, Tom Green County, Texas

Photographer: John Roewe
Date of Photograph: May 1984
Negative in possession of Kim Alan Williams

Detail of brass work on chandelier from Grand lobby

Photo 11 of 11

Grand Lobby Chandelier Detail (1984)

HOTEL CACTUS
36 EAST TWOHIG
SAN ANGELO, TOM GREEN
UTM REFERENCE: 14/363760/3481520

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

SAN ANGELO SOUTH QUADRANGLE
TEXAS–TOM GREEN CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NW/4 WALL 15' QUADRANGLE

5947 III SE (MT. NEBO)
5947 III (HARRIET) 1:62 500
5947 III SW (SAN ANGELO NORTH)
5946 I NE (TWIN BUTTES)
5946 I (KNICKERBOCKER) 1:62 500
5946 IV (WALL) 1:62 500

BIG SPRINGS 83 MI.
BIG SPRING 84 MI.
CARLSBAD 113 MI.
COLORADO CITY 70 MI.
ROBERT LEE 28 MI.
BALLINGER 31 MI
MILES 14 MI.
BALLINGER 30 MI.
PAINT ROCK (U.S. 83) 26 MI.
MERTON 31 MI.
ARDEN 15 MI.
BIG LAKE 67 MI.
TANKERSLY 10 MI.
105 MI. TO U.S. 67
MERETA 15 MI.
EOLA 17 MI.
(WALL 1:62 500) 5946 IV 36 MI. TO U.S. 87
(WALL 1:62 500) 5946 IV WALL 4 MI.
MUNICIPAL AIRPORT 1 MI
KNICKERBOCKER II MI.
(WALL 1:62 500) 5946 IV
CHRISTOVAL 13 MI.
ELDORADO (TEX. 29) 38 MI.

100°30' 358 000m. E. 359 27'30" 362 5947 III SW (SAN ANGELO NORTH) 365 25' 366 367 1 980 000 FEET 368 369 100°22'30"
31°30' 3485 000m. N. 3484 3483 3482 27'30" 3481 3480 3479 3478 3477 25' 3476 3475 630 000 FEET 3474 3473 3472 31°22'30"
1 950 000 FEET 358 360 361 27'30" 362 363 365 25' 366 367 369 000m. E. 100°22'30"
3484 660 000 FEET 3482 3481 3480 3479 3478 3477 3476 3475 3474 3473 3472 2000m. N. 31°22'30"

O C FISHER LAKE
LAKE NASWORTHY
NORMAL POOL ELEV 1872
SAN ANGELO
GOODFELLOW AIR FORCE BASE
LIPAN FLAT
CITY BOUNDARY
O C FISHER DAM
NASWORTHY DAM
Golf Course
Gaging Sta and Control Tower
Radio Towers (KGKL)
Radio and TV Sta (KTXL)
Radio Tower (KWFR)
Caliche Pit
Gravel Pit
Trailer Park
Stockyard
Day Sch
Bradford Sch
Christadelphian Ch
Holiman Sch
Blackshear High Sch
Reagan Sch
Hammond Sch
Guadalupe Sch
Carver Sch
High Sch
San Jacinto Sch
Fairview Ch
Thomas A Edison Jr High Sch
Grace Ch
St Johns Hospital
Hendricks Memorial Hospital
Sacred Heart Sch
Courthouse
City Hall
Fire Station
Lamar Sch
Stephen F Austin Sch
Lindell Ave Ch
Villa Loma Sch
Robert E Lee Jr High Sch
Belvedere Memorial Cem
Delta Memorial Cem
McGill Sch
Water Tank
Santa Rita Sch
Trinity Sch
Fort Concho Sch
Fort Concho
Swimming Pool
Naval Reserve Training Center
Pat Murphy Bridge
Johnson Park
Power Plant
Lake
Filtration Plant
Lone Wolf Bridge
Sewage Disposal
Dam
Caglaw Sta
Pumps
Belmore Ch
Belaire Sch
Glenmore Sch
Sam Houston Sch
St Marys Sch
St Lukes Ch
San Angelo College
David Crockett Sch
Cahiary Cem
Fairmount Cemetery
New Hope Ch
Rio Vista Sch
San Angelo High School Stadium
Gravel Pit
Trailer Park
Ben Ficklin Dam
Automobile Racetrack
Historical Marker
Metcalfe Dam
San Angelo Country Club
Fairview Sch
Wells
Oil Well
Gravel Pits
Akinson
Lawnhaven Memorial Gardens (Cem)
Well
Nasworthy Hill
San Angelo Gun Club
Gaging Sta
State Fish Hatchery No 2
State Fish Hatchery No 1
Indicator
SN Jct
Arroyo
Red
RIVER
CONCHO
PAINT ROCK ROAD
PIPELINE
ATCHISON TOPEKA AND SANTA FE
SAN ANGELO AND FORT WORTH R.R.
BALLINGER
MERETA
EOLA
CHRISTOVAL
ELDORADO
BEN FICKLIN ROAD
NICKERBOCKER ROAD
ARDEN ROAD
TWIN BUTTES ROAD
MUNICIPAL AIRPORT ROAD
KNICKERBOCKER ROAD
FOSTER ROAD
WOODRUFF ROAD
BELL ROAD
CHRISTOVAL ROAD
BALLINGER ROAD
MERETA ROAD
EOLA ROAD
ABERDEEN ROAD
FREELAND ROAD
BERNHARD ROAD
LIVE OAK ROAD
FILLMORE ROAD
ARMSTRONG ROAD
CHADBOURNE ROAD
PECAN ROAD
MANGUM PLACE
DENA DRIVE
WASHINGTON DRIVE
WEST AVENUE
HARRIS AVE
FULLIAM ST
POE ST
MAIN ST
BELL ST
MONTICELLO
CITY BOUNDARY
BOUNDARY
37TH ST
28TH ST
24TH ST
19TH ST
14TH ST
11TH ST
7TH ST
LAKE DR
MILLSAP AVE
WEBSTER AVE
CALDWELL AVE
HARRIS AVE
FULLIAM ST
N MAGDALEN ST
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N POE ST
S POE ST
N FRAZIER ST
S FRAZIER ST

Mapped, edited, and published by the Geological Survey

Control by USGS, NOS/NOAA and USCE

Topography from aerial photographs by A-8 plotter and by planetable surveys 1957. Aerial photographs taken 1954

Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system, central zone
1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Areas covered by dashed light-blue pattern are subject to controlled inundation

Revision shown in purple compiled from aerial photographs taken 1971 and 1975. Map edited 1978
This information not field checked

Purple tint indicates extension of urban areas

UTM GRID AND 1978 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
GN 0°45' 13 MILS
MN 9° 169 MILS

SCALE 1:24 000
1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
DASHED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

TEXAS
QUADRANGLE LOCATION
3100-133

ROAD CLASSIFICATION
Heavy-duty
Medium-duty
Light-duty
Unimproved dirt
U.S. Route
State Route

SAN ANGELO SOUTH, TEX.
NW/4 WALL 15' QUADRANGLE
N3122.5—W10022.5/7.5

1957
PHOTOREVISED 1971 AND 1978
AMS 5946 IV NW – SERIES V882

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1978

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

Application for Certificate of Appropriateness

Section 1: Basic Information

Name of Applicant(s): Historic City Center Project, Inc.

☒ Owner ☐ Representative (Owner signature on next page or Notarized Affidavit Required)

P. O. Box 1991	San Angelo	TX	76902-1991
Mailing Address	City	State	Zip Code

325-944-4444	lee.pfluger@cactushotel.net
Contact Phone Number	Contact E-mail Address

36 East Twohig Ave.	San Angelo	TX	76903-6441
Subject Property Address	City	State	Zip Code

Lot 5 the south 36.96 ft. of Lot 6 and the east 25.4 ft. of the south 137.21 ft of Lot 9, all in Block 7, Maintown San Angelo, City of San Angelo, Tom Green County, Texas

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

Zoning: CBD Lot size: Survery attached

Is the property also in a District Overlay Zone (i.e. River Corridor District, Downtown District or Cultural District)? Yes ☒ No ☐
If yes, a District Overlay Zone Review Application is also required.

Notes:
1. For requests to designate a Historic District or Landmark, please use the Zone Change application form.
2. Permanent intermodal containers are prohibited within a Historic Overlay Zone.
3. Properties located within a TIRZ District may qualify for funding incentives https://www.cosatx.us/departments-services/development-services/tax-increment-reinvestment-zone-board

Section 2: Specific Details

Proposed Work (in a historic district or on a historic landmark, check all that apply):

☐ Exterior new construction, reconstruction, alternation, restoration, or rehabilitation, including addition to or expansion of an existing building.

☒ Material changes in light fixtures, signage (other than message content), sidewalks, fences, steps, paving, building exterior or other exterior elements in a historic district or to a landmark, visible from a public right-of-way in that district (includes exterior painting)

☐ Relocation of any historic landmark

☐ Demolition of any historic landmark or property including secondary buildings and landscape features

Specific details of request: *use separate attachment if necessary* Restore the material covering the 18 awnings attached to the east and south of the building by replacing the tattered or missing cloth with custom metal material. Paint (to match existing color) the doors and window trim under the awnings.

I understand that the Design and Historic Review Commission (DHRC) shall consider the following criteria from *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* when making a decision on a Certificate of Appropriateness, and I assert that my request meets all of the required criteria **based on my explanation(s) below:**

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

Explanation: The structure will not be altered, the awning frames are currently attached to the building and the paint will be matched to current color.

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

Explanation: The awning structures will remain as per the original building design. The historic material is not wind and weather durable and will be replaced with a compatible metal material which is structually resilient. The paint color will not change.

Section 2 Continued: Specific Details

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

Explanation: No alteration to the historical appearance will be made. The awnings location and look will remain the same and the paint color will remain the same.

☒ 4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Explanation: No changes are being made to the overall appearance of the building.

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

Explanation: The awning style will remain the same. Only the material used to cover the awnings will be altered. The paint color will match the existing color.

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

Explanation: The awnings are being repaired with more durable, safer materials.

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

Explanation: Painted surfaces will be hand cleaned prior to painting otherwise no surface cleaning is required.

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

Explanation: No archaeological resources are affected by the project.

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

Explanation: The change in material for restoration of the awnings and the painting of the doors and window trim underneath the awnings, does not alter the historical appearance or design of the original building.

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

Explanation: There are no alterations that effect the form and integrity of the building. The awning structure is part of the building, the only repairs will be made to the material. The paint color will remain the same.

Section 3: Applicant(s) Acknowledgement
(By checking the boxes you indicate that you understand below regulations)

☒ The Design and Historic Review Commission (DHRC) may approve, approve with conditions or modifications, or deny the request.

☒ An applicant may appeal to City Council within 30 days of after the written decision is filed in the Planning Director's Office by filing a written, signed notice of appeal stating the grounds for appeal to the Planning Director.

☒ If the application is denied, the applicant may apply separately, or as part of this request, for economic hardship. The owner may obtain a building permit or demolition permit if said owner can demonstrate to the DHRC that they satisfy the criteria outlined in Section 211.I.2 of the Zoning Ordinance.

☒ Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.

☒ Any changes to the design made after this approval may require a new approval or amendment by the DHRC.

☒ Proposed construction into a public right-of-way may require additional approvals including a Right-Of-Way Encroachment application.

☒ Buildings or historical landmarks located in a District Overlay Zone (i.e. River Corridor District, Downtown District or Cultural District) also require a District Overlay Zone Review application.

Section 3 continued: Applicant(s) Acknowledgement

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

Addison Lee Pfluger
Signature of owner(s)

Addison Lee Pfluger
Printed name of owner(s)

18 Nov 2022
Date

_____
Signature of licensee or authorized representative

_____
Printed name of licensee or authorized representative

_____
Name of business/Entity of representative

FOR OFFICE USE ONLY:

Date of Application: _____/_____/_____ ☐ **Application Form complete** ☐ **Attached checklist complete**

Affidavit attached? ☐ **Yes** ☐ **No** ☐ **N/A**

Case No.: CA_____--_____ **Related Case No.:** _____--_____ **Date Related case will be heard:** _____

Nonrefundable fee: $_____ **Receipt #:** _____ **Date paid:** _____/_____/_____

Reviewed/Accepted by: _____ **Date:** _____/_____/_____

CHECKLIST FOR CERTIFICATE OF APPROPRIATENESS (CA)

To accompany all Application Forms:

- ☒ **Layout Plan** *(not required for work exclusively on a building façade that does not project into the public right-of-way, i.e. wall signs, paint color changes). Layout plan shall be drawn to scale and include:*
  - ☒ Location of all existing and proposed buildings and structures, including canopies, awnings, signs, fences, walls, patios, food trucks, and parking areas
  - ☒ Location of all property lines, easements, and setbacks from building or structure(s) to property lines;
  - ☒ Location of any building encroachments into the public right-of-way and setback from street edge or curb (requires an additional right-of-way encroachment application);

- ☒ **Building and Structure Elevations with Colors and Material Samples**
  - ☒ Scaled elevation drawings of height and width of building and/or structure including all windows, doors, light fixtures, etc. Include drawings for each side of building and/or structure where work is being done.
  - ☒ Show proposed colors on elevation drawings, including actual paint code from Paint Stores or catalogue (additional physical samples optional)
  - ☒ Show proposed materials on elevation drawings, including sample, finish, and patterning for each material on building, awning window, door (e.g. wood, plaster, metal, brick, or glass type)

- ☒ **Other details** that will assist the Commission to understand the request, such as photographs, engineering specifications, etc.

- ☒ **Required Application Fee** payable to "City of San Angelo"

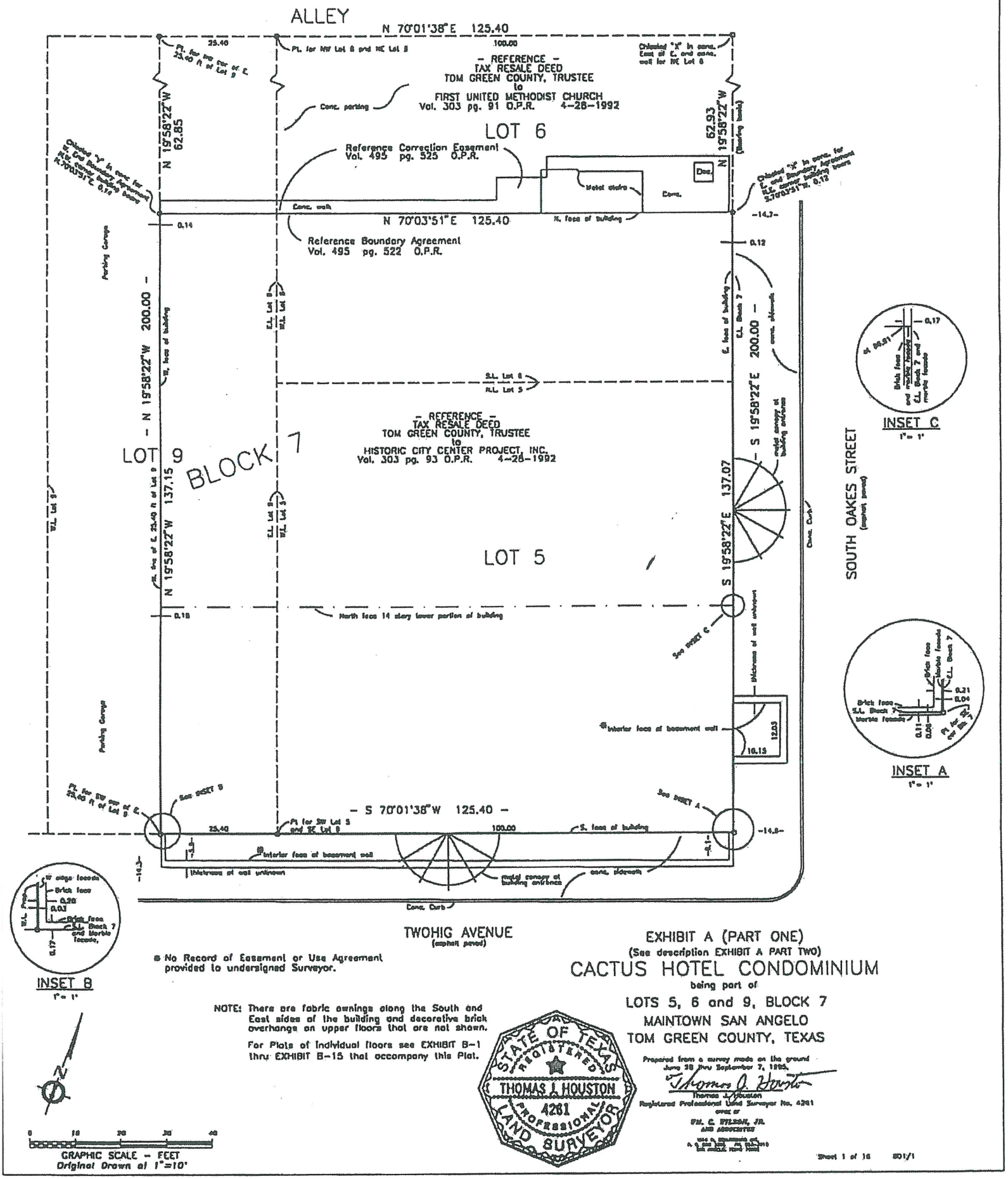
- ☐ **Notarized Affidavit** from the property owner, if different from the applicant

I certify that all general requirements as listed above have been provided, in addition to all project-specific requirements. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

Addison Lee Bluys
Owner or Representative

18 Nov 2022
Date

Location of Existing Building



* No Record of Easement or Use Agreement provided to undersigned Surveyor.

NOTE: There are fabric awnings along the South and East sides of the building and decorative brick overhangs on upper floors that are not shown.

For Plats of individual floors see EXHIBIT B-1 thru EXHIBIT B-15 that accompany this Plat.

GRAPHIC SCALE - FEET
Original Drawn at 1"=10'

STATE OF TEXAS
REGISTERED
THOMAS J. HOUSTON
4261
PROFESSIONAL
LAND SURVEYOR

EXHIBIT A (PART ONE)
(See description EXHIBIT A PART TWO)

CACTUS HOTEL CONDOMINIUM

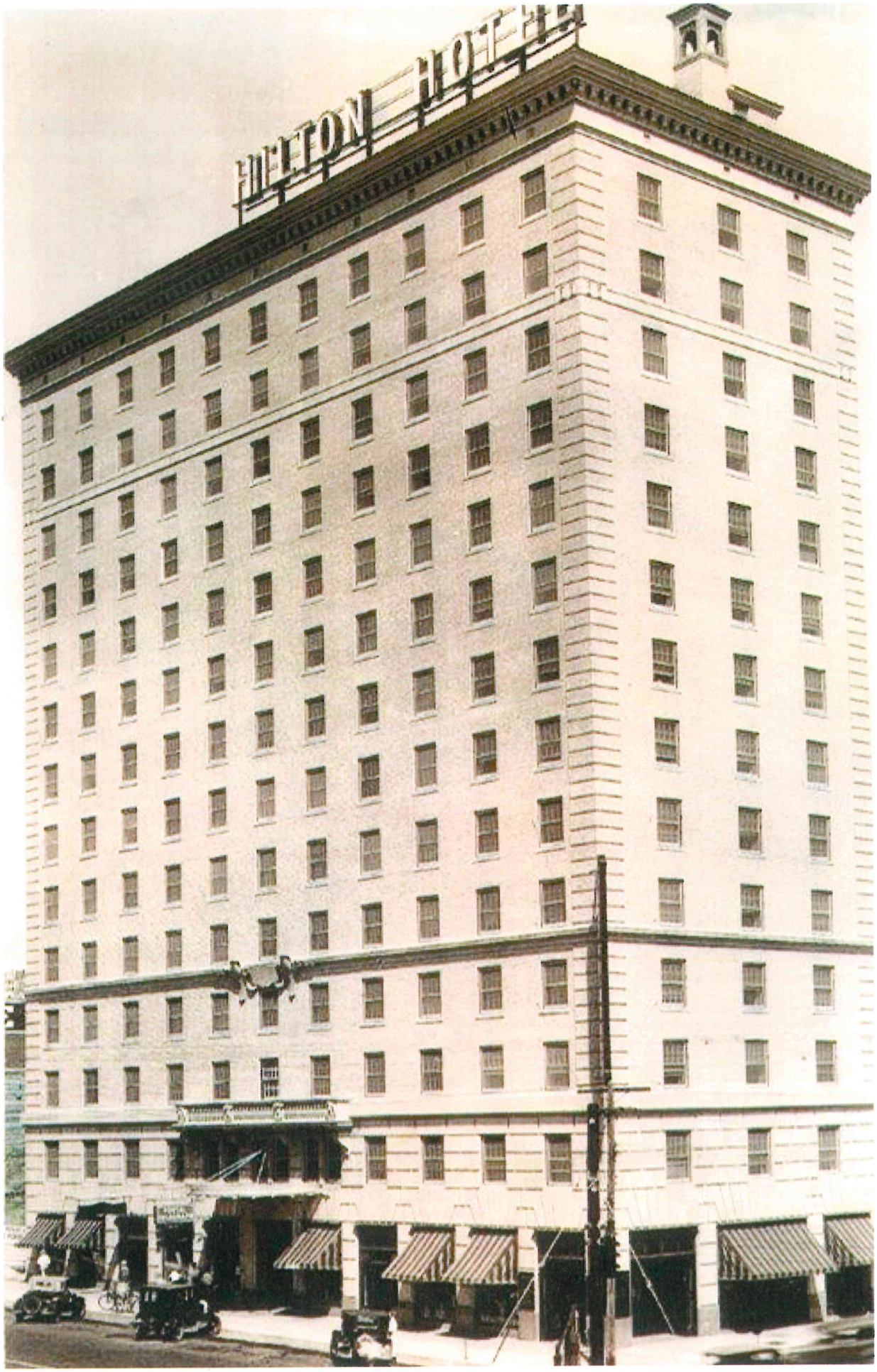
being part of
LOTS 5, 6 and 9, BLOCK 7
MAINTOWN SAN ANGELO
TOM GREEN COUNTY, TEXAS

Prepared from a survey made on the ground June 28 thru September 7, 1995.

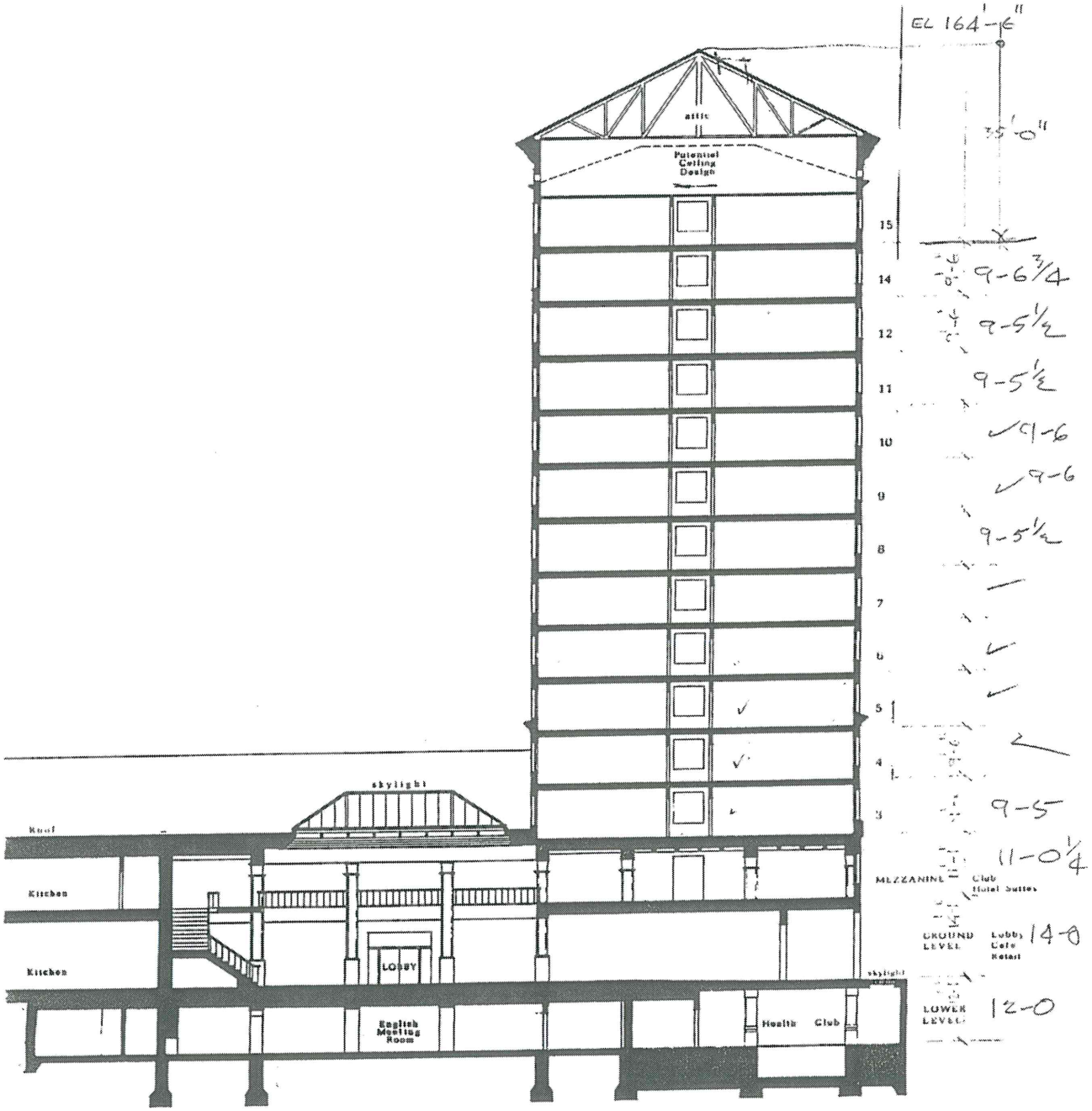
Thomas J. Houston
Registered Professional Land Surveyor No. 4261
exec or
PAT C. WILSON, JR.
AND ASSOCIATES

Sheet 1 of 16 801/1

Elevation of Building including Windows and Doors



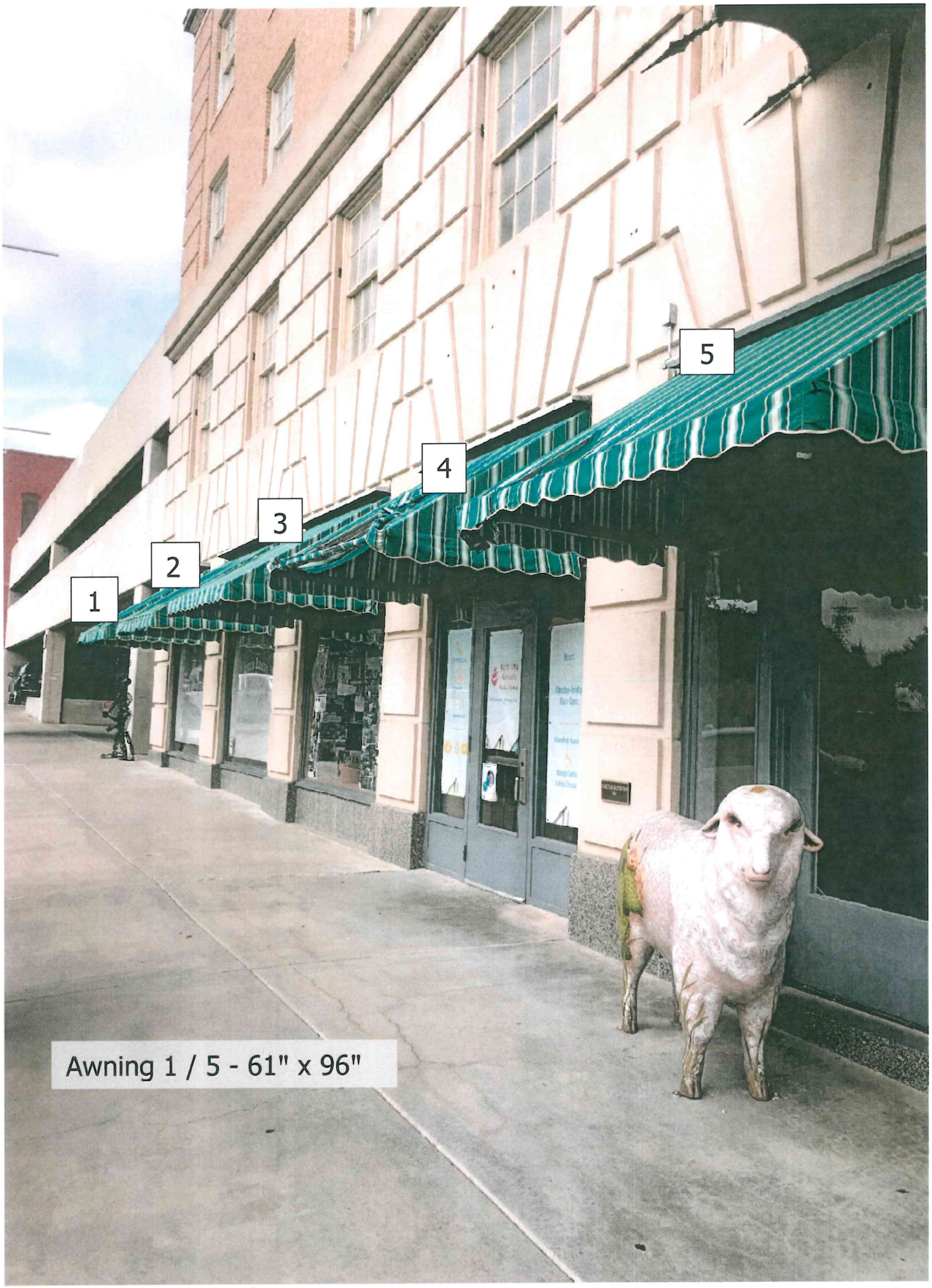
Elevation of Building



the Cactus BUILDING SECTION

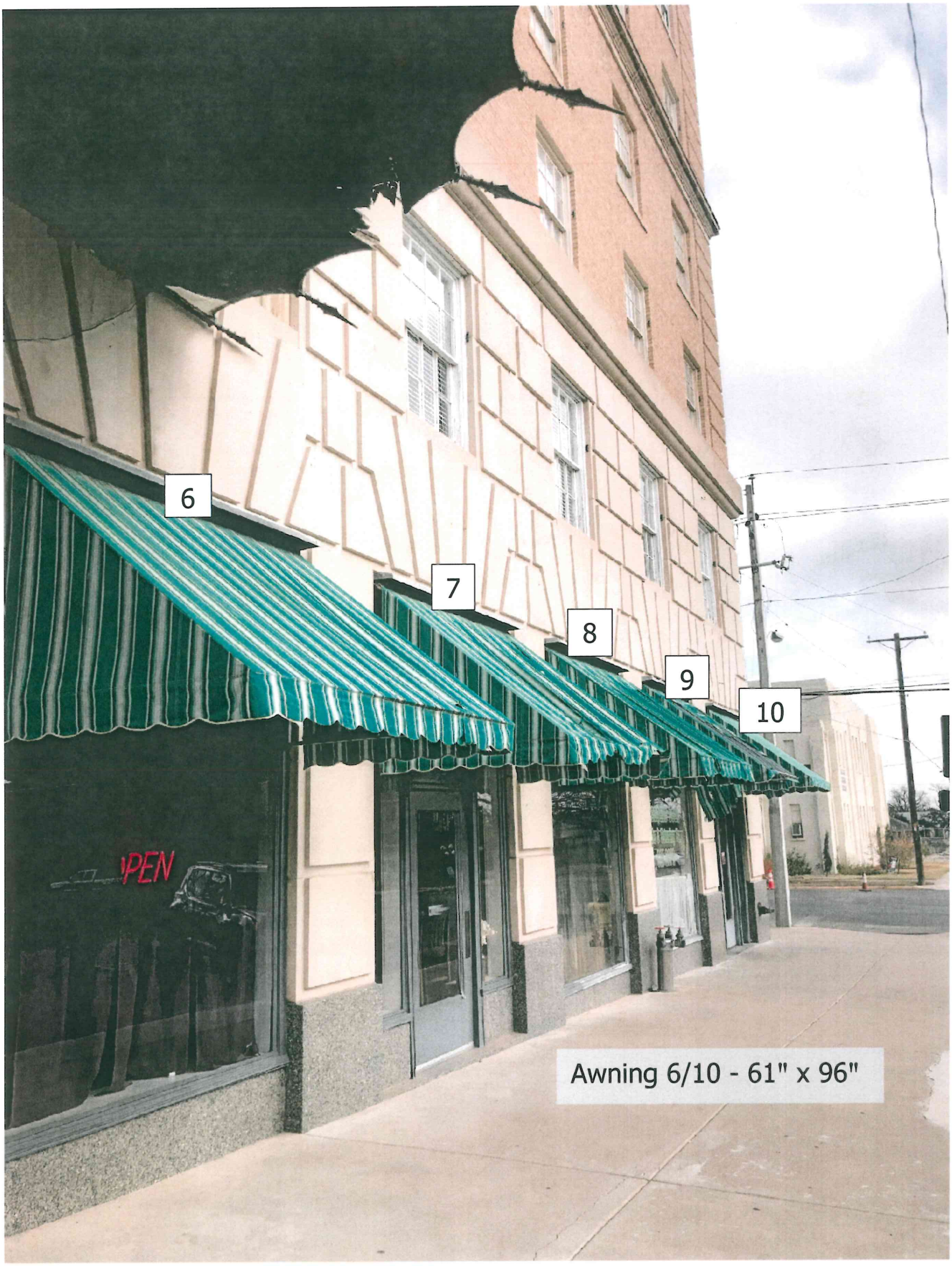
Awning Pictures for the Cactus Hotel

SOUTHWEST AWNINGS



Awning Pictures for the Cactus Hotel

SOUTHEAST AWNINGS



Awning Pictures for the Cactus Hotel

EAST AWNINGS



NEED FOR WORK TO BE DONE (1 OF 2)



PREVIOUS



CURRENT

NEED FOR WORK TO BE DONE (2 OF 2)



CURRENT



PROPOSED

AWNING DESIGN SAMPLES



PROPOSED COLOR



PROPOSED DESIGN

Specifications for Awning Cover Material

Quality Metals
ROOF AND WALL SYSTEMS
www.saqualitymetals.com

Storm ARMOR

DURA COAT PRODUCTS INC

Durapon

PRODUCT BULLETIN

Durapon 70 PVDF Fluorocarbon

Premium Coil Coating

Durapon 70 is based on a unique Proprietary Resin System that incorporates 70% Polyvinylidine Fluoride (PVDF). Designed as a premium finish to provide outstanding protection from acid rain and corrosive environments. *Durapon 70* coatings provide excellent color retention and resistance to chalking and fading for a long lasting finish.

Available in a wide variety of colors, including metallic and exotic finishes. *Durapon 70* incorporates high quality exterior grade and durable, color fast ceramic pigments. An efficient custom color matching process provides quick delivery on special colors to meet customer needs. The use of mica pigments in the metallic colors eliminates the need for a clear overcoat.

Durapon 70 is designed for application to Hot Dipped Galvanized, Zinc-Aluminum Alloy Steel (i.e. Zincalume®, Galvalume®) and Aluminum substrates. *Durapon 70* is a fully warranted coating system designed to be applied as two-coat primer/finish systems by certified applicators. DC477 Global Primer or DC4525Y-7 Urethane primer hold be utilized to provide exceptional corrosion protection.

Our Special base resin resists dirt pick up and provides a durable tough finish that is extra scratch, stain and mar resistant. New low gloss/sheen textured systems which provide improved abrasion resistance and a "natural look" are now also available for demanding applications like residential roof shingles.

Durapon 70 can be formulated with ceramic IR reflective pigmentation to meet High and Low Slope Energy Star specifications and is excellent for many building product end uses such roofing panels, building panels, soffit, roof profiles and other exterior applications that require a high quality long lasting exterior finish.

Performance Characteristics

Specification	*Test*		*Results*
ASTM D 523	60° Specular Gloss.	3-45°	Gardner 60° meter or equivalent.
ASTM D 3363	Pencil Hardness.	F- 2H	No break in the film.
ASTM D 4145	Post Forming 180° Bend.	1-T to 2-T	No pick off with Scotch #610 tape
ASTM D 2794	Reverse Impact, 60 in-pounds.	Passes	No pick off with Scotch#610 tape
ASTM G 53	Q.U.V. Weatherometer, 3000 hrs.	Passes	No objectionable chalking per ASTM D-659, color change per ASTM D-2244, or blistering per ASTM D-714.
ASTM D 2247	Humidity, 1000 hrs @ 100°F and 100 % Humidity	Passes	Less than 5% No. 8 size blisters.
ASTM B 117	Salt Spray 1000 hrs. 5% salt.	Passes	Less than 5% No. 6 size blisters and less than 1/8" creep or tape off from scribe, per ASTM D-1654.
ASTM D 2244	Weathering, color retention.	Passes	45 degreess So. Fla. No objectionable, color change or blistering.
ASTM D 4214	Weathering, chalk resistence.	Passes	45 degrees So. Fla. No obkectionable gloss loss or Chalking.

Dura Coat Products Inc. 5361 Via Ricardo, Riverside, CA 92509* Tel (951) 341-6500 *Fax (951) 341-6505
26655 Peoples Rd. Huntsville, AL 35756* Tel (256) 350-4300* Fax (256) 353-9873
web site: www.duracoatproducts.com e-mail: info@duracoatproducts.com

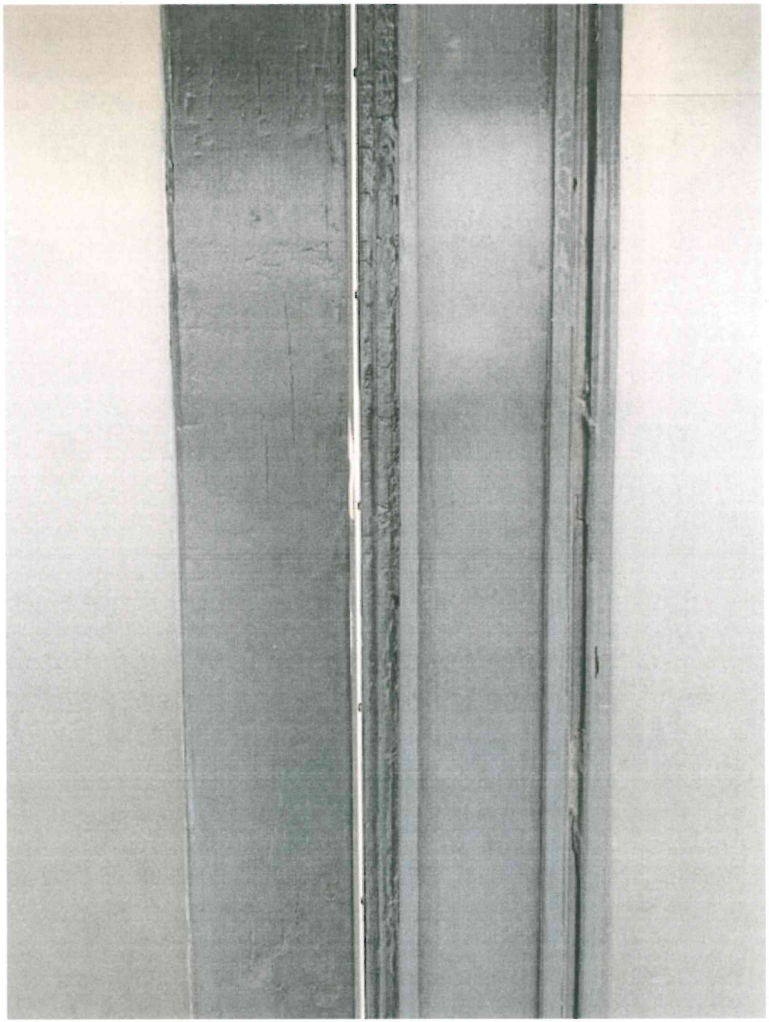


AWNING COLOR PALETTE

PAINT COLOR PALETTE
(WILL MATCH EXISTING COLOR)



DOOR & WINDOW TRIM



PAINT COLOR

DESIGN AND HISTORIC REVIEW COMMISSION – January 26, 2023
STAFF REPORT

APPLICATION TYPE:	CASE:
Certificate of Appropriateness	CA22-09: 36 E. Twohig Avenue

SYNOPSIS:

The applicant has submitted an application for a Certificate of Appropriateness to allow the following improvements on a historic building, the Cactus Hotel: 1) replace the 18-cloth awnings with new metal awnings; 2) and repaint the door and window trim on the first floor the same gray color. Inclement weather over time has torn and deteriorated the cloth awnings and the applicant intends to replace them with sturdier, custom metal, Durapon-coated canopies that are structurally resilient. The canopy color would go from green-and-white striping to a solid green, and the one canopy already solid green above Mesquite Bean Restaurant will be replaced with the new design (squared edge). Ten of the canopies are on the south side facing Twohig Avenue, and eight on the east side facing S. Oakes Street. Canopies project 61" and range from 96" to 134" wide per the attached photos, with a vertical clearance of 8'2" free and clear of encumbrances.

LOCATION:	LEGAL DESCRIPTION:
36 E. Twohig Avenue	Cactus Hotel Condominium Unit 10-A & 11-A

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD	D- Downtown	0.394 ac.

THOROUGHFARE PLAN:

S. Oakes St. and E. Twohig Ave.– Urban Local Streets
Required: 50' right-of-way, 40' pavement, or 36' pavement with a 4-foot sidewalk;
Provided: S. Oakes Street 100' right-of-way, 68' pavement; E. Twohig Avenue 100' right-of-way; 70' pavement

NOTIFICATIONS:

N/A

STAFF RECOMMENDATION:

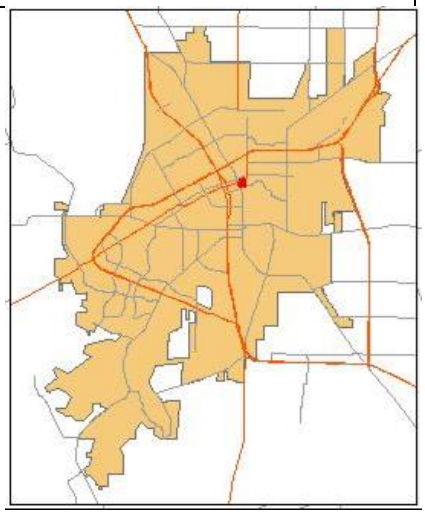
Staff's is seeking guidance from the Commission on whether to approve this request. If approved, staff recommends **three conditions of approval**.

PROPERTY OWNER/PETITIONER:

Owner: Historic City Center Project, Inc. (Lee Pfluger)

STAFF CONTACT:

Sherry L. Bailey
Senior Planner
(325) 657-4210, Ext. 1550
sherry.bailey@cosatx.us



CA22-09 Analysis:

The U.S. Department of the Interior, National Park Service, confirms that the Cactus Hotel was constructed in 1929 as a 14-story hotel. The original brick and stone facades have been preserved. Some of the historic photos available show striped cloth canopies in front of the building as they are today. The property was designated "High Priority" historic in the 2021 *Historic Resources Survey of Downtown San Angelo* prepared by HHM and retained its national and local (city) historic designation after City Council designed this property as part of the Chadbourne Street Downtown Historic District.

As a "high priority" historic property under Section 211.J of the Zoning Ordinance, a Certificate of Appropriateness shall be guided by:

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

The new canopies are consistent with the CBD Guidelines for new commercial development in the CBD. The policies state that awnings and canopies should be similar to those seen traditionally, fit the opening of the building, have solid colors or simple, muted-striped colors, and a fixed metal/wooden canopy may be considered. Other policies mention colors in general should complement neighboring buildings and reflect a traditional color palette including the color palette of the National Trust for Historic Preservation. The proposed metal green canopies are generally consistent with the above policies. They will maintain the same design, size, and slope of the original canopies but the Durapon coating will provide additional protection from the elements. Finally, the canopies will have a green similar to the Rookwood Dark Green, and the door and window trim will have a gray similar to the Downing Slate gray on the historic color palette.

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

A photograph from 1929 obtained from the U.S. Department of the Interior, confirms there were canopies on the building. While these were cloth like the current ones, c) and d) below support changes over time provided they are generally consistent with the overall character of the building.

c) The *Guidelines for the Treatment of Historic Properties* from the Secretary of the Interior; and,
d) The standards from the Secretary of the Interior's *Standards for the Rehabilitation of Historic Buildings*.

There are 10 criteria for rehabilitation which are outlined in the Zoning Ordinance:
https://library.municode.com/tx/san_angelo/codes/code_of_ordinances?nodeId=COOR_CH12PLDE_EXHIBIT_AZOOR_ART2DERE_S211HIOVZO

After reviewing the proposed request, Staff believes the proposal complies with all relevant criteria. There is no alteration to the building (criteria 1), the original qualities of the building are preserved (criteria 2), alterations to the canopies are generally consistent with the originals (criteria 3 and 4), no stylistic features are changing (criteria 5), there are no deteriorated architectural features (criteria 6), no surface cleaning is required (criteria 7), there are no known archaeological resources (criteria 8), the new metal canopies are compatible with the size, scale, color, and character of the property and the metal is non-reflective and of high quality (criteria 9), and if the canopies were removed the building would remain unimpaired (criteria 10).

Note: The applicant will require a right-of-way encroachment application, and approval from City Council for the canopies which project over the public sidewalk. This has been made as Condition #3 below. A previous encroachment approval was also approved by City Council on April 2016 for a new red canopy and two wall sconce lights above the West Texas Counselling and Guidance entry facing Twohig Avenue. Since the new canopies will cover over this area and this project did not go forward, Staff has proposed a fourth condition to revoke this approval and agreement.

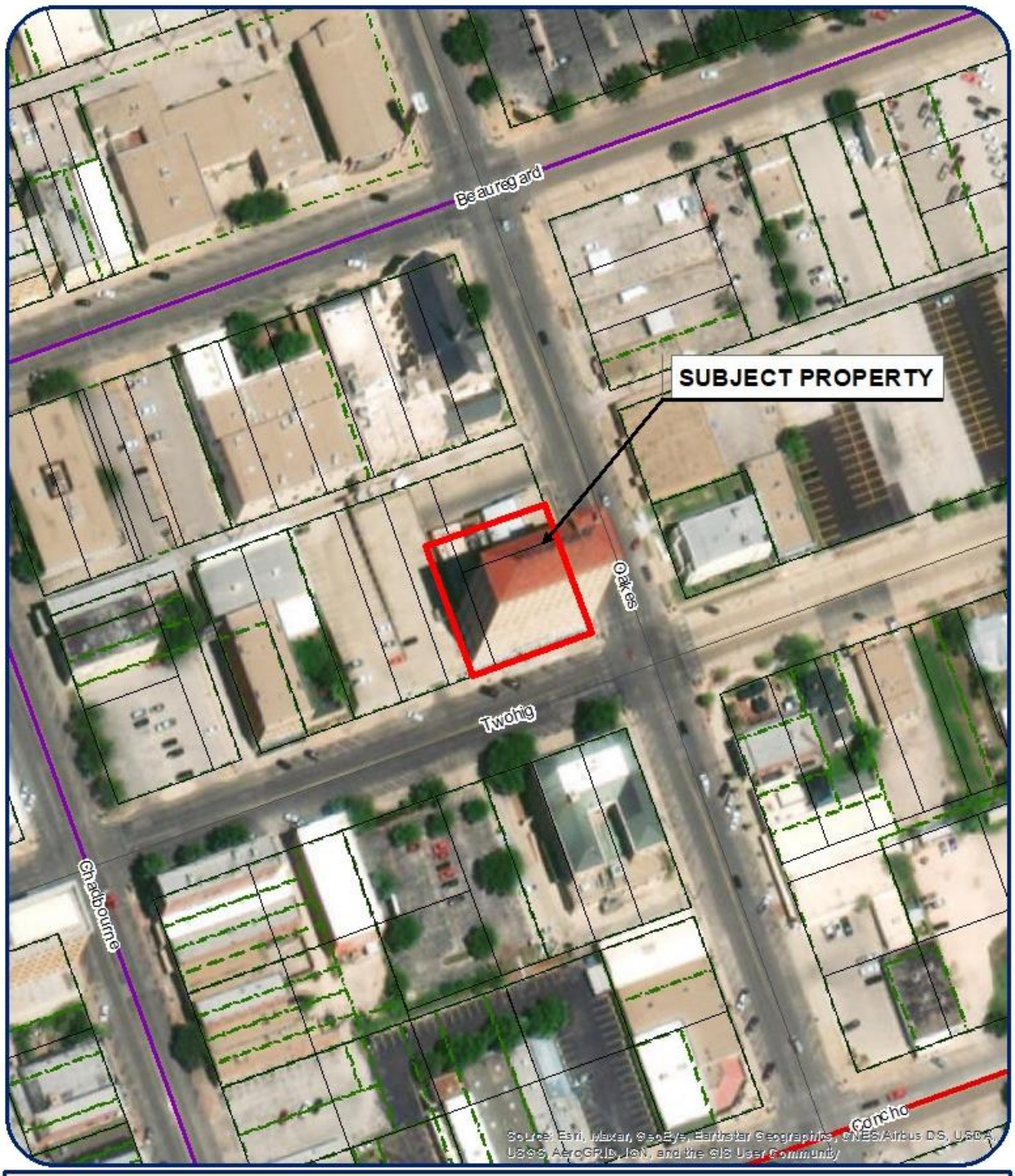
Recommendation:
Staff's is seeking guidance from the Commission on whether to approve this request. If approved, staff recommends the following **three conditions of approval**:

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 necessary permits from the Permits and Inspections Division.

3. The applicant shall obtain a right-of-way encroachment approval from City Council for the canopy encroachments over the public sidewalk. Such approval should include a revocation of the previous License Agreement for a canopy and two light fixtures facing E. Twohig Avenue, recorded as Instrument No. 201606395.

Attachments:
Aerial Map, Future Land Use Map Zoning Map
Proposed Canopies, Canopy Material, Canopy Color
Wall and Window Trim Color
Historic Photo
Application



Certificate of Appropriateness

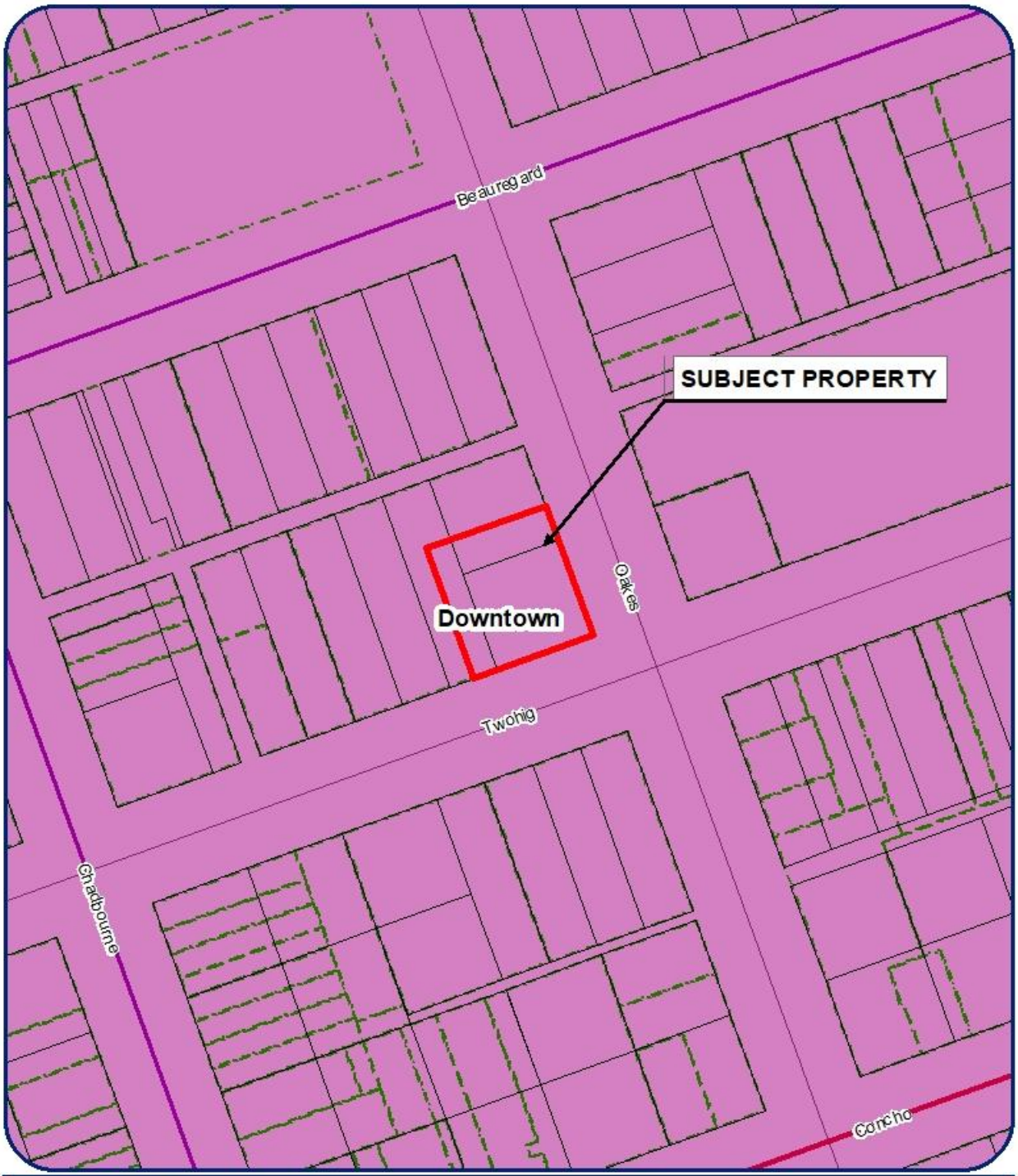
CA22-09: 36 E. Twohig Avenue

Council District: Harry Thomas - District 3
Neighborhood: Downtown
Scale: 1 " approx. = 125 ft
NW corner E. Twohig/S.Oakes 0.394 ac.

Legend

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

N



Certificate of Appropriateness

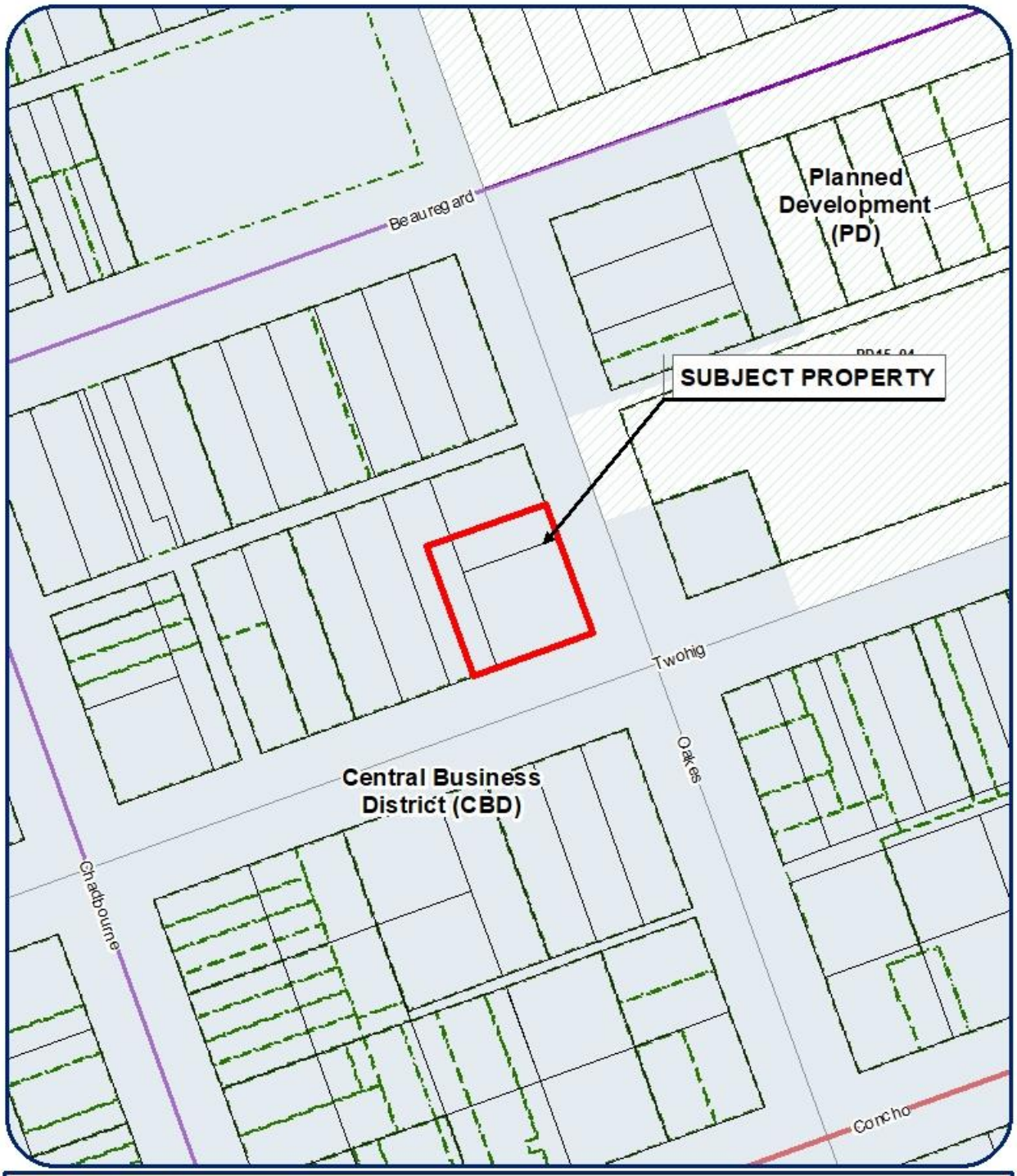
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Certificate of Appropriateness

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NW corner E. Twohig/S.Oakes 0.394 ac.

Legend

Subject Properties:
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Requested Zoning Change: N/A
Vision: Downtown

N

Proposed Canopies (Evergreen with squared edge)

AWNING DESIGN SAMPLES



PROPOSED DESIGN



PROPOSED COLOR

Proposed Canopies (Evergreen with squared edge)

AWNING DESIGN SAMPLES

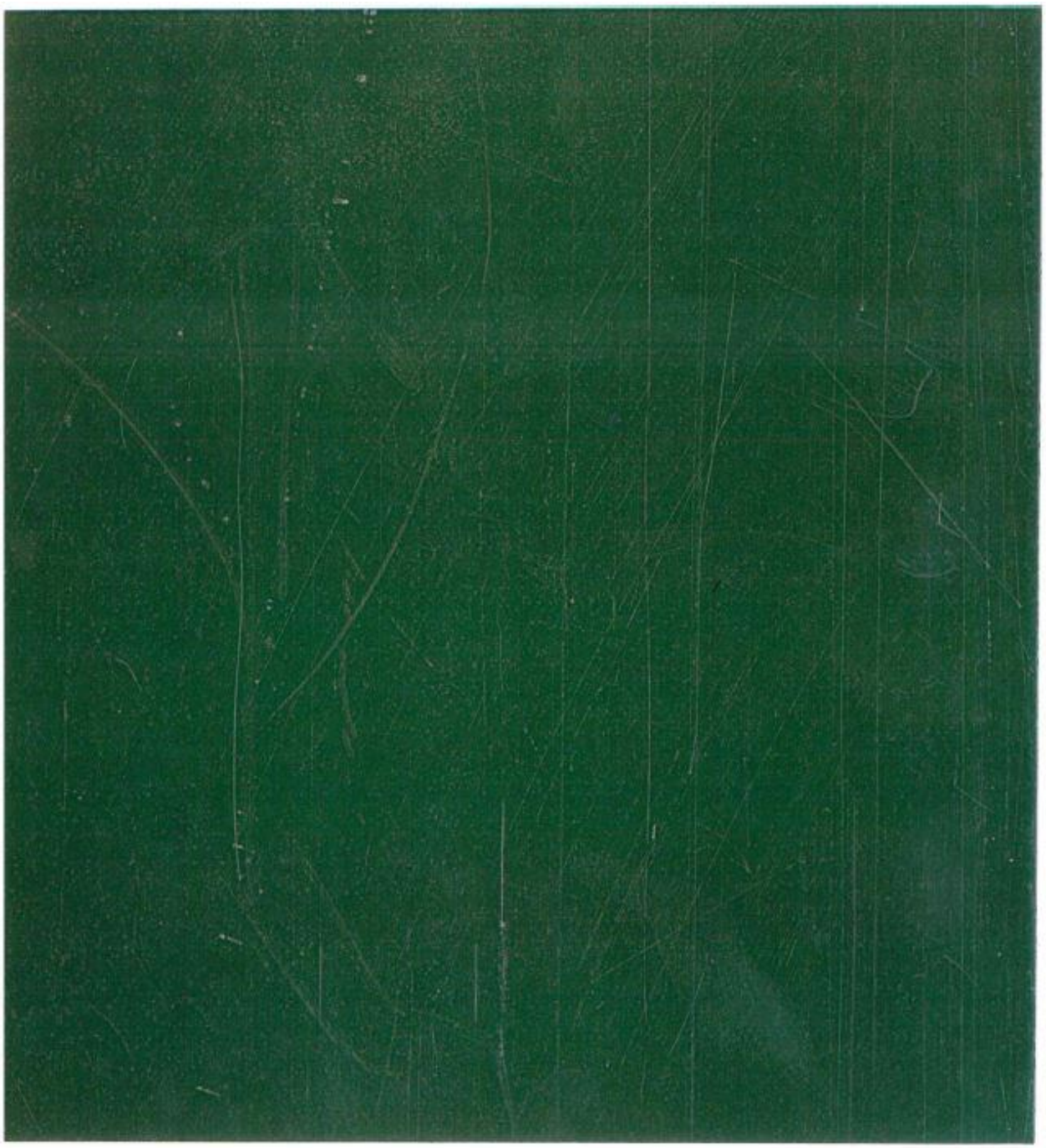


PROPOSED DESIGN



PROPOSED COLOR

Proposed Canopies (Color Sample - Evergreen)



AWNING COLOR PALETTE

Proposed Canopies (Material Sample – canopy coating)

Specifications for Awning Cover Material

Quality Metals ROOF AND WALL SYSTEMS
Storm ARMOR
www.saqualitymetals.com

DURA COAT PRODUCTS INC

Durapon

PRODUCT BULLETIN

***Durapon 70* PVDF Fluorocarbon**
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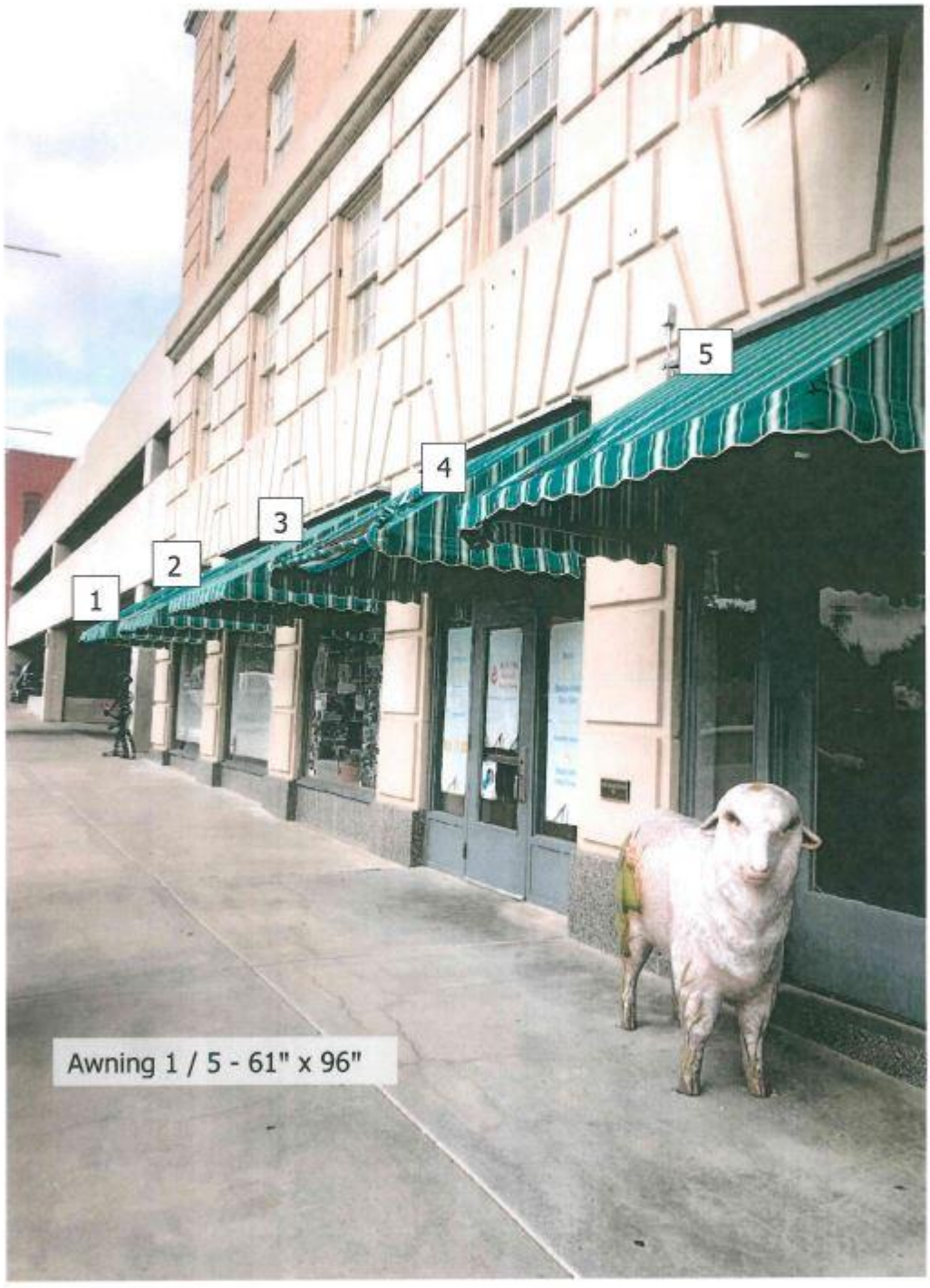
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Dura Coat Products Inc. 5361 Via Ricardo, Riverside, CA 92509* Tel (951) 341-6500 *Fax (951) 341-6505
26655 Peoples Rd. Huntsville, AL 35756* Tel (256) 350-4300* Fax (256) 353-9873
web site: www.duracoatproducts.com e-mail: info@duracoatproducts.com

Current Photos

Awning Pictures for the Cactus Hotel

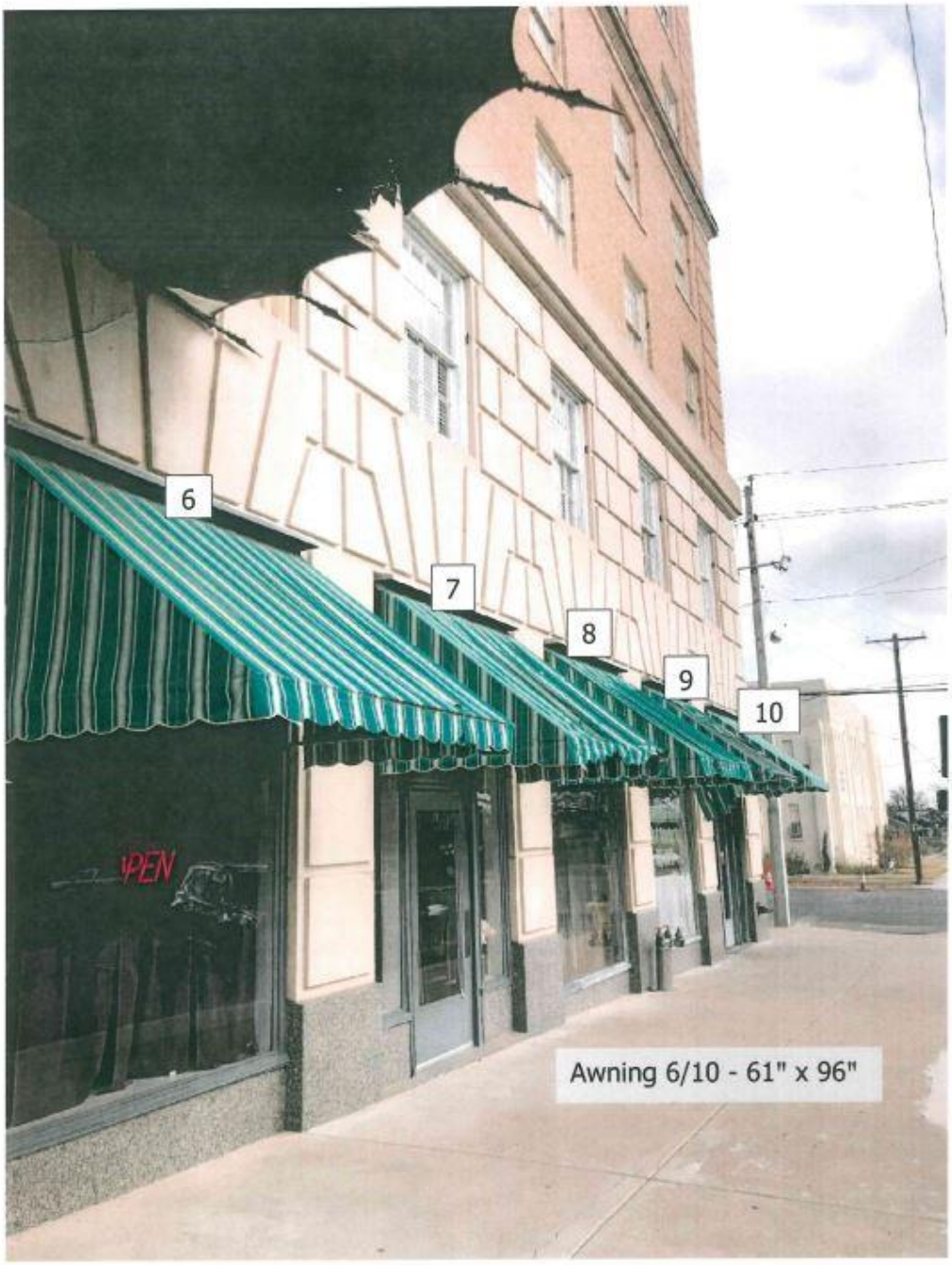
SOUTHWEST AWNINGS



Current Photos

Awning Pictures for the Cactus Hotel

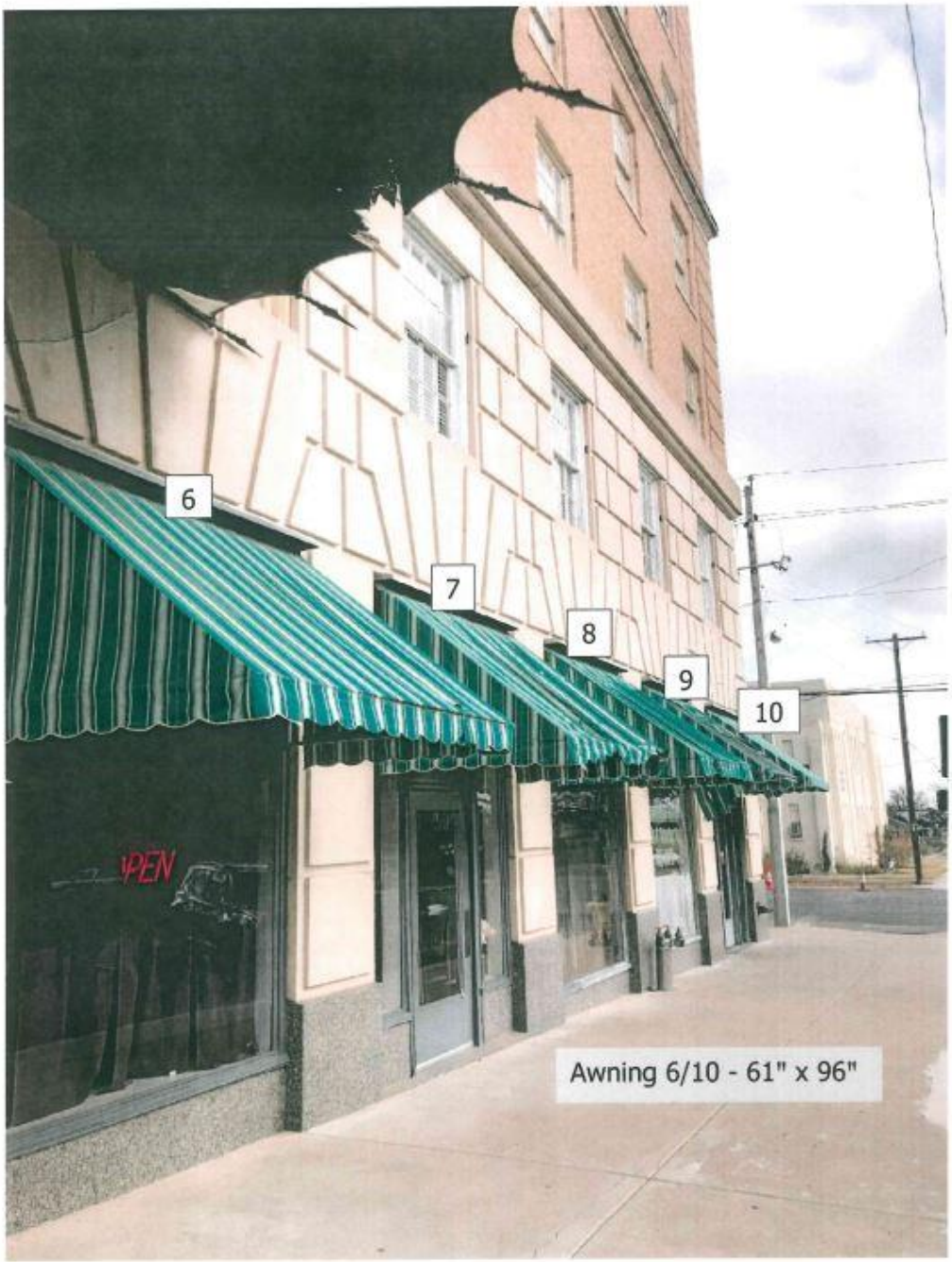
SOUTHEAST AWNINGS



Current Photos

Awning Pictures for the Cactus Hotel

SOUTHEAST AWNINGS



Current Photos

NEED FOR WORK TO BE DONE (1 OF 2)



CURRENT



PREVIOUS

Current Photos

NEED FOR WORK TO BE DONE (2 OF 2)



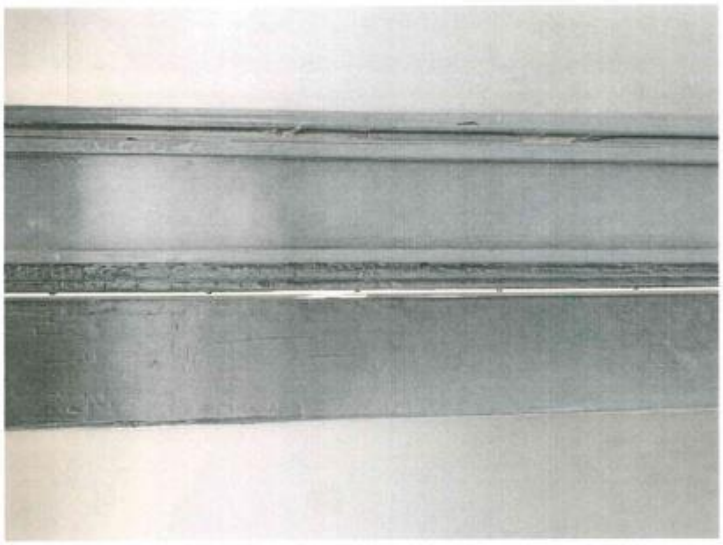
PROPOSED



CURRENT

Current Photos

PAINT COLOR PALETTE
(WILL MATCH EXISTING COLOR)



PAINT COLOR



DOOR & WINDOW TRIM

Historic Building Photo



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

Application for Certificate of Appropriateness

Section 1: Basic Information

Name of Applicant(s): Historic City Center Project, Inc.

☒ Owner ☐ Representative (Owner signature on next page or Notarized Affidavit Required)

P. O. Box 1991	San Angelo	TX	76902-1991
Mailing Address	City	State	Zip Code

325-944-4444	lee.pfluger@cactushotel.net
Contact Phone Number	Contact E-mail Address

36 East Twohig Ave.	San Angelo	TX	76903-6441
Subject Property Address	City	State	Zip Code

Lot 5 the south 36.96 ft. of Lot 6 and the east 25.4 ft. of the south 137.21 ft of Lot 9, all in Block 7, Maintown San Angelo, City of San Angelo, Tom Green County, Texas

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

Zoning: CBD Lot size: Survery attached

Is the property also in a District Overlay Zone (i.e. River Corridor District, Downtown District or Cultural District)? Yes ☒ No ☐
If yes, a District Overlay Zone Review Application is also required.

Notes:
1. For requests to designate a Historic District or Landmark, please use the Zone Change application form.
2. Permanent intermodal containers are prohibited within a Historic Overlay Zone.
3. Properties located within a TIRZ District may qualify for funding incentives https://www.cosatx.us/departments-services/development-services/tax-increment-reinvestment-zone-board

Section 2: Specific Details

Proposed Work (in a historic district or on a historic landmark, check all that apply):

☐ Exterior new construction, reconstruction, alternation, restoration, or rehabilitation, including addition to or expansion of an existing building.

☒ Material changes in light fixtures, signage (other than message content), sidewalks, fences, steps, paving, building exterior or other exterior elements in a historic district or to a landmark, visible from a public right-of-way in that district (includes exterior painting)

☐ Relocation of any historic landmark

☐ Demolition of any historic landmark or property including secondary buildings and landscape features

Specific details of request: *use separate attachment if necessary* Restore the material covering the 18 awnings attached to the east and south of the building by replacing the tattered or missing cloth with custom metal material. Paint (to match existing color) the doors and window trim under the awnings.

I understand that the Design and Historic Review Commission (DHRC) shall consider the following criteria from *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* when making a decision on a Certificate of Appropriateness, and I assert that my request meets all of the required criteria **based on my explanation(s) below:**

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

Explanation: The structure will not be altered, the awning frames are currently attached to the building and the paint will be matched to current color.

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

Explanation: The awning structures will remain as per the original building design. The historic material is not wind and weather durable and will be replaced with a compatible metal material which is structually resilient. The paint color will not change.

Section 2 Continued: Specific Details

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

Explanation: No alteration to the historical appearance will be made. The awnings location and look will remain the same and the paint color will remain the same.

☒ 4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Explanation: No changes are being made to the overall appearance of the building.

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

Explanation: The awning style will remain the same. Only the material used to cover the awnings will be altered. The paint color will match the existing color.

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

Explanation: The awnings are being repaired with more durable, safer materials.

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

Explanation: Painted surfaces will be hand cleaned prior to painting otherwise no surface cleaning is required.

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

Explanation: No archaeological resources are affected by the project.

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

Explanation: The change in material for restoration of the awnings and the painting of the doors and window trim underneath the awnings, does not alter the historical appearance or design of the original building.

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

Explanation: There are no alterations that effect the form and integrity of the building. The awning structure is part of the building, the only repairs will be made to the material. The paint color will remain the same.

Section 3: Applicant(s) Acknowledgement
(By checking the boxes you indicate that you understand below regulations)

☒ The Design and Historic Review Commission (DHRC) may approve, approve with conditions or modifications, or deny the request.

☒ An applicant may appeal to City Council within 30 days of after the written decision is filed in the Planning Director's Office by filing a written, signed notice of appeal stating the grounds for appeal to the Planning Director.

☒ If the application is denied, the applicant may apply separately, or as part of this request, for economic hardship. The owner may obtain a building permit or demolition permit if said owner can demonstrate to the DHRC that they satisfy the criteria outlined in Section 211.I.2 of the Zoning Ordinance.

☒ Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.

☒ Any changes to the design made after this approval may require a new approval or amendment by the DHRC.

☒ Proposed construction into a public right-of-way may require additional approvals including a Right-Of-Way Encroachment application.

☒ Buildings or historical landmarks located in a District Overlay Zone (i.e. River Corridor District, Downtown District or Cultural District) also require a District Overlay Zone Review application.

Downtown Incentives Grant Tracker

Completed Projects

Program	Address	Yr. Complete	Grant Amount
Egress	36 E. Twohig	2011	$5,000
Egress	57 N. Chadbourne	2010	$5,000
Sales Tax, Water Tap, Asbestos	217 S. Chadbourne	2010	$1,843
Asbestos	37 W. Concho	2011	$18,140
Total			**$29,983**

Downtown Incentives Grant Tracker
Projects In Progress

Program	Address	Yr. Complete	Grant Amount (Estimated)
Tax Rebate	217 S. Chadbourne	2010	$15,950
Tax Rebate	57 N. Chadbourne	2010	$3,614
Sales Tax, Sprinkler Tap, Sprinklers, Permit Fees	20 W. Beauregard	2012	$9,206
Asbestos	30 W. Beauregard	2011	$13,605
Exit, Fire Sprinklers, Sprinkler Tap, Permit Fees	115 E. Concho	2012	$10,060
Sprinkler Tap, Sprinklers, Permit Fees	123 S. Chadbourne	2012	$8,000
Asbestos	138 W. Concho	2011	$17,500
Tax Rebate	63 N. Chadbourne	2011	$3,327
Total			**$81,262**

Downtown Incentives Grant Tracker

Projects Need Info

Program	Address	Yr. Applied	Grant Amount
Var	37 W. Concho	2011	
Façade	37 E. Concho		$7,500
	55 N. Chadbourne	2011	
TBD	221 S. Chadbourne	2011	
	29 E. Concho	2011	
	115 S. Chadbourne	2011	
	609 S. Chadbourne	2011	
	2510 N. Chadbourne	2011	
Total			**$7,500**

MINUTE RECORD OF THE CITY OF SAN ANGELO **TAX INCREMENT REINVESTMENT ZONE** BOARD MEETING held on Tuesday, **February 22, 2022, at 3:00 PM,** in the East Mezzanine of City Hall.

A public audio/video broadcast of the meeting is available on the City's YouTube channel at: www.youtube.come/CityofSanAngelo.

PRESENT: Voting Members: Chair Jim Cummings, Toni Hunter, Jason Fernandez, Greg Gayler, Dudra Butler, and Stephen Brown.

Non-Voting Members: Del Velasquez

ABSENT: Jon Mark Hogg and Tom Maurer.

VACANT: One Seat

STAFF Jon James, Director of Planning and Development Services
Bryon Fox, Sr. Administrative Assistant
Aaron Vannoy, Assistant Director of Planning and Development Services
Nolan Sosa, Economic Development Administrator
Holly Voth, Assistant City Attorney

I. CALL TO ORDER, ESTABLISH QUORUM
Chair Cummings called the meeting to order.

II. Public Comment
No public comment.

III. Consideration of approving the minutes from January 11, 2022, and January 22, 2022, TIRZ BOARD MEETING.
Chair Cummings asked for a motion to approve the January 11, 2022 minutes.
Motion from Mr. Gayler, seconded by Mr. Fernandez. Motion passed unanimously.

Chair Cummings asked for a motion to approve the January 22, 2022 minutes.
Motion from Mr. Fernandez, seconded by Mr. Brown. Motion passed unanimously.

IV. Financial Report
Mr. James presented the Finance Report.

SOUTH	
Beginning Zone Balance*	
REVENUES:	$174,388.00
Property Tax	$37,024.00
Interest Income	-
Total Revenues	$437,024.00
EXPENDITURES:	
Private Incentives Committed	$346,324.00
Chadbourne Street	-
Streetscape Maintenance	$2,473.00
Operating	$7,361.00
Total Expenditures	$356,158.00
Available for Assignment	$255,254.00

NORTH	
Beginning Zone Balance*	
REVENUES:	$2,415,205.00
Property Tax	$705,369.00
Interest Income	$1,814.00
Total Revenues	$707,183.00
EXPENDITURES:	
Private Incentives Committed	$661,197.00
Chadbourne Street	$178,756.00
Streetscape Maintenance	$2,924.00
Public Improvements Set Aside	$103,740.00
Operating	$15,953.00
Total Expenditures	$962,570.00
Available for Assignment	$2,159,818.00

Mr. Cummings asked for a motion to accept the financial report.
Motion from Mr. Fernandez, seconded by Ms. Hunter. Motion approved unanimously.

V. Discussion and possible action regarding the first Incentive Award Cycle for FY 2022

Jon James presented staff recommendations for the North projects.

Property Address	Applicant Name	Project Type	Recommendation
1212 N. Chadbourne	Oliver Brown	Façade Improvement, Paving, Landscaping	$75,000
1218 N. Chadbourne	Oliver Brown	Façade Improvement, Paving, Landscaping	$75,000
		Total Funding Recommendation – TIRZ North	***$150,000***
		Amount Available for Assignment	***$2,159,818***

Mr. Cummings asked for public comment.

A representative for Oliver Brown spoke about the difference of cost between asphalt and concrete drive ways of both projects.

Mr. Cummings asked for a motion to pass staff recommendations for North TIRZ funding. Motion from Ms. Hunter and seconded by Mr. Fernandez. Motion passed 4-1, with Mr. Brown opposed.

Mr. James spoke about staff recommendations for the South TIRZ funds.

TIRZ Incentive Grant Projects, Staff Recommendation

Address (Applicant)	Eligible Expenses Requested	Eligible Match	Percent Match	Tier	Rec. Funding	Recommended Funding
13 E. Twohig (C3H2)	$ 61,500	$ 35,000	36%	1	75%	$ 46,125
61 N. Chadbourne (BDJ Burke)	$ 28,523	$ 9,508	25%	1	75%	$ 21,392
109 S. Chadbourne (Zetzman Investments) {Façade}	$ 44,843	$ 14,948	25%	1	75%	$ 33,632
416 S. Oakes (Concho Christmas) {Façade}	$ 29,586	$ 9,862	25%	1	75%	$ 22,190
416 S. Oakes (Concho Christmas) {non-DHRC}	$ 21,232	$ 7,077	25%	1	75%	$ 15,924
213 N. Chadbourne (Valley Vending)	$ 64,000	$ 20,100	24%	2	0%	$ -
401 W. Beauregard (Hotel Angoria) {Façade}	$ 25,000	$ 18,750	43%	2	0%	$ -
109 S. Chadbourne (Zetzman Investments) {Sprinkler}	$ 27,544	$ 9,181	25%	3	0%	$ -
402 W. Beauregard (Hotel Angoria) {Sprinkler}	$ 37,500	$ 12,500	25%	3	0%	$ -
215 S. Chadbourne (J Wilde's)	$ 44,674	$ 14,891	25%	3	0%	$ -
36 E. Twohig (Cactus Hotel) {Awning}	$ 21,920	$ 7,005	24%	4	0%	$ -
36 E. Twohig (Cactus Hotel) {Sign}	$ 47,625	$ 97,082	67%	5	0%	$ -
109 N. Chadbourne (Concho Venue)	$ 65,462	$ 21,821	25%	5	0%	$ -
Requested =	$ 519,408					**$ 139,262**
Available =	**$ 143,897**					$ 4,635

Updated: 2/22/2022

Mr. Cummings asked for public comment.

Mr. Zetzman spoke on the behalf of his daughter's project.

Mr. Fernandez made a motion to pass all staff recommendations with one change of funding to 109 S Chadbourne to fund sprinkler system, instead of the façade improvements, in the amount of $20,658.
Seconded by Ms. Hunt and passed unanimously.

Mr. Gayler made a motion to fund the remaining TIRZ South projects at 75 percent of the eligible expenses, after subtracting the 25% match, using available funds from the North TIRZ. Staff explained that a supermajority vote is required to recommend using funds from the North to fund projects in the South. In addition, City Council must also approve by a supermajority.
Mr. Brown seconded the motion, which was approved unanimously.

VI. Discussion of the possibility of funding South projects with North funds

Mr. Gaylor made a motion to go back to previous agenda item. Motion was seconded by Mr. Brown and motion passed unanimously.

Mr. Brown made a motion to combine existing TIRZ North and South funds and to split them equally between North and South and in future years to split TIRZ revenue evenly between North and South, rather than the current split which has revenue in the North going to the North fund and revenue in the South going to the South fund.

Mr. Cummings seconded the motion and the motion passed unanimously.

VII. Director's report

None

VIII. Announcements/possible future agenda items.

a) Next meeting – March 22, 2022

IX. Adjournment.

Mr. Cummings adjourned the meeting at 4:05 PM.

Jim Cummings

Mr. Jim Cummings, TIRZ Board Chair

REGULAR MEETING AGENDA
CITY OF SAN ANGELO, TEXAS
DESIGN AND HISTORIC REVIEW COMMISSION
Thursday, January 26, 2023 AT 9:00 A.M.
McNease Convention Center
501 Rio Concho Drive

PLEASE PLACE ALL CELLULAR PHONES ON EITHER "SILENT" OR "VIBRATE" DURING THE PROCEEDINGS.

I. Call to order and establish that a quorum is present.

II. Consent Agenda

Consideration of the July 21, 2022, Design & Historic Review Commission meeting minutes.

III. Election of Chair

IV. Election of Vice-Chair

V. Regular Agenda

a. **CA22-08: 213 N Chadbourne** A request for a Certificate of Appropriateness for a new building facade, doors, and windows, located at 213 N. Chadbourne Street.

b. **CA22-09: 36 E Twohig Ave** A request for a Certificate of Appropriateness for replacement of canopies and repainting of door and window trim, located at 36 E. Twohig Avenue.

c. **DD22-27: 210 W Beauregard** A request for a Downtown Design District approval for a 144 sf wall sign on the exterior side of the building, located at 210 W Beauregard.

d. **DD22-30: 353 S Randolph** A request for a Downtown Design District approval for construction of a 6,400 sf exterior open, pre-engineered, metal pavilion, protecting a multi-purpose concrete slab basketball court, located at 353 S Randolph St.

e. **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, and begin by stating their name and address or Single Member District number. Please limit all remarks to less than three minutes.

VI. Division Report

VII. Announcements

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on ***Thursday, February 16, 2023, at 10:00 am*** in the East Mezzanine Meeting Room in City Hall at 72 West College Avenue.

VIII. Adjournment

Jon James
Planning Director

This notice of meeting was posted on-line and on the bulletin board in the lobby of City Hall for the City of San Angelo before 10:00AM on Monday, January 23, 2023, in accordance with Chapter 551 in the Local Government Code for the State of Texas. In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending the Design and Historic Review Commission. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Planning Division at 325-657-4210.

The City Of

San Angelo, Texas

Planning Division
52 West College Avenue, 76903

March 17, 2016

Mr. Lee Pfluger
P.O. Box 1991
San Angelo, TX 76902

Subject: RCC16-03: Lee Pfluger (Cactus Hotel), a request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, for the construction of a 96-square foot steel-framed, cloth canopy that will project over the public right-of-way along the Cactus Hotel building's south entrance and two (2) new metal wall sconce lights, one on each side of the canopy, on the following property:

Location: 36 East Twohig Avenue; generally located at the northwest corner of the intersection of East Twohig Avenue and South Oakes Street; more specifically being the Cactus Hotel Condominium Subdivision, Unit 1-A through Unit 9-A & Unit 12-A through Unit 15-B.

Dear Mr. Pfluger:

At its meeting on **Thursday, March 17, 2016,** the Design & Historic Review Commission for the City of San Angelo **approved, with conditions**, a River Corridor Review for the attached renderings for a 96-square foot steel-framed, cloth canopy that will project over the public right-of-way along the Cactus Hotel building's south entrance and two (2) new metal wall sconce lights, one on each side of the canopy.

The three (3) conditions of approval are as follows:

1. The applicant shall obtain a Building Permit for the proposed canopy and an Electrical Permit for the proposed wall sconce lights, from the Permits and Inspections Division.

2. The applicant is required to obtain approval for the canopy and wall sconces which project into the public sidewalk right-of-way.

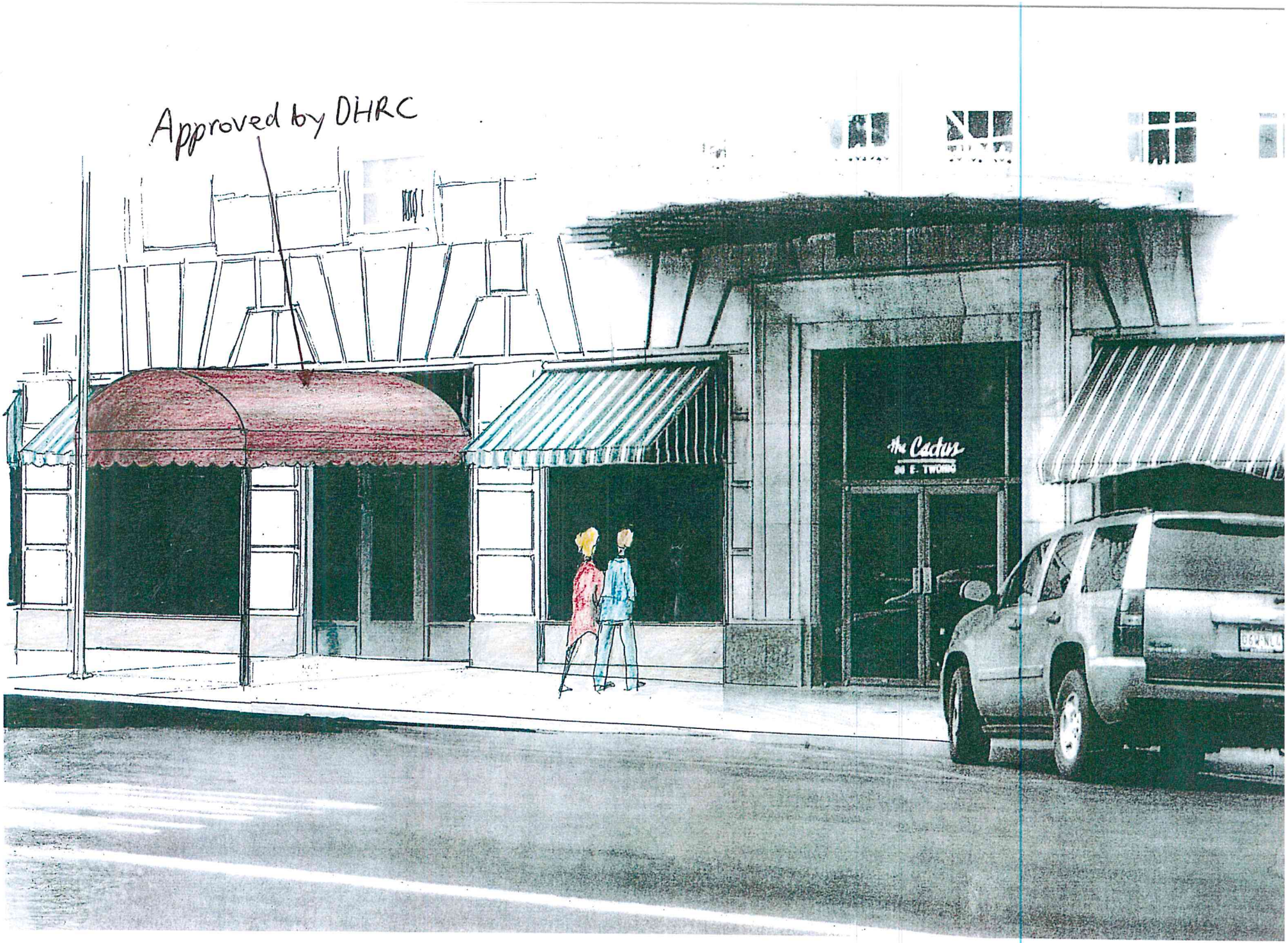
3. Lighting for the proposed wall sconces shall utilize a light-emitting diode (LED) light source and shall not spill over onto adjacent properties.

Please be advised that the 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) 657-4420. 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.

Sincerely,

Jeff Fisher, Planner I


Approved by DHRC
the Cactus
36 E. TWOMIC

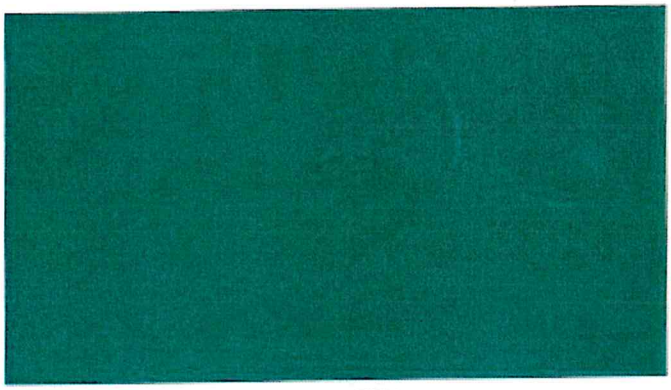
Canopy Material Sample

High Performance Awning Fabric

HERCULITE®

NATURA™

Natura Awning Fabric is a revolutionary new textile featuring the look and feel of woven cloth on both sides, is completely waterproof, weather-tight and highly fire resistant. This high performance textile is perfect for commercial awnings and canopies designed to protect people and furnishings from the sun's harsh UV rays while providing a natural fabric design element.

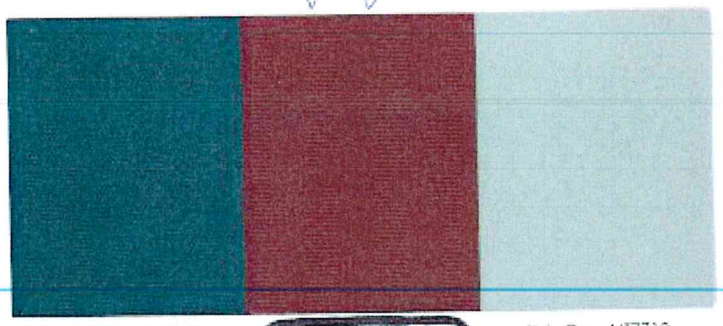


Evergreen NT7711

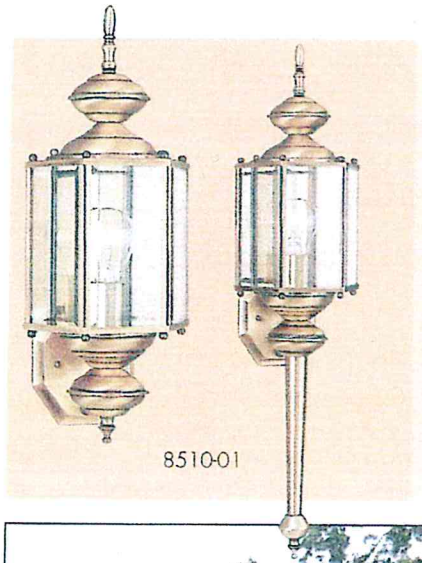
- Fire Resistant
- Water Proof
- SPF 50+
- Heat & RF Sealable
- Protective Rain-Kleen II Top Coating*

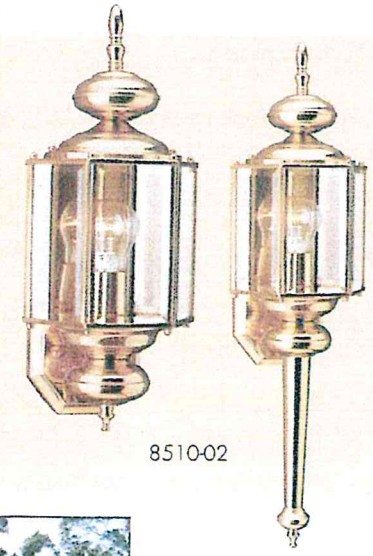
* The Top Coated side is the intended face. The underside or "reverse" is indicated by a small **N** within 1/2" of selvage edge.

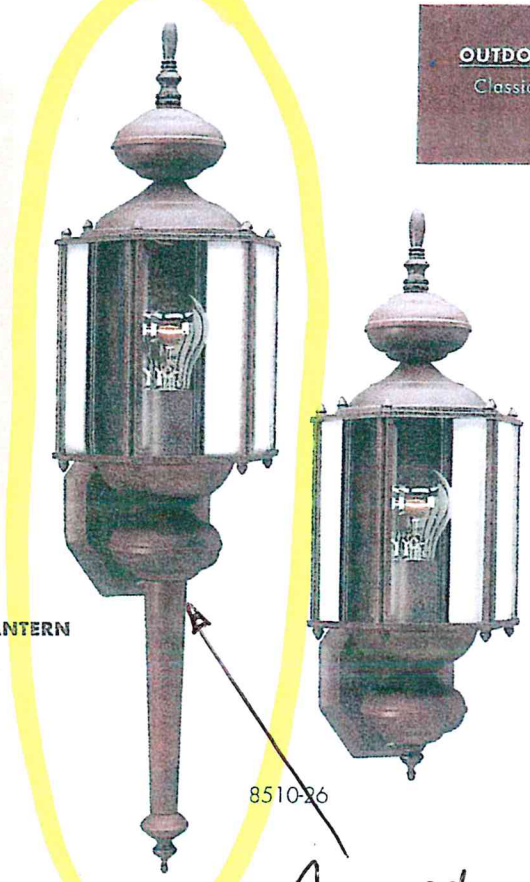
- Stain & Mildew Resistant
- Dimensionally Stable
- Digitally Printable
- 8 year Warranty
- Made in the USA



Navy Blue NT7747 | Cabernet NT7715 | Light Grey NT7719


8510-01


8510-02


8510-26

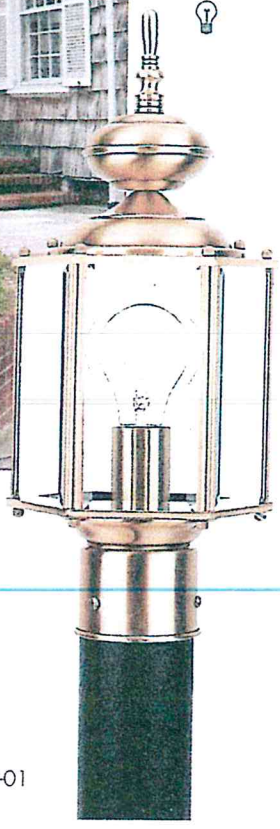
Approved by DHRC

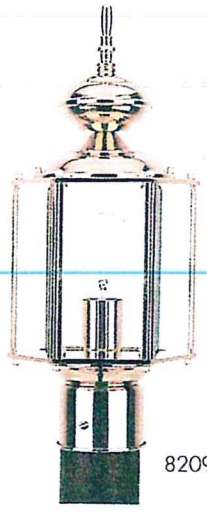
OUTDOOR WALL LANTERN
8510-01
Antique Brass Finish
8510-02
Polished Brass Finish
8510-26
Sienna Finish

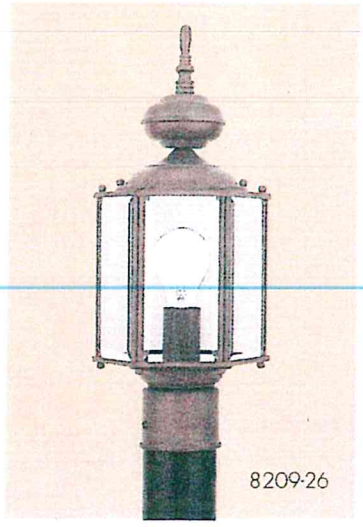
Clear Beveled Glass
Width: 7"
Height: 25 ½"
Extension: 7"
Height Without Tail: 17 ¾"
Height from Center
of Outlet Box: 15"
Wattage: One (M) 100w max.
Install With or Without Tail



Classico


8209-01

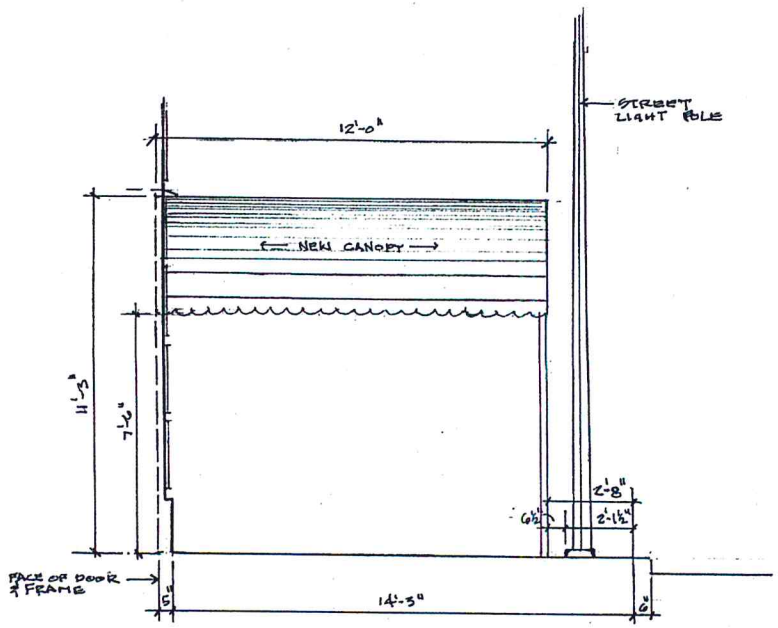

8209-02


8209-26

OUTDOOR POST LANTERN
8209-01
Antique Brass Finish
8209-02
Polished Brass Finish
8209-26
Sienna Finish

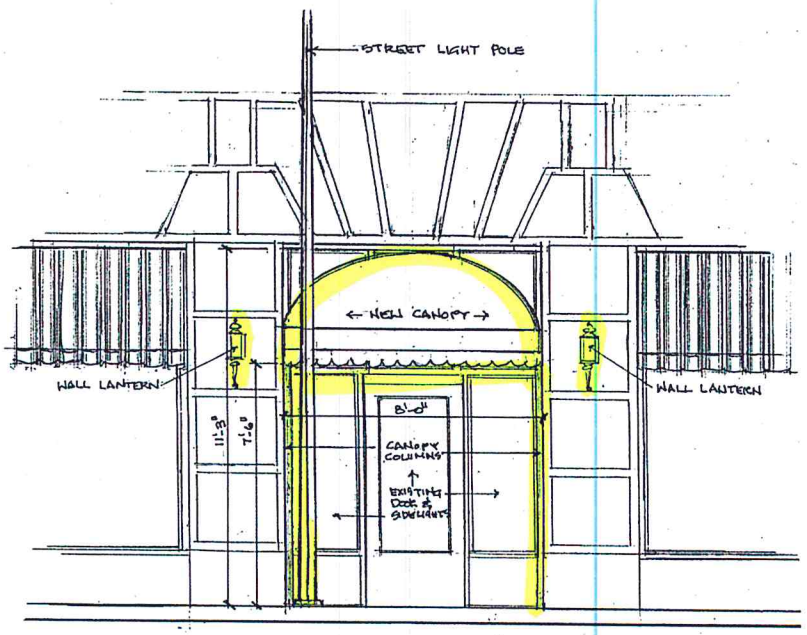
Clear Beveled Glass
Diameter: 7" Height: 15 ¾"
Wattage: One (M) 100w max.
Fits 3" Post (Sold Separately)

© Design Copyright Sea Gull Lighting Products, LLC



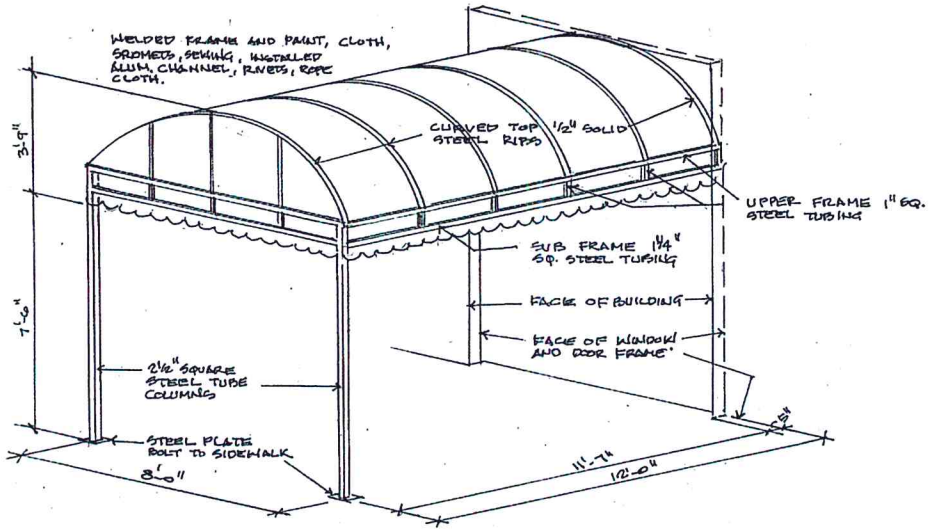
WEST ELEVATION

SCALE 3/8"=1'-0"



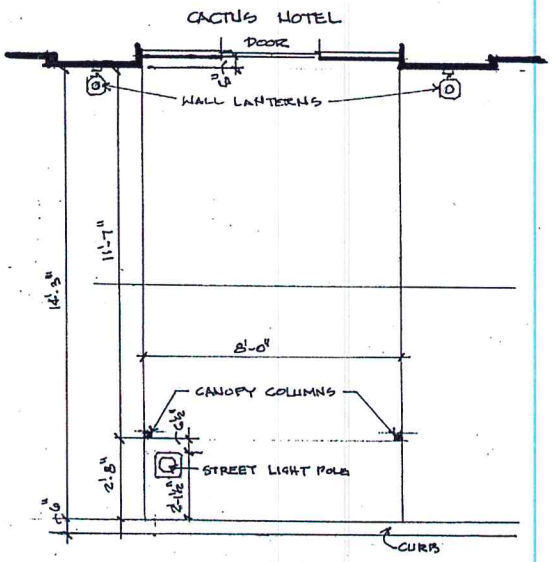
SOUTH ELEVATION

SCALE 3/8"=1'-0"



CANOPY FRAMING

SCALE 3/8"=1'-0"



PLAN

NORTH

SCALE 3/8"=1'-0"

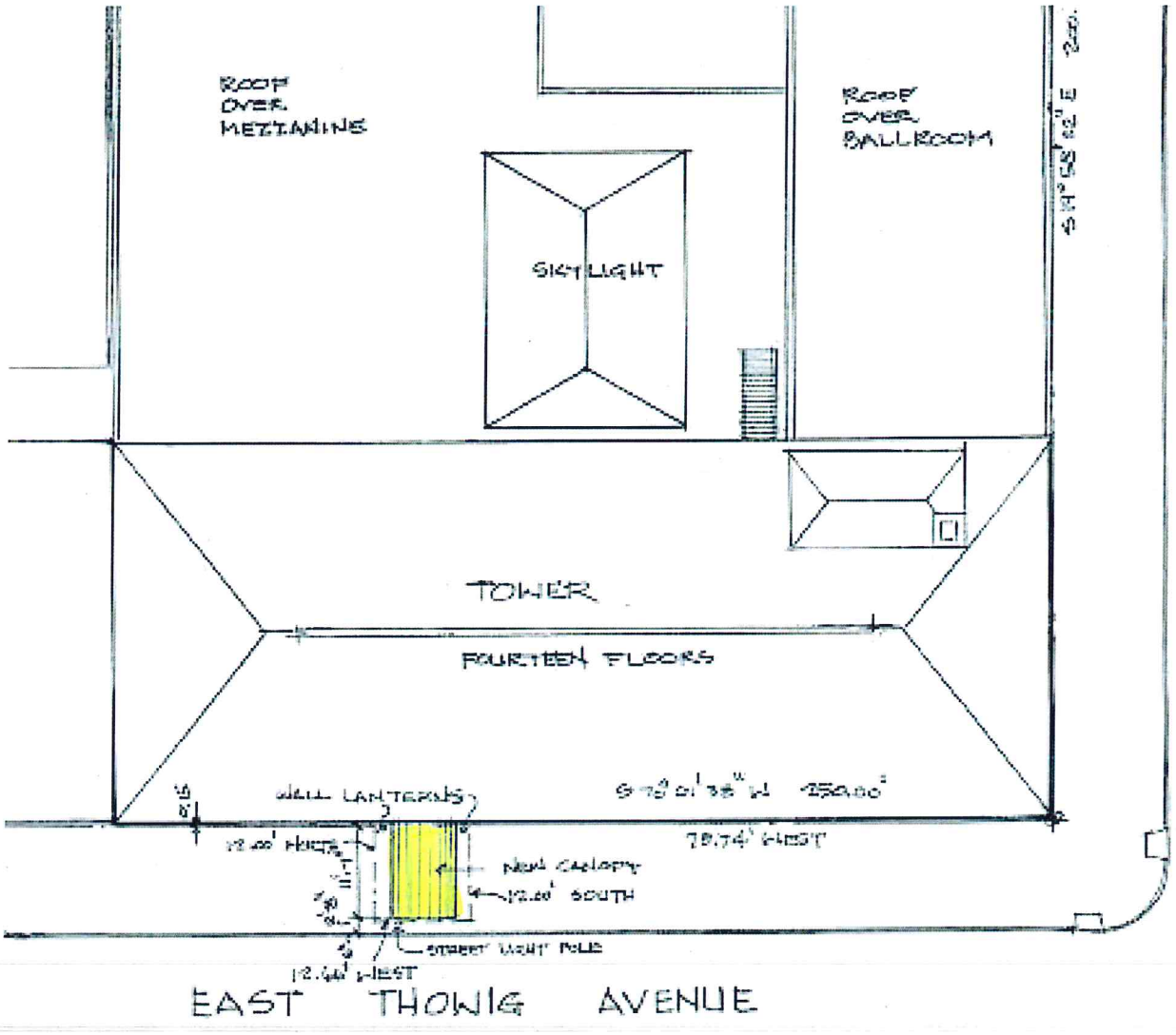
H. SCHMIDT ARCHITECTS
123 SOUTH DAVID • SAN ANGELO, TEXAS 76903-4334 • PHONE 325/655-4342
AMERICAN INSTITUTE OF ARCHITECTS • TEXAS SOCIETY OF ARCHITECTS

1-25-16

NEW CANOPY
THE CACTUS HOTEL
36 EAST TWOHIG SAN ANGELO, TEXAS

SHEET NO.
A-1

Encroachments



Downtown Incentives Grant Tracker

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	29 E. Concho	2011	
	115 S. Chadbourne	2011	
	609 S. Chadbourne	2011	
	2510 N. Chadbourne	2011	
Total			**$7,500**

Summary of Major Expenditures
South TIRZ

Applicant	Fiscal Year	Purpose	Amount	Tax Rebate
COMPLETED				
DSA, Inc.	2008	TIRZ Creation Consultant Fees	$15,795.55	
Misc Exp	2008	Misc Exp	$258.78	
S A Chamber of Commerce	2009	Wayfinding Signage Consultant	$5,500.00	
Misc Exp	2009	Misc Exp	$99.00	
CVTD (Goodman Corp)	2010	Grant Application Preparation	$2,500.00	
Misc	2010	Misc Exp	$610.00	
Charles Corfield	2011	D/T Incentive Fire Exit 57 N. Chadbourne	$5,000.00	
Misc Exp	2011	Misc Exp	$66.00	
Subtotal			**$29,829.33**	
IN PROGRESS				
Garrick Engle	2011	D/T Incentives 217 S. Chadbourne	$20,389.75	$15,950.00
Henry Schmidt	2011	D/T Design Guidelines	$8,000.00	
TBD	2011	NF Grant Match	$28,452.35	
Charles Corfield	2011	D/T Incentives 63 N. Chadbourne	$2,839.00	$2,839.00
Charles Corfield	2011	D/T Incentives 57 N. Chadbourne	$3,614.28	$3,614.28
Cactus Hotel	2011	D/T Incentives 36 E. Twohig	$25,239.50	$19,063.50
Goodman Corporation	2011	2011 New Freedom Grant Application	$15,000.00	
Subtotal			**$103,534.88**	**$41,466.78**
Total			**$133,364.21**	**$41,466.78**

Note Tax Rebates are payable over a ten year period. The amount shown is the total amount to be rebated based on estimated reappraisal values.

MINUTE RECORD OF THE CITY OF SAN ANGELO **TAX INCREMENT REINVESTMENT ZONE** BOARD MEETING held on Tuesday, **February 22, 2022, at 3:00 PM,** in the East Mezzanine of City Hall.

A public audio/video broadcast of the meeting is available on the City's YouTube channel at: www.youtube.come/CityofSanAngelo.

PRESENT: Voting Members: Chair Jim Cummings, Toni Hunter, Jason Fernandez, Greg Gayler, Dudra Butler, and Stephen Brown.

Non-Voting Members: Del Velasquez

ABSENT: Jon Mark Hogg and Tom Maurer.

VACANT: One Seat

STAFF Jon James, Director of Planning and Development Services
Bryon Fox, Sr. Administrative Assistant
Aaron Vannoy, Assistant Director of Planning and Development Services
Nolan Sosa, Economic Development Administrator
Holly Voth, Assistant City Attorney

I. CALL TO ORDER, ESTABLISH QUORUM
Chair Cummings called the meeting to order.

II. Public Comment
No public comment.

III. Consideration of approving the minutes from January 11, 2022, and January 22, 2022, TIRZ BOARD MEETING.
Chair Cummings asked for a motion to approve the January 11, 2022 minutes.
Motion from Mr. Gayler, seconded by Mr. Fernandez. Motion passed unanimously.

Chair Cummings asked for a motion to approve the January 22, 2022 minutes.
Motion from Mr. Fernandez, seconded by Mr. Brown. Motion passed unanimously.

IV. Financial Report
Mr. James presented the Finance Report.

SOUTH	
Beginning Zone Balance*	
REVENUES:	$174,388.00
Property Tax	$37,024.00
Interest Income	-
Total Revenues	$437,024.00
EXPENDITURES:	
Private Incentives Committed	$346,324.00
Chadbourne Street	-
Streetscape Maintenance	$2,473.00
Operating	$7,361.00
Total Expenditures	$356,158.00
Available for Assignment	$255,254.00

NORTH	
Beginning Zone Balance*	
REVENUES:	$2,415,205.00
Property Tax	$705,369.00
Interest Income	$1,814.00
Total Revenues	$707,183.00
EXPENDITURES:	
Private Incentives Committed	$661,197.00
Chadbourne Street	$178,756.00
Streetscape Maintenance	$2,924.00
Public Improvements Set Aside	$103,740.00
Operating	$15,953.00
Total Expenditures	$962,570.00
Available for Assignment	$2,159,818.00

Mr. Cummings asked for a motion to accept the financial report.
Motion from Mr. Fernandez, seconded by Ms. Hunter. Motion approved unanimously.

V. Discussion and possible action regarding the first Incentive Award Cycle for FY 2022

Jon James presented staff recommendations for the North projects.

Property Address	Applicant Name	Project Type	Recommendation
1212 N. Chadbourne	Oliver Brown	Façade Improvement, Paving, Landscaping	$75,000
1218 N. Chadbourne	Oliver Brown	Façade Improvement, Paving, Landscaping	$75,000
		Total Funding Recommendation – TIRZ North	***$150,000***
		Amount Available for Assignment	***$2,159,818***

Mr. Cummings asked for public comment.

A representative for Oliver Brown spoke about the difference of cost between asphalt and concrete drive ways of both projects.

Mr. Cummings asked for a motion to pass staff recommendations for North TIRZ funding. Motion from Ms. Hunter and seconded by Mr. Fernandez. Motion passed 4-1, with Mr. Brown opposed.

Mr. James spoke about staff recommendations for the South TIRZ funds.

TIRZ Incentive Grant Projects, Staff Recommendation

Address (Applicant)	Eligible Expenses Requested	Eligible Match	Percent Match	Tier	Rec. Funding	Recommended Funding
13 E. Twohig (C3H2)	$ 61,500	$ 35,000	36%	1	75%	$ 46,125
61 N. Chadbourne (BDJ Burke)	$ 28,523	$ 9,508	25%	1	75%	$ 21,392
109 S. Chadbourne (Zetzman Investments) {Façade}	$ 44,843	$ 14,948	25%	1	75%	$ 33,632
416 S. Oakes (Concho Christmas) {Façade}	$ 29,586	$ 9,862	25%	1	75%	$ 22,190
416 S. Oakes (Concho Christmas) {non-DHRC}	$ 21,232	$ 7,077	25%	1	75%	$ 15,924
213 N. Chadbourne (Valley Vending)	$ 64,000	$ 20,100	24%	2	0%	$ -
401 W. Beauregard (Hotel Angoria) {Façade}	$ 25,000	$ 18,750	43%	2	0%	$ -
109 S. Chadbourne (Zetzman Investments) {Sprinkler}	$ 27,544	$ 9,181	25%	3	0%	$ -
402 W. Beauregard (Hotel Angoria) {Sprinkler}	$ 37,500	$ 12,500	25%	3	0%	$ -
215 S. Chadbourne (J Wilde's)	$ 44,674	$ 14,891	25%	3	0%	$ -
36 E. Twohig (Cactus Hotel) {Awning}	$ 21,920	$ 7,005	24%	4	0%	$ -
36 E. Twohig (Cactus Hotel) {Sign}	$ 47,625	$ 97,082	67%	5	0%	$ -
109 N. Chadbourne (Concho Venue)	$ 65,462	$ 21,821	25%	5	0%	$ -
Requested =	$ 519,408					**$ 139,262**
Available =	**$ 143,897**					$ 4,635

Updated: 2/22/2022

Mr. Cummings asked for public comment.

Mr. Zetzman spoke on the behalf of his daughter's project.

Mr. Fernandez made a motion to pass all staff recommendations with one change of funding to 109 S Chadbourne to fund sprinkler system, instead of the façade improvements, in the amount of $20,658.
Seconded by Ms. Hunt and passed unanimously.

Mr. Gayler made a motion to fund the remaining TIRZ South projects at 75 percent of the eligible expenses, after subtracting the 25% match, using available funds from the North TIRZ. Staff explained that a supermajority vote is required to recommend using funds from the North to fund projects in the South. In addition, City Council must also approve by a supermajority.
Mr. Brown seconded the motion, which was approved unanimously.

VI. Discussion of the possibility of funding South projects with North funds

Mr. Gaylor made a motion to go back to previous agenda item. Motion was seconded by Mr. Brown and motion passed unanimously.

Mr. Brown made a motion to combine existing TIRZ North and South funds and to split them equally between North and South and in future years to split TIRZ revenue evenly between North and South, rather than the current split which has revenue in the North going to the North fund and revenue in the South going to the South fund.

Mr. Cummings seconded the motion and the motion passed unanimously.

VII. Director's report

None

VIII. Announcements/possible future agenda items.

a) Next meeting – March 22, 2022

IX. Adjournment.

Mr. Cummings adjourned the meeting at 4:05 PM.

Jim Cummings

Mr. Jim Cummings, TIRZ Board Chair

REGULAR MEETING AGENDA
CITY OF SAN ANGELO, TEXAS
DESIGN AND HISTORIC REVIEW COMMISSION
Thursday, January 26, 2023 AT 9:00 A.M.
McNease Convention Center
501 Rio Concho Drive

PLEASE PLACE ALL CELLULAR PHONES ON EITHER "SILENT" OR "VIBRATE" DURING THE PROCEEDINGS.

I. Call to order and establish that a quorum is present.

II. Consent Agenda

Consideration of the July 21, 2022, Design & Historic Review Commission meeting minutes.

III. Election of Chair

IV. Election of Vice-Chair

V. Regular Agenda

a. **CA22-08: 213 N Chadbourne** A request for a Certificate of Appropriateness for a new building facade, doors, and windows, located at 213 N. Chadbourne Street.

b. **CA22-09: 36 E Twohig Ave** A request for a Certificate of Appropriateness for replacement of canopies and repainting of door and window trim, located at 36 E. Twohig Avenue.

c. **DD22-27: 210 W Beauregard** A request for a Downtown Design District approval for a 144 sf wall sign on the exterior side of the building, located at 210 W Beauregard.

d. **DD22-30: 353 S Randolph** A request for a Downtown Design District approval for construction of a 6,400 sf exterior open, pre-engineered, metal pavilion, protecting a multi-purpose concrete slab basketball court, located at 353 S Randolph St.

e. **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, and begin by stating their name and address or Single Member District number. Please limit all remarks to less than three minutes.

VI. Division Report

VII. Announcements

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on ***Thursday, February 16, 2023, at 10:00 am*** in the East Mezzanine Meeting Room in City Hall at 72 West College Avenue.

VIII. Adjournment

Jon James
Planning Director

This notice of meeting was posted on-line and on the bulletin board in the lobby of City Hall for the City of San Angelo before 10:00AM on Monday, January 23, 2023, in accordance with Chapter 551 in the Local Government Code for the State of Texas. In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending the Design and Historic Review Commission. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Planning Division at 325-657-4210.

MINUTES RECORD
CITY OF SAN ANGELO, TEXAS
DESIGN AND HISTORIC REVIEW COMMISSION
Thursday, January 26, 2023 AT 9:00 A.M.
McNease Convention Center
501 Rio Concho Drive

PLEASE PLACE ALL CELLULAR PHONES ON EITHER "SILENT" OR "VIBRATE" DURING THE PROCEEDINGS.

MEMBER PRESENT:
David Mazur – Chairman
Lisa Wallace
Henry Schmidt
Chrys Forbes
Stacie Elkins

STAFF PRESENT:
Zack Rainbow – Planning Manager
Sherry Bailey – Senior Planner
Rae Lineberry – Planner

I. Call to order and establish that a quorum is present.

Called to order at 9:03am

Chairman Mazur welcomed new board member Chrys Forbes.

II. Consent Agenda

Consideration of the July 21, 2022, Design & Historic Review Commission meeting minutes.

Commissioner Elkins made motion to approve the consent agenda. Commissioner Wallace 2nd the motion.

Passes 5-0

III. Election of Chair

Commissioner Wallace motioned to elect David Mazur as Chairman. Commissioner Forbes 2nd the motion.

Passes 5-0

IV. Election of Vice-Chair

Commissioner Wallace motioned to elect Stacie Elkins as Vice-Chairman. Chair Mazur 2nd the motion.

Passes 5-0

V. Regular Agenda

a. **CA22-08: 213 N Chadbourne** A request for a Certificate of Appropriateness for a new building facade, doors, and windows, located at 213 N. Chadbourne Street.

Senior Planner Bailey presents case.

Chair Mazur has questions about the plaster and Austin stone on the right side of the building. Discussion about the plaster and what will be the option if they change to something else after this board approves. There is also questions about the way the doors open and further discussion about it.

Chair Mazur mentions the design looks a little too modern for downtown. The contractor responds with examples of similar buildings downtown.

Further discussion continues about the glass blocks.

Commissioner Wallace makes a motion to approve so they can start work with what was presented with the condition they return with specific paint colors, glass block options, and the divided light revisions (new design on the light). Vice-Chair Elkins 2nd the motion.

Passes 5-0

b. **CA22-09: 36 E Twohig Ave** A request for a Certificate of Appropriateness for replacement of canopies and repainting of door and window trim, located at 36 E. Twohig Avenue.

Senior Planner Bailey presents case.

Chair Mazur asks if it is historically accurate to go from cloth canopies to metal. Senior Planner Bailey responds with that as long as it matches the design and color of the original it would still be historically accurate.

Commissioner Schmidt questions the condition about the encroachment condition and revoking the previous encroachment. Discussion about revoking the previous encroachment approval.

Lee Pfluger speaks and has samples of the canopies and is available for questions.

Commissioner Elkins makes a motion to approve as presented with the removal of condition #4. Commissioner Wallace 2nd the motion.

Passes 5-0

c. **DD22-27: 210 W Beauregard** A request for a Downtown Design District approval for a 144 sf wall sign on the exterior side of the building, located at 210 W Beauregard.

Planner Lineberry presents case.

Commissioner Forbes mentions that the sign needs to be a little more centered with the rest of the words. Chair Mazur agrees.

Commissioner Wallace makes a motion to approve with the condition that the JChandler is centered with the rest of the text. Commissioner Forbes 2nd the motion.

Passes 5-0

d. **DD22-30: 353 S Randolph** A request for a Downtown Design District approval for construction of a 6,400 sq ft exterior open, pre-engineered, metal pavilion, protecting a multi-purpose concrete slab basketball court, located at 353 S Randolph St.

Planner Lineberry presents case.

Kye Frankie and Angel Flores explain in more detail of why this is needed. The youth/teens will have a space that is theirs'.

Commissioner Elkins makes a motion to approve with conditions presented by staff. Commissioner Schmidt 2nd the motion.

Passes 5-0

e. **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, and begin by stating their name and address or Single Member District number. Please limit all remarks to less than three minutes.

Zane White speaks about his opinion that the city shows favoritism with Lee Pfluger.

Lee Pfluger rebuts the opinion given by Zane White.

VI. Division Report

Planning Manager Rainbow says there is nothing to report.

VII. Announcements

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on ***Thursday, February 16, 2023, at 10:00 am*** in the East Mezzanine Meeting Room in City Hall at 72 West College Avenue.

VIII. Adjournment

Commissioner Elkins moves to adjourn the meeting. Commissioner Schmidt 2nd the motion.

Meeting adjourned at 10:30am.

_____

David Mazur
Chairman

This notice of meeting was posted on-line and on the bulletin board in the lobby of City Hall for the City of San Angelo before 10:00AM on Monday, January 16, 2023, in accordance with Chapter 551 in the Local Government Code for the State of Texas. In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending the Design and Historic Review Commission. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Planning Division at 325-657-4210.

DOWNTOWN SAN ANGELO HISTORIC DISTRICT
ECONOMIC INCENTIVE PROGRAM
PROJECT AGREEMENT

This Agreement is entered into by and between the City of San Angelo, Texas, a home rule city duly acting by and through its City Manager, hereinafter referred to as CITY, and Historic City Center Project, Inc., hereinafter referred to as OWNER.

WITNESSETH:

WHEREAS, CITY, in conjunction with Tom Green County, created the Tax Increment Reinvestment Zone (TIRZ) to stimulate development and redevelopment of properties within the TIRZ. Certain properties within the TIRZ qualify for various economic incentives for property improvements, including, but not limited to, grants and or tax abatements for restoration, renovation, and other improvements defined by the program;

WHEREAS, the CITY has determined that the TIRZ Grant Program (hereinafter, the "Program") promotes local economic development and commercial activity and would encourage improvement of physical and aesthetic conditions in Downtown San Angelo, thereby spurring economic growth; and

WHEREAS, the CITY has determined that the Program contains sufficient controls to ensure that the above-mentioned public purposes are carried out in all transactions involving the use of public funds and resources in the establishment and administration of the Program; and

WHEREAS, Section 380.001 of the Local Government Code and Section 351.101(5) of the Tax Code provide statutory authority for establishing and administering the PROGRAM, including making loans and grants of money; and

WHEREAS, OWNER desires to participate in the PROGRAM pursuant to the terms set forth herein;

NOW, THEREFORE, the parties do mutually agree as follows:

1. The property to be the subject of this Agreement is located at 36 E. Twohig Avenue San Angelo, Texas and further described as the Cactus Hotel Condominium, Units B-1through B-6 and shall be hereinafter referred to as PREMISES and occupied by OWNER.

2. The OWNER agrees and covenants that it will diligently and faithfully, in a good workmanlike manner, complete improvements to the PREMISES generally described in Exhibit A (hereinafter referred to as the IMPROVEMENTS) attached hereto and incorporated herein for all purposes. All IMPROVEMENTS shall be in accordance

with all applicable state and local laws and regulations, within one year of the date of the execution of this agreement.

A. Construction of the IMPROVEMENTS shall be performed and constructed in a good and workmanlike manner in accordance with the work specifications set forth in Exhibit A. The CITY's contribution of Program Grant monies for the IMPROVEMENTS shall not exceed Five Thousand and no/100 Dollars ($5,000.00), as such amounts are set forth in Exhibits B thru D;

B. PREMISES and IMPROVEMENTS shall be constructed, renovated and maintained in accordance with City of San Angelo Codes and Ordinances;

C. Any IMPROVEMENTS shall be historically appropriate if made to buildings considered historic. Status as a historical building and historical accuracy of the IMPROVEMENTS shall be determined by the CITY's Historic Preservation Officer and/or the Director of Planning & Development Services.

3. In the event that the IMPROVEMENTS are not completed as set forth herein or OWNER breaches any of the terms and conditions of this AGREEMENT, then OWNER shall be in default under this AGREEMENT. In the event OWNER defaults under the terms of this Agreement, CITY shall give OWNER written notice of said default. OWNER will have thirty (30) days from the date of said notice of default to: (a) cure the default; (b) obtain a valid waiver thereof from the appropriate authority or the Director of Planning and Development Services. In the event of default that is not cured or waived, CITY may terminate the AGREEMENT, and all previous participation funds will become a debt to the CITY and shall be due, owing and paid to the CITY by OWNER within sixty (60) days of the expiration of the above-mentioned applicable cure period. In the event such previous participation funds are not paid by OWNER within the time period provided in the previous sentence, penalty and interest shall be charged at the maximum rate allowed by law.

4. The terms and conditions of this AGREEMENT are binding upon the successors and assigns of all parties hereto. Parties hereto must agree not to change or alter the IMPROVEMENTS without prior written approval from the Director of Planning and Development Services for five years from the date of completion of the IMPROVEMENTS as such date is determined by the Director of Planning and Development Services. This AGREEMENT cannot be assigned by OWNER unless written permission is first granted by the CITY, which consent shall not be unreasonably withheld, so long as OWNER'S assignee agrees to be bound by all terms and conditions of this AGREEMENT.

5. It is understood and agreed between the parties that the OWNER, in performing its obligations hereunder, is acting independently, and the CITY assumes no responsibility or liabilities in connection therewith to third parties.

6. The OWNER further agrees that the CITY, its agents and employees, shall have reasonable rights of access to the PREMISES to inspect the IMPROVEMENTS in order to ensure that the construction of the IMPROVEMENTS is in accordance with all applicable agreements with the CITY, including this AGREEMENT, and all applicable state and local laws and regulations, as well as the continuing right, subject to OWNER's reasonable security requirements, to inspect the PREMISES to ensure that the PREMISES are thereafter maintained, operated, and occupied in accordance with all applicable agreements with the CITY.

7. Subject to the terms and conditions of the AGREEMENT, CITY shall make payment to the OWNER, based on the increase in taxes paid by owner resulting from the reappraisal of the property under the following conditions:

a. Owner must obtain the current year property tax appraisal from the Tom Green County Tax Appraisal District and present it to the Development Services Staff as proof that the subject property has been reappraised. The new appraised value must be equal to or greater than the increase in value per this agreement. In the event that the appraised value is different from the values herein specified, the values herein shall be adjusted to agree with the appraised values and this agreement shall be modified accordingly.

b. OWNER shall also provide proof to Development Services Staff that all taxes have been paid in full based on the reappraised value. A tax certificate issued by Tom Green County Appraisal District showing all taxes paid in full for the current tax year shall constitute proof of taxes paid. This shall be required annually prior to application for payment by the City.

c. Upon annual payment of all taxes and presentation of proof of payment per the above paragraph, OWNER shall make application in the form of a letter to the City of San Angelo Development Services Department for a tax refund based on the terms of this agreement.

d. Upon verification by Development Services that all taxes due have been paid, Development Services will request payment by the City Finance department and a check will be issued to the OWNER for reimbursement in accordance with the terms herein specified.

8. The CITY represents and warrants that the PREMISES does not include any property that is owned by a member of the City Council having responsibility for the approval of this Agreement.

9. Notices required to be given to any party to this AGREEMENT shall be given personally or by certified mail, return receipt requested, postage prepaid, addressed to the party at its address as set forth below, and, if given by mail, shall be deemed delivered as of the date deposited in the United States mail:

For CITY by notice to:

City of San Angelo
Attention: City Manager
P.O. Box 1751
San Angelo, Texas 76902

For OWNER by notice to:

Historic City Center Project, Inc.
Attn: Addison Lee Pfluger
~~35 E. Twohig Avenue~~ P.O. Box 1991
San Angelo, Texas 76902

Any party may change the address to which notices are to be sent by giving the other parties written notice in the manner provided in this paragraph.

10. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which in the aggregate shall constitute one agreement.

11. If any provision contained in this Agreement is held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof. In lieu of each invalid, illegal or unenforceable provision, there shall be added a new provision by agreement of the parties as similar in terms to such invalid, illegal or unenforceable provision as may be possible and yet be valid, legal and enforceable.

12. The parties hereto are acting as independent contractors and independent employers. This Agreement is not intended to create, nor shall it be construed as creating, a joint venture or partnership.

13. If any provision(s) of this Agreement is held in whole or part, to be invalid, void or unlawful by any administrative agency or court of competent jurisdiction, then such provision(s) will be deemed severable from the remainder of this Agreement, will in no way affect, impair or invalidate any other provision contained in the Agreement and the Parties will use their commercially reasonable efforts to amend this Agreement to make the unlawful provision compliant with applicable law so as to preserve the rights

and obligations of the Parties. No action taken pursuant to this Agreement should be deemed to constitute a waiver of compliance with any representation, warranty, covenant or agreement contained in this Agreement and will not operate or be construed as a waiver of any subsequent breach, whether of a similar or dissimilar nature. This Agreement, together with the Attachments, constitutes the entire understanding and agreement between the Parties concerning the subject matter of this Agreement, and supersedes all prior oral or written agreements or understandings. This Agreement is governed by the laws of the State of Texas without regard to conflicts of law principles thereof, and performance and venue shall lie in Tom Green County, Texas. This Agreement may be executed in one or more counterparts, including by facsimile, which will be effective as original agreements of the Parties executing the counterpart.

14. **CITY'S IMMUNITY FROM SUIT AND DAMAGES INCLUDES SPECIFIC IMMUNITY FOR RECREATIONAL, PROFESSIONAL, CIVIC AND EDUCATIONAL ACTIVITY, AS WELL AS OTHER GOVERNMENTAL IMMUNITY. Owner, for itself, its officers, directors, agents, representatives, employees, members, visitors, contractors and subcontractors waives any further notice and shall as it deems appropriate notify and share the information concerning the CITY'S immunity from suit and/or damages found in statutory provisions.**

15. OWNER, its officers, directors, agents and representatives, agree, to the fullest extent permitted by law, to indemnify and hold harmless CITY and its officers, directors, agents, employees and representatives from and against all liability for any and all claims, suits, demands, and/or actions arising from or based upon intentional or negligent acts or omissions on the part of OWNER, its officers, directors, agents, representatives, employees, members, visitors, contractors and subcontractors which may arise out of or result from activities conducted pursuant to, in connection with, or incidental to this Agreement. This indemnity provision shall apply regardless of the nature of the injury or harm alleged, whether for injury or death to persons or damage to property, or otherwise, and whether such claims are alleged as common law, statutory or constitutional claims, or otherwise. And, this indemnity provision shall apply whether the basis for claims, suit, demand, and/or action may be attributable in whole or in part to OWNER, or to any of its agents, representatives, employees, members, visitors, contractors, and subcontractors, or to anyone directly or indirectly employed by any of them.

16. This AGREEMENT was authorized by action of the City Council, authorizing the City Manager to execute the AGREEMENT on behalf of the CITY.

DATED this the 31st day of May, 2011.

CITY OF SAN ANGELO, TEXAS

Harold Dominguez, City Manager

ATTEST:

Alicia Ramirez, City Clerk

APPROVED AS TO FORM:

Lysia H. Bowling, City Attorney

APPROVED AS TO CONTENT:

J. Shawn Lewis, Development Services Director

OWNER(S):

Addison Lee Pfluger

Pres. Historic City Center Project, Inc

EXHIBIT A
DESCRIPTION OF IMPROVEMENTS

The building improvements included in this agreement will include the following:

- Construct new entrance / egress from basement to street level south side of building per Fire Marshall's requirements

Exhibit A-1 Bid Summary Fire Escape

Cactus Hotel
ADDRESS: 36 E. Twohig

General Improvements		**Secondary Egress**		**Sprinkler Water Tap Fee**	
Bidding Contractors:		**Bidding Contractors:**		**Bidding Contractors:**	
See Exhibit A		Ventaire Awning Co.	$12,442.00		
		J&T's Welding LLC	$16,403.00		
		George Aquerro	$27,878.82		N/A

CHOSEN:		CHOSEN:		CHOSEN:	
		Ventaire Awning Co.	**$12,442.00**		**N/A**
TIRZ Contribution		$12,442/2 = $6,221 > $5000 : $5000			$5,000.00
Owner Contribution		$12,442 - $5,000 = $7442			$7,442.00
TOTAL PROJECT COST:					**$12,442.00**

EXHIBITS B & C

INTENTIONALLY LEFT BLANK

EXHIBIT D
LIFE SAFETY INCENTIVE PROGRAMS

Water Tap Refund Program: The City of San Angelo will pay up to 75% of costs associated with installation of a new water service tap onto a downtown water main if the proposed tap is for the purpose of installing a required fire sprinkler system. Maximum incentive - $5,000. **This incentive not applicable to this project.**

.

Secondary Egress Grant Program: The City of San Angelo will provide a grant toward the installation of additional exits if required by Fire or Building Codes. Amounts are based on the following:

- 50% of costs associated with creating additional fire exits
- Maximum of $5,000 per floor with a total incentive maximum of $20,000
- **Total incentive for this item is $5,000.00**

Downtown Incentives Grant Tracker

Completed Projects

Program	Address	Yr. Complete	Grant Amount
Egress	36 E. Twohig	2011	$5,000
Egress	57 N. Chadbourne	2010	$5,000
Sales Tax, Water Tap, Asbestos	217 S. Chadbourne	2010	$1,843
Asbestos	37 W. Concho	2011	$18,140
Total			**$29,983**

Downtown Incentives Grant Tracker
Projects In Progress

Program	Address	Yr. Complete	Grant Amount (Estimated)
Tax Rebate	217 S. Chadbourne	2010	$15,950
Tax Rebate	57 N. Chadbourne	2010	$3,614
Sales Tax, Sprinkler Tap, Sprinklers, Permit Fees	20 W. Beauregard	2012	$9,206
Asbestos	30 W. Beauregard	2011	$13,605
Exit, Fire Sprinklers, Sprinkler Tap, Permit Fees	115 E. Concho	2012	$10,060
Sprinkler Tap, Sprinklers, Permit Fees	123 S. Chadbourne	2012	$8,000
Asbestos	138 W. Concho	2011	$17,500
Tax Rebate	63 N. Chadbourne	2011	$3,327
Total			**$81,262**

Downtown Incentives Grant Tracker

Projects Need Info

Program	Address	Yr. Applied	Grant Amount
Var	37 W. Concho	2011	
Façade	37 E. Concho		$7,500
	55 N. Chadbourne	2011	
TBD	221 S. Chadbourne	2011	
	29 E. Concho	2011	
	115 S. Chadbourne	2011	
	609 S. Chadbourne	2011	
	2510 N. Chadbourne	2011	
Total			**$7,500**

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Assistant Director, Planning and Development Services

Meeting Date: March 5, 2024

Item type: Regular Item

Caption:

Discussion, direction and possible action on the following:
1. Amendments to Section 406 "Bed and Breakfast Establishments and Short-Term Rentals" of the Zoning Ordinance
2. Consider a resolution calling a joint public hearing of City Council and the Planning Commission regarding amendments to Section 406 "Bed and Breakfast and Short-Term Rentals" of the Zoning Ordinance, Section 313 "Use Table" of the Zoning Ordinance, and establishing alternative notice procedures (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt
Direction from Council

Summary/History:

1. Discussion and direction regarding amendments to Section 406 "Bed and Breakfast Establishments and Short-Term Rentals" of the Zoning Ordinance. The Planning staff has worked with the Planning Commission on revising and amending the ordinance. We are looking for further guidance from City Council to continue with the updates.
a. Includes 500' separation in all RS-1, RS-2. RS-3 and R&E zoning districts.
b. It includes a 500' separation from public schools in RS-1, RS-2. RS-3 and R&E zoning districts.
c. RM-1 and RM-2, as well as all commercial and industrial districts, STR is allowed by right, no conditional use. Properties are regulated by Building Codes, by Change of Occupancy and Annual inspections by Fire Marshall. These properties, like STR's in residential areas (RS-1, RS-2. TS-3 and R&E), pay Hotel Occupancy Tax.
d. Residential STR' must be permitted annually and have a Building Permit inspection
e. Provides a mechanism to revoke Conditional Use by the Planning Commission if violations or criteria are not followed.

2. Adoption of a resolution calling a joint public hearing of City Council and the Planning Commission regarding amendments to Section 406 "Bed and Breakfast and Short-Term Rentals" of the Zoning Ordinance, and Section 313 "Use Table" of the Zoning Ordinance, and establishing alternative notice procedures. The Planning Staff is requesting a joint meeting regarding approval, renewal and revocation of conditional uses authorizing Bed and Breakfast and Short-Term Rental establishments, as well as revising distance limitations with respect to Short-Term Rentals.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	STR Ordinance Amendment Memo for CC	STR Ordinance Amendment Memo for CC.docx
2.	STR Ordinancne draft	STR Ordinancne draft.docx
3.	CC and PC Joint Hearing Zoning Resolution Mar 2024	CC and PC Joint Hearing Zoning Resolution Mar 2024.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Brandon Dyson	Approved
Aaron Vannoy	Approved
Theresa James	New
Heather Stastny	

MEMO

Meeting Date: December 19, 2023

To: City Council, City of San Angelo

From: Planning Division, City of San Angelo

Request: Discuss and provide guidance on amending Section 406 of the City Ordinance regarding Short-term Rentals.

Background: Recent discussions on Short Term Rental (STR) requests prompted the City Council to request that staff revisit the current regulations regarding STRs. In addition, recent court cases have limited how City's in Texas can regulate STRs and these proposed changes incorporate that direction. After working with the Planning Commission, below is a summary of items removed or changed:

- Remove the reference to a license required and instead refer to the required Conditional Use.
- Re-worded expiration and renewal text to have all renew at the same time each year (Section A.2).
- Removed requirement for the owner to provide operator information in a 200ft notice area. Staff is still required to provide operator information in any notices being sent out and the owner is still required to post the information in a common area of the house (Section A.3).
- Re-worded having an STR within 500 of another in RS zoned areas only and to include how its measured and that it is not variable (Section B.3).
- Added a prohibition on an STR within 500 feet of fenced area or closest building that is utilized for educational purposes of an elementary or secondary public school and included a provision that this is not variable by the Zoning Board of Adjustment (Section B.4).
- Added and clarified the process and requirements for appeals to the City Council and shortened appeal period to 15 days (instead of 30 days) (Section D.1).
- Replaced requirement for a Change of Occupancy (C.O.) with a required inspection checklist for safety items that must be passed before a conditional use is approved (Section D.3 & 4).
- Added failure to comply section (Section D.6).
- Eliminated requirements that are no longer allowed, including limits on outdoor gatherings and the requirement that an STR must be on a road with at least 30' of pavement width.

Attachments:
Clean copy of the proposed ordinance with all proposed changes.

Sec. 406. Bed and Breakfast Establishments and Short-Term Rentals

Specific use standards applicable to a bed and breakfast and short-term rentals are:

A. *General Standards*.

1. Unless allowed by right pursuant to the Use Table in Section 313, the operator of a Bed and Breakfast or a Short-Term Rental must obtain a Conditional Use approval from the Planning Commission, by submitting an application form approved by the Director of Planning and Development Services.

2. A Conditional Use approved under this section shall be valid until the 31st of January immediately following the date of initial approval and shall thereafter automatically renew for subsequent one-year periods unless revoked by the Planning Commission in accordance with Subsection (D)(6) below. Regardless of the date of initial approval or last renewal, the next renewal date of a Conditional Use approved prior to the adoption of this amended ordinance shall be January 31, 2025.

3. The application shall designate an "Operator" who must reside in Tom Green County, Texas and shall furnish a telephone number for the operator. The Operator name and phone number shall be furnished in the notice to owners of real property as required by Section 201 of this Zoning Ordinance. The Operator of a Bed and Breakfast or a Short-Term Rental must post conspicuously in the common area of each unit (1) the name and contact information of the operator, and (2) restrictions on noise as set out in Section 8.01.005 of the San Angelo Code of Ordinances. If the Operator's contact information subsequently changes, the Operator shall provide the City with written notice of any new contact information.

4. The operator shall keep a current guest register in compliance with the state code.

5. For the purposes of determining privacy fence requirements, a Bed and Breakfast or a Short-Term Rental will always be considered a residential use.

6. On a residentially zoned property, all lighting shall be directed toward the establishment and not at surrounding neighbors.

7. A minimum of two paved off-street parking spaces, plus one additional off-street parking space per separately rented guest room, shall be provided on the same lot or tract of land as the establishment, except in the CBD zoning district as outlined in Section 511.A.1 of this Zoning Ordinance.

8. Neither a Bed and Breakfast nor Short-Term Rental establishment may be operated on a city-owned property that is leased for residential purposes.

B. *Standards for a Short-Term Rental*. In addition to the requirements in Section 406.A, the following shall apply on the premises of a Short-Term Rental establishment.

1. Meal service may not be provided.

2. Camping Units are prohibited on the premises of a Short-Term Rental establishment on a residentially zoned property.

3. A Short-term Rental use may not be located on a lot that is within 500 feet of a lot on which another Short-term Rental use is located within a RS-1, RS-2, RS-3, R&E, or PD with underlying RS-1, RS-2, RS-3 and R&E zoning. This shall be measured from property line to property line, based on the two closest points, and shall not be varied by the Zoning Board of Adjustment. The restrictions contained in this subsection B(3) shall not affect any property which already has an approved Conditional Use for a Short-term Rental prior to the adoption of this amended ordinance.

4. A Short-Term Rental use may not be located on a lot that is within 500 feet of a fenced area or to the closest building of an elementary or secondary school. Measurements shall be taken from the two closest points as applicable. Only those school buildings that are utilized for educational activities and regularly occupied by students shall be considered for purposes of the distance limitation. This restriction shall

not apply in those zoning districts that do not require a Conditional Use. This restriction shall not be varied by the Zoning Board of Adjustment. The restrictions contained in this subsection B(4) shall not affect any property which already has an approved Conditional Use for a Short-term Rental prior to adoption of this amended ordinance.

C. *Standards for a Bed and Breakfast*. In addition to the requirements in Section 406.A, the following shall apply to a Bed and Breakfast establishment:

1. On a residentially zoned property, a maximum of four guest rooms shall be permitted in any one Bed and Breakfast establishment.

2. No food preparation, except beverages, shall be permitted within individual guest rooms. Meal service may only be provided to overnight guests.

3. Preparation and service of food for guests shall conform to all applicable regulations of the State of Texas and the City of San Angelo.

4. On a residentially zoned property, the operator of the Bed and Breakfast shall be a full-time resident of the dwelling unit in which the Bed and Breakfast establishment is housed and shall remain onsite when the unit is occupied by guests.

5. On a residentially zoned property, on-site sales will be permitted only as an accessory use to the Bed and Breakfast establishment; said sales will be limited to Bed and Breakfast guests only; no other sales not otherwise permitted in the zoning district shall be permitted on the premises of a Bed and Breakfast establishment.

6. No exterior evidence of the Bed and Breakfast shall be allowed, except for one sign, no larger than six square feet, which is not internally lit.

D. *Appeals, Registration, Inspections, and Enforcement*.

1. The applicant or any citizen may appeal a decision of the Planning Commission to the City Council by submitting a written request to the Planning Director within fifteen (15) days of the decision of the Planning Commission. The appeal must be sworn and must identify each alleged point of error, facts and evidence supporting the appeal, and reasons why the action of the Planning Commission should be modified or reversed. City Council shall hear the appeal no later than thirty (30) days after the request is submitted to the Planning Director. City Council may affirm, modify, or reverse a decision of the Planning Commission. Appeal of the City Council's decision shall be made within thirty (30) days of the final action by City Council, to a state District Court of competent jurisdiction in Tom Green County.

2. All Bed and Breakfast and Short-Term Rental establishments must be registered with the State of Texas and the City of San Angelo for the purpose of Hotel Occupancy Tax prior to operating.

3. Prior to consideration by the Planning Commission for Conditional Use approval, a Bed and Breakfast or Short-Term Rental establishment shall be required to submit to and pass a safety inspection by the City Building Official. The City Building Official shall establish a comprehensive checklist of all inspection criteria and publish the same on the City’s website. Additionally, the inspection criteria shall be provided to applicants as part of the application for a Bed and Breakfast or Short-Term Rental. At a minimum the inspection criteria shall address requirements for working smoke detectors, carbon monoxide detectors, fire extinguishers, working hot water heaters, posting of a 9-1-1 address and posting of an exit plan for the establishment.

4. After initial approval, the owner shall obtain and comply with an annual safety inspection by the City Building Official's office. Additional inspections may be conducted by the City Building Official upon modification of the establishment in a manner affecting the health and safety of occupants, or to investigate complaints filed regarding the condition of the establishment with respect to health and safety.

5. The offering of a dwelling unit for Bed and Breakfast rental or Short-Term Rental, or the solicitation for such rental, creates a rebuttable presumption of such use.

6. Failure to comply with federal, state, and local law related to the operation of the establishment may result in suspension or revocation of the Conditional Use approval as determined by the Planning Commission. A public hearing on suspension or revocation shall be held in the same manner and in accordance with the same procedures required for initial approval of a Conditional Use. Appeal of a suspension or revocation may be made in the same manner as described in subsection (D)(1) above. In suspending or revoking a Conditional Use approval, the Planning Commission may consider the following:

    i. The severity, number, and disposition of citations or criminal complaints related to the operation of the establishment and filed against an owner, operator, or any occupant.

    ii. The severity, number, and disposition of minor complaints submitted by neighbors or other interested persons related to the operation of the establishment. A "minor complaint" shall mean a complaint documented in writing at or near the time of the alleged conduct being complained of, that is supported by facts and evidence, and that is submitted to the appropriate authority having jurisdiction over such complaint. Examples of minor complaints include police calls for service that do not result in issuance of a citation, and notices of violation issued by code enforcement that likewise do not result in a citation.

    iii Failure to timely report and remit hotel occupancy taxes.

    iv. Hotel tax reports reflecting no reported revenue for two or more quarters during any twelve-month period. It shall be a defense to suspension or revocation on this basis if the establishment owner or Operator provides prior written notice to the City Planning Department that the establishment has temporarily ceased operations due to repair or renovations.

    v. Failure to submit to safety inspections and operate in accordance with the inspection checklist promulgated by the City Building Official.

    vi. Relevant support materials provided by City staff or the respondent, public testimony provided at the hearing, or any other information that demonstrates the degree to which the owner, Operator, or an occupant has endangered public health, safety, or welfare.

7. To the extent of any conflict between this Section 406 and any other provision of the Zoning Ordinance, this Section 406 shall control with respect Conditional Uses for Bed and Breakfast and Short-Term Rentals.

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

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

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

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

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

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

Section 1. A joint public hearing with City Council and Planning Commission shall be held Tuesday, April 2, 2024, at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of consideration and possible action on the following agenda item:

a. First reading and public hearing of an ordinance amending Chapter 12 "Planning & Development," Exhibit A "Zoning Ordinance," Article 4 "Specific Use Standards," Section 406 "Bed and Breakfast Establishments and Short-Term Rentals," regarding approval, renewal and revocation of conditional uses authorizing Bed and Breakfast and Short-Term Rental establishments, as well as revising distance limitations with respect to Short-Term Rentals.
b. First reading and public hearing of an ordinance amending Chapter 12 "Planning & Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations," Section 313 "Use Table," regarding item a above revisions requiring Short-Term Rental establishments obtain a conditional use only in specified zoning districts.

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

a. Posting of a Special Joint Agenda in accordance with the Texas Open Meetings Act.

b. Notice of the time and place of the joint public hearing shall be published in an official newspaper or a newspaper of general circulation in the City of San Angelo before the 15th day before the date of the joint public hearing.

c. Not later than the 10th day before the joint public hearing, in accordance with Section 211.006(a-1) of the Texas Local Government Code, additional written notice of the time and place of the joint public hearing shall be provided by mail to property owners and occupants of each currently approved conditional use, which authorizes operation of a Bed and Breakfast or Short-Term Rental establishment, as indicated by the most recently approved municipal tax roll. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail.

PASSED and APPROVED this 5th day of March, 2024.

THE CITY OF SAN ANGELO, TEXAS:

_____

Brenda Gunter, Mayor

ATTEST:

_____

Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____

Theresa James, City Attorney

APPLICATION FOR BOARDS and COMMISSIONS

Name: Brooks Wehner

Address: [redacted]

City: San Angelo (unless otherwise noted) Zip: 76904

Phone (Home): [redacted] (Office): 325.653.2900

Resident of San Angelo since: 1983 SMD: 5

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

Occupation / Business Affiliation: Architect – KFW Architects

Occupation / Business Address: 37b W. Concho

Position: Principal

Email:

brooks@kfwarchitects.com

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.

X _____ 09/28/23

Applicant's Signature Date

Applying for:

____Airport Advisory Board
____Animal Shelter Adv Cmm*
____Civic Events Adv Board
____Civil Service Commission
____Construction Board of Adj/Appls*
_X__Design & Historic Review Cmm*
____Development Corporation
____Downtown Development Cmm*
____Fort Concho Museum Board
____Park Commission
____Parks & Recreation Adv Board
____Planning Commission
____Public Art Commission*
____Public Housing Authority
____Tax Incrmt Reinvsmt Zone Board*
____Water Advisory Board*
____Zoning Board of Adjustment

**specific membership criteria requirements apply-See back page for more information*

Recommended by:

NOTE: This application is information of 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: City of San Angelo, c/o City Clerk, 72 W. College, San Angelo, Texas 76903

Tell us about yourself. Feel free to attach additional sheets, if necessary.

Based on you board selection, do you meet the membership criteria*? Yes If so, which criteria: Licensed Architect

Education and/or Professional Licenses: Master of Architecture - Registered Architect (TBAE) – American Institute of Architects

Current Municipal and Civic Organization Memberships (Positions & Dates):Habitat for Humanity - 2019
West Texas Counseling and Guidance - 2012

Previous Municipal Experience (Positions, Dates, Where): COSA Construction Board of Adjustments and Appeals 2015-2023

What personal qualifications can you bring to this board? Licensed architect with design experience within the Downtown and River Corridor Districts

What is your personal vision for the City? Increasing development downtown, improving residential neighborhoods, ensuring that we have enough water

Why do you want to serve on this board? Being civically involved is one of the responsibilities of living in a small town

Anything else you would like for us to know?

*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 at 657-4405.

For Office Use Only:

Appointed by: CiCo Appt/Reappt Date: Term Dates: To From

BOARD / COMMISSION MEMBERSHIP CRITERIA

Airport Advisory Board: City resident

Animal Shelter Advisory Committee: At least: 1) 1 licensed veterinarian; (2) 1 own, operate or employed by production, sale, distribution or care of animals or livestock business; (3) 2 members nonprofit animal interest group or groups whose membership is comprised primarily of citizens of the City of San Angelo and whose primary interest is the health and welfare of animals; and, (4) the Director of Health and Director of Animal Services permanent members; and, (5) the remaining three members of the board shall be residents of the City of San Angelo and need not have any other affiliation, membership or association.

Civic Events Board: Age 21 and City resident

Civil Service Commission: City Manager appointed, City Council confirmed. Age 25 and City resident

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

Design & Historic Review Commission: At least: 2 licensed or otherwise recognized as professional in architecture, landscape architecture, design, engineering, surveying, or related profession; 1 historian or a member of a local historic preservation group; 1 real property owner within the River Corridor; 1 real property owner designated or recognized as a community landmark, or within a designated historic district; 2 Board of Directors of Downtown San Angelo, Inc.

Development Corporation: (1) Be appointed by a majority vote of the City Council; (2) Serve a two year term of office; (3) City residents. (c) No person shall be appointed as a director who is an employee, officer or member of the City Council, of the City of San Angelo, or a member of any board or commission of the City of San Angelo.

Downtown Development Commission: Stakeholders or have an active interest in the Downtown Development Commission. 1 San Angelo Health Foundation board member; and a qualified voter of the City. No commercial or non-profit organization shall have more than one representative on the Downtown Development Commission.

Fairmount Cemetery Board: Self-perpetuating

Ft Concho Museum Board: City resident.

Park & Recreation Advisory Board: 18 years of age or older and City resident. Appointments based on nominee's 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

Park Commission: Self-perpetuating. City Council confirmes nominations submitted by existing 2 members. City resident.

Planning Commission: Of different businesses, professions or occupations. City resident. No more than three (3) members of the commission shall be in the same, similar or related business, profession or occupation.

Public Art Commission: 1 who is a teacher or professor of art. 1 who is a member of the San Angelo Cultural Affairs Council or the San Angelo Museum of Fine Arts; 1 who is an artist; 1 who is a landscape architect, architect, engineer, or other type of design professional; and 1 ex officio non-voting member who represents the Parks Department or Park commission as designated by the city council or by the city manager.

Public Housing Board: Appointed by the mayor; all members shall be representative of the general public, City resident and qualified voters of the city. Two members shall be a tenant of a public housing project over which the authority has jurisdiction.

Tax Increment Reinvestment Zone: All members shall be: A qualified voter of the City of San Angelo, or at least 18 years of age and own real property in the zone, whether or not the individual resides in the municipality. #1 five (5) shall be appointed by the City Council from those who own property within the zone of which four (4) shall reside within Single Member Districts (SMD) 2, 3, 4, and 5 respectively; #2 one (1) shall be appointed by the Tom Green County Commissioners from those who own property within the zone; #3 three (3) shall be appointed by the City Council from those who own businesses within the zone; #4 two (2) shall be appointed by the Tom Green County Commissioners from those who own businesses within the zone; #5 one (1) member shall be appointed by Tom Green County; #6 one (1) member shall be appointed by Goodfellow Air Force Base; #7 one (1) member shall be appointed by Angelo State University; and #8 one (1) member shall be appointed by San Angelo Independent School District.

Water Advisory Board: 1 who is an engineer, a hydrologist, a meteorologist or a water well driller; 1 who is in the industry of banking, accounting or financial services industry. with a specialization in agricultural lending or water financing; 1 who is in agriculture or rural water issues; and 1 who is either an attorney, a former municipal, water district or other governmental officer, a legislator or other a person who has experience in legal issues related to water; 1 appointee by the City of San Angelo Development Corporation Board who shall be an individual who is either a member of the City of San Angelo Development Corporation Board or a City employee who performs staff services by contract for the City of San Angelo Development Corporation; 1 appointee by the Tom Green County Commissioners Court who shall be an individual who is a member of the commissioners court, including the county judge; and 1 appointee by the Upper Colorado River Authority as director of operations.

Zoning Board of Adjustment: None.