



City Council Agenda 11/19/2024

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held November 19, 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 November 5, 2024 City Council regular meeting minutes (Heather Stastny)
- b. Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, for 2024 Street Bond Issue, SAISD school resource officer program, Concho Christmas Celebration, and Street sweeper purchase (Tina Dierschke)
- c. Consider granting a ten-year lease to DLH Wendland LLC for .604 acres of land adjacent to their property and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres)
- d. Consider approving HGAC Contract #SW04-20 for the purchase of one street sweeper from Tymco, Inc., in the amount of \$363,675 and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)
- e. Consider approving Buyboard Contract #698-23 for the purchase of 28 sets of bunker gear, 15 fire fighting helmets, 33 sets of fire bunker boots, and 6 leather shields to Casco Industries for the amount of \$108,321, budgeted for purchase in fiscal year 2025, with the option to purchase up to \$69,000 of additional equipment at staff's discretion pending available funds, and authorizing the City Manager to negotiate and execute all related documents (Cory Sanders)
- f. Consider approving a Naming Rights Agreement for the Coliseum between the City of San Angelo, Citywise Marketing, LLC, and CRC Roofers, LLC and authorizing the City Manager to negotiate and execute all related documents (Carl White)
- g. Consider a resolution authorizing the City Manager and Chief of Police to negotiate and execute all necessary documents to establish a Law Enforcement Mutual Aid Task Force (Craig Thomason)

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 TIRZ incentive requests for the following items:
 1. North TIRZ private project located at 2505 Martin Luther King Blvd. totaling \$75,000
 2. North TIRZ private project located at 323 W. 26th St. totaling \$75,000
 3. South TIRZ Tax Reimbursement for the property at 109 S. Chadbourne St. for a total of 5 years for approximately \$52,105 (Presentation made by Planning & Development Services Director Aaron Vannoy)
- b. First reading and public hearing of an ordinance for Z24-14, a request for a zone change from the Single-Family Residential Zoning District to Low-Rise Multifamily Zoning District for properties located on Block 53 of Lasker's Addition (Presentation made by Planning & Development Services Director Aaron Vannoy)
- c. First reading and public hearing of an ordinance for PD24-05, a request to rezone the Crosswinds Subdivision, approximately 22.876 acres off Houston Harte Freeway and Anne Dr. to a Planned Development with an underlying zoning of RS-3 and also allow Single-family and Two-family Residential with modified setbacks (Presentation made by Planning & Development Services Director Aaron Vannoy)
- d. First reading and public hearing of an ordinance for PD24-06, a request for a zone change at the Village East Retirement Community from the General/Heavy Commercial zoning district to a new Planned Development district with a base zoning of Low-Rise Multifamily, modifying setbacks and lot sizes and allowing accessory uses for a retirement community (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. Announcements and consideration of Future Agenda Items
-Consider December 2024 and January 2025 meeting dates

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 14th day of November 2024, at 3:02 p.m.


Heather Stastny, City Clerk

All agenda items are subject to action. The City Council reserves the right to consider business out of posted order and/or 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, November 5, 2024

Present:

Mayor Brenda Gunter
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 8:30 a.m. on Tuesday, November 5, 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 were led, by San Angelo Police Chaplain Art Mavrode.

3. Proclamations/Recognitions

November 15, 2024 was proclaimed as America Recycles Day.

November 2024 was proclaimed as National Adoption Month.

4. Public Comment

Citizen Renee Lacey (SMD 5) announced a new business, Good Vibes, LLC. at 3038 W. Beauregard Ave., and invited citizens to visit the artisan boutique.

Planning and Development Services Director Aaron Vannoy introduced Planning and Development Administrator Kimberly Garmany.

5. Consent Agenda

- a. Approval of the October 15, 2024, City Council regular meeting minutes (Heather Stastny)
- b. Approval of purchase of 2.973 acres, Lot 4, Block 1, Crossings Subdivision from Lukarh Investments, LLC for a purchase price and closing costs not to exceed \$379,500 and authorizing the City Manager to negotiate and execute all documents (Sarah Torres, Patrick Brody)
- c. Award of H-GAC Contract #FS12-23 fire apparatus BME Type 3/4 Wildland Brush truck from Siddons-Martin Emergency Group in the amount of \$514,163 and authorizing the City Manager to negotiate and execute all related documents (Patrick Brody)
- d. Approval of a raw land lease with KAB 200, LLC in the amount of \$2,112/yr. and authorizing the City Manager to negotiate and execute all related documents (Keith Muncey)
- e. Award of HGAC Contract #AM10-23 to Frazer, Ltd. in the amount of \$415,670 for the purchase of one new ambulance module at \$252,100 and one ambulance module remount at \$163,570, budgeted for purchase in FY25 and authorizing the City Manager to negotiate and execute all related documents (Cory Sanders)

- f. Approval of Buyboard Contract #672-22 for the purchase of two dewatering pumps from Xylem Dewatering Solutions, Inc. in the amount of \$64,875.73 and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)
- g. Approval of Buyboard Contract #685-22 for the purchase of one skid steer from Clark Equipment Co. in the amount of \$64,725.54 and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)
- h. Approval of Sourcewell Contract #031721-VRM for the purchase of one woodchipper from Vermeer Texas-Louisiana in the amount of \$108,452.90 and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)
- i. Award of RFB-CFM-01-25 Electrical Maintenance and Repair Services to MC Electric and authorizing the City Manager to negotiate and execute all related documents (Kyle Henry)
- j. Approval of contract DIR-CPO-4794 for the purchase of multi-band in-car radios and hand-held radios in the amount of \$1,796,645.20 and authorizing the City Manager to negotiate and execute all related documents (Craig Thomason)
- k. Approval of contract #TX DIR-TSO-3763 for the purchase for MDCs and Rugged Laptops for patrol cars in the amount of \$339,938.10 and authorizing the City Manager to negotiate and execute all related documents (Craig Thomason)
- l. Approval of Change Order #3 to ES-02-23 Howard St. Roadway Project with Reece Albert, Inc for the total amount of \$133,760 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- m. Approval of Change Order #9 to ES-01-21 Southwest Blvd. Improvement Project with Reece Albert, increasing the total contract amount by \$403,935.45 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- n. Approval of Change Order #3 to the Hickory Groundwater Supply System Expansion with PLW Waterworks to document utilization of the Owner's Allowance funds and add 309 additional days to the contract performance time and authorize the City Manager to negotiate and execute all related documents (Shane Kelton)
- o. Adoption of a resolution to accept and approve the Hickory Groundwater Supply System Expansion - Contract 1, new production wells, under Texas Water Development Board (TWDB) Drinking Water State Revolving Fund (DWSRF) Project Number 62856 (Shane Kelton)
- p. Authorization of the City Manager to negotiate and execute a Retail Water Service Dual CCN Agreement with Millersview-Doole Water Supply Corporation, which is required for the City's pending CCN Amendment Application before the Public Utility Commission, and will allow the City to provide retail water utility service to properties currently within Millersview-Doole's exclusive service area following final approval by the PUC (Brandon Dyson, Shane Kelton)
- q. Ratification of COSADC Board approval authorizing its Board President to negotiate and execute a subrecipient agreement between COSADC and Galilee CDC to operate and manage the Affordable Housing Assistance Program (Robert Salas)
- r. Ratification of a one-year Lease Agreement with options to extend for four additional one-year terms with the ASU Small Business Development Center and authorizing the Board President or designee to negotiate and execute all necessary documents (Michael Dane)

Citizen Jamal Schumpert (SMD 4) spoke on various items on the consent agenda.

Motion: Council Member Thompson made a motion, seconded by Council Member Hiebert, to approve the Consent Agenda, with the exception of item 5q. The motion carried unanimously (7) ayes to (0) nays.

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

6. Regular Agenda

- a. Overview and update on the I-27 Corridor (Presentation made by Ports-to-Plains President and CEO Lauren Garduno)

No Action Taken on this Item.

This item was taken out of order, after item 6f; the agenda order resumed as published.

- b. Report from the Destination Marketing Organization (Presentation made by DMO Vice President Jeremy Bartz)

No Action Taken on this item.

- c. Adoption of resolution designating the number of votes to be cast for each nominee for the Board of Directors of the Tom Green County Appraisal District (Presentation made by City Clerk Heather Stastny) (Pg. 414, 2024-090)

Motion: Council Member Thomas made a motion, seconded by Council Member Thompson, to vote for candidates as nominated in Resolution 2024-089, dividing the 1,529 votes evenly between the 5 nominees (305 votes each) with Eric Wilson receiving the remaining 4 votes (309 votes). The motion carried unanimously (7) ayes to (0) nays with no public comment.

- d. Approval of purchase of 68 and 72 E. Avenue D from City Cabinet Shop, purchase price and closing costs not to exceed \$195,000 sourced from General Fund balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Real Estate Manager Sarah Torres and Parks and Recreation Director Carl White)

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.

- e. Approval of the purchase of 605 Rio Concho Dr. from White Dove Capital, LLC, for the purchase price and closing costs not to exceed \$70,000 sourced from General Fund balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Real Estate Manager Sarah Torres and Parks and Recreation Director Carl White)

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

- f. Consideration and action related to benefit for Post-65 Retiree Medicare Advantage (Presentation made by Human Resources Director Bryan Kendrick)

Citizens Russell Smith (SMD 6), Robert Henderson (SMD 5), Randy Koenig (SMD 1), County Resident Karla Steppe, Ricky Long (SMD 3), John Sparks (SMD 1), Carol Anne Cavallero (SMD 5), Travis Griffith (SMD 6), Kellye Garrett (SMD 5), Frank Brown (SMD 5), and Allen Gilbert (SMD 1) spoke in favor of the motion made by Council Member Hiebert.

Motion: Council Member Hiebert made a motion, seconded by Council Member Hesse Smith, to fund the full marginal increase and retain the \$20.44 premium for the alternate bid for Post-65 retiree Medicare Advantage. The motion carried unanimously (7) ayes to (0) nays.

This item was taken out of order, before item 6a.

- g. Consider an appeal of the decision of the Planning Commission for partial denial of a variance request on the paving width adjacent to Lewis O. Woodward Subdivision, the variance requested was 0' additional paving for a 17' wide county road named Irvingdale Rd. in the extraterritorial jurisdiction under agreement with the County to impose City Subdivision rules (Presentation by Planning and Development Services Director Aaron Vannoy)

Applicant and citizen Juan Santiago (SMD 2) and County Resident Erica Carter requested Council approve the variance of 0' additional paving for a 17' wide county road.

Citizen Jamal Schumpert (SMD 4) spoke in support of upholding the Planning Commission's denial of the requested variance.

Motion: Council Member Thompson made a motion, seconded by Council Member Thomas, to uphold the Planning Commission's denial of a total variance for 0' additional paving for a 17' wide county road and approving a partial variance requiring 3' of additional paving for a 20' width as required by the IFC. The motion carried (4) ayes to (3) nays with Council Members Gonzalez and Miller, and Mayor Gunter casting the dissenting votes.

- h. Adoption of a resolution approving a request for a variance to allow the sale of alcoholic beverages, beer, and wine at the following locations, 1800, 1900, and 2000 Block of Knickerbocker Rd. being an approximate 10.0104-acre property in the J. McNeese Survey No. 176.25, Abstract No. 1641, a property within 300-ft. of a public school (Presentation made by Planning & Development Services Director Aaron Vannoy)

Applicant and citizen Mary Jane Steadman (SMD 5) spoke in favor of the requested variance.

Motion: Council Member Miller made a motion, seconded by Council Member Hiebert, to approve the variance as requested to include the 2100 block of Knickerbocker Rd. The motion carried unanimously (7) ayes to (0) nays.

- i. First reading and public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, for 2024 Street Bond Issue, SAISD school resource officer program, Concho Christmas Celebration, and Street sweeper purchase (Presentation made by Finance Director Tina Dierschke)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thompson, 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 805 W. Avenue N.
- b. Section 551.071 - Consultation with attorney regarding possible action authorizing the City Manager to negotiate and execute lease amendments with the City of San Angelo and Skyline Aviation allowing encumbrance of Skyline's leasehold estate interest in the lease of City Airport property commonly known as 8534 Hangar Rd., San Angelo, Texas

8. Follow Up and Administrative Issues

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

Motion: Council Member Hiebert made a motion, seconded by Council member Thompson, to authorize the City Manager to negotiate and execute lease amendments with the City of San Angelo and Skyline Aviation allowing encumbrances of Skyline's leasehold estate

interest in the lease of City Airport property commonly known as 8534 Hangar Rd., San Angelo, Texas. The motion carried unanimously (7) ayes to (0) nays with no public comment.

b. Approval of various Board nominations:

Airport Advisory Board: Bruce Partain (SMD 1) to a third term, Patrick Nuytten (SMD 2) and Larry Martin (SMD 6) to a first term, all ending October 2026

Design & Historic Review Commission: Stacie Elkins (SMD 3) to a second term ending September 2026

Fort Concho Museum Board: Michael Powers (SMD 4) to a first term ending January 2026

Public Art Commission: Gail Stillwell (Mayor) to an unexpired term ending April 2025

Tax Increment Reinvestment Zone Board: Ryan Newlin (Mayor) to a second term ending July 2026

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.

c. Announcements and consideration of Future Agenda Items

No Action Taken on this item.

9. **Adjournment**

Motion: Council Member Hiebert made a motion, seconded by Council Member Thompson, to adjourn the meeting. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

There being no further business, the meeting adjourned at 12:15 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: Jonathan Flores, Budget Manager, Budget

Meeting Date: November 19, 2024

Item type: Regular Item

Caption:

Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, for 2024 Street Bond Issue, SAISD school resource officer program, Concho Christmas Celebration, and Street sweeper purchase (Tina Dierschke)

Staff Recommendation:

Approve

Summary/History:

This proposed amendment contains the following items (additional information attached):

- 2024 debt proceeds for the purpose of street improvement projects
- School resource officer program agreement with SAISD
- Funding for the Concho Christmas Celebration
- Purchase of street sweeper with Stormwater funds

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
General Fund			\$0.00
Debt Service			\$198
2024 Street Bond Proceeds			-\$198
Hotel and Occupancy Funds			-\$200,000
Stormwater Fund			-\$363,675

Financial Impact:

The numbers above are net benefit/(cost). See Exhibit A of the ordinance for additional details. Negative numbers indicate the use of fund balance. Funds showing \$0.00 have a corresponding revenue and expenditure offset each other; therefore, the net financial impact is zero.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|--|--|
| 1. | BA Memo - Concho Christmas Celebration | BA Memo - Concho Christmas Celebration.pdf |
| 2. | BA Memo - SAISD SRO Program | BA Memo - SAISD SRO Program.pdf |
| 3. | BA Memo - 2024 CO Issue for Streets | BA Memo - 2024 CO Issue for Streets.pdf |
| 4. | BA Memo - Street Sweeper | BA Memo - Street Sweeper.pdf |
| 5. | 2024 11-05 Ordinance | 2024 11-05 Ordinance.docx |

Presentation:

Tina Dierschke

Approvals/Reviews:

Jonathan Flores	Created/Initiated
Jonathan Flores	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

Memo

To: Tina Dierschke, Finance Director
From: Carl White, Parks and Recreation Director
Date: 11/05/2024
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Request budget for the 2024 Concho Christmas Celebration

Source of Funding:

Hotel and Occupancy Tax Funds

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

Authorization for a memorandum of understanding for the Concho Christmas Celebration was approved on 10/01/2024.

Project/Budget to be amended	Revenue	Expense
Concho Christmas Celebration		200,000

Additional Comments:

The city will contribute funding for the event. Donations received from the event will be used to cover the expenses of Concho Christmas and to reimburse the City to the extent possible for the funding provided for the operation of the event. This amendment will budget for the initial outlay required for the event.

Memo

To: Tina Dierschke, Finance Director
From: Adam Scott, Assistant Chief of Police
Date: 11/05/2024
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for the memorandum of understanding with SAISD for the school resource officer (SRO) program.

Source of Funding:

SAISD Reimbursement Funds

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

Budget for the administration of the program was approved in the original budget on 11/03/2024.

Project/Budget to be amended	Revenue	Expense
SRO Officer Hours	2,282,925	2,282,925
Extracurricular Officer Hours	73,575	73,575

Additional Comments:

This amendment will budget for the hours paid to officers while serving on a campus as an SRO, hours paid to officers working at SAISD events, and the subsequent reimbursement from SAISD. The original budget already includes reimbursement for a command sergeant to administer the program.

Memo

To: Tina Dierschke, Finance Director
From: Ryan Gaddy, Assistant Finance Director
Date: 10/23/2024
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Combination Tax and Revenue Certificates of Obligation, Series 2024 for the purpose of Streets Improvement Projects

Source of Funding:

Debt Issue Proceeds

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

City Council, October 15, 2024

Project/Budget to be amended	Revenue	Expense
2024 Streets Improvements (New Fund)	\$20,203,698	\$20,203,698

Additional Comments:

Proceeds from the sale of the Certificates will be used for (i) constructing and improving streets, roads, alleys, bridges and sidewalks including related utility relocation, drainage, signalization, landscaping, screening walls, lighting and signage; and (ii) paying the costs of issuance of the Certificates.

Memo

To: Tina Dierschke, Finance Director
From: Ryan Kramer, Fleet Services Manager
Date: 11/05/2024
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for the purchase of Stormwater equipment under HGAC Contract #SW04-20.

Source of Funding:

Stormwater Fund Balance

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

N/A

Project/Budget to be amended	Revenue	Expense
Stormwater Fund Balance		
Street Sweeper		363,675

Additional Comments:

The above budget is requested for the purchase of one street sweeper. This equipment is to be utilized by the Stormwater division for the purpose of street sweeping. Currently, equipment being used for this purpose includes street sweepers of a similar style.

AN ORDINANCE OF THE CITY OF SAN ANGELO AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, FOR DEBT, SAISD SRO PROGRAM, CONCHO CHRISTMAS CELEBRATION AND STREET SWEEPER.

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

WHEREAS, the resources necessary for these changes are available.

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

The City's budget for fiscal year 2024-2025 be amended by the amounts contained in **Exhibit "A"**.

INTRODUCED with public hearing on the 5th day of November 2024, and finally PASSED on this 19th day of November 2024.

ATTEST:

THE CITY OF SAN ANGELO, TEXAS:

Heather Stastny, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Tina Dierschke, Finance Director

Brandon Dyson, City Attorney

Exhibit A

**City of San Angelo
Proposed Budget Amendment**

Fund	Total Revenue Amendment	Total Expense Amendment	Net Benefit/(Cost)
General Fund	2,356,500	2,356,500	-
General Debt	198	-	198
Stormwater Fund	-	363,675	(363,675)
2024 Street Bond	20,203,500	20,203,698	(198)
Hotel Occupancy Tax	-	200,000	(200,000)
	\$ 22,560,198	\$ 23,123,873	\$ (563,675)

**Proposed Budget Amendment
Additional Information**

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
San Angelo ISD SRO program	General Fund	2,356,500	2,356,500	-
2024 Streets CO for street improvements	General Debt	20,203,698	20,203,698	-
Concho Christmas celebration contract	Hotel Occupancy Funds	-	200,000	(200,000)
Purchase street sweeper	Stormwater Fund	-	363,675	(363,675)
		\$ 22,560,198	\$ 23,123,873	\$ (563,675)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: November 19, 2024

Item type: Consent Item

Caption:

Consider granting a ten-year lease to DLH Wendland LLC for .604 acres of land adjacent to their property and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres)

Staff Recommendation:

Approve

Summary/History:

Wendland has leased this property in the past, for a total of approximately 16 years. Operations is in agreement with the terms of this lease.

Funding Source(s):

Financial Impact:

Lease revenue of \$930 for the first year; with a 2% increase each year.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

Presentation:

Sarah Tackett

Approvals/Reviews:

Sarah Tackett
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: November 19, 2024

Item type: Regular Item

Caption:

Consider approving HGAC Contract #SW04-20 for the purchase of one street sweeper from Tymco, Inc., in the amount of \$363,675 and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)

Staff Recommendation:

Approve

Summary/History:

Council approval is requested for the purchase of one street sweeper using the HGAC purchasing cooperative contract. This equipment is to be utilized by the Stormwater division for the purpose of street sweeping. Currently, equipment being used for this purpose includes street sweepers of a similar style.

The requested purchase will be made from Tymco, Inc (Waco, TX).

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Stormwater Fund Balance			\$363,675

Financial Impact:

Approved purchase of one street sweeper from Tymco, Inc. will be in the amount of \$363,675

Other Information/Recommendation:

Approval is requested using HGAC Contract #SW04-20 for the purchase of one street sweeper.

Attachments:

1. City of San Angelo 600 Quote 9-30-24 City of San Angelo 600 Quote 9-30-24.pdf

Presentation:

Ryan Kramer

Approvals/Reviews:

Ryan Kramer	Created/Initiated
Pete Madrid Jr.	Approved
Patrick Frerich	Approved
Shane Kelton	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

CONTRACT PRICING WORKSHEET For MOTOR VEHICLES Only		Contract No.: SW04-20 Expires 3/31/2025	Date Prepared: 9/30/2024
<i>This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.</i>			
Buying Agency: City of San Angelo, TX Contact Person: Ryan Kramer Phone: Fax: Email:	Contractor: TYMCO, Inc. (ISSUE P.O. TO TYMCO, Inc.- email below) Prepared By: Kaye Morgan Phone: 254-799-5546 Fax: 254-799-2722 Email: kaye.morgan@tymco.com		
Product Code: B53	Description: TYMCO Model 600 Regenerative Air Sweeper		
A. Product Item Base Unit Price Per Contractor's H-GAC Contract:			\$ 182,070.00
B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if			
Description	Cost	Description	Cost
A.O.D. Washdown System 600004	\$ 2,050.00	Camera/Monitor System - 2 cameras 600008-B	\$ 1,100.00
COMDEX Package 600091	\$ 4,900.00	Hopper Load Indicators 600019	\$ 410.00
Gutter Broom Tilt Adjuster - Left/Right 600022	\$ 1,700.00	Abrasion Protection Package 600036	\$ 1,275.00
Gutter Broom - Drop Down - Left/Right 600081	\$ 1,700.00	High Output Water 600045	\$ 850.00
Auxiliary Hydraulic System 600053	\$ 1,130.00	Pick-Up Head Water Injection System 600060	\$ 1,830.00
Broom Assist Pick-Up Head 600064	\$ 4,350.00	Variable Speed Gutter Brooms 600070	\$ 775.00
Pick-Up Head Curtain Lifter 600087	\$ 1,605.00	Stainless Hopper w/High Capacity Dust Separator 600091	\$ 23,130.00
2023 International 4300-ISB Chassis 600713	\$ 99,675.00	Traffic Directing Light - LED 600823	\$ 1,200.00
		QUOTE GOOD FOR 30 DAYS	
		DELIVERY SUBJECT TO TRUCK AVAILABILITY	
			Subtotal B: \$ 147,680.00
C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.			
Description	Cost	Description	Cost
LED Floodlight - Pick-Up Head	\$ 200.00	Additional Nozzle w/Separate Switch: Hopper; LGB; RGB	\$ 1,200.00
Dump Switch in Cab	\$ 200.00	Skid Bumper Extension Set (2)	\$ 250.00
Stainless Blower Housing	\$ 1,500.00	(2) 12" Parabolic Mirrors	\$ 150.00
Auto Sweep Assist (ASA)	\$ 2,500.00	2025 International MV607 Chassis UPGRADE	\$ 18,000.00
Hopper Screen Vibrator	\$ 1,500.00		
Subtotal From Additional Sheet(s):			
			Subtotal C: \$ 25,500.00
Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).		For this transaction the percentage is:	8%
D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)			\$ 355,250.00
Quantity Ordered: 1	X Subtotal of A + B + C: \$ 355,250.00	=	Subtotal D: \$ 355,250.00
F. Trade-Ins / Other Allowances / Special Discounts / Freight / Installation			
Description	Cost	Description	Cost
Freight/PDI/Inservice	\$ 3,000.00	Extended Warranty - Truck Engine - 5 years/150K miles	Included
Surcharge - Base Sweeper	\$ 4,550.00		
Extended Warranty - Allison Transmission - 5 years/Unlimited	\$ 875.00		
			Subtotal F: \$ 8,425.00
Delivery Date: 270-365 Days		G. Total Purchase Price (D+E+F): \$ 363,675.00	

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Cory Sanders, Assistant Chief, Fire Department

Meeting Date: November 19, 2024

Item type: Consent Item

Caption:

Consider approving Buyboard Contract #698-23 for the purchase of 28 sets of bunker gear, 15 fire fighting helmets, 33 sets of fire bunker boots, and 6 leather shields to Casco Industries for the amount of \$108,321, budgeted for purchase in fiscal year 2025, with the option to purchase up to \$69,000 of additional equipment at staff's discretion pending available funds, and authorizing the City Manager to negotiate and execute all related documents (Cory Sanders)

Staff Recommendation:

Approve

Summary/History:

The Fire Department seeks approval to purchase 28 sets of bunker gear, 33 sets of bunker gear boots, 15 helmets and, 6 leather shields for fire helmets. All items are budgeted for fiscal year 2025 from the normal operating budget (uniforms) acct# 101-9000-422.06-13.

The Fire Department is requesting an option to purchase an additional \$69,000 of equipment at staff's discretion pending available funds, and authorizing the City manager to execute all related documents.

All related purchases will be through BuyBoard Contract #698-23.

Funding Source(s):

Financial Impact:

Funds are available in Normal Operating Budget (uniforms) 101-9000-422.06-13 for \$108,321.00

Other Information/Recommendation:

Fire Department seeks approval to purchase 28 sets of bunker gear, 15 fire helmets, 33 pairs of bunker boots, and 6 leather shields for the front of helmets. All items are budgeted for fiscal year 2025 from the normal operating budget (uniforms) acct# 101-9000-422.06-13 for \$108,321.00.

The Fire Department is requesting an option to purchase an additional \$69,000 of equipment at staff's discretion pending available funds, and authorizing the City manager to execute all related documents.

All related purchases will be through BuyBoard Contract #698-23

Attachments:

1.	PPEorder20251.2	PPEorder20251.2.xlsx
----	-----------------	----------------------

Presentation:

Cory Sanders, Wade Millsap

Approvals/Reviews:

Cory Sanders	Created/Initiated
Patrick Brody	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



HEADQUARTERS: SHREVEPORT, LA 71148-8007

SERVING NORTH TEXAS

ACCOUNT:	23216
----------	-------

SOLD TO: San Angelo Fire Department
306 W. First Street
San Angelo, TX 76903

ATTN: Wade Millsap
PHONE: 325-227-7001
EMAIL: Wadem@safiredept.com

SHIP TO:

San Angelo Fire Department
3154 N. US Hwy 67
San Angelo, TX 76905

ATTN: Wade Millsap
PHONE: 325-227-7001
EMAIL: wadem@safiredpt.com

CREDIT CARD:		CUST PO NUMBER		SALES REP ID	SALES REP #
NAME/EXP DATE				175	JB11324-07
NUMBER/CODE/ZIP		TERMS	FREIGHT	DATE	FORM TYPE
TRANSACTION ID#		30	ADD	11/3/2024	QUOTE

[illegible]

ADDITIONAL COMMENTS BELOW	#REF!	Subtotal	\$	108,321.00
---------------------------	-------	----------	----	------------

"PROVIDING PROTECTION FOR THOSE WHO PROTECT US"

	ADD	Tax	\$ -
		Freight	\$ -
		TOTAL	\$ 108,321.00
Quote is good for 30 days. 3% convenience fee will be added to all credit card purchases over \$10,000. This does not include debit cards. Please review our Return and Payment Policies at www.cascoindustries.com/policies			

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Carl White, Parks and Recreation Director, Civic Events

Meeting Date: November 19, 2024

Item type: Consent Item

Caption:

Consider approving a Naming Rights Agreement for the Coliseum between the City of San Angelo, Citywise Marketing, LLC, and CRC Roofers, LLC and authorizing the City Manager to negotiate and execute all related documents (Carl White)

Staff Recommendation:

Approve

Summary/History:

Staff recommends approving a naming rights agreement for the Coliseum between the City, CRC Roofers, LLC, and Citywise Marketing, LLC. The term would be a two-year agreement with two options to renew for one year each under the same terms. Citywise Marketing has negotiated the sale of the naming rights for the Coliseum with CRC Roofers.

The basic terms, except for the length of time for the agreement, will be the same as they were with the previous naming rights agreement for the Coliseum, which are:

- \$20,000 per year with \$14,000 being retained by the City, \$6,000 by Citywise Marketing, LLC.
- CRC Roofers to fully cover the cost to replace the main sign on the coliseum.
- City required to update the name of the coliseum on official documents and on the City's website.
- City to install no less than 10 directional signs bearing the name of: "CRC Roofers Coliseum".

The reason for the short term for this agreement is due to the anticipated and potential coliseum renovation and expansion project. The knowledge that interested parties are seeking a major renovation of the coliseum impacts any potential new naming rights agreement in three ways:

1. The possibility exists that sooner or later the coliseum could be closed for an extended period during renovations.
2. If the renovation is funded by large donors, naming rights could be something they would expect in return.
3. After renovation, if still up to be sold, the naming rights will bring a higher price.

Foster Communications elected not to renew the naming rights to the coliseum. Their agreement began in

2011 and ran through 2021, at which time they exercised the three-year extension offered in the original agreement.

Foster paid \$20,000.00 per year for this right, through the city’s contracted vendor, Citywise Marketing. Under the terms of the Citywise contract, Citywise earned a commission of 30% of the initial contract with its value falling between \$75,000.00 and \$299,000.00 gross.

Funding Source(s):

Financial Impact:

\$20,000 per year with \$14,000 being retained by the City, \$6,000 by Citywise Marketing, LLC. A portion of this amount is put towards Civic Events advertising revenue budget.

Other Information/Recommendation:

Attachments:

Presentation:

Carl White

Approvals/Reviews:

Carl White	Created/Initiated
Sidney Walker	Approved
Brandon Dyson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Travis Griffith, Chief of Police, Police

Meeting Date: November 19, 2024

Item type: Consent Item

Caption:

Consider a resolution authorizing the City Manager and Chief of Police to negotiate and execute all necessary documents to establish a Law Enforcement Mutual Aid Task Force (Craig Thomason)

Staff Recommendation:

Adopt

Summary/History:

To establish a Law Enforcement Mutual Aid Task Force between the City of San Angelo and Tom Green County.

Funding Source(s):

Financial Impact:

No funding requirement. Staffing currently exists.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|---|
| 1. | Resolution authorizing Drug Task Force | Resolution authorizing Drug Task Force.docx |
|----|--|---|

Presentation:

Craig Thomason

Approvals/Reviews:

Travis Griffith	Created/Initiated
Travis Griffith	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

**A RESOLUTION OF THE SAN ANGELO CITY COUNCIL
AUTHORIZING THE CITY MANAGER AND CHIEF OF POLICE
TO NEGOTIATE AND EXECUTE ALL NECESSARY
DOCUMENTS TO ESTABLISH A LAW ENFORCEMENT
MUTUAL AID TASK FORCE**

WHEREAS, the City of San Angelo Police Department and Tom Green County Sheriff's Office desire to form a law enforcement mutual aid task force to cooperate in the investigation of criminal activity; enforcement of the laws of this State; and, to protect health, life and property from violence or threatened violence; and,

WHEREAS, the primary focus of the task force shall be the enforcement of drug laws of the State of Texas and related crimes; and,

WHEREAS, Chapter 791, et. seq. of the Texas Government Code authorizes local government entities to enter into Interlocal Contracts and Section 362.002 of the Texas Local Government Code specifically authorizes Mutual Aid Task Force agreements.

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

The City Manager and Chief of Police are authorized to negotiate and execute all necessary documents to establish a Law Enforcement Mutual Aid Task Force between the City of San Angelo and Tom Green County, Texas, and such other cooperating law enforcement agencies that desire to join the Task Force.

PASSED and APPROVED this ____ day of November, 2024.

THE CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: November 19, 2024

Item type: Regular Item

Caption:

Consider approving TIRZ incentive requests for the following items:

1. North TIRZ private project located at 2505 Martin Luther King Blvd. totaling \$75,000
2. North TIRZ private project located at 323 W. 26th St. totaling \$75,000
3. South TIRZ Tax Reimbursement for the property at 109 S. Chadbourne St. for a total of 5 years for approximately \$52,105 (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

Project: 2505 Martin Luther King Blvd. - Chicken Art Farm center to address drainage and front facade of the property from Martin Luther King Blvd. This is a prominent property and a culturally significant location in the North TIRZ district. The facade and drainage have been concerned since the reconstruction of MLK. This would allow fresh murals and artwork and convenient access to the property. The TIRZ Board recommends support with a 7-0 vote and City staff recommends approval.

Project: 323 W 26th - A facade to an existing vacant building. The property is for lease but appears like an industrial yard currently. The owner wants to revitalize the property for the potential to be more retail and possibly a venue in the future. While there are multiple phases, the first is to liven up the exterior to gain a tenant for use of the property. They look to utilize them properly in ways to draw more visitors and citizens to the neighborhood. The TIRZ Board recommends support with a 4-3 vote and City staff recommends approval.

Tax Reimbursement: 109 S Chabourne - This property is undergoing major investment from the property owner. Over 2 million dollars will be going into the project to create second floor lofts to complement the 1st floor renovation. They are actively seeking a tenant for the first floor and have received two South TIRZ grants; one for a sprinkler system and another for facade work to be completed with the second floor renovations. The TIRZ Board recommends support with a 4-3 vote and City staff recommends approval.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | 323 W 26 | 323 W 26.pdf |
| 2. | 109 S Chad abatement | 109 S Chad abatement.pdf |
| 3. | TIRZ - Project Narrative - Chicken Farm - Final | TIRZ - Project Narrative - Chicken Farm - Final.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

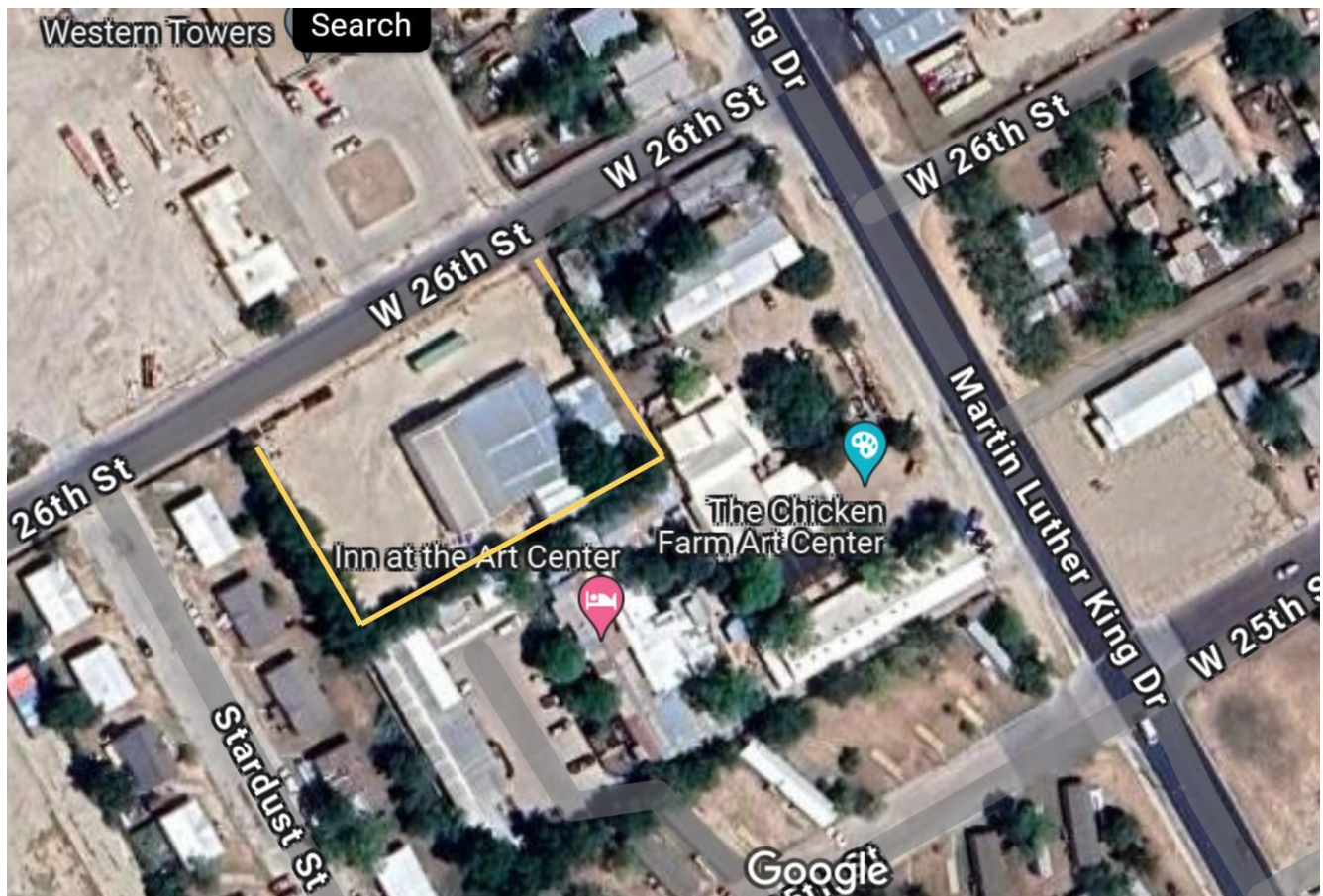
TIRZ – Heart & Sould Realty – White Buildings Application

Project Overview:

The requested funding for 323 W 26th Street includes many property improvements to “clean up” the look of the property to the highway, and make the space usable as a rented venue.

Project Steps:

- Repair / Replace Façade, Roof and Gutters





Heights Venture
ARCHITECTURE + DESIGN

HEIGHTS VENTURE ARCHITECTURE & DESIGN, © COPYRIGHT 2024.
FOR CONCEPTUAL VISUALIZATION ONLY.
NOT FOR PERMIT, PRICING OR REGULATORY COMPLIANCE.
SCOTT ROSELIOUS, AIA TX 14178

CHICKEN FARM VENUE
San Angelo, Texas

Does the proposed project:**Provide connections between activities?**

Yes! This project improves the visual impact of the property and more closely ties it into the adjacent Chicken Farm Art Center. The fence between the properties will be opened up for flow between properties once this project is completed.

Improve pedestrian & vehicular infrastructure?

Yes! Visitors to San Angelo or new to the property visitors will be greeted with fresh and vibrant views welcoming them to 'The Nest' where they feel safe parking and walking to The Chicken Farm Art Center or the venue from their car.

Provide or reinforce usable & defined open space?

Yes! The new cladding will change the identity of the buildings from a warehouse to usable rentable space.

Strengthen the focus area's identity?

Yes! San Angelo lacks options in medium to large rentable venues for weddings, art attractions, and more. With an appealing and photo worthy façade update, The Nest will be a desirable place to book attractions and host additional art functions for The Chicken Farm Art Center. This project will only encompass recladding the buildings at this time and will be rentable to trade contractors and artists and The Chicken Farm Art Center for trade shows and art showcases.

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

During the purchase of The Chicken Farm Art Center, Juston and Chasity found out this adjacent property was also for sale. Not wanting to be land-locked, they knew purchasing this additional property would be key to the success of The Chicken Farm Art Center over time. However, they have now realized that this property is also key to the success of transforming the North Side of town into a desirable destination for local residents. By elevating the aesthetic of these buildings, it sets a precedent for new businesses and existing businesses to enhance their aesthetic as well.

Chasity and Juston are committed to bringing new business to San Angelo with this property. As a rentable venue, it will support arts, music, film, trade shows, exhibits, and more! This venue is not intended to drive business away from existing venue spaces, but allow those who are seeking an elevated rental to rent locally in lieu of an alternative destination such as Austin or Dallas.

Improve the utilities and/or drainage infrastructure?

Yes! This project is to improve the building drainage, façade and safety of visitors.

Remediate environmental deficiencies or enhance public safety?

Yes! Installation of new cladding will enhance the overall safety and well-being of visitors, tenants and employees of the property. There are currently jagged holes and sharp edges in the metal façade. Some of these holes are big enough for pests to intrude.

Promote mixed-use development?

Yes! This property is adjacent to The Chicken Farm Art Center. Once complete, it will work in tandem with the art center to offer a larger rentable venue.

Utilize architectural styles that complement historic areas already in existence?

Yes! The original 1940's chicken farm buildings were white facades with cedar post porches. The rendering pays homage to the original chicken farm with modern clean lines providing an inviting aesthetic.

Help to mitigate or eliminate undesirable views or outside storage?

Yes! The existing fence and parking areas are eyesores that need to be cleaned up for easy maintenance. The façade and roof need patching and/or repaired to prevent animals and homeless people from entering the building. The building will be available for rent while additional funds are raised to complete the full building transformations.

Reduce the visual impact of parking areas?

Parking will not be part of this project.

Preserve or provide natural landscaping?

Yes! The existing trees on the property will be kept and trimmed up to provide as much shade as possible.

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

Yes! We will install a rain water cistern to capture roof runoff to water trees.

Include an aggressive match by the applicant, in excess of what is minimally required?

For the properties in the North Zone, we understand a required investment of 10% is needed. We intend to invest the balance of fees necessary to re-clad the main three buildings. The small fourth storage building will not be part of the project.

"Property Address"

Estimated Tax Abatement Example

(amounts for illustration only)

TGCAD Appraised Value Before Investment	\$500,000
TGCAD Appraised Value After Investment	<u>2,226,700</u>
Additional Value due to Project Investment	<u><u>\$1,726,700</u></u>

	Additional Value	City Tax Rate	City Tax \$	Rebate %	Estimate Rebate \$
Tax Year 1	\$1,726,700	0.7544	\$13,026	100%	\$13,026
Tax Year 2	\$1,726,700	0.7544	\$13,026	90%	\$11,724
Tax Year 3	\$1,726,700	0.7544	\$13,026	80%	\$10,421
Tax Year 4	\$1,726,700	0.7544	\$13,026	70%	\$9,118
Tax Year 5	\$1,726,700	0.7544	\$13,026	60%	\$7,816

** Rebates should start upon completion of project investment* \$52,105

TIRZ – Chicken Farm Ventures Application

Project Overview:

The requested funding for Chicken Farm Ventures includes many property improvements to “clean up” the look of the property to the highway to attract and welcome tourists and local patrons to The Chicken Farm Art Center as well as provide a better experience while on property by means of wayfinding, additional shade and patio space for family and friends gatherings.

In order to truly start improvements at The Chicken Farm Art Center, the existing screening and “junk” at the front of the property needs to be removed and hauled away or relocated for the blacksmiths use (as appropriate).

Second, the site needs to be regraded to channel the existing water flow onto the property created by the high-point at the streets of MLK & 26th during the last city street improvements. There is no curb at the corner to channel water flow down the street. Instead, it comes into the property along the sidewalk and then continues to find low points on our property causes rock runoff before collecting at the back of the property near the trailer park and washing into the trailer park (toward the old natural ‘catch basin’ along Bryant before ICON Cinema). We would like to correct this water flow with the City’s help.

Then we will patch, repair or replace the gravel and paved areas accordingly to ensure we are not bringing water into the property. This will help minimize flooding, pedestrian footpaths to shops, outdoor gathering spaces and parking when it rains. Our intent is to use crushed granite where possible to allow water absorption for our trees and other vegetation. Paved or concrete areas will be used only as necessary or required for proper water drainage.

Once we have taken care of the basics we can start putting things back together with a new fence, new recreational space and façade improvements. The new fence will allow for artistic murals that complement the new logos and branding of The Chicken Farm Art Center. Please note the attached documents for reference.

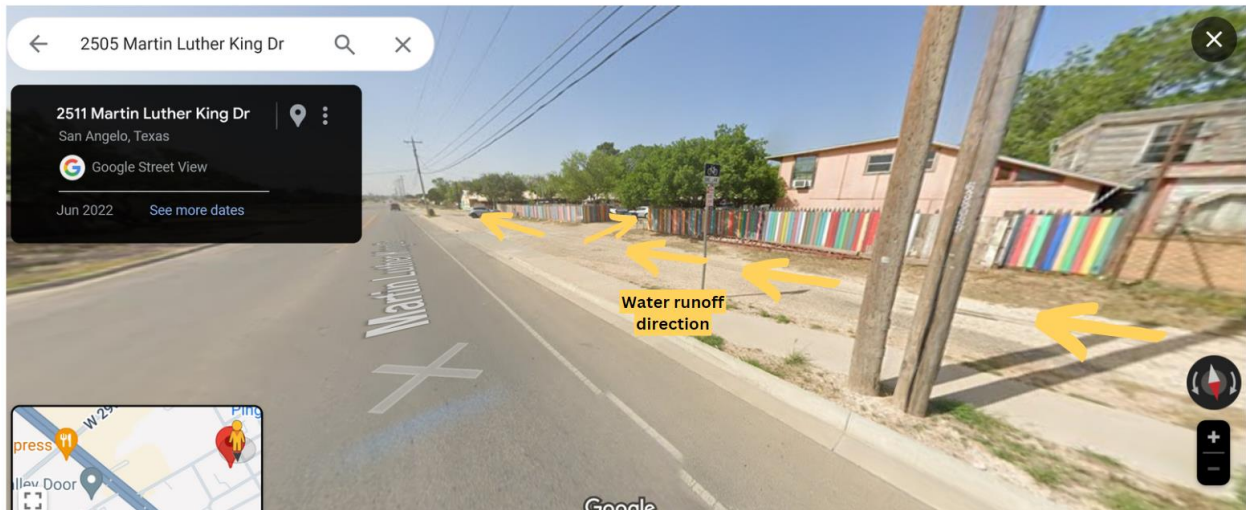
Project Steps:

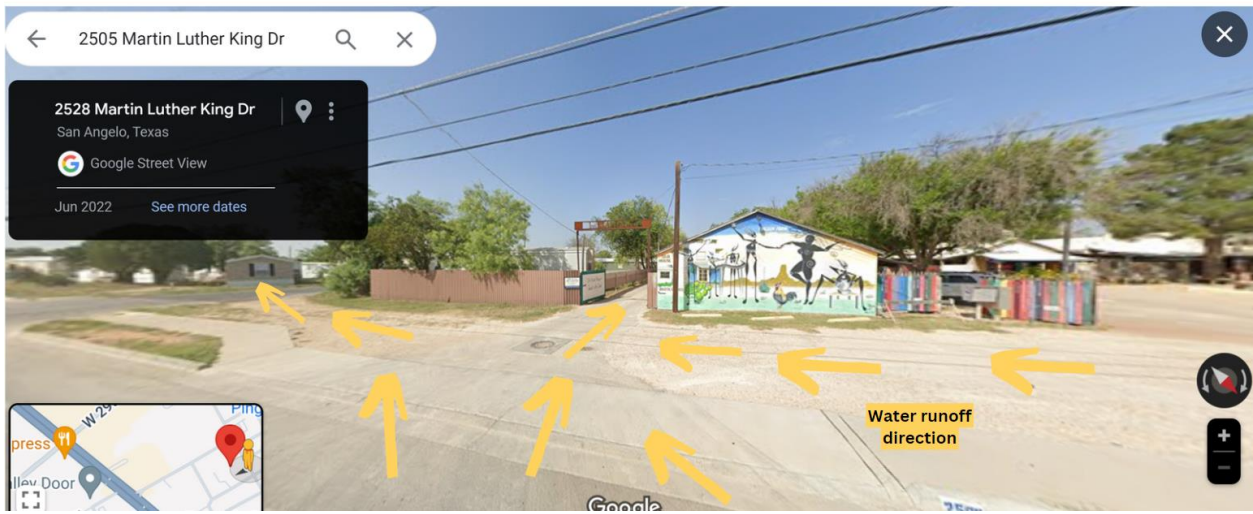
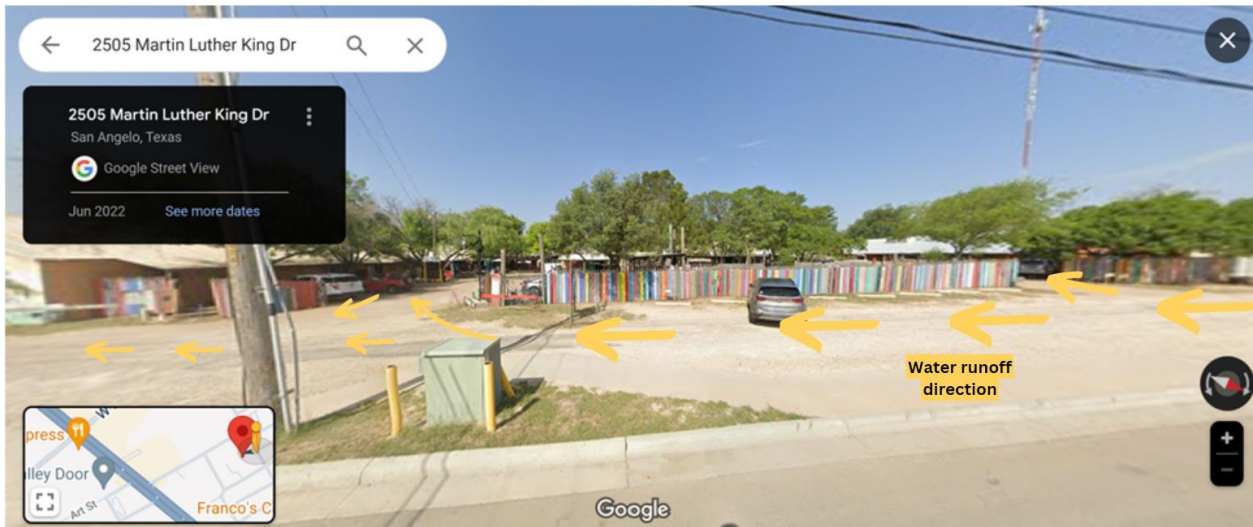
- Remove old fence and metal yard
- Regrade (proposing partnership project with ASU Civil Engineering)
- Patch and repair or replace existing drive and parking areas
- Install new fence
- Install new signage and wayfinding on road front and throughout property
- Repaint facades and new fence mural; touch up existing murals

Photo Appendix:

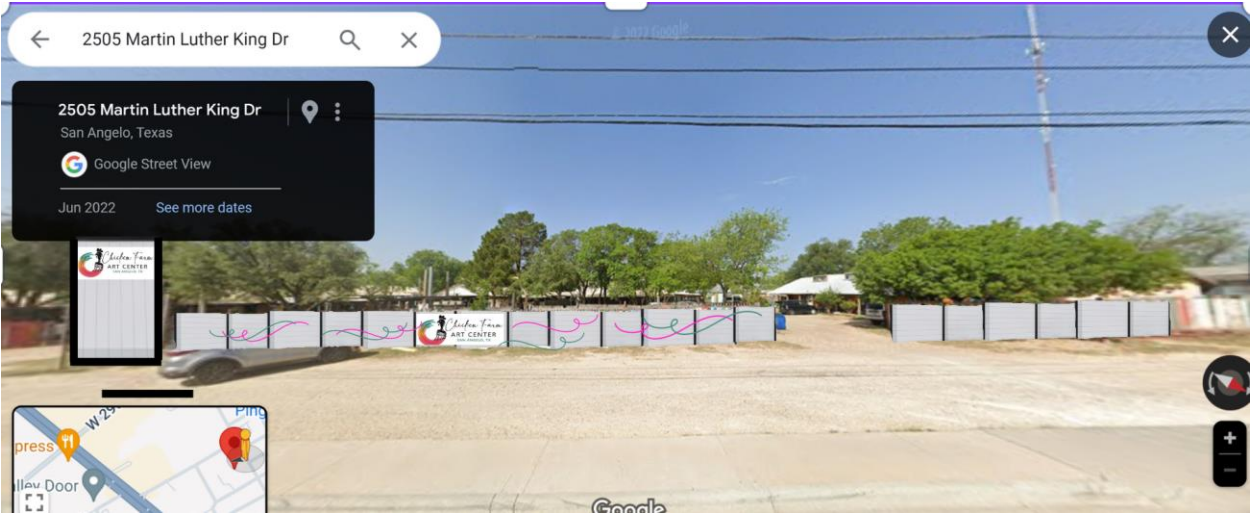
Current water runoff flow:

High point in roadway intersection at MLK & 26th Street. There is no curb on the corner to direct water runoff into the streets. Therefore it enters the property at the other property owner's corner and drains into The Chicken Farm Art Center property. It then flows down our access road to our guest and resident parking and channels into the adjacent trailer park or gathers in the back corner of the tenant residence.





New Fence:



Does the proposed project:

Provide connections between activities?

Yes! This project affects pedestrian and car flow pathways throughout the project for both the walkable/drivable surfaces as well as needed wayfinding. This will allow visitors to easily identify the overall property at The Chicken Farm Art Center, guest check-in locations for Inn at the Art Center rooms, parking, Studio Coops, Restaurant, Beer Garden, Artistry Classroom, The Chicken Farm Art Center Gallery & Souvenir Shop, and main Promenade for events.

Improve pedestrian & vehicular infrastructure?

Yes! Visitors to San Angelo or local and new to the property visitors will be greeted with fresh and vibrant views welcoming them to The Chicken Farm Art Center where they feel safe. Parking will be easily identifiable including signage to direct people where to go once parked.

Provide or reinforce usable & defined open space?

Yes! The new fencing will allow for more secure space for ticketed or rented venue space for concerts or baby showers for example. The new wayfinding will contribute to defining the intended use of the open grounds and leading visitors to the appropriate place without needing to call for directions.

Strengthen the focus area's identity?

Yes! Visitors often complain they cannot figure out if they are in the right location for the art center, restaurant, studio/coops, gathering spaces or inn. Each entity will have designated signage that will help a visitor visually identify where they are on the property and where they want to go.

The Signage Package for the property will be created with a color coding system to allow visitors to easily identify a section of the property similar to how hospitals or parking garages might use a single color on signs to identify which floor someone is on. For example, by cleaning up the front face of studios 1-7 and painting the doors, trim and signs all the same color, visitors will be able to identify where studio doors are and which one they are at. This will also be an added clarification for UPS and FedEx drivers delivering packages to specific studios.



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

Juston and Chasity purchased The Chicken Farm Art Center for three main purposes:

- 1) to carry on the legacy and vision of Roger Allen including the property they fell in love with on their first date night in San Angelo,
- 2) to insert themselves into the community and plant their own family roots and

- 3) to enhance tourism by leading the art center into its next 50 year legacy as a thriving mixed-use development that attracts people from all over the country to San Angelo, Texas!

As a mixed-use development, both local visitors and tourists alike have the opportunity to stay, play and eat on property! Improvements in the physical property directly affect the foottraffic, hotel occupancy and daily use of the grounds for breakfast, lunch, dinner and the casual hangouts in between. When people feel safe and comfortable being on property at any time as well as for special events, it encourages foot traffic to stores and eateries putting additional dollars back into our local economy. This helps the small businesses on property as well as the greater city of San Angelo.

Having an inn on property allows us to see how many people come to stay in San Angelo or how many people just need to stop for a quick overnight stay in route to another location. We have been trying to increase the time people stay in San Angelo, by increasing the time they stay on property for events and sharing other amenities and attractions San Angelo has to offer. These improvements will give us a fresh face to promote in destination marketing materials and to attract new artists of every genre.

Improve the utilities and/or drainage infrastructure?

Yes! We have been remiss to submit prior applications before correcting the site drainage issues. After going through two years of storms on the property, we are comfortable knowing where the issues are and what needs to be done prior to investing into other project improvements that may be damaged later if the site drainage isn't corrected first.

Remediate environmental deficiencies or enhance public safety?

Yes! Installation of a new fence, improved parking surfaces, site drainage and site signage will all contribute to the overall safety and well-being of visitors, tenants and employees of the property.

Promote mixed-use development?

Yes! This property is already set-up as a mixed-use development, but many people are unaware. By creating proper definitions of space through landscaping and signage, the property will feel more cohesive and multi-functional for events, venue rentals, apartments, hotel rooms and shopping.

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

Yes! Even though the fence will be updated to a more modern fencing solution for a clean and inviting aesthetic with branded colorful murals, the front 7 studio storefronts will be repainted bringing homage back to the 1940's chicken coops. This paired with modern colorful signage will allow visitors to embrace the historic value of the property while seeing the art center as a vibrant tenant. Please see the images and graphics for reference.

Help to mitigate or eliminate undesirable views or outside storage?

Yes! Clean up of the Blacksmith area and junk / salvage yard is essential to making the property more inviting!

Reduce the visual impact of parking areas?

This may not reduce the visual impact of parking as much as it is to direct people to properly park and to separate parking from pedestrian walkways for safety purposes.

Preserve or provide natural landscaping?

Yes! We intend to work around the existing trees and shrubs as they provide great shade and a visually pleasing warm welcome to visitors.

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

Yes! We plan to use crushed granite or other permeable substrate where possible to allow water to soak into the ground for our trees and landscaping.

Include an aggressive match by the applicant, in excess of what is minimally required?

For the properties in the North Zone, we understand a required investment of 10% is needed. We have limited funding available for this property as utilities, taxes and insurance have increased significantly since purchasing the property. We are willing to work with the city and raise additional funds or take out a small business loan as required to help fully fund the project and ensure the property can be a recipient of the city's TIRZ program.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Austin Reed, Planning Technician, Planning and Development Services

Meeting Date: November 19, 2024

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z24-14, a request for a zone change from the Single-Family Residential Zoning District to Low-Rise Multifamily Zoning District for properties located on Block 53 of Lasker's Addition (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The project is to convert a vacant church into 8 units from the main church and a duplex from the church's parsonage. The project will have a few development challenges but is very doable with the change in zoning, working with Building Permits and Fire prevention teams. We are rezoning lots 20-23 to the RM-1 low-rise multifamily zoning district. This zoning district allows for a multitude of housing structures types from single family, two family, zero-lot line, twinhome and townhome, as well as multifamily. The project is within the infill area for housing and eligible for \$5000 per new residential building (up to 8 units available if funding is available). The planning Commission recommended approval with 5-0 support.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------|----------------------------|
| 1. | Z24-14 - Staff Report | Z24-14 - Staff Report.docx |
| 2. | Z24-14 Ordinance | Z24-14 Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Austin Reed
Aaron Vannoy
Brandon Dyson
Aaron Vannoy

Created/Initiated
Approved
Approved
Final Approval

STAFF REPORT
PLANNING COMMISSION – October 21, 2024
City Council First Reading – November 5, 2024

APPLICATION TYPE:	CASE:		
Zone Change	Z24-14: 36 W 24 th Street		
SYNOPSIS:			
Applicant has requested a zone change from Single-Family Residential (RS-1) to Low-Rise Multifamily (RM-1). There are two existing structures on the applicant's property – a church which may be converted to housing, and a house which will also likely function as a residence. There are four lots to the east also included in the zoning. One of these contains a residence, the remaining three are vacant.			
LOCATION:	LEGAL DESCRIPTION(S):		
20-30 Block of w 24 th , near N Chadbourne	Acres: 0.423, Lot: 19 & 20 & W 30 FT OF LOT 18 CHURCH & P, Blk: 53, Subd: LASKER ADDITION Acres: 0.193, Blk: 53, Subd: LASKER ADDITION, W40 FT OF LOT 17 & E20 FT OF LOT 18 Acres: 0.193, Lot: 16 & E 10 FT OF LOT 17, Blk: 53, Subd: LASKER ADDITION Acres: 0.161, Lot: 15, Blk: 53, Subd: LASKER ADDITION Acres: 0.161, Lot: 14, Blk: 53, Subd: LASKER ADDITION		
SM DISTRICT /	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood: Reagan	RS-1	Neighborhood	.423 acres
THOROUGHFARE PLAN:			
• West 24th Street – Local Road • N Irving Street – Local Road			
NOTIFICATIONS			
24 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Single-Family Residential (RS-1) to Low-Rise Multifamily (RM-1).			
PROPERTY OWNER/PETITIONER:			
Petitioner: Full Circle Properties, LLC Owner: First Baptist Church of San Angelo, Texas			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Ext. 1550 austin.reed@cosatx.us			

Information:

There are two existing structures on the applicant property. There is an old church which the applicant intends to convert to a multifamily residence, and an old home belonging to the church which may also be sold as a residence. There are four properties to the east to be included in the zone change, which will connect the RM-1 to CG/CH as is commonly seen along the N Chadbourne corridor. Three of these properties are vacant, while a fourth is an existing residence.

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 future land uses envisioned for this property are “Neighborhood” and “Commercial”, which both align with Low-Rise Multifamily zoning.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**
While some structures present are legally nonconforming in their building setbacks, a zone change towards Low-Rise Multifamily (RM-1) zoning would not worsen the nonconformity and therefore is not at 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.**
This rezoning is compatible with the surrounding area. The subject property is in a strip of Single-Family Residential between commercial zones. It is near North Chadbourne Street and borders CG/CH zoning. As a result, RM-1 zoning at this location can help to provide a transition towards the commercial.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
The applicant’s intentions to convert the church into a multifamily residence requires a zone change towards RM-1 zoning.
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 effects.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
Multifamily zoning in this area will help to provide diversity in housing, thereby addressing a community need.

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 will fall in line with the current development patterns of the surrounding area and the Comprehensive Plan, as well. To the north a few blocks are similar examples of pockets of RM-1 which connect RS-1 to the CG/CH that runs along Chadbourne.

Recommendation:

Staff recommend **APPROVAL** of the zone change from Single-Family Residential (RS-1) to Low-Rise Multifamily (RM-1).

Attachments:

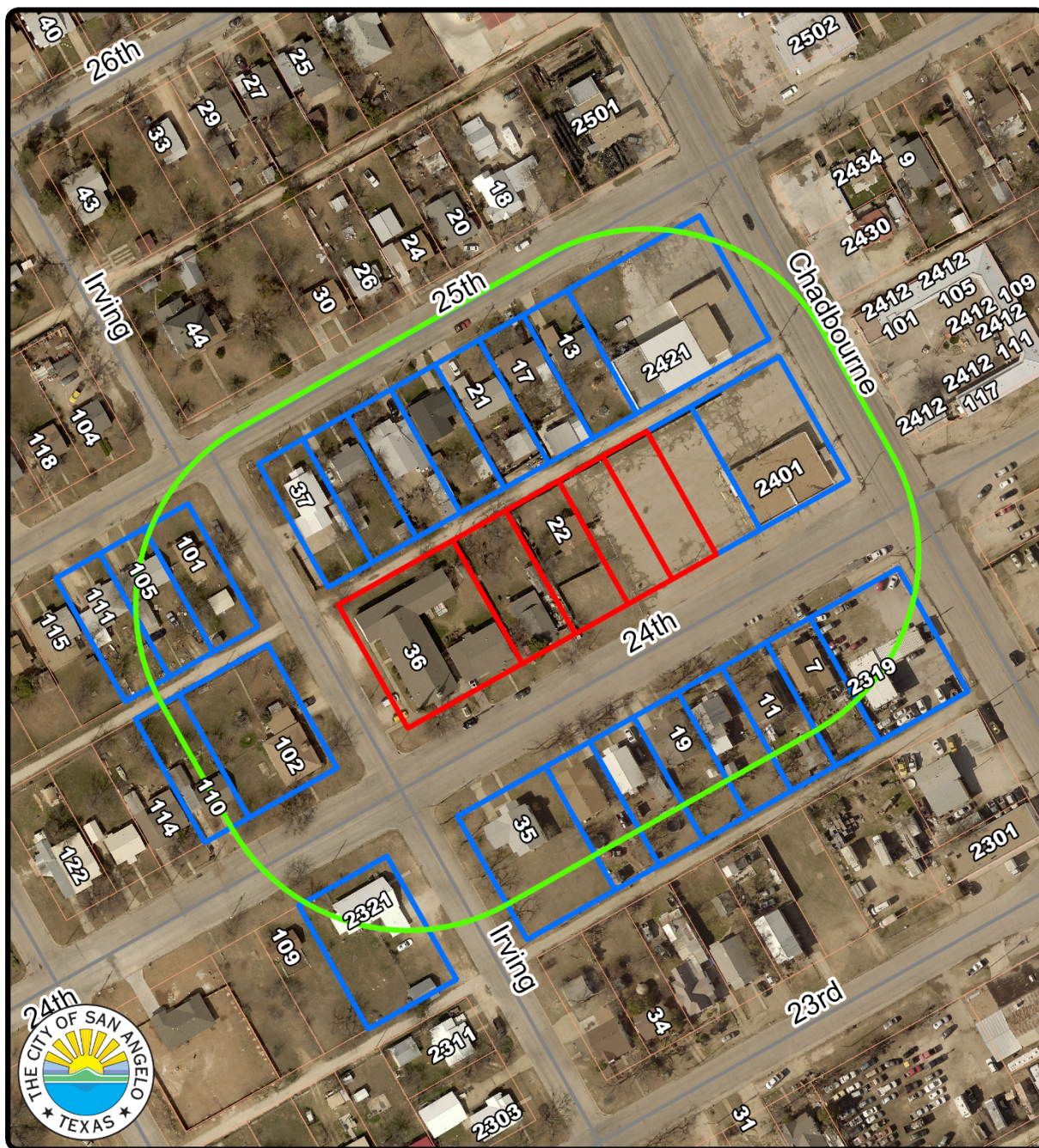
Notification Map

Aerial Map

Zoning Map

Aerial Map

Notification Map



200' Notification Map

Z24-14: 36 W 24th St.

Council District: #4 Lucy Gonzales

Neighborhood: Reagan

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

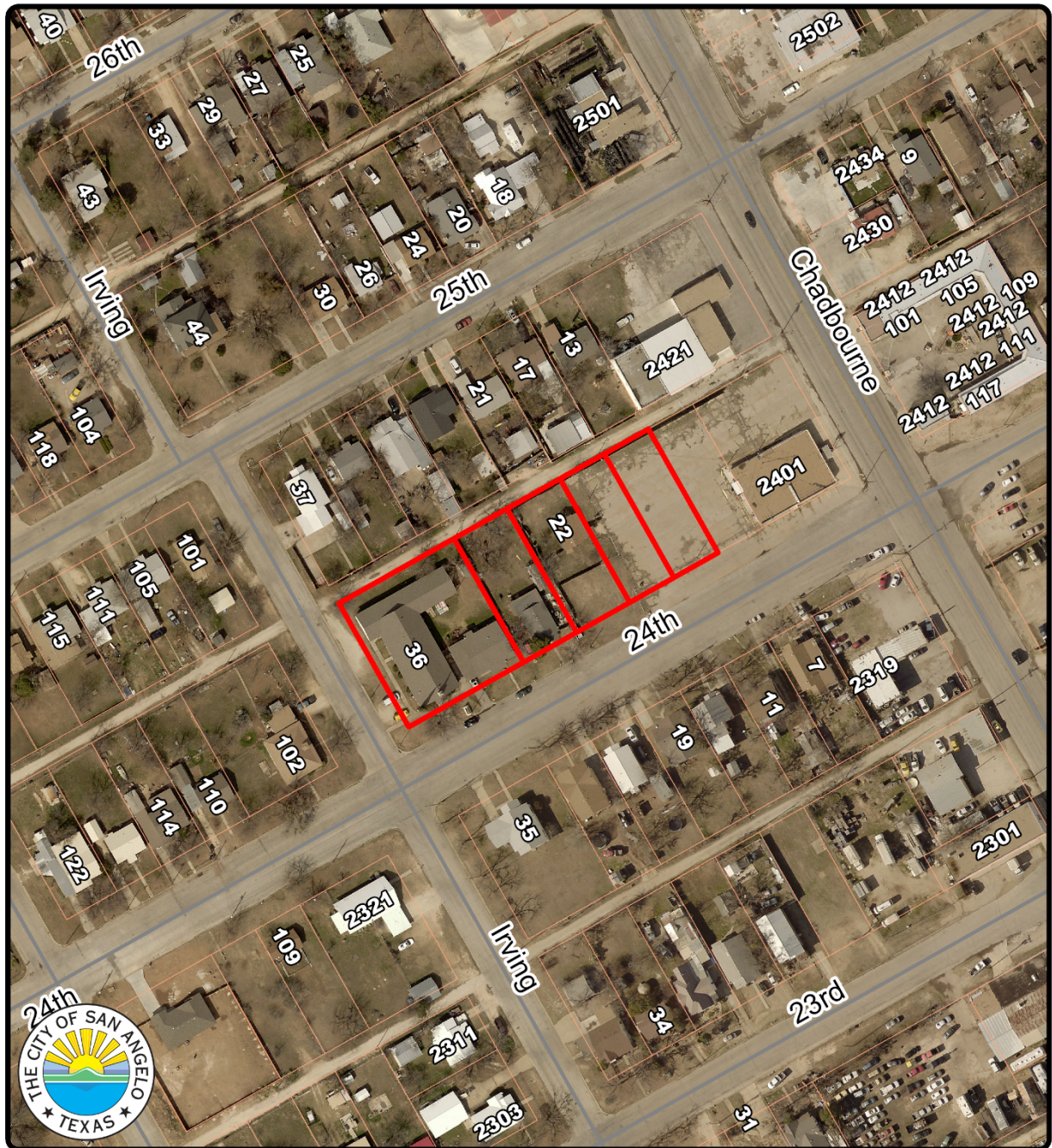
200' Range: —

Subject Property: —

Notified Properties: —



Aerial Map



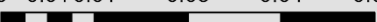
Aerial Map

Z24-14: 36 W 24th St.

Council District: #4 Lucy Gonzales

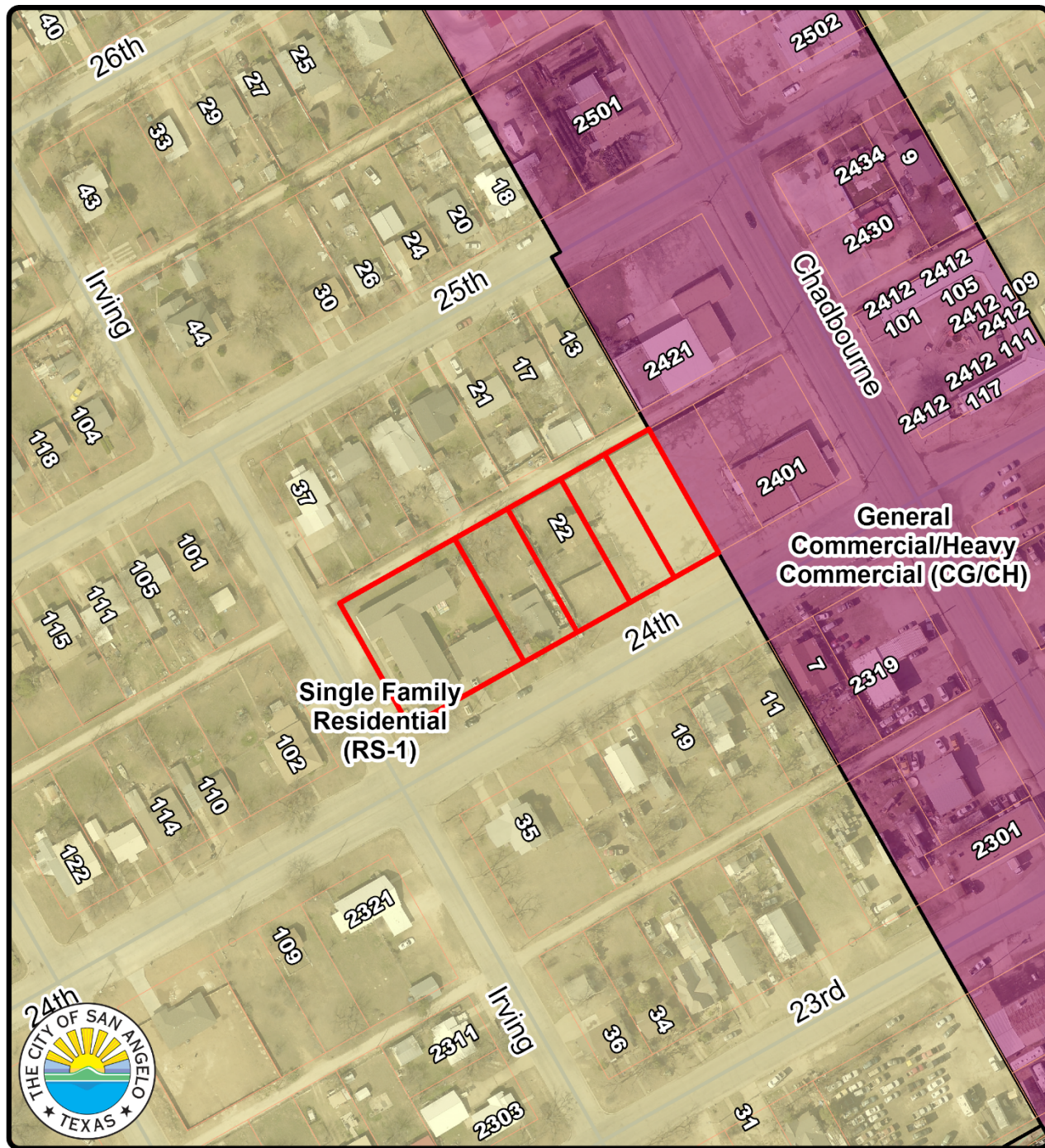
Neighborhood: Reagan

Subject Property: 

Scale:  Miles



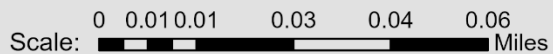
Zoning Map



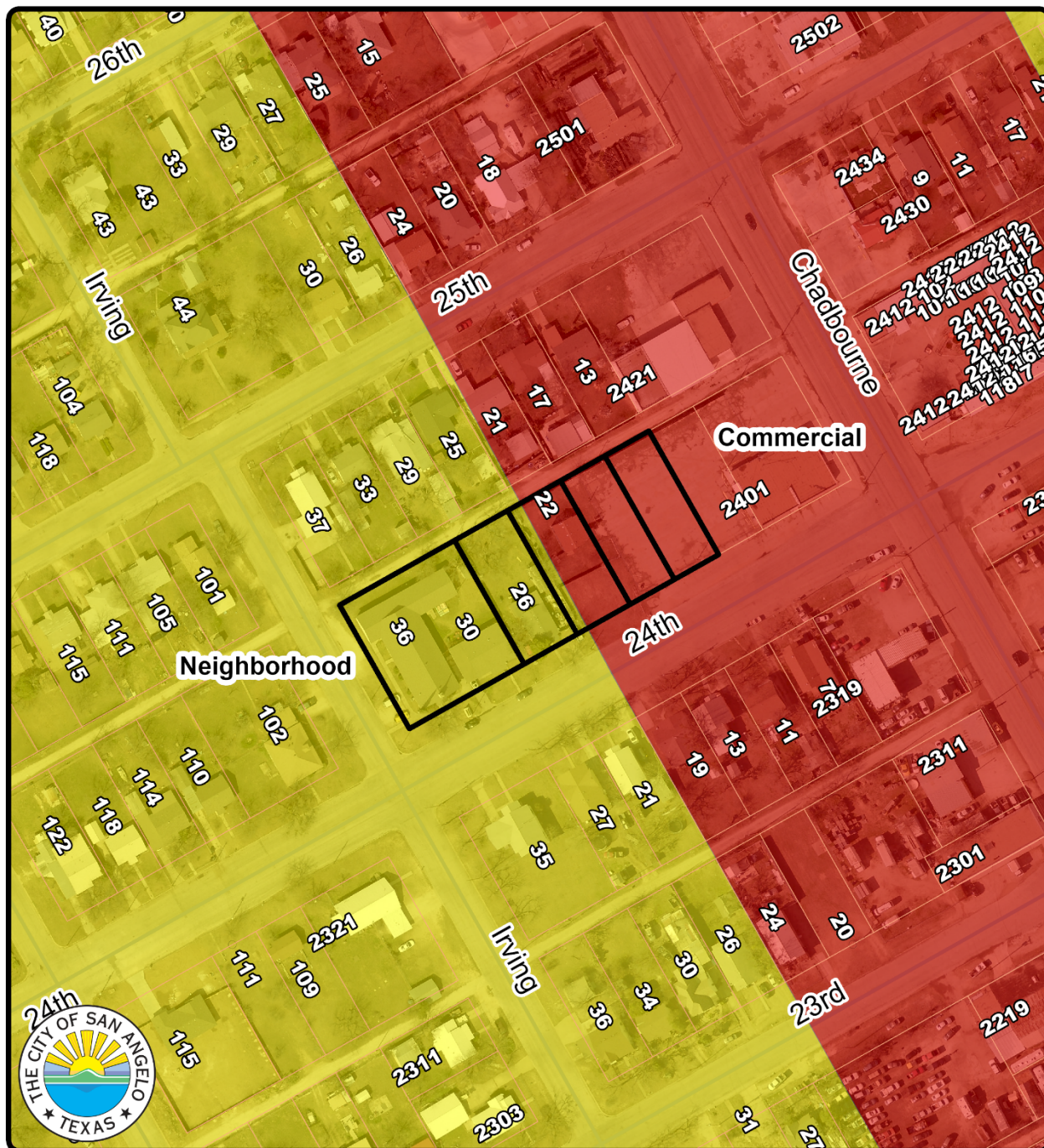
Z24-14: 36 W 24th St.

Neighborhood: Reagan

Subject Property: _____



Vision Plan



Vision Plan

Z24-14: 36 W 24th St.

Council District: #4 Lucy Gonzales

Neighborhood: Reagan

Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles



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 1.131 ACRES LOCATED AT LOTS 14-20 IN BLOCK 53 OF THE LASKER ADDITION**; FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO THE LOW-RISE MULTIFAMILY (RM-1) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z24-14: Lasker Addition Block 53

WHEREAS, on the 21st day of October 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 Low-Rise Multifamily (RM-1) Zoning District; and,

WHEREAS, on the 19th day of November 2024, City Council held a public hearing on Z24-14, 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 being approximately 1.131 acres described as Lots 14, 15, 16, 17, 18, 19, and 20, Block 53, Lasker Addition, within the City of San Angelo, Tom Green County, Texas, as more particularly described and depicted on Exhibit “A” of this Ordinance. (“Zone Change Map”).

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 (**“Zone Change Map”**).

SECTION 3: 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 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 5: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **19th day of November 2024**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of December 2024**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

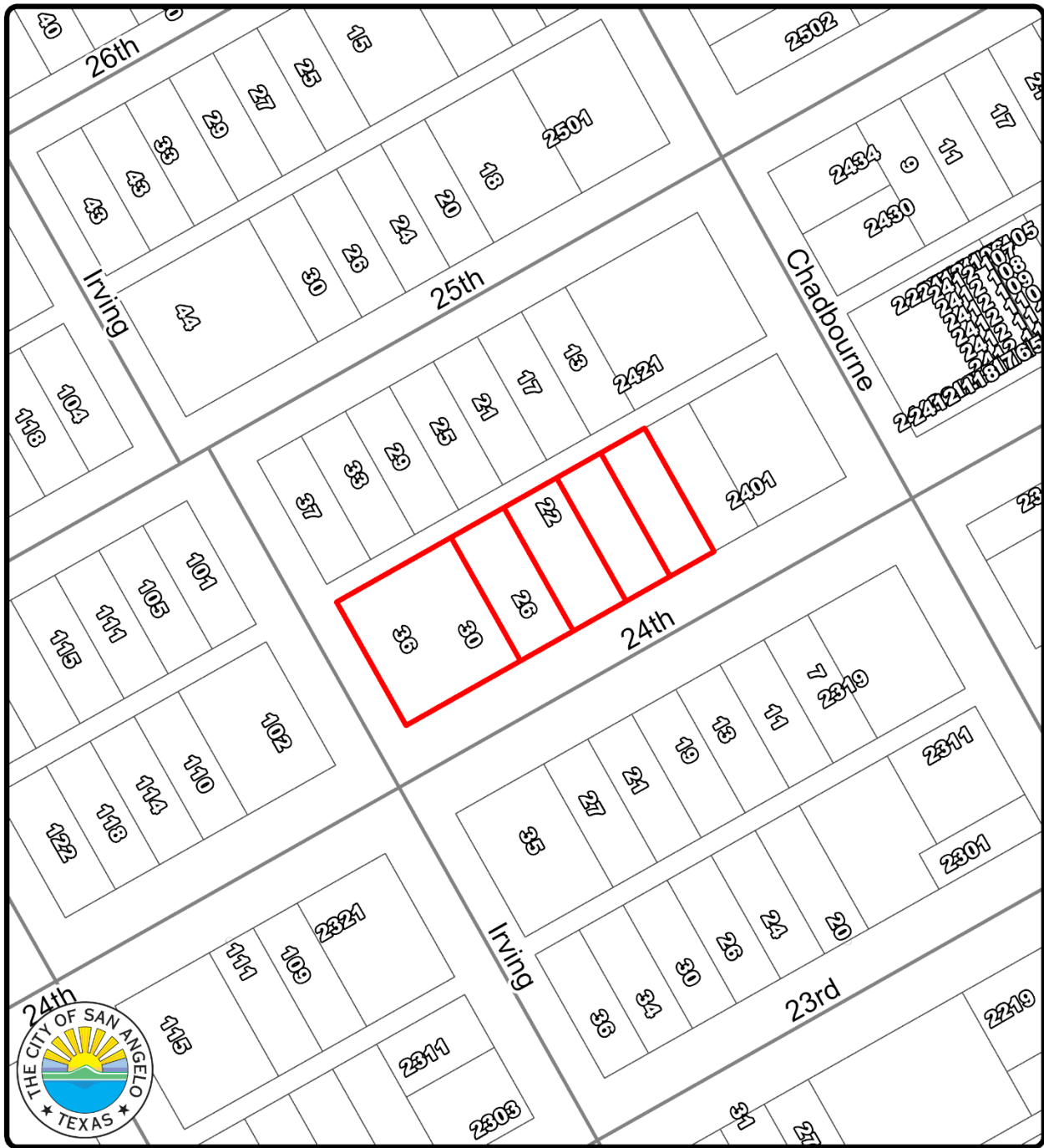
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map Z24-14: Lasker Addition, Block 53

Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: 

Existing Zoning: RS-1

Requested Zoning: RM-1



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: November 19, 2024

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for PD24-05, a request to rezone the Crosswinds Subdivision, approximately 22.876 acres off Houston Harte Freeway and Anne Dr. to a Planned Development with an underlying zoning of RS-3 and also allow Single-family and Two-family Residential with modified setbacks (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

A rezoning request of 22.867 acres, located at 2298 Houston Harte Frontage Road from Z22-27 to a Planned Development PD24-05, which allows the following structure types: Zero Lot Line, Twin Home, Duplex, Two-family, Townhouse, and Single-family homes and the underlying RS-3 Zoning District; reducing front yard setback to 20' front yard setbacks, rear yard setbacks to 15', and double frontage lots determined to have only one front yard aligned with adjacent lots and allowing for a floor to area ratio (FAR) of .70 for each lot.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

The planning Commission voted 5-0 recommending approval of the proposed zone change.

Attachments:

- | | | |
|----|---|--|
| 1. | Crosswinds Revision staff report | Crosswinds Revision staff report.pdf |
| 2. | PD24-05 Zoning Ordiancne - The Crosswinds | PD24-05 Zoning Ordiancne - The Crosswinds.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry
Aaron Vannoy
Brandon Dyson
Aaron Vannoy

Created/Initiated
Approved
Approved
Final Approval



STAFF REPORT – PD24-05

Planning Commission: October 21, 2024

City Council 1st reading: November 19, 2024

City Council 2nd reading: December 3, 2024

APPLICATION TYPE:		CASES:	
Rezoning		PD24-05 The Crossing	
SYNOPSIS:			
The applicant originally had submitted a Rezoning application in 2022. It was discovered the request and presentation were made but the adopting ordinance errors. The City has brought forward the proper requests to rezone a 21+acre piece of property from General Commercial to Planned Development (PD) to encompass, Single family, Two family, Zero Lot Line, Twin home and Townhome, Zoning District with an underlying RS-3(Zero lot line, townhouse and twin home) Zoning District with 20 foot front yard setback, 15 foot rear yard, and on a corner lot with a double frontage only one yard would be considered the front yard and the second yard would be considered a side yard. The floor area ratio will be .70 for this development. This zoning would also give them the flexibility to meet the needs of the market as it evolves.			
LOCATION:		LEGAL DESCRIPTION:	
Generally, 2298 E Houston Harte Frontage Road and Montague		Abst: A-1854 S-0326, SURVEY: G. SCHUBITZ, 1.5 acres: Blk. 1 Subd. MARYLOU ADDITION, Southwest part of Lot 2, being 21.367 AC. [Crosswinds Subdivision has been approved but not yet recorded]	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Gonzales Paul Ann Neighborhood	Current Z22-27 with errors	Neighborhood	21.367 acres
NOTIFICATIONS:			
18 notifications for PD24-05 were mailed within a 200-foot radius on October 5th, 2024.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Z22-27 to the Planned Development (PD24-05) to encompass underlying RS-3 Zero Lot Line, Twin home and Townhome and allowing Two-family, and single family with 20-foot front yard setback and 15' rear yard setbacks as minimums and where corner lots exist only one front yard of 20 feet is required, with the second yard having a side yard setback of five feet. As, well as a .70 Floor area ratio for the development.			
PROPERTY OWNER/PETITIONER:			
<i>Applicants:</i> Mission Land Company, LLC			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Extension 1542 Aaron.vannoy@cosatx.us			

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

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

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** Staff believes changing the Planned Development is consistent with the policies stated in the Comprehensive Plan and 2019 Housing Study. The intent of the land use slated for this property is such that they will benefit from the different land uses and complement those uses.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning change from General Commercial to Planned Development with underlying residential types is designed to provide for a comprehensive approach for both the residential uses as well as the commercial use along the Expressway.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The CG zoning will act as a buffer for the residential property uses from the Houston Harte Freeway.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The applicant is seeking to introduce a more well-rounded residential opportunity for a variety of people with a variety of needs.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** The area is undeveloped but has been identified as a General Commercial site previously but has not developed in that manner. Rezoning a portion of the property to residential will be a less intensive use and have less of an impact on the natural environment.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Staff believes the developer in this case is striving to be able to

meet whatever demonstrated residential need might surface.

7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The development patterns for the area are just being established and are designed to be responsive to whenever needs may surface.

Recommendation:

Staff recommends **APPROVAL** of PD24-05 rezoning on the 21.367 acres with an underlying RS-3 Zero Lot Line, Twin home and Townhome and allowing Two-family, and single family with 20-foot front yard setback and 15' rear yard setbacks as minimums and where corner lots exist only one front yard of 20 feet is required, with the second yard having a side yard setback of five feet. As well as a floor area ratio of .70 for the development.

Future Land Use Map

Zoning Map

Notification map



Aerial Map

PD24-05 2298 Houston Harte Frontage Rd

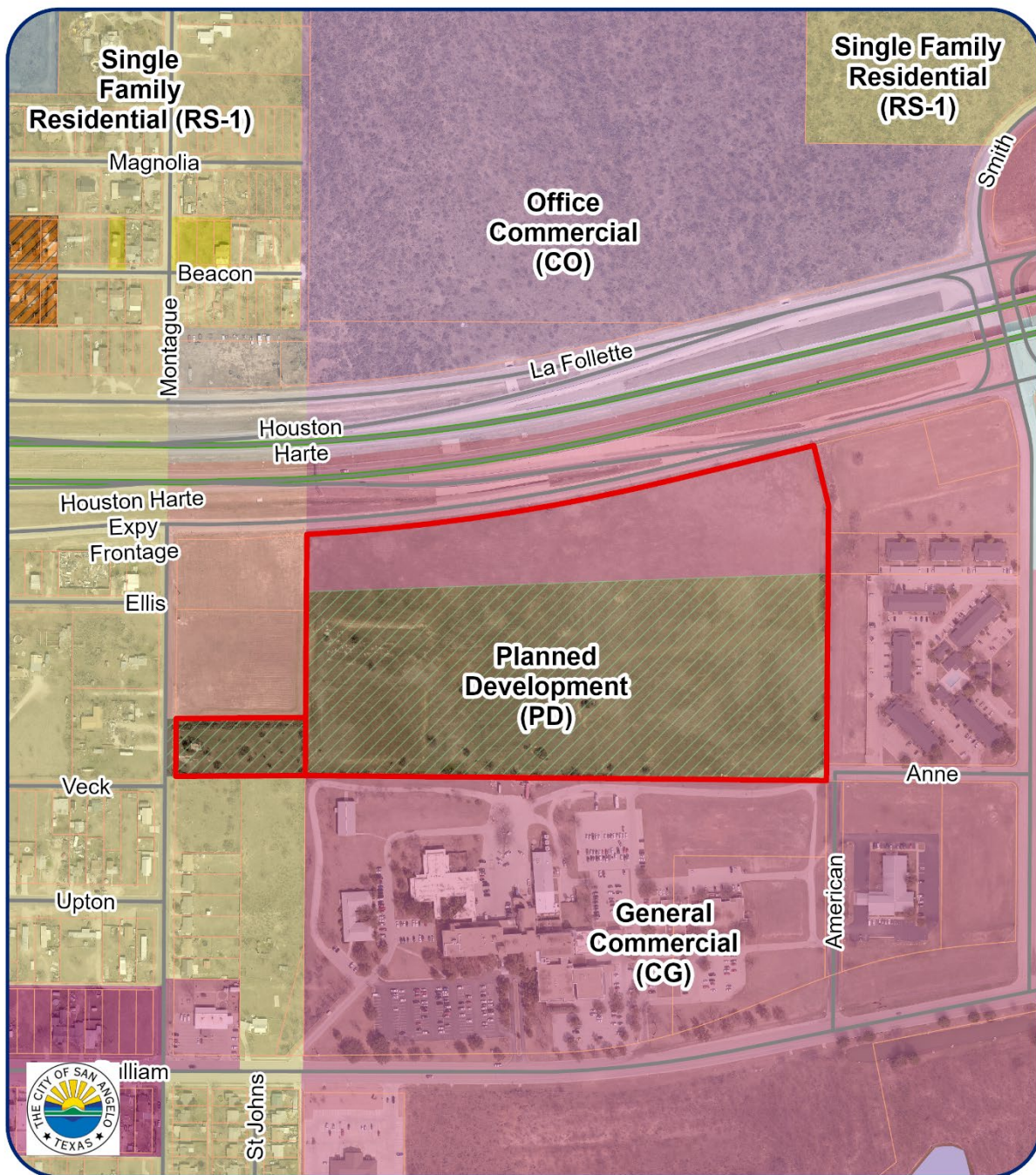
Council District: #4 Lucy Gonzales

Neighborhood: Paulann

Scale: 0 0.050.1 0.2 0.3 0.4
Miles

Subject Properties: —





Zoning Map

PD24-05 2298 Houston Harte Frontage Rd

Council District: #4 Lucy Gonzales

Neighborhood: Paulann

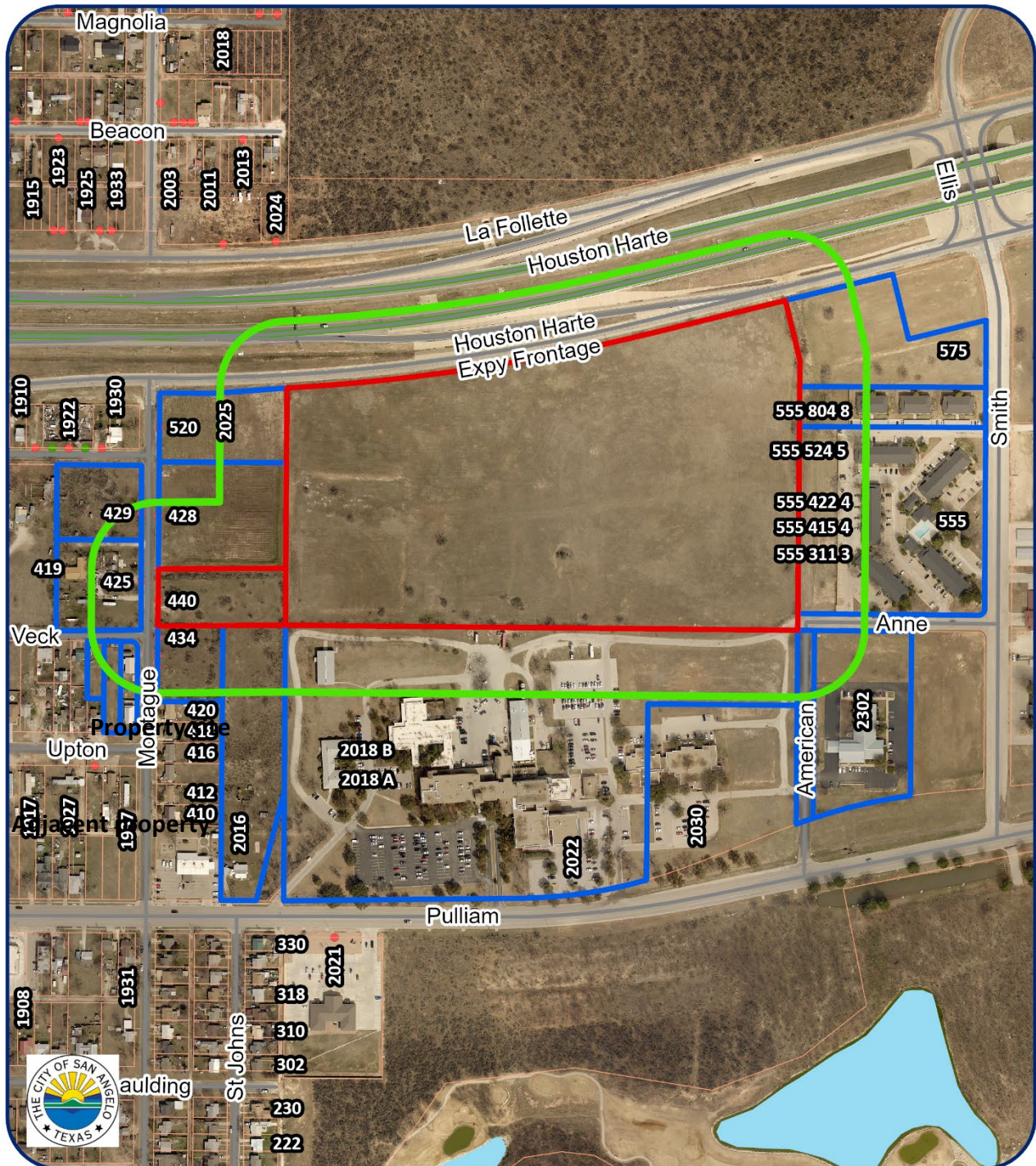
Scale: 0 0.02 0.04 0.07 0.11 0.14
Miles

Subject Properties:



N





200' Notification Map

PD24-05 2298 Houston Harte Frontage Rd

Council District: #4 Lucy Gonzales

Neighborhood: Paulann

Scale: 0 0.02 0.04 0.07 0.11 0.14
Miles

Subject Properties:



200' Buffer:



Notified Properties:



N





Property in question

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 22.867 ACRES LOCATED AT 2298 E. HOUSTON HARTE FRONTAGE ROAD (ABST. A-1854 S-0326, SURVEY G. SCHUBITZ BEING 1.5 ACRES AND MARYLOU ADDITION, SOUTHWEST PART OF LOT 2 BEING 21.367 AC);** FROM THE GENERAL COMMERCIAL (GC) ZONING DISTRICT TO A PLANNED DEVELOPMENT DISTRICT WITH UNDERLYING (RS-3) ZONING DISTRICT AND ALLOWING FOR TWO FAMILY AND SINGLE-FAMILY RESIDENTIAL STRUCTURES; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD24-05: 2298 E. Houston Harte Frontage Road

WHEREAS, on the 21st day of October, 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 District with underlying (RS-3) Zoning District; and allowing Two Family and Single Family structures and,

WHEREAS, on the 19th day of November 2024, City Council held a public hearing on PD24-05, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit "A" of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties as permanently zoned Planned Development District with underlying (RS-3) Zoning District and allowing Two family and Single family structures.

The real property generally located 250 feet south of the Houston Harte Frontage Road approximately at 2298 E. Houston Harte Frontage Road, described as ABST. A-1854 S-

0326, SURVEY G. SCHUBITZ; being 1.5 acres and MARYLOU ADDITION, SOUTHWEST PART OF LOT 2, being 21.367 acres; for a total 22.867 acres, City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit “A” of this Ordinance.

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning & Development Department, to implement the zoning provision adopted herein, as further depicted on **Exhibit “A”** of this Ordinance.

SECTION 3: 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 **19th day of November, 2024**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of December, 2024**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

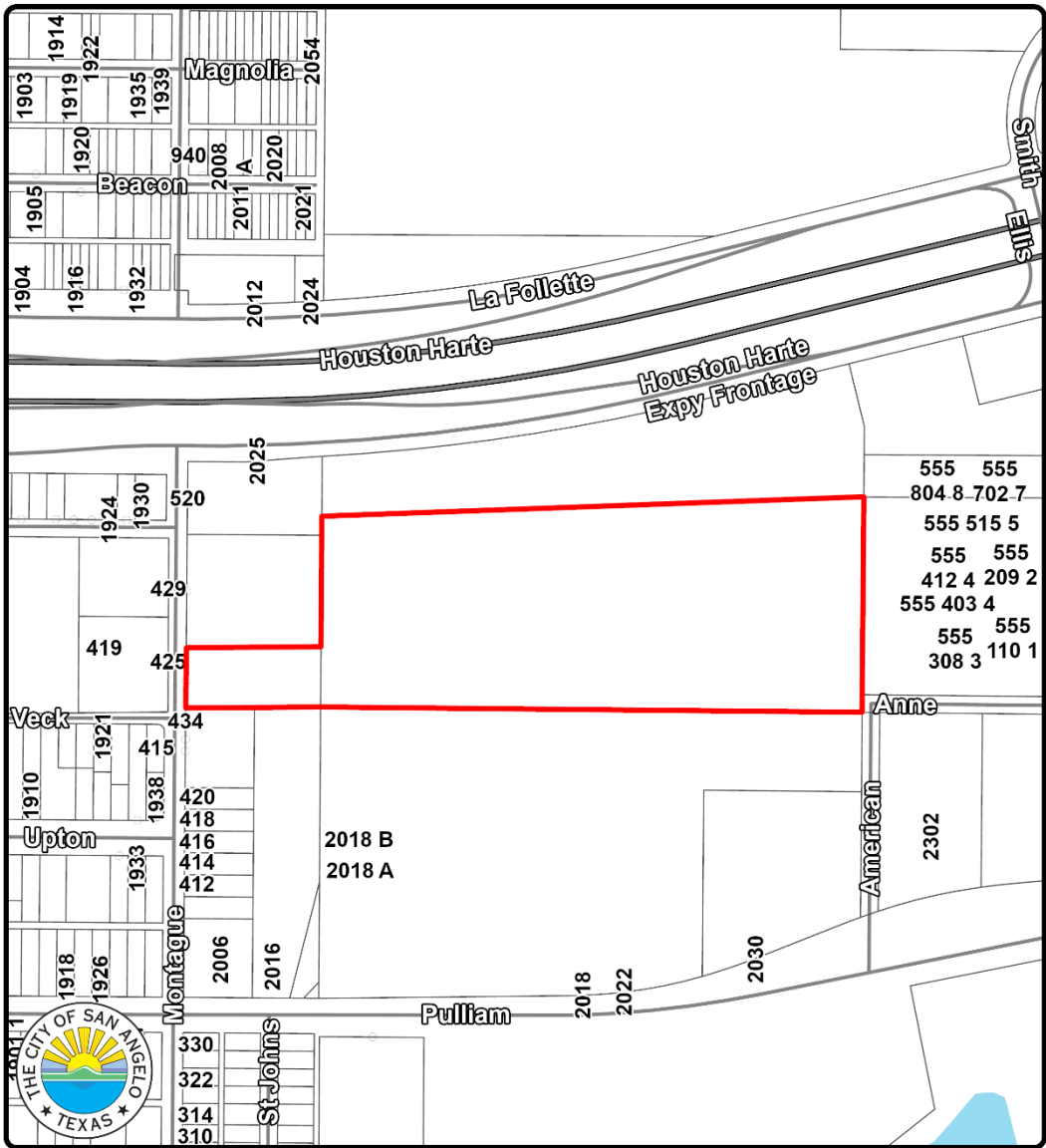
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

Exhibit "A"



Ordinance Map

PD24-05: 2298 E Houston Harte Frontage Rd.

Council District: #4 Lucy Gonzales

Neighborhood: Paulann

Scale: 0 0.03 0.05 0.1 0.15 0.2 Miles

Subject Property: —
Existing Zoning: CG
Requested Zoning: PD24-05



**Exhibit “B”
Applicable Regulations**

1. Except as otherwise specified, the development of the subject property shall generally conform to the (RS-3) Zoning District standards, also allowed are Single family and two-family structure types.
2. The following development standards shall apply:

Development Standard	Measurement
Minimum Lot Area (sq. ft.)	5,000
Minimum Lot Dimensions (width x depth in feet)	50x100
Minimum Front Yard (feet)	20
Minimum Interior Side Yard (feet)	5
Minimum Double Frontage Side Yard (ft)	5
Minimum Rear Yard (feet)	15
Maximum Floor Area Ratio	.70

3. Lots which normally would be classified as double frontage lots shall have one front yard which aligns with adjacent housing thus making them a single frontage lot with two side yards.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Austin Reed, Planning Technician, Planning and Development Services

Meeting Date: November 19, 2024

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for PD24-06, a request for a zone change at the Village East Retirement Community from the General/Heavy Commercial zoning district to a new Planned Development district with a base zoning of Low-Rise Multifamily, modifying setbacks and lot sizes and allowing accessory uses for a retirement community (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The project is to alleviate a tax decision made by the Tom Green County appraisal District. The zoning will allow a larger floor area ratio and lot size, which currently would not be allowed. There are three coordinating plats for this project which have been approved in concept. This is one necessary step for these properties to continue with a homestead, veteran's and other tax relief for local property taxes. The Planning Commission voted 5-0 in recommendation of approval.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | PD24-06 Staff Report v2 | PD24-06 Staff Report v2.pdf |
| 2. | 002 Village East Retirement Community Section One with bldg | 002 Village East Retirement Community Section One with bldg.pdf |
| 3. | 002 Village East Retirement Community Section Three with bldg | 002 Village East Retirement Community Section Three with bldg.pdf |
| 4. | 002 Village East Retirement Community Section Two with bldg | 002 Village East Retirement Community Section Two with bldg.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Austin Reed

Aaron Vannoy

Brandon Dyson

Aaron Vannoy

Created/Initiated

Approved

Approved

Final Approval



STAFF REPORT - PD24-06

Planning Commission: October 21, 2024

City Council 1st reading: November 19, 2024

APPLICATION TYPE:		CASES:	
Zoning/Planned Development		PD24-06: Village East	
SYNOPSIS:			
A request for approval of a Zone Change from the General/Heavy Commercial (CG/CH), PD00-03, and PD08-03 zoning districts to a new Planned Development (PD24-06) district with a base zoning of Low-Rise Multifamily (RM-1), allowing for smaller lots and setbacks than usual, as well as accessory uses for a retirement community.			
LOCATION:		LEGAL DESCRIPTION:	
Three properties located around the intersections of Sul Ross St., Jack Bates Dr., and W Loop 306.		Acres: 6.114, Tract 2A, Block 2, Section 3 Replat Southwest Plaza Addn. Acres: 4.190, Tract 11-B, Block 1, Section 3 Second Replat Southwest Plaza Addn. Acres: 2.385, Tract 4A, Block 3, Section 3 Second Replat in Blk 3 Southwest Plaza Addn.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #5 – Karen Hesse Smith Neighborhood – Vista del Arroyo	Existing: CG/CH, PD00-03, PD08-03 Proposed: PD24-06	Commercial	23 acres
NOTIFICATIONS:			
10 notifications were mailed within a 200-foot radius on October 4, 2024. No opposition has been received, and around 5 residents of the subject property have expressed that they are in favor.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of a Zone Change from the General/Heavy Commercial (CG/CH), PD00-03, and PD08-03 zoning districts to a new Planned Development (PD24-06) district with a base zoning of Low-Rise Multifamily (RM-1), allowing for smaller lots and setbacks than usual and accessory uses for a retirement community.			
PROPERTY OWNER/PETITIONER:			
Applicant: Village East Retirement Community			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, ext. 1550 austin.reed@cosatx.us			

Additional Information: This Planned Development district will span the Village East Retirement Community's three residential properties along both sides of Sul Ross. Two of these three properties are under older Planned Development districts which allowed a retirement community under specific provisions. The reason these properties are now seeking a Zone Change is that they wish to replat all the homes into individual lots for tax purposes, which requires a new Planned Development District with new standards. These standards include smaller setbacks and lot sizes, higher floor-area ratios, increased density, and allows for uses accessory to a retirement community. These standards can be found in detail later in this report under "Exhibit A". The plats subdividing these properties will follow the zoning.

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 Vision Plan for this area is "Commercial", which is compatible with a retirement community and the proposed Planned Development district.
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 district is sought so that the property can more comfortably comply with the Zoning Ordinance. Many of the proposed district's standards are similar to what can already be found in other districts like RS-3 (zero-lot-line and townhome 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.** The subject properties are surrounded by other apartments or commercial properties and the retirement community blends relatively well into this area. These properties have already operated in the same fashion for many years.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The applicant is seeking to subdivide each home individually. This cannot be done without an appropriate zoning designation. However, this does not prevent the property from continuing to operate as a retirement community.
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 does not appear to be any adverse effect on the surrounding environment.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** There has been a demonstrated community need for senior housing and the property is currently being used for this purpose.
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 subject properties have long-since contributed to the pattern of development in the area and will continue to fit into this pattern as its zoning is codified.

Exhibit “A”: Applicable Regulations

1. Except as otherwise specified, the development of the subject property shall generally conform to the Low-rise Multifamily (RM-1) Zoning District standards.
2. Residential uses being part of a retirement community shall be allowed as part of this zoning.
3. Offices and maintenance/storage buildings specifically serving the other properties within the district shall be allowed as part of this zoning.
4. The following development standards shall apply:

Development Standard	PD
<i>Minimum Lot Area</i> (sq. ft.)	
Single-Family Unit	3,800
Two-Family Unit	5,000
Zero Lot Line or Twinhome Unit	2,500
Townhouse Unit	1,875
<i>Minimum Lot Dimensions</i> (feet in width x feet in depth)	
Single-Family Unit	40x75
Two-Family Unit	50x80
Zero Lot Line or Twinhome Unit	27x80
Townhouse Unit	25x75
<i>Minimum Front Yard</i> (feet)	15
<i>Minimum Side Yard</i> (feet)	
One side yard (minimum)	[3]
The other side yard (minimum)	[3]
<i>Minimum Rear Yard</i> (feet)	10
<i>Maximum Floor Area Ratio</i>	.70
<i>Maximum Height</i>	
In feet	35
In stories	2-½
<i>Maximum Density</i> (units/gross acre)	15

[3] Side yard standards are governed by the Zoning Ordinance’s Section 501.A.[3], 501.C, and 501.D.

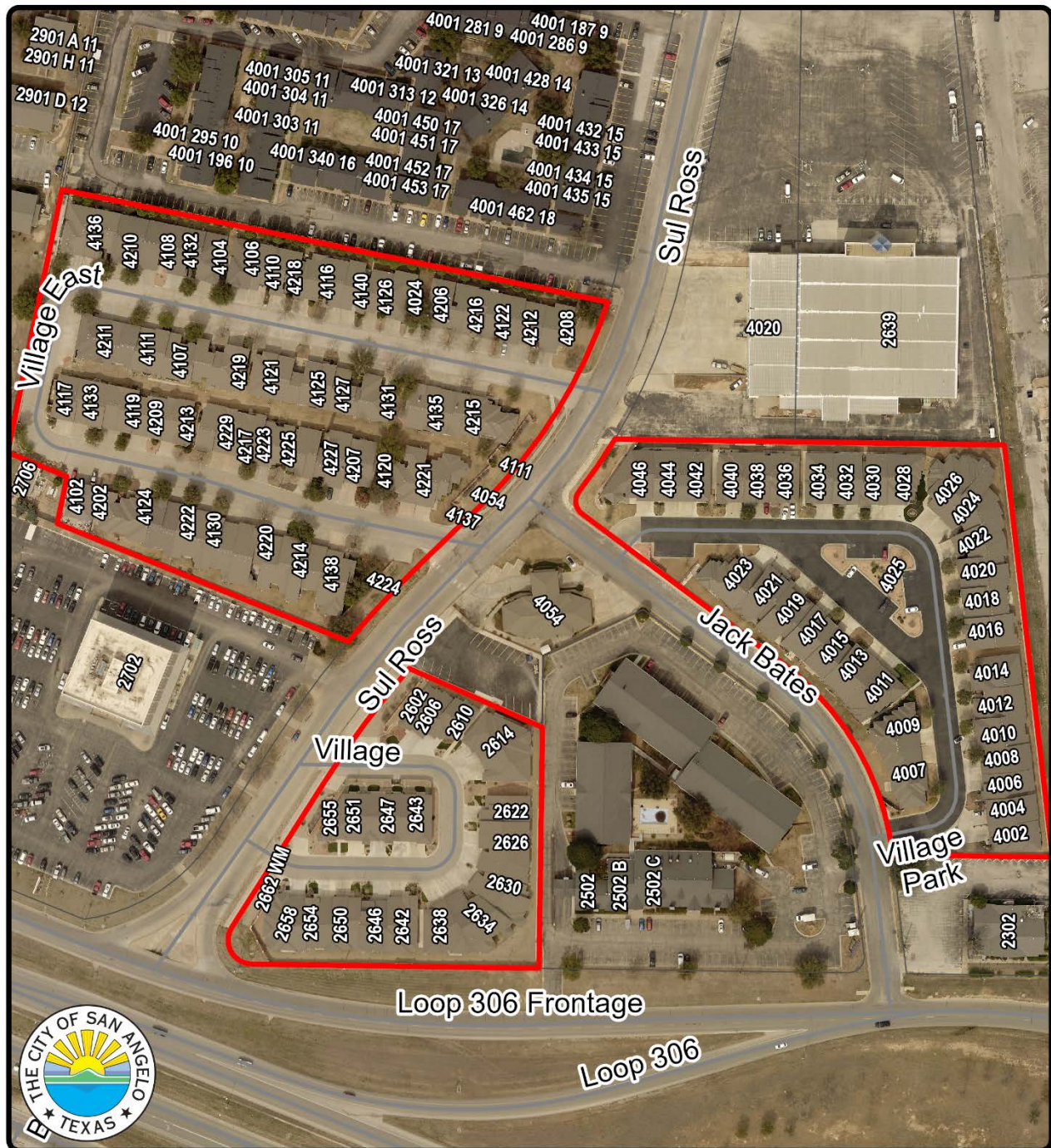
Recommendation:

Staff recommend **APPROVAL** of a Zone Change from the General/Heavy Commercial (CG/CH), PD00-03, and PD08-03 zoning districts to a new Planned Development (PD24-06) district with a base zoning of Low-Rise Multifamily (RM-1), allowing for smaller lots and setbacks than usual and accessory uses for a retirement community.

Attachments:

Aerial Map 1
Aerial Map 2
Notification Map
Zoning Map
Vision Plan
Plats/Concept Plans
Site photos

Aerial Map 1



Aerial Map

PD24-06: Village East

Council District: #5 Karen Hesse Smith

Neighborhood: Vista del Arroyo

Subject Property: —

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles



Aerial Map 2



Aerial Map

PD24-06: Village East

Council District: #5 Karen Hesse Smith
Neighborhood: Vista del Arroyo

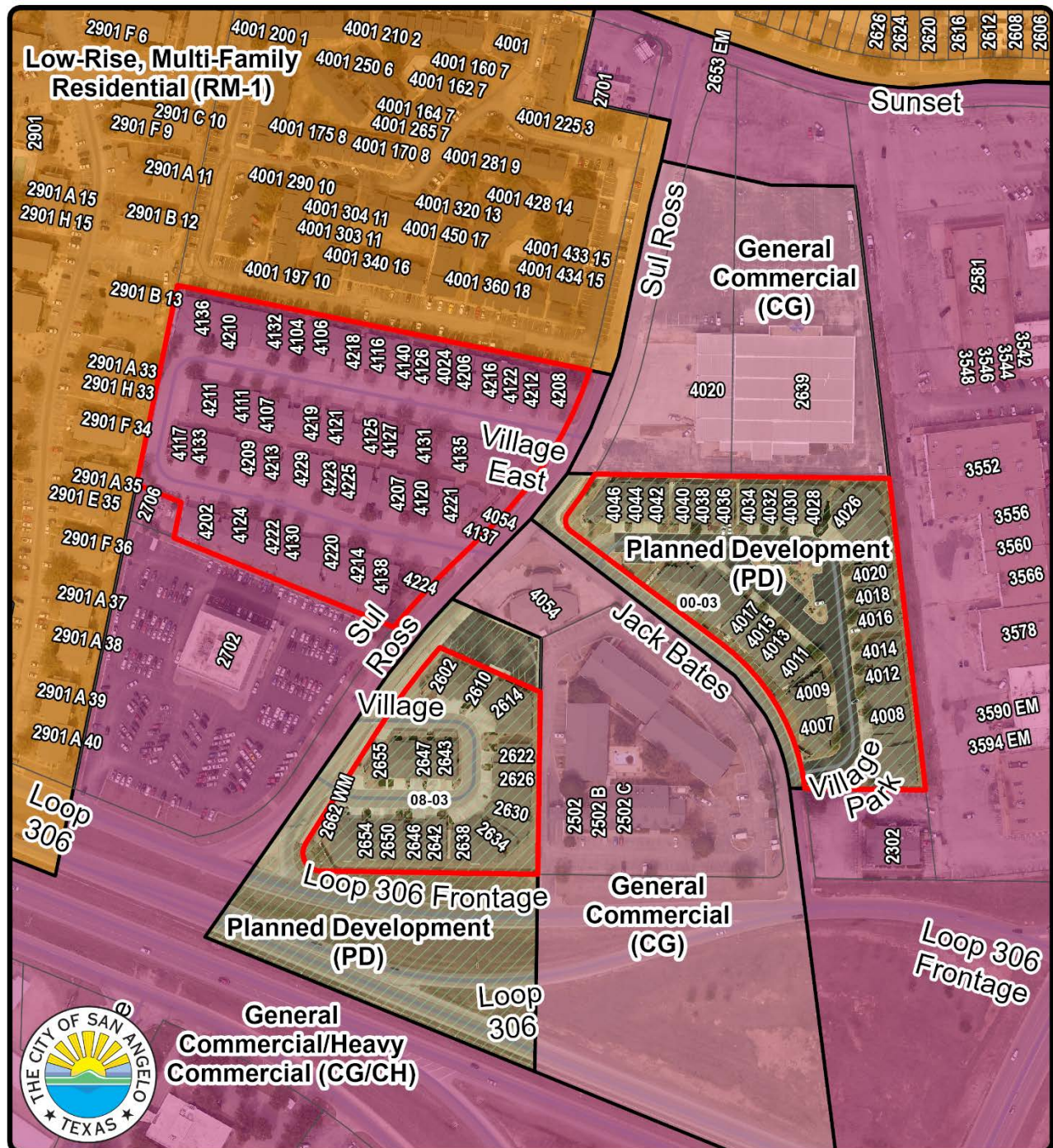
Subject Property: 

Scale:  Miles
0 0.01 0.03 0.06 0.09 0.12



[illegible]

Zoning Map



Zoning Map

PD24-06: Village East

Council District: #5 Karen Hesse Smith
Neighborhood: Vista del Arroyo

Subject Property: —

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles



Neighborhood

Sunset

Lindenwood South

Village East

Commercial

Village Park

Village

Loop 306

Loop 306 Frontage

Knickerbocker

Sul Ross

Jack Bates

2601

2602

2603

2604

2605

2606

2607

2608

2609

2610

2611

2612

2613

2614

2615

2616

2617

2618

2619

2620

2621

2622

2623

2624

2625

2626

2627

2628

2629

2630

2631

2632

2633

2634

2635

2636

2637

2638

2639

2640

2641

2642

2643

2644

2645

2646

2647

2648

2649

2650

2651

2652

2653

2654

2655

2656

2657

2658

2659

2660

2661

2662

2663

2664

2665

2666

2667

2668

2669

2670

2671

2672

2673

2674

2675

2676

2677

2678

2679

2680

2681

2682

2683

2684

2685

2686

2687

2688

2689

2690

2691

2692

2693

2694

2695

2696

2697

2698

2699

2700

2701

2702

2703

2704

2705

2706

2707

2708

2709

2710

2711

2712

2713

2714

2715

2716

2717

2718

2719

2720

2721

2722

2723

2724

2725

2726

2727

2728

2729

2730

2731

2732

2733

2734

2735

2736

2737

2738

2739

2740

2741

2742

2743

2744

2745

2746

2747

2748

2749

2750

2751

2752

2753

2754

2755

2756

2757

2758

2759

2760

2761

2762

2763

2764

2765

2766

2767

2768

2769

2770

2771

2772

2773

2774

2775

2776

2777

2778

2779

2780

2781

2782

2783

2784

2785

2786

2787

2788

2789

2790

2791

2792

2793

2794

2795

2796

2797

2798

2799

2800

2801

2802

2803

2804

2805

2806

2807

2808

2809

2810

2811

2812

2813

2814

2815

2816

2817

2818

2819

2820

2821

2822

2823

2824

2825

2826

2827

2828

2829

2830

2831

2832

2833

2834

2835

2836

2837

2838

2839

2840

2841

2842

2843

2844

2845

2846

2847

2848

2849

2850

2851

2852

2853

2854

2855

2856

2857

2858

2859

2860

2861

2862

2863

2864

2865

2866

2867

2868

2869

2870

2871

2872

2873

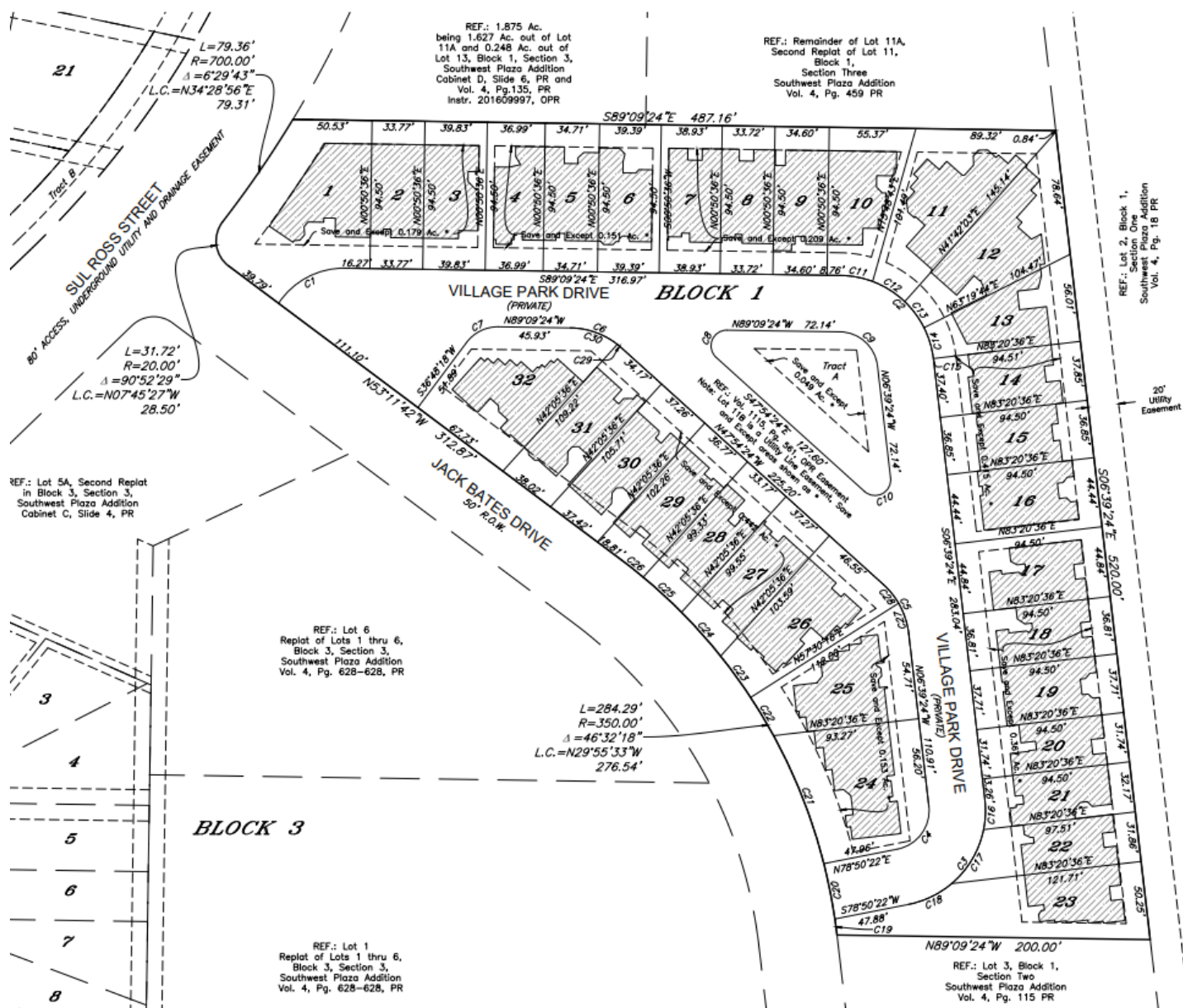
287

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles



REF.: Lot 3, Block 2,
Section 3,
Southwest Plaza Addition
Vol. 4, Pg. 135, PR



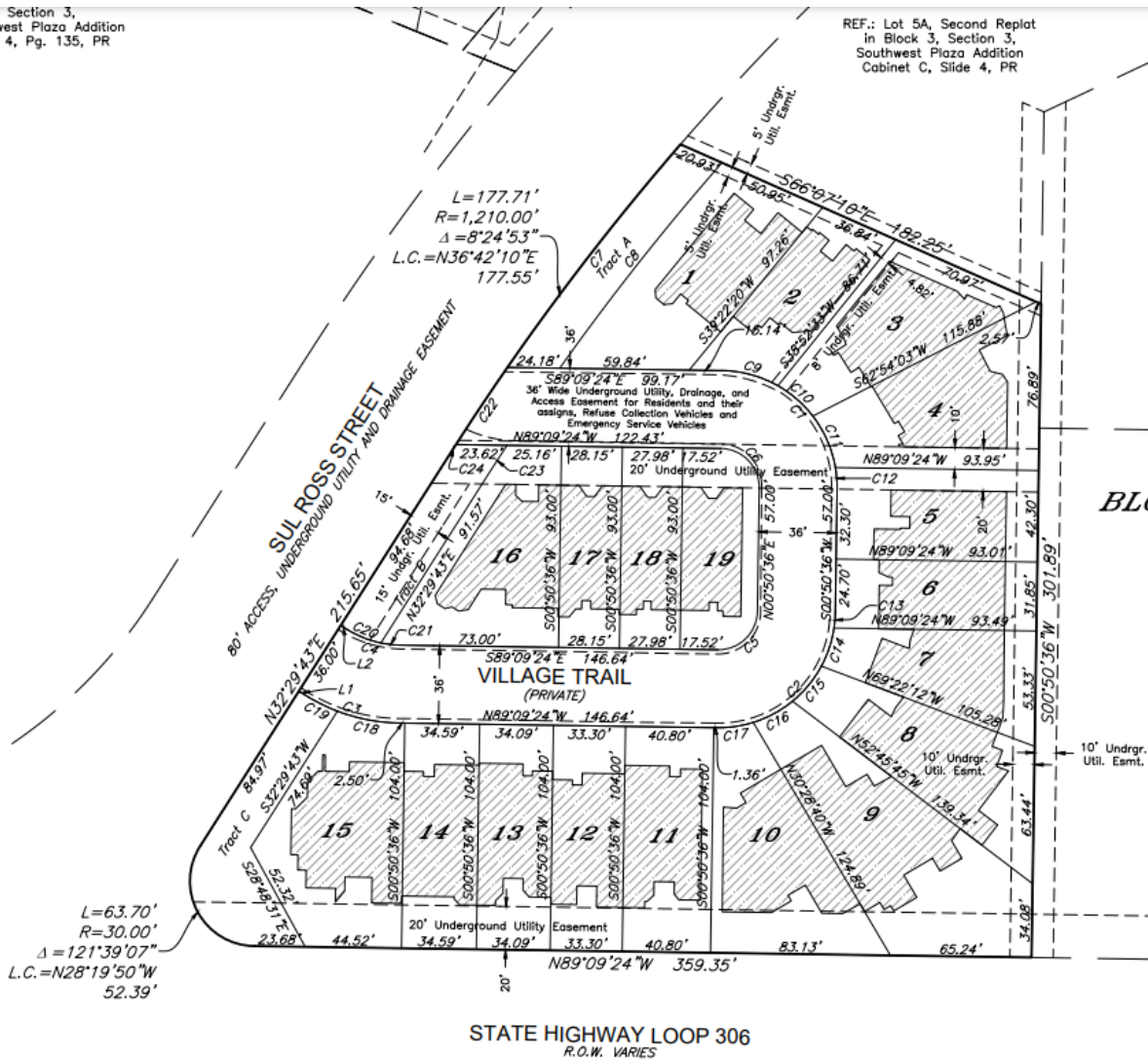


Section 3,
Southwest Plaza Addition
Vol. 4, Pg. 135, PR

REF.: Lot 5A, Second Replat
in Block 3, Section 3,
Southwest Plaza Addition
Cabinet C, Slide 4, PR

REF.: Lot 6
Replat of Lots 1 thru 6,
Block 3, Section 3,
Southwest Plaza Addition
Vol. 4, Pg. 628–628, PR

REF.: Lot 1
Replat of Lots 1 thru 6,
Block 3, Section 3,
Southwest Plaza Addition
Vol. 4, Pg. 628–628, PR



Site Photos





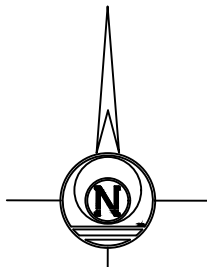












SCALE: 1"= 50'

0 25 50 100
GRAPHIC SCALE : FEET

NOTE : Bearings shown hereon are based on the Texas Coordinate System - Central Zone.
Distances shown are surface horizontal.

LEGEND:

- Found $\frac{1}{2}$ " Iron Pipe or Rod (unless otherwise noted)
- Set $\frac{1}{2}$ " Iron Rod with Cap

PLANNING COMMISSION

Approved for recording this ____ day of _____, 20____, City Planning Commission of San Angelo, Texas.

By: _____
Chairman

By: _____
Secretary

DEPARTMENT OF WATER UTILITIES

Approved for recording this ____ day of _____, 20____.

By: _____
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS

Approved for recording this ____ day of _____, 20____.

By: _____
Director of Public Works

COUNTY CLERK

Filed for record this ____ day of _____, 20____ @ _____
County Clerk of Tom Green Co., Tx.

By: _____

This Plat is Filed in Cabinet ____, Slide ____
Plat Records of Tom Green County, Texas.

Field Notes are filed as Instrument No. _____
Official Public Records, Tom Green County, Texas.

Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process.

SKG
ENGINEERING, LLC

SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
Firm No. 10102400
www.skg.com

REF.: Block D, Section 2,
College Hills Business Park
Addition
Vol. 4, Pg. 56, PR

REF.: 14.951 Ac. Block D &
E, Section 2,
College Hills Business Park
Addition
Instr. 649345, OPR

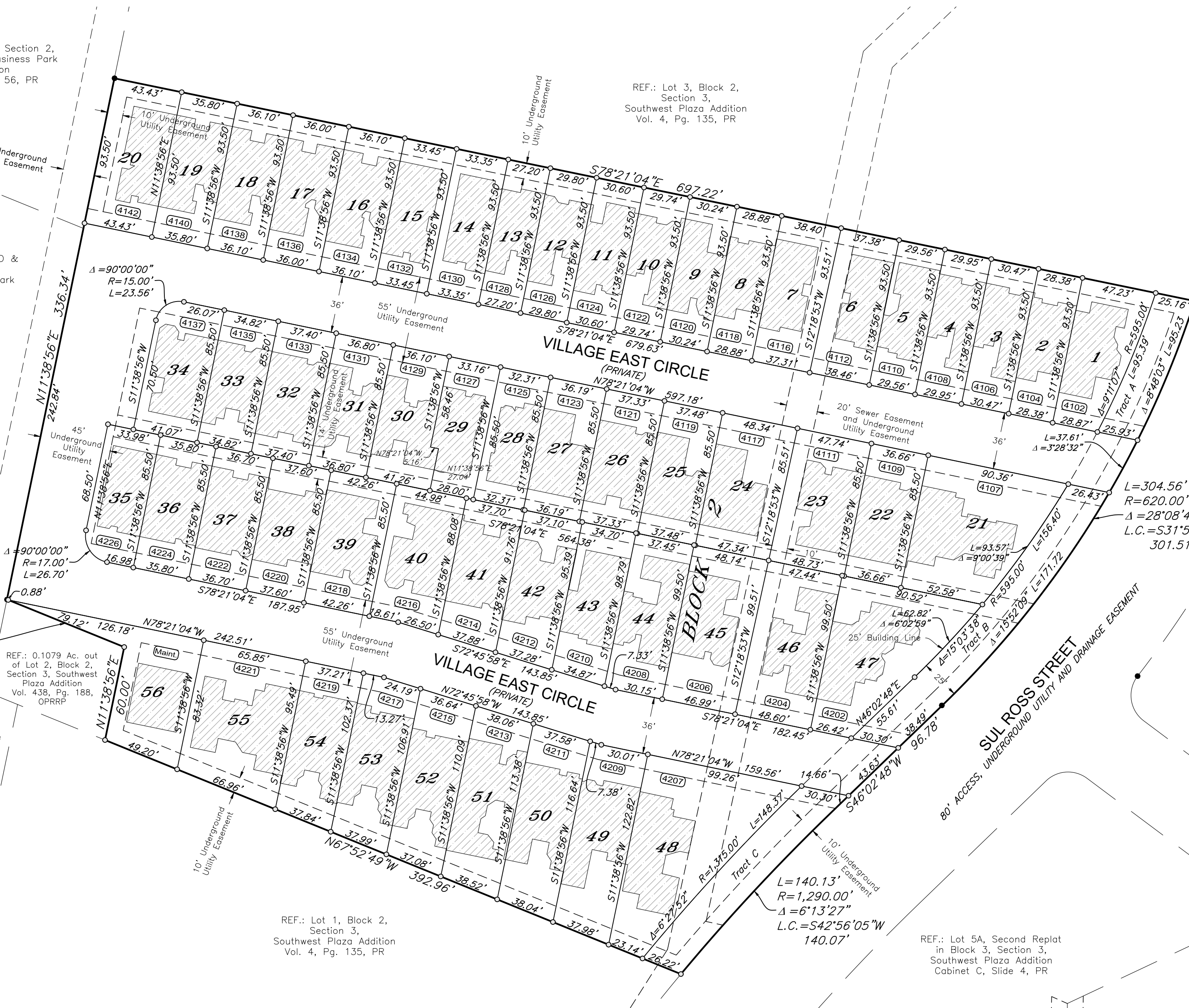
REF.: Block E, Section 2,
College Hills Business Park
Addition
Vol. 4, Pg. 56, PR

REF.: 0.1079 Ac. out
of Lot 2, Block 2,
Section 3, Southwest
Plaza Addition
Vol. 438, Pg. 188,
OPRRP

REF.: Lot 1, Block 2,
Section 3,
Southwest Plaza Addition
Vol. 4, Pg. 135, PR

REF.: Lot 3, Block 2,
Section 3,
Southwest Plaza Addition
Vol. 4, Pg. 135, PR

REF.: Lot 5A, Second Replat
in Block 3, Section 3,
Southwest Plaza Addition
Cabinet C, Slide 4, PR



VILLAGE EAST RETIREMENT COMMUNITY SECTION ONE

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Village East Retirement Community, Inc.

DESCRIPTION: Being all of Lot 2, Block 2, Section 3,
Southwest Plaza Addition as per plat recorded in Cabinet E,
Slide 86, Plat Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION

We, Village East Retirement Community, Inc., do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the easements shown hereon.

Mark A. Davis
Executive Director

STATE OF TEXAS

COUNTY OF TOM GREEN

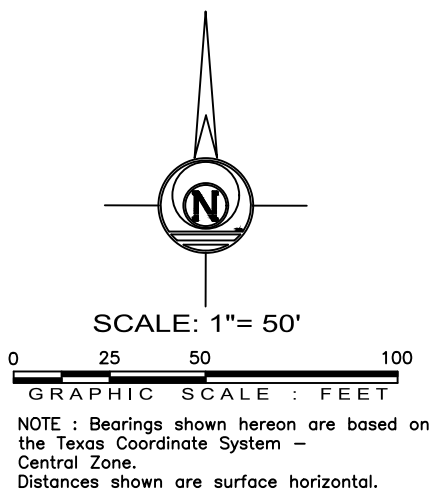
This instrument was acknowledged before me on _____
by Mark A. Davis in the capacity shown.

Notary Public, State of Texas

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SURVEYOR'S CERTIFICATE

Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the city limits of the City of San Angelo, Texas.



LEGEND:

- Found 1/2" Iron Pipe or Rod (unless otherwise noted)
- Set 1/2" Iron Rod with Cap

PLANNING COMMISSION
Approved for recording this ____ day of ____, 20____, City Planning Commission of San Angelo, Texas.

By: _____
Chairman

By: _____
Secretary

DEPARTMENT OF WATER UTILITIES
Approved for recording this ____ day of ____, 20____.

By: _____
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
Approved for recording this ____ day of ____, 20____.

By: _____
Director of Public Works

COUNTY CLERK
Filed for record this ____ day of ____, 20____, @
County Clerk of Tom Green Co., Tx.

By: _____

This Plat is Filed in Cabinet ____, Slide ____
Plat Records of Tom Green County, Texas.

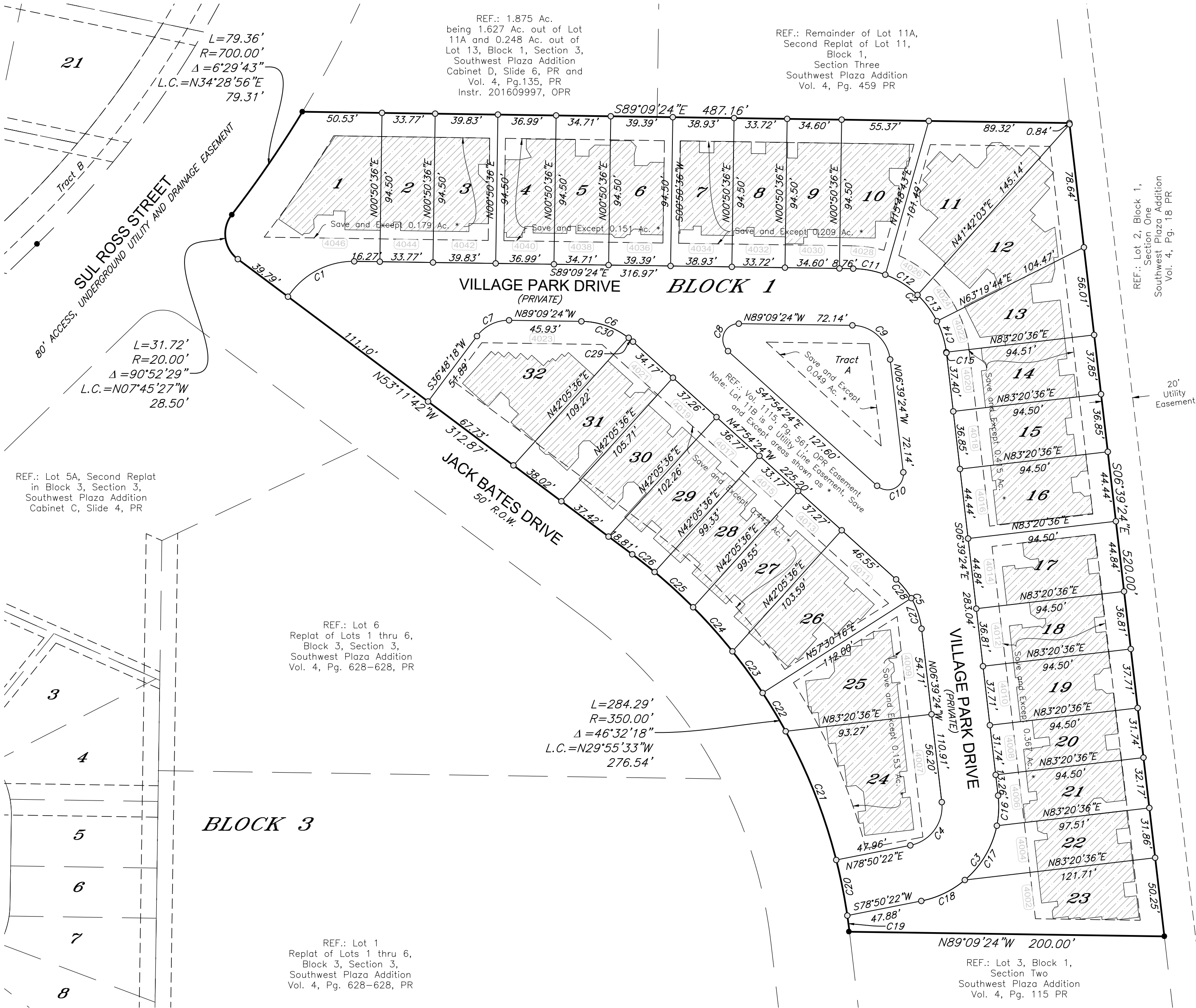
Field Notes are filed as Instrument No. _____
Official Public Records, Tom Green County, Texas.

Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process.

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
Firm No. 10102400
www.skg.com

PHONE: 325.655.1288
FAX: 325.657.8189



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	49.70'	50.00'	56°56'59"	N61°53'47"E	47.68'
C2	87.11'	60.50'	82°30'00"	S47°54'24"E	79.78'
C3	91.02'	61.00'	85°29'46"	S36°05'29"W	82.81'
C4	37.30'	25.00'	85°29'46"	S36°05'29"W	33.94'
C5	36.00'	50.00'	41°15'00"	N27°16'54"W	35.23'
C6	36.00'	50.00'	41°15'00"	N68°31'54"W	35.23'
C7	23.58'	25.00'	54°02'18"	S63°49'27"W	22.71'
C8	24.22'	10.00'	138°45'00"	S21°28'06"W	18.72'
C9	35.28'	24.50'	82°30'00"	N47°54'24"W	32.31'
C10	24.22'	10.00'	138°45'00"	N62°43'06"E	18.72'
C11	20.81'	60.50'	19°42'33"	S79°18'07"E	20.71'
C12	24.37'	60.50'	23°04'44"	S57°54'29"E	24.21'
C13	20.80'	60.50'	19°41'51"	S36°31'12"E	20.70'
C14	20.69'	60.50'	19°35'24"	S16°52'34"E	20.58'
C15	0.45'	60.50'	0°25'28"	S6°52'08"E	0.45'
C16	19.23'	61.00'	18°03'57"	S2°22'34"W	19.15'
C17	40.76'	61.00'	38°17'17"	S30°33'11"W	40.01'
C18	31.03'	61.00'	29°08'32"	S64°16'06"W	30.69'
C19	10.35'	350.00'	1°41'41"	S7°30'15"E	10.35'
C20	36.02'	350.00'	5°53'45"	S11°17'58"E	36.00'
C21	88.03'	350.00'	14°24'39"	S21°27'10"E	87.80'
C22	28.44'	350.00'	4°39'21"	S30°59'10"E	28.43'
C23	32.67'	350.00'	5°20'51"	S35°59'16"E	32.65'
C24	37.51'	350.00'	6°08'25"	S41°43'53"E	37.49'
C25	33.18'	350.00'	5°25'56"	S47°31'04"E	33.17'
C26	18.09'	350.00'	2°57'40"	S51°42'52"E	18.09'
C27	20.59'	50.00'	23°35'54"	N18°27'21"W	20.45'
C28	15.40'	50.00'	17°39'06"	N39°04'51"W	15.34'
C29	3.68'	50.00'	4°13'19"	N50°01'04"W	3.68'
C30	32.31'	50.00'	37°01'41"	N70°38'34"W	31.75'

**VILLAGE EAST
RETIREMENT COMMUNITY
SECTION THREE**

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Village East Retirement Community, Inc.

DESCRIPTION: Being all of Lot 11B, Block 1, Second Replat of Lot 11, Block 1, Southwest Plaza Addition as per plat recorded in Volume 4, Page 459-460, Plat Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION

We, Village East Retirement Community, Inc., do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the easements shown hereon.

Mark A. Davis
Executive Director

STATE OF TEXAS

COUNTY OF TOM GREEN

This instrument was acknowledged before me on
by Mark A. Davis in the capacity shown.

Notary Public, State of Texas

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SURVEYOR'S CERTIFICATE

Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the city limits of the City of San Angelo, Texas.

North arrow pointing up.

SCALE: 1"= 50'

0 25 50 100

GRAPHIC SCALE : FEET

NOTE : Bearings shown hereon are based on the Texas Coordinate System – Central Zone. Distances shown are surface horizontal.

LEGEND:

- Found 1/2" Iron Pipe or Rod (unless otherwise noted)
- Set 1/2" Iron Rod with Cap

PLANNING COMMISSION

Approved for recording this ____ day of ____, 20____, City Planning Commission of San Angelo, Texas.

By: _____

Chairman

Secretary

DEPARTMENT OF WATER UTILITIES

Approved for recording this ____ day of ____, 20____.

By: _____

Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS

Approved for recording this ____ day of ____, 20____.

By: _____

Director of Public Works

COUNTY CLERK

Filed for record this ____ day of ____, 20____ @ ____.

County Clerk of Tom Green Co., Tx.

By: _____

Tracts A, B, and C are not to have a residential dwelling placed thereon.

This Plat is Filed in Cabinet ____, Slide ____ Plat Records of Tom Green County, Texas.

Field Notes are filed as Instrument No. ____ Official Public Records, Tom Green County, Texas.

Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process.

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
Firm No. 10102400
www.skge.com

PHONE: 325.655.1288
FAX: 325.657.8189

REF.: Lot 1, Block 2, Section 3, Southwest Plaza Addition Vol. 4, Pg. 135, PR

REF.: Lot 5A, Second Replat in Block 3, Section 3, Southwest Plaza Addition Cabinet C, Slide 4, PR

REF.: Lot 6 Replat of Lots 1 thru 6, Block 3, Section 3, Southwest Plaza Addition Vol. 4, Pg. 628–628, PR

REF.: Lot 1 Replat of Lots 1 thru 6, Block 3, Section 3, Southwest Plaza Addition Vol. 4, Pg. 628–628, PR

Line Table		
Line #	Bearing	Length
L1	N57°30'17"W	3.01'
L2	S57°30'17"E	3.01'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	84.82'	54.00'	90°00'00"	S44°09'24"E	76.37'
C2	84.82'	54.00'	90°00'00"	S45°50'36"W	76.37'
C3	46.40'	84.00'	31°39'07"	N73°19'50"W	45.82'
C4	26.52'	48.00'	31°39'07"	S73°19'51"E	26.18'
C5	28.27'	18.00'	90°00'00"	N45°50'36"E	25.46'
C6	28.27'	18.00'	90°00'00"	N44°09'24"W	25.46'
C7	130.51'	1210.00'	6°10'48"	N37°49'12"E	130.45'
C8	121.00'	1190.00'	5°49'33"	S38°17'32"W	120.95'
C9	27.04'	54.00'	28°41'19"	N74°48'44"W	26.76'
C10	21.53'	54.00'	22°50'23"	N49°02'53"W	21.38'
C11	26.20'	54.00'	27°47'47"	N23°43'49"W	25.94'
C12	10.06'	54.00'	10°40'31"	N4°29'40"W	10.05'
C13	7.18'	54.00'	7°36'50"	N4°39'01"E	7.17'
C14	18.64'	54.00'	19°46'34"	N18°20'43"E	18.55'
C15	21.12'	54.00'	22°24'43"	N39°26'21"E	20.99'
C16	20.75'	54.00'	22°01'11"	N61°39'18"E	20.63'
C17	17.13'	54.00'	18°10'43"	N81°45'15"E	17.06'
C18	29.30'	84.00'	19°59'03"	S79°09'52"E	29.15'
C19	17.11'	84.00'	11°40'04"	S63°20'19"E	17.08'
C20	17.36'	48.00'	20°43'36"	N67°52'05"W	17.27'
C21	9.15'	48.00'	10°55'31"	N83°41'39"W	9.14'
C22	42.87'	1210.00'	2°01'47"	N33°42'55"E	42.86'
C23	16.73'	1190.00'	0°48'19"	N32°53'53"E	16.73'
C24	4.33'	1210.00'	0°12'18"	N32°35'52"E	4.33'

VILLAGE EAST RETIREMENT COMMUNITY SECTION TWO

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Village East Retirement Community, Inc.

DESCRIPTION: Being 2.385 acres of land and being all of Lot 4A, Second Replat in Block 3, Southwest Plaza Addition, Section Three as per plat recorded in Cabinet C, Slide 4, Plat Records of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION

We, Village East Retirement Community, Inc., do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the easements shown hereon.

Mark A. Davis
Executive Director

STATE OF TEXAS

COUNTY OF TOM GREEN

This instrument was acknowledged before me on
by Mark A. Davis in the capacity shown.

Notary Public, State of Texas

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SURVEYOR'S CERTIFICATE

Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the city limits of the City of San Angelo, Texas.

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 23 ACRES COVERING TRACT 2A OF BLOCK 2, TRACT 11-B OF BLOCK 1, AND TRACT 4A OF BLOCK 3 WITHIN SECTION 3 OF THE SOUTHWEST PLAZA ADDN.**; FROM THE GENERAL/HEAVY COMMERCIAL ZONING DISTRICT (CG/CH), PLANNED DEVELOPMENT DISTRICT PD00-03, AND PLANNED DEVELOPMENT DISTRICT PD08-03 TO A PLANNED DEVELOPMENT DISTRICT (PD24-06) WITH AN UNDERLYING ZONING OF LOW-RISE MULTIFAMILY (RM-1); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD24-06: Village East Retirement Community

WHEREAS, on the 21st day of October 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 Planned Development (PD24-06) Zoning District; and,

WHEREAS, on the 19th day of November 2024, City Council held a public hearing on PD24-06, 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 (PD24-06) Zoning District:

The real properties generally located around the intersections of Sul Ross St., Jack Bates Dr., and West Loop 306, described as Tract 2A, Block 2, Section 3 Replat Southwest Plaza Addn., and Tract 11-B, Block 1, Section 3 Second Replat Southwest Plaza Addn., and Tract 4A, Block 3, Section 3 Second Replat Southwest Plaza Addn., totaling 23 acres within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit “A” of this Ordinance. (“PD Boundary Map”).

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 **19th day of November 2024**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of December 2024**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

[illegible]

Exhibit “B”
Applicable Regulations

1. Except as otherwise specified, the development of the subject property shall generally conform to the Low-rise Multifamily (RM-1) Zoning District standards.
2. Residential uses being part of a retirement community shall be allowed as part of this zoning.
3. Offices and maintenance/storage buildings specifically serving the other properties within the district shall be allowed as part of this zoning.
4. The following development standards shall apply:

Development Standard	PD
<i>Minimum Lot Area</i> (sq. ft.)	
Single-Family Unit	3,800
Two-Family Unit	5,000
Zero Lot Line or Twinhome Unit	2,500
Townhouse Unit	1,875
<i>Minimum Lot Dimensions</i> (feet in width x feet in depth)	
Single-Family Unit	40x75
Two-Family Unit	50x80
Zero Lot Line or Twinhome Unit	27x80
Townhouse Unit	25x75
<i>Minimum Front Yard</i> (feet)	15
<i>Minimum Side Yard</i> (feet)	
One side yard (minimum)	[3]
The other side yard (minimum)	[3]
<i>Minimum Rear Yard</i> (feet)	10
<i>Maximum Floor Area Ratio</i>	.70
<i>Maximum Height</i>	
In feet	35
In stories	2-½
<i>Maximum Density</i> (units/gross acre)	15

[3] Side yard standards are governed by the Zoning Ordinance’s Section 501.A.[3], 501.C, and 501.D.