



City Council Agenda 3/4/2025

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held March 4, 2025 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. Call to Order

2. Chaplain Prayer & Pledges

3. Proclamations/Recognitions

- a. Recognition of March 7, 2025 as SAISD Difference Maker Day

4. Public Comment

Members of the public may raise issues or concerns not listed on the Regular Agenda during this time. To participate, please sign in with the City Clerk prior to the beginning of the meeting. Speakers will be called in the order they signed in. When speaking, citizens must speak from the podium, address all comments to the dais, begin by stating your name and address or Single Member District number, and limit their remarks to three minutes or less.

5. Consent Agenda

- a. Consider approving the February 18, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Consider items related to the May 3, 2025, election:
 - 1. Consider approving the Certification of Unopposed Candidates
 - 2. Consider declaring unopposed candidate Mary Coffey elected
 - 3. Consider a resolution accepting an order declaring the election for Council Member SMD 6 canceled
 - 4. Consider a resolution amending Resolution 2025-013 to extend early voting dates and hours for the May 3, 2025 election (Heather Stastny)
- c. Consider approving TIPS Contract #23010402 with CC3 Construction Consultants for the purpose of repairs and upgrades to the commercial terminal of the airport in the amount of \$84,783.91 and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- d. Consider a resolution allowing the Fire Department to accept a donation of \$2,500 from Atmos Energy Corporation (Patrick Brody)
- e. Second reading of an ordinance annexing into the City of San Angelo, by petition of the property owner, unaddressed tracts with a total of 1210.726 acres in Tom Green County, Texas, located south of US Hwy 67, east of the US Hwy 277 and US Hwy 67 interchange and Harriet Rd.; being more fully described in the adopting ordinance (Aaron Vannoy)
- f. Second reading of an ordinance for Z24-17, a request for a zone change from the General/Heavy Commercial zoning district to the General Commercial zoning district located at 2401 N. Chadbourne (Aaron Vannoy)

6. Regular Agenda

Comments regarding items on the Regular Agenda may be made by the public when each item is discussed as outlined above. To participate, please sign in with the City Clerk prior to the beginning of the meeting. Speakers will be called in the order they signed in. Comments are limited to less than three minutes. 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 a "Not to Exceed" ROM proposal for the Bill Aylor Sr. Memorial River Stage modifications from Basic IDIQ in the amount of \$1,320,000 for new and remodel construction services and related site work, and authorizing the City Manager to negotiate and execute all related documents. This contract is a cooperative purchase through BuyBoard #728-24 RS Means JOC (Presentation made by Construction Manager Alfonso Torres)
- b. Consider accepting an annexation petition for the following:
 1. 9.712 acres of land, from Abstract A-8211 Survey A Willeke S-002, located west of Pendleton Parkway and south of Willeke Dr., creating an extension of Trippington Way, and setting a public hearing for April 15, 2025
 2. 7.12 acres of land from Abstract A-8211 Survey A Willeke S-002, located west of Pendleton Parkway, creating an extension of a minor collector, Pinon Ridge Dr., and setting a public hearing for April 15, 2025 (Presentation made by Planning and Development Services Director Aaron Vannoy)
- c. Discussion and direction for possible action on the following:
 1. Amendments to Section 311 "Cultural District Overlay Zone" of the Zoning Ordinance
 2. Amendments to Article 12.04 "Signs" of the Planning and Development Ordinance
 3. Consider a resolution calling a joint public hearing of City Council and the Planning Commission regarding amendments to Section 311 "Cultural District Overlay Zone" of the Zoning Ordinance, Section 313 "Use Table" of the Zoning Ordinance, Section 304 "Commercial District Intent Statements", Article 12.04 "Signs" of the Planning and Development Ordinance and Section 420 "Offsite Signs" of the Zoning ordinance and establishing alternative notice procedures (Presentation made by Planning & Development Services Director Aaron Vannoy)

7. Closed Session

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

- a. Section 551.072 - Deliberations about real property regarding:
 1. Approximately 200.11 acres out of Survey 20, W.C. Ry. Co., Abstract 8138; Approximately 143.78 acres out of Survey 19, W.C. Ry. Co., Abstract 4018; and Approximately 8.39 acres out of Survey 4 ½, J.W. Johnson, Abstract 8647
 2. Approximately 316 acres out of Sarah R. Robertson Survey No. 178, Abstract 8474

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Consider approving various Board nominations:
Design and Historic Review Commission: Chrys Carter (SMD 4) to a second term ending in

September 2026

Development Corporation: Jimmy Barton (SMD 3) to a first term ending February 2027, Carlos Rodriguez (SMD 4) to a second term ending in February 2027, and Steven Mahaffey (SMD 5) to a second term ending February 2027

Zoning Board of Adjustments: Charles Young (SMD 2) to a first term ending January 2027

- c. Announcements and consideration of Future Agenda Items

9. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 26th day of February 2025, at 5:12 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.

Recognition

San Angelo Independent School District educators and staff impact the future of San Angelo daily – through their care for, and dedication and commitment to, the children of our city.

Their impact happens from the moment a child steps on a bus, walks through the school door, is fed a nourishing breakfast and lunch, and throughout the day until the last bell, and beyond. Educators and the entire SAISD team make a difference in each child's life, and with almost 13,000 students, this is an incredible impact on our community.

Today we acknowledge the special commitment our SAISD educators and staff have on the well-being of our children. They provide a relevant and inspiring education, preparing future-ready graduates. These graduates may one day care for your loved ones as a nurse or doctor at a local hospital, address cybersecurity threats that impact our community, create beautiful artwork or music for others to enjoy, or go on to teach the next generation of San Angeloans.

At SAISD they often say, "Our people make the difference," and today we honor the San Angelo Difference Makers, those who inspire and prepare our students and support their hopes and dreams.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, and together with San Angelo Independent School District, do hereby recognize March 7, 2025 as

"SAISD DIFFERENCE MAKER DAY"

and thank all SAISD educators and staff for their dedicated service to our students and families and urge all citizens to acknowledge the occasion of this day.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 4th day of March 2025.

Brenda Gunter
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, February 18, 2025

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 8:31 a.m. on Tuesday, February 18, 2025 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 Department Chaplain Marcella Jenkins.

3. Proclamations/Recognitions

The United Way of the Concho Valley's Centennial Year was recognized.

4. Public Comment

Citizen Keeva Stone (SMD 5) requested assistance with the open structure ordinance and resolving permit concerns.

5. Consent Agenda

- a. Approval of the February 4, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Approval of the purchase of Lots 14 and 22, Willick Subdivision of Bells Addition for stormwater purposes, purchase price and closing costs not to exceed \$50,000 and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Patrick Frerich)
- c. Approval of accepting a .312 acre, 25-ft. wide utility easement out of C. Beck Survey No. 315, Abstract No. 61 and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)
- d. Approval of accepting a .054 acre, 11-ft. wide utility easement out of C. Beck Survey No. 315, Abstract No. 61 and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)
- e. Approval of accepting a .266 acre, 20-ft. wide utility easement out of Lots 30 and 31, Block 1, Lakeside Gardens and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)
- f. Approval of accepting a .277 acre, 20-ft. wide utility easement out of Lots 5, 6, 24 and 25, Block 1, Lakeside Gardens and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)

- g. Approval of Task Order #1 with CDM Smith, Inc. under RFQ PW-01-23 for professional services related to updating the City of San Angelo's America's Water Infrastructure Act Risk and Resilience Assessment & Emergency Response Plan in the amount of \$132,120 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)
- h. Approval of Change Order #4 to RFB ES-01-22 College Hills Blvd. Reconstruction to Reece Albert Inc. in the amount of \$778,276.46 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)
- i. Award of Task Order #4 to SKG Engineering for the design of River Valley Ln. in conjunction with the Foster Rd. design project and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- j. Approval of TIPS-240101 purchase of replacement microwave data links serving the City of San Angelo radio system from Alpha Omega Wireless, Inc. in the amount of \$281,095.02 and authorizing the City Manager to negotiate and execute all related documents (Bucky Hasty)
- k. Approval of the annual purchase of Microsoft EntraID software licenses from Department of Information Resources in the amount of \$51,454.35 and authorizing the City Manager to negotiate and execute all related documents (Bucky Hasty)
- l. Approval of a proposal between the San Angelo Area Foundation and City of San Angelo to fund a new position of assistant archivist at Fort Concho for five years starting April 2025 and authorizing the City Manager to negotiate and execute all related documents (Bob Bluthardt)
- m. Adoption of an ordinance amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, for health insurance claims and an IRS payment for arbitrage (Tina Dierschke)

Motion: Council Member Thomas made a motion, seconded by Council Member Thompson, to approve the Consent Agenda, with the exception of Item 5i, which was removed from consideration. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

6. Regular Agenda

- a. Adoption of a resolution designating a venue project for the McNease Convention Center and identifying project financing (Presentation made by Finance Director Tina Dierschke)

Chamber of Commerce Destination Marketing Vice President Jeremy Bartz discussed the challenges of attracting large conventions and events at the Convention Center due to lack of additional space.

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

- b. Approval of Contract #23-00019 for the purchase and installation of 14 HVAC units at the McNease Convention Center at 501 Rio Concho Dr. with Advanced Service Group in the amount of \$524,573 utilizing HOT fund balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Civic Events Manager Sidney Walker)

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

- c. Discuss and consider the proposed theme, style, and scope for the river walk wayfinding signage and provide direction to staff regarding the funding of the project (Presentation made by Parks & Recreation Director Carl White)

Motion: Council Member Hiebert made a motion, seconded by Council Member Hesse Smith, to approve the proposed wayfinding signage as presented utilizing HOT funds. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

- d. First reading and public hearing of an ordinance annexing into the City of San Angelo, by petition of the property owner, unaddressed tracts with a total of 1205.573 acres in Tom Green County, Texas, located south of US Hwy 67, east of the US Hwy 277 and US Hwy 67 interchange and Harriet Rd.; being more fully described in the adopting ordinance. (Presentation made by Planning & Development Services Director Aaron Vannoy)

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

- e. First reading and public hearing of an ordinance for Z24-17, a request for a zone change from the General/Heavy Commercial zoning district to the General Commercial zoning district located at 2401 N. Chadbourne (Presentation made by Planning and Development Services Director Aaron Vannoy)

Motion: Council Member Gonzales made a motion, seconded by Council Member Hiebert, to approve the item as presented. The motion carried unanimously (7) ayes to (0) nays, 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 the Requirement that Meetings be Open under the following sections:

- a. Section 551.071 - Consultation with attorney regarding Joshua Loudermilk litigation
- b. Section 551.072 - Deliberations about real property regarding:
 - 1. Approximately 200.11 acres out of Survey 20, W.C. Ry. Co., Abstract 8138; Approximately 143.78 acres out of Survey 19, W.C. Ry. Co., Abstract 4018; and Approximately 8.39 acres out of Survey 4 ½, J.W. Johnson, Abstract 8647
 - 2. Approximately 316 acres out of Sarah R. Robertson Survey No. 178, Abstract 8474

New Quorum for remainder of Meeting:

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

8. Follow Up and Administrative Issues

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

Motion: Council Member Thompson made a motion, seconded by Council Member Hesse Smith, authorizing the City Manager to negotiate and execute an engagement agreement with The Law Firm of Denton Navarro Rodriguez Bernal Santee & Zech, P.C. to provide

professional legal services relating to the Joshua Loudermilk litigation. The motion carried unanimously (6) ayes to (0) nays with public comment.

b. Approval of various Board nominations:

Animal Shelter Advisory Committee: Dr. Karen Frembgen (Mayor) to a first term ending January 2027

Construction Board of Adjustments and Appeals: Scott Allison (Mayor) to a third term, Gary Cortese (SMD 4) and Jordan Sefcik (SMD 5) to a second term, all ending February 2027

Public Art Commission: Katy Villa (SMD 3) to an unexpired term ending April 2026

Motion: Council Member Miller made a motion, seconded by Council Member Gonzales, to approve the item as presented. The motion carried unanimously (6) ayes to (0) nays, with no public comment.

c. Announcements and consideration of Future Agenda Items

Council Member Hesse Smith requested staff schedule a town hall meeting regarding Civic League Park security issues.

Council Member Thompson announced the groundbreaking ceremony for the Youth Sports Practice area will be rescheduled due to inclement weather and requested an update on a tax abatement for Zeppelin Energy Storage, LLC.

9. **Adjournment**

Motion: Council Member Hiebert made a motion, seconded by Council Member Thompson, to adjourn the meeting. The motion carried unanimously (6) ayes to (0) nays, with no public comment.

There being no further business, the meeting adjourned at 11:01 a.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Heather Stastny, City Clerk

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details 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: Heather Stastny, City Clerk, City Clerk

Meeting Date: March 4, 2025

Item type: Consent Item

Caption:

Consider items related to the May 3, 2025, election:

1. Consider approving the Certification of Unopposed Candidates
2. Consider declaring unopposed candidate Mary Coffey elected
3. Consider a resolution accepting an order declaring the election for Council Member SMD 6 canceled
4. Consider a resolution amending Resolution 2025-013 to extend early voting dates and hours for the May 3, 2025 election (Heather Stastny)

Staff Recommendation:

Approve

Adopt

Summary/History:

Under the Texas Election Code 2.051-2.053, the City Council must accept the Certification of Unopposed Candidates as soon as possible after the write-in deadline if a candidate for an office that is to appear on the ballot in a territorial unit is unopposed. The Council must then, in an Open Meeting, declare each unopposed candidate elected to the office and adopt an order declaring the election canceled.

There being no write-in candidates at the 5:00 p.m. deadline on Friday, February 21, 2025, a Certification of Unopposed Candidates was issued for Council Member Single Member District 6.

The unopposed candidates who have been declared elected at the meeting ordering the cancellation, must wait until the prescribed canvassing period to be sworn in and assume their duties.

At the request of San Angelo Independent School District, early voting hours have been amended to extend early voting hours as follows:

Tues., April 22–Fri., April 25: 7 a.m. - 7 p.m. (previously 8 a.m. - 5 p.m.)

Sat., April 26: 7 a.m. - 7 p.m. (added)

Sun., April 27: 12 p.m. - 6 p.m. (added)

Mon., April 28–Tues., April 29: 7 a.m. - 7 p.m. (no change)

Funding Source(s):

Financial Impact:

There are no savings in election costs from the cancellation of the SMD 6 election. The additional early voting hours will add approximately \$1,125 to election costs.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | Certification of Unopposed Candidate | Certification of Unopposed Candidate.pdf |
| 2. | Order of Cancellation | Order of Cancellation.pdf |
| 3. | Resolution Cancellation of Election SMD 6 | Resolution Cancellation of Election SMD 6.doc |
| 4. | Resolution Amending Election | Resolution Amending Election.docx |

Presentation:

Heather Stastny

Approvals/Reviews:

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

**CERTIFICATION OF UNOPPOSED CANDIDATES FOR OTHER
POLITICAL SUBDIVISIONS (NOT COUNTY)
CERTIFICACIÓN DE CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)**

To: Presiding Officer of Governing Body

Al: Presidente de la entidad gobernante

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 3, 2025.

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 3 de mayo de 2025.

List offices and names of candidates:

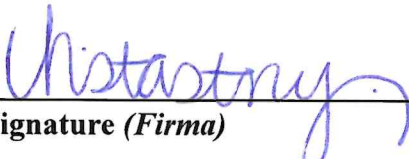
Lista de cargos y nombres de los candidatos:

Office(s) Cargo(s)

Single Member District Six (SMD 6)

Candidate(s) Candidato(s)

Mary Coffey


Signature (Firma)

Heather Stastny

Printed name (Nombre en letra de molde)

City Clerk

Title (Puesto)

February 24, 2025

Date of signing (Fecha de firma)



(Seal) (sello)

ORDER OF CANCELLATION
ORDEN DE CANCELACIÓN

The City of San Angelo hereby cancels the election scheduled to be held on
(official name of governing body)
May 3, 2025 in accordance with Section 2.053(a) of the Texas
(date on which election was scheduled to be held)
Election Code. The following candidates have been certified as unopposed and are hereby
elected as follows:

El Cuidad de San Angelo por la presente cancela la elección que, de lo contrario,
(nombre oficial de la entidad gobernante)
se hubiera celebrado el 3 de Mayo de 2025 de conformidad, con
(fecha en que se hubiera celebrado la elección)
la Sección 2.053(a) del Código de Elecciones de Texas. Los siguientes candidatos han sido
certificados como candidatos únicos y por la presente quedan elegidos como se haya indicado a
continuación:

Candidate (<i>Candidato</i>)	Office Sought (<i>Cargo al que presenta candidatura</i>)
Mary Coffey	Single Member District Six (SMD 6)/Distrito Numero Seis

A copy of this order will be posted on Election Day at each polling place that would have
been used in the election.

El Día de las Elecciones se exhibirá una copia de esta orden en todas las mesas electorales que
se hubieran utilizado en la elección.

Mayor (*Alcalde*)

City Clerk (Oficinista de La Cuidad) (seal) (sello)

Date of adoption (*Fecha de adopción*)

RESOLUTION 2025-XXX

A RESOLUTION OF THE CITY COUNCIL OF SAN ANGELO, TEXAS, RECEIVING THE CERTIFICATION OF UNOPPOSED CANDIDATES FROM THE CITY CLERK IN THE MAY 3, 2025 GENERAL ELECTION FOR THE OFFICE OF CITY COUNCIL MEMBER, SINGLE MEMBER DISTRICT SIX; DECLARING THE UNOPPOSED CANDIDATE TO BE ELECTED TO OFFICE; ORDERING CANCELATION OF THE CITY GENERAL ELECTION FOR SINGLE MEMBER DISTRICT 6 TO TAKE PLACE ON MAY 3, 2025; PROVIDING FOR SEVERABILITY; AND, ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of San Angelo, Texas, on the 4th day of February 2025, duly passed Resolution 2025-013 calling a general election to be held on the first Saturday in May 2025, same being the 3rd day of May 2025, for the purpose of electing a Mayor; one City Council Member from Single Member District 2; one City Council Member from Single Member District 4; and one City Council Member from Single Member District 6; by the qualified voters of the City of San Angelo, Single Member District Number 2, Number 4, and Number 6, respectively; and

WHEREAS, pursuant to Sections 143.007 and 146.054, Texas Election Code, the deadline for filing applications for a place on the ballot and declaration of write-in candidacy for the City of San Angelo general election for May 3, 2025 has expired; and

WHEREAS, pursuant to Section 2.052 of the Texas Election Code, the City Clerk has certified in writing that Mary Coffey is unopposed in the election for the respective office of Single Member District 6; and

WHEREAS, pursuant to Section 2.053 of the Texas Election Code, on receipt of the certification, the governing body of the political subdivision by order or ordinance may declare each unopposed candidate elected to the office and cancel the election.

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

SECTION 1: The City Council, hereby receives the City Clerk's Certification of Unopposed Candidates for the May 3, 2025 General Election.

SECTION 2: The City Council hereby declares that the following unopposed candidate for the May 3, 2025 General Election is elected to their respective office:

MARY COFFEY, COUNCIL MEMBER, SINGLE MEMBER DISTRICT 6

SECTION 3: That the declared elected candidate shall assume the duties of office when certificates of election are issued to each candidate as provided for by law.

SECTION 4: The City of San Angelo City Council hereby orders that the General Election for Single Member District 6 scheduled to be held on May 3, 2025 is cancelled, in accordance with Section 2.053(a) of the Texas Election Code.

SECTION 5: That the called election for Mayor, and Council Member Single Member Districts 2 and 4 remain unchanged by this Resolution.

SECTION 6: That the written Certification of Unopposed Candidates prepared by the City Clerk and delivered to the City Council is attached hereto as **Exhibit "A"** and is made a part hereof for all purposes.

SECTION 7: That the written Order of Cancellation prepared by the City Clerk is attached hereto as **Exhibit "B"** and is made a part hereof for all purposes.

SECTION 8: That a copy of the Order of Cancellation for the election of Council Member Single Member District 6 shall be posted on May 3, 2025, the day on which the election is to be held, at each polling place used or that would have been used in the election.

SECTION 9: That the declared elected candidate shall be listed separately on the ballot under the heading "Unopposed Candidates Declared Elected".

SECTION 10: Should any section, provision, clause, or word of this Resolution be declared unconstitutional or invalid for any reason, the remainder of this Resolution shall not be affected thereby.

SECTION 11: That this Resolution shall be in full force and effect from and after its passage and approval.

ADOPTED on this 4th day of March 2025.

CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

EXHIBIT "A"

13-1
Prescribed by Secretary of State
Section 2.051 – 2.053, Texas Election Code
9/2023

**CERTIFICATION OF UNOPPOSED CANDIDATES FOR OTHER
POLITICAL SUBDIVISIONS (NOT COUNTY)
CERTIFICACIÓN DE CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)**

To: Presiding Officer of Governing Body
Al: Presidente de la entidad gobernante

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 3, 2025.

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 3 de mayo de 2025.

List offices and names of candidates:
Lista de cargos y nombres de los candidatos:

Office(s) Cargo(s)	Candidate(s) Candidato(s)
Single Member District Six (SMD 6)	Mary Coffey


Signature (Firma)

Heather Stastny
Printed name (Nombre en letra de molde)

City Clerk
Title (Puesto)

February 24, 2025
Date of signing (Fecha de firma)



(Seal) (sello)

EXHIBIT "B"

13-2
Prescribed by Secretary of State
Section 2.051 – 2.053, Texas Election Code
9/0023

ORDER OF CANCELLATION
ORDEN DE CANCELACIÓN

The City of San Angelo hereby cancels the election scheduled to be held on
(official name of governing body)
May 3, 2025 in accordance with Section 2.053(a) of the Texas
(date on which election was scheduled to be held)
Election Code. The following candidates have been certified as unopposed and are hereby
elected as follows:

El Ciudad de San Angelo por la presente cancela la elección que, de lo contrario,
(nombre oficial de la entidad gobernante)
se hubiera celebrado el 3 de Mayo de 2025 de conformidad con
(fecha en que se hubiera celebrado la elección)
la Sección 2.053(a) del Código de Elecciones de Texas. Los siguientes candidatos han sido
certificados como candidatos únicos y por la presente quedan elegidos como se haya indicado a
continuación:

Candidate (Candidato)	Office Sought (Cargo al que presenta candidatura)
Mary Coffey	Single Member District Six (SMD 6)/Distrito Numero Seis

A copy of this order will be posted on Election Day at each polling place that would have
been used in the election.

El Día de las Elecciones se exhibirá una copia de esta orden en todas las mesas electorales que
se hubieran utilizado en la elección.

Mayor (Alcalde)

City Clerk (Oficinista de La Ciudad)

(seal) (sello)

RESOLUTION 2025-0xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, AMENDING RESOLUTION 2025-013 ORDERING A GENERAL ELECTION TO BE HELD IN SAID CITY ON THE 3rd DAY OF MAY, 2025, BY RESTATING SECTION 6 IN ITS ENTIRETY TO PROVIDE FOR EXTENDED EARLY VOTING DATES AND TIMES, AND RESTATING EXHIBIT "A" TO SAID RESOLUTION TO CONFORM WITH THE PROVISIONS OF RESTATED SECTION 6

WHEREAS, the City Council pursuant to provisions of the Texas State Constitution, Texas Election Code and Home Rule Charter called a general election for the purpose of electing the following officers: Mayor, Single Member District Two Council Member, Single Member District Four Council Member, and Single Member District Six Council Member by the qualified voters of the City of San Angelo, pursuant to Resolution 2025-013, on February 4, 2025; and

WHEREAS, Section 6 of said resolution designates early voting dates and times for the May 3, 2025 election, as further set forth on **Exhibit "A"** thereto; and

WHEREAS, City Council desires to extend the previously designated early voting dates and times for the May 3, 2025 election.

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

Section 1. Section 6 of Resolution 2025-013, adopted on February 4, 2025, and calling a general election for May 3, 2025, is hereby restated in its entirety to read as follows:

"Section 6. Early Voting by personal appearance shall be conducted each weekday, April 22, 2025, through April 25, 2025, from 7:00 A.M. to 7:00 P.M., and April 28, 2025 through April 29, 2025, from 7:00 A.M. to 7:00 P.M. Early Voting shall be conducted over the weekend, April 26, 2025 from 7:00 A.M. to 7:00 P.M. and April 27, 2025 from 12:00 P.M. to 6:00 P.M. The City of San Angelo will utilize the early voting branch location, shown on **Exhibit "A"**, adopted as part of this Resolution, and designated by Tom Green County as outlined in the Election Code Section 42.002 entitled "Required Use of County Precincts".

Application for ballot by mail shall be mailed to:

City Clerk / City of San Angelo
c/o Vona Hudson, Tom Green County Elections Administrator
Edd B. & Frances Frink Keyes Building, 113 W. Beauregard Ave.
San Angelo, Texas 76903

Applications for ballot by mail must be received no later than the close of business on Tuesday, April 22, 2025."

Section 2. **Exhibit "A"** to said Resolution 2025-013, is restated in its entirety as set forth at **Exhibit "A"** attached to this Resolution.

Section 3. All provisions of Resolution 2025-013, adopted February 4, 2025, not amended hereby, shall remain in full force and effect.

Section 4. The terms and provisions of this Resolution shall be deemed to be severable in that if any portion of this Resolution shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Resolution.

Section 5. This Resolution shall be effective from and after the date of its adoption.

ADOPTED on the 4th day of March, 2025.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

EXHIBIT "A"

POLLING PLACES FOR MAY 3, 2025 GENERAL BOND ELECTION AND EARLY VOTING DATES AND LOCATION

**EARLY VOTING
(VOTACION ADELANTADAS)**

April 22-26, 2025 7:00 A.M. to 7:00 P.M.

(7:00 de la mañana y las 7:00 de la tarde empezando el 22 de abril y terminadneo el 26 de abril 2025)

April 27, 2025 12:00 P.M. to 6:00 PM

(12:00 de la tarde y las 6:00 de la el 27 de abril)

April 28-29, 2025 7:00 A.M. to 7:00 P.M.

(7:00 de la mañana y las 7:00 de la tarde empezando el 28 de abril y terminadneo el 29 de abril 2025)

Edd B. and Francis Frink Keyes Building
113 W. Beauregard, 1st floor (Primero Piso)
San Angelo, Texas 76903

During early voting, any person residing in Tom Green County may go to this location and vote on all officers or measures for which the person is entitled to vote. (Durante la votación temprana, cualquier votante puede ir a este lugar y votar en todos los temas para los cuales son elegibles.)

**ELECTION DAY
(DIA DE LAS ELECCIONES)
May 3, 2025, 7 A.M. to 7 P.M.
(el 1 de mayo, 2025, desde las 7 hasta las 7)**

On Election Day, any person residing in Tom Green County may go to any of the polling places designated by Tom Green County pursuant to Texas Election Code Section 42.002 and vote on all officers or measures for which the person is entitled to vote. (Durante la votación temprana, cualquier votante puede ir a este lugar y votar en todos los temas para los cuales son elegibles.)

Polling places as of January 24th were:

(Los lugares de votación al 24 de enero eran:)

LOCATION OF POLLING PLACES / (LUGARES DE VOTACIÓN)

Angelo Bible Church	3506 Sherwood Way
Belmore Baptist Church	1214 S. Bell St.
Calvary Baptist Church	2401 Armstrong St.
Christoval Community Center	20022 Main St. Christoval, TX
Concho Valley Transit District	506 N. Chadbourne St.
Grape Creek ISD	8207 US Hwy. 87 N
Keating Paint & Body	5050 N. Chadbourne St.
MHMR of the Concho Valley	1501 W. Beauregard Ave.
Oak Grove Senior Apartments	4359 Oak Grove Blvd.
Paulann Baptist Church	2531 Smith Blvd.
SAF First Assembly of God Church	1442 Edmund Blvd.
San Angelo ISD Administration Building	1621 University Ave.
Southgate Church of Christ	528 Country Club Rd.
Southside Recreation Center	2750 Ben Ficklin Rd.
TXDOT	4502 Knickerbocker Rd.
Veribest Baptist Church	50 FM 2334, Veribest, TX
Wall Brethren Church	7921 Loop 570, Wall, TX
Wesley United Trinity Methodist Church	301 W. 18th St.
Westlake Ace Hardware	1801 Knickerbocker Rd.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: March 4, 2025

Item type: Consent Item

Caption:

Consider approving TIPS Contract #23010402 with CC3 Construction Consultants for the purpose of repairs and upgrades to the commercial terminal of the airport in the amount of \$84,783.91 and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

Staff Recommendation:

Approve

Summary/History:

The airport has received TIPS quotes (TIPS# 23010402) from CC3 Construction in the amount of \$84,783.65 to repair a portion of the terminal roof and add electric heaters in the baggage make-up area to prevent the fire suppression pipes from freezing and bursting during cold weather. Additionally, CC3 Construction will stain and seal the wood on the terminal arches along the terminal curb improving the aesthetics outside the terminal. The airport will fund these projects through the annual TxDOT Ramp Grant program.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
	103-3901-514.04-30		\$84,783.61

Financial Impact:

This project will be funded through the TxDOT Ramp Grant. Additionally, a 10% Contingency of \$8480.00 will be included in the contract documents.

Other Information/Recommendation:

Attachments:

1. CC-3 Proposal Heaters -Roof Repair- Arches CC-3 Proposal Heaters -Roof Repair- Arches.pdf

Presentation:

Justin Fletcher

Approvals/Reviews:

Justin Fletcher

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

CC-3

TIPS COMPLIANCE ESTIMATE

San Angelo Airport

8618 Terminal Circle

San Angelo, Texas 76904

Roof Repairs
Arches/Heaters

2/21/2025

Construction Consultants-3

2032 East Hwy 80, Abilene, Texas 79601

TIPS# 23010402

Division Totals

Division 01 - General Requirements	\$	35,874.33
Division 02 - Existing Conditions		
Division 03 - Concrete		
Division 04 - Masonry	\$	11,640.00
Division 05 - Metals		
Division 06 - Wood, Plastics, and Composites		
Division 07 - Thermal and Moisture Protection	\$	12,601.01
Division 08 - Openings		
Division 09 - Finishes	\$	2,730.00
Division 10 - Specialties		
Division 11 - Equipment		
Division 12 - Furnishings		
Division 13 - Special Construction		
Division 14 - Conveying Equipment		
Division 21 - Fire Suppression		
Division 22 - Plumbing		
Division 23 - Heating, Ventilating, and Air Conditioning (HVAC)	\$	6,636.80
Division 26 - Electrical	\$	18,285.62
Division 27 - Communications		
Division 28 - Electronic Safety and Security		
Division 31 - Earthwork		
Division 32 - Exterior Improvements		
Division 33 - Utilities		
Division 34 - Transportation		

RS MEANS PRICING TOTAL (MODIFIED BY CITY COST INDEX) \$ 87,767.76

TIPS CONTRACT COEFFICIENT (MEANS BASED PRICING ONLY) 0.920000000

SUBTOTAL \$ 80,746.34

P&P Bond \$ 4,037.31

Total Price \$ 84,783.65



Scope of Work
San Angelo Airport
Roof Repairs/Arches/Heaters in Luggage Area

Ranger Paint Hangar Roof Repair

- Labor and material to clean out debris in internal gutter around leaking areas.
- Provide and install 911 Tropical roof coating and seal penetrations with caulking.
- Haul off trash and debris

Terminal Roof Repairs

- Labor and material to remove/replace affected area comp. shingles on westside over men/women's restroom and café
- Seal penetrations and wall flashing with caulking.
- Provide and install 2 sets of gutters and downspouts along with metal eyebrow above both door entrances to prevent water intrusions.
- Haul off trash and debris.

Arche Entrance -Terminal

- Labor and material to clean/sand and stain wood surfaces of arches at both westside entrances.

Heaters in Luggage Area-Terminal

- Labor and material to install 6 hanging heaters in baggage claim area
- Main baggage area will have four 7.5 KW heaters, and the storeroom area will have two 5 KW heaters.
- All heaters will be 208/230 single phase voltage.
- Labor and material to install power to new heaters. Heaters are to be fed from nearest panel.
- Heaters may need to be fed from several panels to avoid overloading.
- Provide and install 40a 2 pole breakers fed with #8thhn.
- Provide and install 30a 2 pole breaker fed with #10thhn.
- All heaters will be properly labeled.

Estimate Exclusions

- After hours work
- Asbestos Surveys
- Patching or painting drywall, electrical repairs
- Civil engineering drawings or AISC certifications.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Patrick Brody, Fire Chief, Fire Department

Meeting Date: March 4, 2025

Item type: Consent Item

Caption:

Consider a resolution allowing the Fire Department to accept a donation of \$2,500 from Atmos Energy Corporation (Patrick Brody)

Staff Recommendation:

Approve

Summary/History:

Atmos Energy Corporation has donated \$2,500.00 to the Fire Department to assist with the cost of Special Operations Training. The Fire Department is requesting approval of a resolution to accept this donation.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|--------------------------|----------------------------|
| 1. Atmos Energy Donation | Atmos Energy Donation.docx |
|--------------------------|----------------------------|

Presentation:

Patrick Brody

Approvals/Reviews:

Patrick Brody	Created/Initiated
Patrick Brody	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved

Heather Stastny

Final Approval

**A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL ACCEPTING THE
DONATION OF \$2,500 FOR THE SAN ANGELO FIRE DEPARTMENT**

WHEREAS, Section 51.076(a) of the Texas Local Government Code provides that a municipality may hold property that it receives by gift, deed, devise, or other manner; and

WHEREAS, Atmos Energy has offered to donate \$2,500.00 cash to the City of San Angelo for the benefit of the San Angelo Fire Department; and

WHEREAS, the San Angelo Fire Department has identified a use for this donation, which will provide advanced training to the special operations division, furthering the mission and purpose of the department.

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

Part 1: That the City of San Angelo hereby accepts the donation from Atmos Energy of \$2,500.00 for the benefit of the San Angelo Fire Department.

Part 2: That the donation shall be used solely for the purposes of advanced training within the San Angelo Fire Department special operations division.

PASSED and APPROVED this 4th day of March, 2025.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Heather Stastny, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 4, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance annexing into the City of San Angelo, by petition of the property owner, unaddressed tracts with a total of 1210.726 acres in Tom Green County, Texas, located south of US Hwy 67, east of the US Hwy 277 and US Hwy 67 interchange and Harriet Rd.; being more fully described in the adopting ordinance (Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------------------|--|
| 1. | 1210.726 Ac Annexation Exhibit | 1210.726 Ac Annexation Exhibit.pdf |
| 2. | 1210.726 Ac FN | 1210.726 Ac FN.pdf |
| 3. | AX-02 Hwy 67 Annexation Ordinance | AX-02 Hwy 67 Annexation Ordinance.docx |

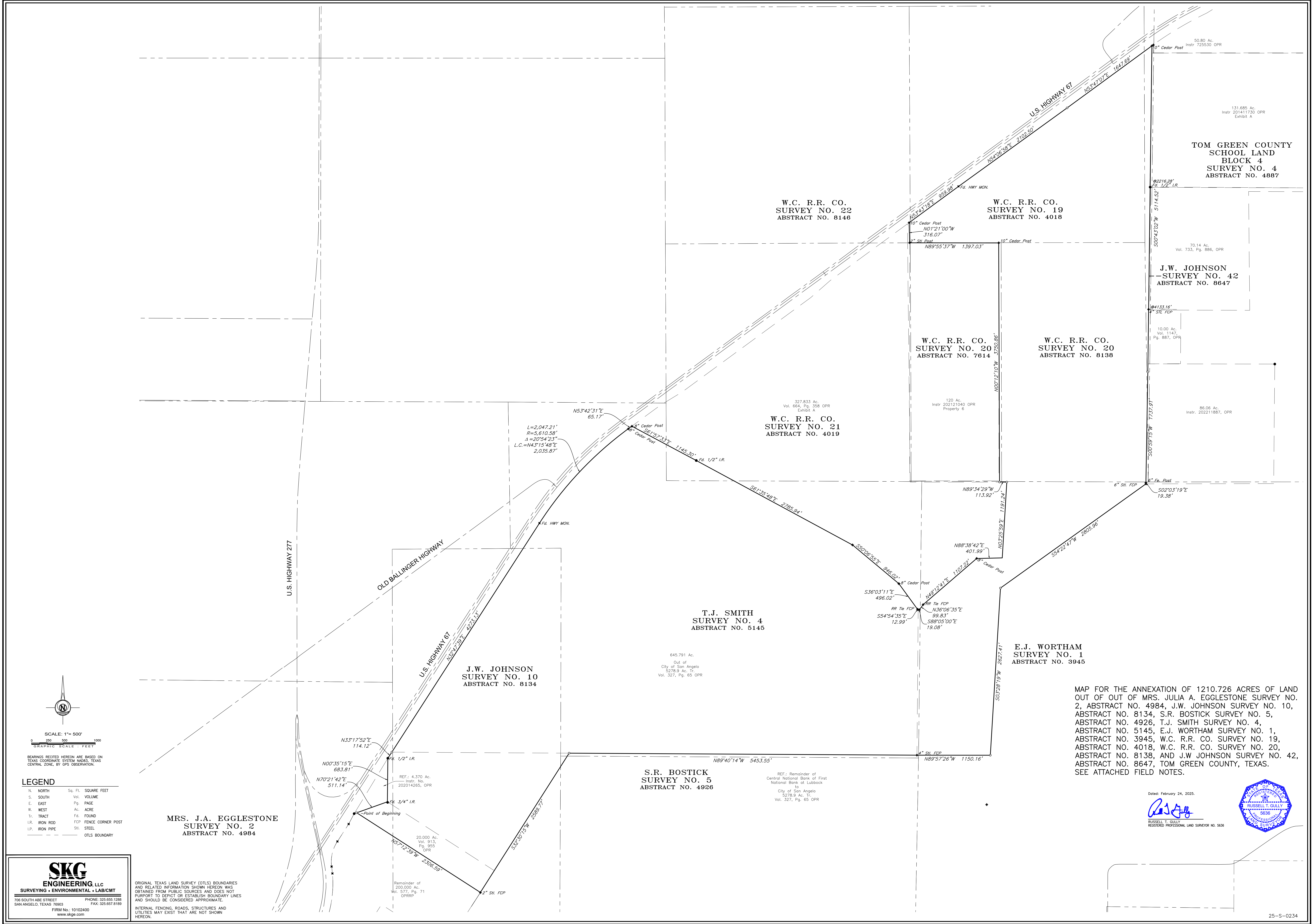
Presentation:

Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Aaron Vannoy	Approved
Brandon Dyson	Approved

Aaron Vannoy
Heather Stastny

Approved
Final Approval



LEGEND

N.	NORTH	Sq. Ft.	SQUARE FEET
S.	SOUTH	Vol.	VOLUME
E.	EAST	Pg.	PAGE
W.	WEST	Ac.	ACRE
Tr.	TRACT	Fd.	FOUND
I.R.	IRON ROD	FCP	FENCE CORNER POST
I.P.	IRON PIPE	Stl.	STEEL
		OTLS	BOUNDARY

MRS. J.A. EGGLESTONE
SURVEY NO. 2
ABSTRACT NO. 4984

ORIGINAL TEXAS LAND SURVEY (OTLS) BOUNDARIES AND RELATED INFORMATION SHOWN HEREON WAS OBTAINED FROM PUBLIC SOURCES AND DOES NOT PURPORT TO DEPICT OR ESTABLISH BOUNDARY LINES AND SHOULD BE CONSIDERED APPROXIMATE.

INTERNAL FENCING, ROADS, STRUCTURES AND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

708 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903

PHONE: 325.655.1288
FAX: 325.657.8189

FIRM No.: 10102400
www.skge.com

MAP FOR THE ANNEXATION OF 1210.726 ACRES OF LAND OUT OF OUT OF MRS. JULIA A. EGGLESTONE SURVEY NO. 2, ABSTRACT NO. 4984, J.W. JOHNSON SURVEY NO. 10, ABSTRACT NO. 8134, S.R. BOSTICK SURVEY NO. 5, ABSTRACT NO. 4926, T.J. SMITH SURVEY NO. 4, ABSTRACT NO. 5145, E.J. WORTHAM SURVEY NO. 1, ABSTRACT NO. 3945, W.C. R.R. CO. SURVEY NO. 19, ABSTRACT NO. 4018, W.C. R.R. CO. SURVEY NO. 20, ABSTRACT NO. 8138, AND J.W. JOHNSON SURVEY NO. 42, ABSTRACT NO. 8647, TOM GREEN COUNTY, TEXAS. SEE ATTACHED FIELD NOTES.

Dated: February 24, 2025.

Russell T. Gully
RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636



FIELD NOTES

1,210.726 Acres

February 24, 2025
25-S-0234

Being an area of 1,210.726 acres of land out of Mrs. Julia A. Egglestone Survey No. 2, Abstract No. 4984, J.W. Johnson Survey No. 10, Abstract No. 8134, S.R. Bostick Survey No. 5, Abstract No. 4926, T.J. Smith Survey No. 4, Abstract No. 5145, E.J. Wortham Survey No. 1, Abstract No. 3945, W.C. R.R. Co. Survey No. 19, Abstract No. 4018, W.C. R.R. Co. Survey No. 20, Abstract No. 8138, and J.W. Johnson Survey No. 42, Abstract No. 8647, Tom Green County, Texas, and said 1,210.726 acre tract being out of a certain 5,278.9 acre tract described and recorded in Volume 327, Page 65, Official Public Records of Tom Green County, Texas, and said 1,210.726 acre tract being more particularly described by metes and bounds as follows:

Beginning at a point for the southwest corner of this tract on the southeast line of a certain 4.370 acre tract described and recorded in Instrument Number 202014265, Official Public Records of Tom Green County, Texas and at the west corner of a certain 20.000 acre tract described and recorded in Volume 913, Page 955, Official Public Records of Tom Green County, Texas out of a certain 200.000 acre tract described and recorded in Volume 577, Page 71, Official Public Records of Real Property of Tom Green County, Texas, and said beginning point having coordinates of **N:10511080.88, E:2286009.47** based on Texas Coordinate System of 1983, Central Zone;

Thence with a westerly line of this tract and east line of said 4.370 acre tract as follows:

N. 70°21'42" E. a distance of **511.14** feet to a point;

N. 00°35'15" E. a distance of **683.81** feet to a ½" iron pipe found for the north corner of said 4.370 acre tract and on the east right of way line of U.S. Highway;

Thence with a northwesterly line of this tract and southeast line of said U.S. Highway 67 as follows:

N. 33°17'52" E. a distance of **114.12** feet to a point;

N. 32°47'39" E. a distance of **4,273.13** feet to a concrete highway monument found;

In a northeasterly direction with a non-tangent curve turning to the right, having a radius of 5,610.58 feet, central angle of 20°54'23", arc length of 2,047.21 feet, whose long chord bears **N. 43°15'48" E.** a distance of **2,035.87** feet to an 8" cedar fence corner post found;

N. 53°42'31" E. a distance of **65.17** feet to an 8" cedar fence corner post found for the west corner of a certain 327.833 acre tract described as Exhibit A and recorded in Volume 664, Page 358, Official Public Records of Tom Green County, Texas;

Thence with a northerly line of this tract and southerly line of said 327.833 acre tract as follows:

S. 61°57'33" E. a distance of **1,145.30** feet to a ½" iron rod with cap marked "SKG ENGINEERS" found;

S. 61°35'48" E. a distance of **2,785.94** feet to an 18" mesquite fence corner post found;

S. 50°06'55" E. a distance of **946.02** feet to an 8" cedar fence corner post found;

S. 36°03'11" E. a distance of **496.02** feet to a railroad tie fence corner post found;

S. 54°54'35" E. a distance of **12.99** feet to a 6" cedar fence corner post found;

S. 88°05'00" E. a distance of **19.08** feet to 6" cedar fence corner post found;

N. 36°06'35" E. a distance of **99.83** feet to a railroad tie fence corner post found;

N. 49°12'41" E. a distance of **1107.22** feet to an 8" cedar fence corner post found;

N. 88°38'42" E. a distance of **401.99** feet to a point;

Thence with a westerly line of this tract and east line of said 327.833 acre tract, **N. 03°25'59" E.** a distance of **1191.24** feet to a point on the occupied south line of said W.C. R.R. Co. Survey No. 20, Abstract No. 8138;

Thence with a southerly line of this tract and south line of said Survey No. 20, Abstract No. 8138, **N. 89°34'29" W.** a distance of **113.92** feet to a point for the southeast corner of a certain 120 acre tract described and recorded in Instrument Number 202121040, Official Public Records of Tom Green County, Texas;

Thence with a westerly line of this tract and east line of said 120 acre tract, **N. 00°12'10" W.** a distance of **3,750.86** feet to a 10" cedar fence corner post found;

Thence with a southerly line of this tract and north line of said 120 acre tract, **N. 89°55'37" W.** a distance of **1,397.03** feet to a 2" steel fence corner post found;

Thence with a westerly line of this tract, **N. 01°21'00" W.** a distance of **316.07** feet to a 10" cedar fence corner post found on the southeast right of way line of said U.S. Highway 67;

Thence with a northwesterly line of this tract and southeast right of way line of said U.S. Highway 67 as follows:

N. 53°43'18" E. a distance of **959.98** feet to a concrete highway monument found broken;

N. 54°06'58" E. a distance of **2,102.50** feet to a point;

N. 53°47'07" E. a distance of **1,647.69** feet to a 10" cedar fence corner post found and the north corner of this tract;

Thence with the east line of this tract and west line of a certain 50.80 acre tract described and recorded in Instrument Number 725530, Official Public Records of Tom Green County, Texas, a certain 131.685 acre tract described as Exhibit A and recorded in Instrument Number 201411730, Official Public Records of Tom Green County, Texas, a certain 70.14 acre tract described and recorded in Volume 733, Page 886, Official Public Records of Tom Green County, Texas, a certain

10.00 acre tract described and recorded in Volume 1147, Page 887, Official Public Records of Tom Green County, Texas and a certain 86.06 acre tract described and recorded in Instrument Number 202211887, Official Public Records of Tom Green County, Texas, **S. 00°43'02" W.** at a distance of 2,216.28 passing a ½" iron rod found for the southwest corner of said 131.685 acre tract and northwest corner of said 70.14 acre tract, at a distance of 4,133.16 feet passing a 4" steel fence corner post found for the southwest corner of said 70.14 acre tract and northwest corner of said 10.00 acre tract, in all a total distance of **5,114.52** feet to a point;

Thence continuing with the east line of this tract and west line of said 86.06 acre tract as follows:

S. 00°59'15" W. a distance of **1,737.91** feet to a 6" wood fence corner post found;

S. 02°03'19" E. a distance of **19.38** feet to a 6" steel fence corner post found;

Thence with a southeasterly line of this tract and crossing said 5,278.9 acre tract as follows:

S. 54°22'47" W. a distance of **2,805.96** feet to a point on a fence line;

S. 03°28'19" W. a distance of **2,627.41** feet to a point;

Thence with a southerly line of this tract as follows:

N. 89°57'26" W. a distance of **1,150.16** feet to a 4" steel fence corner post found;

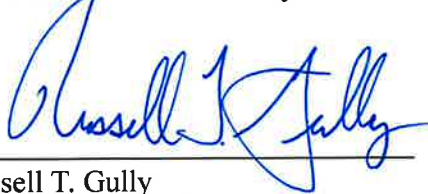
N. 89°40'14" W. a distance of **5,453.55** feet to a point;

Thence with a southeasterly line of this tract, **S. 32°30'15" W.** a distance of **2,589.77** feet to a 2" steel fence corner post found for the southeast corner of said 20.000 acre tract and east line of said 200.000 acre tract;

Thence with the southwest line of this tract and said 20.000 acre tract, **N. 57°12'39" W.** a distance of **2,306.59** feet to the point of beginning and containing **1,210.726** acres of land.

Bearings recited hereon are based on Texas Coordinate System NAD83 – Texas Central Zone by GPS observation.

See Attached Plat of Survey.



Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400



AN ORDINANCE ANNEXING INTO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ON PETITION OF PROPERTY OWNERS, TERRITORY GENERALLY DESCRIBED BEING A TOTAL OF APPROXIMATELY 1210.726 ACRES GENERALLY SITUATED IMMEDIATELY NORTHEAST OF THE CITY, GENERALLY LOCATED SOUTH OF US HWY 67 BETWEEN THE US HWY 277 AND US HWY 67 INTERCHANGE AND HARRIET RD, HEREINAFTER MORE FULLY DESCRIBED BY METES AND BOUNDS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING FOR AMENDMENT OF THE BOUNDARIES AND OFFICIAL MAP OF THE CITY; APPROVING A SERVICE PLAN THEREFORE; SUBJECTING THE PROPERTY SITUATED THEREIN TO BEAR ITS PRO RATA PART OF TAXES LEVIED; PROVIDING RIGHTS AND PRIVILEGES AS WELL AS DUTIES AND RESPONSIBILITIES OF INHABITANTS AND OWNERS OF SAID TERRITORY; DIRECTING NOTICES AS REQUIRED BY LAW; PROVIDING A SEVERABILITY CLAUSE; DECLARING COMPLIANCE WITH OPEN MEETINGS ACT; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of San Angelo, Texas (the "City") is a home-rule municipality authorized by State law and the City Charter to annex territory lying adjacent and contiguous to the corporate limits of said City; and

WHEREAS, pursuant to Texas Local Government Code, Section 43.0671, all of the owners of a tract of land containing 1210.726 acres situated immediately northeast of the City, generally located south of US HWY 67 between the US HWY 277 and US HWY 67 interchange and Harriet Rd, more fully described in Exhibit "A," attached hereto and made a part hereof for all purposes (hereinafter the "Territory"), have petitioned the City Council in writing to annex the Territory into the corporate limits of the City; and,

WHEREAS, City is the sole owner of the Territory; and,

WHEREAS, the Territory is not appraised for ad valorem tax purposes as land for agricultural or wildlife management use, or as timber land, and Section 43.016 of the Texas Local Government Code does not apply to the proposed annexation; and,

WHEREAS, the City Council accepted the Petition Requesting Annexation by City, and directed Planning staff to proceed with the proposed annexation schedule, at a regularly held meeting of the City Council on January 21, 2025 and,

WHEREAS, a public hearing on the annexation was held, the 18th day of February 2025, as required by law, where all interested persons were provided an opportunity to be heard on the proposed annexation of the Territory; and

WHEREAS, all notices have been issued as required by law and all public hearings have been held within the time required by law pursuant to notices duly posted and published; and

WHEREAS, a service plan has been prepared that provides for the extension of appropriate municipal services into the Territory, which plan is attached hereto, and the City is able to provide such services; and

WHEREAS, the Territory is not within the boundaries of any other municipality, lies within the extraterritorial jurisdiction of the City, and lies adjacent to and adjoins the present boundaries of the City;

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

Section 1 Findings of Fact. All of the above premises are hereby found to be true and correct and are incorporated into the body of this ordinance as if fully set forth; and all required legal conditions for annexation have been met.

Section 2 Annexation. The Territory described in Exhibit "A," attached hereto and incorporated herein for all purposes, said Territory lying adjacent to and contiguous with the present boundaries of the City, be and is hereby added and annexed into the City, and said Territory shall hereafter be included within the corporate limits of the City, and the present boundary lines of said City, at various points contiguous with the Territory annexed, are hereby altered, extended and amended so as to include said Territory within the corporate limits of the City.

Section 3 Amendment of Boundaries and Official Map of City. The official map and boundaries of the City, heretofore adopted and amended, shall be and are hereby amended so as to include the aforementioned annexed Territory as part of the City.

Section 4 Service Plan. The service plan attached hereto as Exhibit "B" is hereby approved and is incorporated herein for all purposes. The City makes an affirmative determination that this service plan provides for the extension of services to the annexed Territory which are comparable to other areas within the City with similar land utilization, population density and topography. It is further found that those characteristics of land use, population density and topography which distinguish this Territory from other areas of the City are considered a sufficient basis for providing a different level of services in the annexed Territory.

Section 5 Pro Rata Share of Taxes. The annexed Territory, being a part of the City for all purposes, shall bear its pro rata part of taxes levied by the City.

Section 6 Rights, Privileges and Duties of Inhabitants. The inhabitants of the annexed Territory shall be entitled to all the rights and privileges of the other citizens of the City and shall be bound by the Charter, Ordinances, Resolutions and other regulations of the City.

Section 7 Filing and Notice of Ordinance. The City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk of Tom Green County, Texas, the Voting Registrar of Tom Green County, the Tom Green County Appraisal District, and the Texas Comptroller of Public Accounts in the manner required by law. The City Clerk is further directed to notify any service providers of services in the annexed Area, and all other parties as required by law.

Section 8. Severability. If any part, provision, section, subsection, sentence, clause or phrase of this ordinance (or the application of same to any person or set of circumstances) is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining parts of this ordinance (or their application to other persons or sets of circumstances) shall not be affected thereby, it being the intent of City Council in adopting this ordinance, that no part thereof or provision contained herein shall become inoperative or fail by reason of any unconstitutionality of any other part hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 9. Open Meeting Act Compliance. The City Council for the City of San Angelo hereby finds and declares that the meetings at which this ordinance was introduced and finally passed were open to the public as required by law and that public notice of the time, place and purpose of said meetings was given as require by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 10. Effective Date. This ordinance will become effective on, from and after its date of adoption.

INTRODUCED on the 18th day of February, 2025, and finally PASSED, APPROVED AND ADOPTED on this the 4th day of March, 2025.

THE CITY OF SAN ANGELO

By: _____
Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

By: _____
Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

[illegible]

FIELD NOTES

1,210.726 Acres

February 24, 2025
25-S-0234

Being an area of 1,210.726 acres of land out of Mrs. Julia A. Egglestone Survey No. 2, Abstract No. 4984, J.W. Johnson Survey No. 10, Abstract No. 8134, S.R. Bostick Survey No. 5, Abstract No. 4926, T.J. Smith Survey No. 4, Abstract No. 5145, E.J. Wortham Survey No. 1, Abstract No. 3945, W.C. R.R. Co. Survey No. 19, Abstract No. 4018, W.C. R.R. Co. Survey No. 20, Abstract No. 8138, and J.W. Johnson Survey No. 42, Abstract No. 8647, Tom Green County, Texas, and said 1,210.726 acre tract being out of a certain 5,278.9 acre tract described and recorded in Volume 327, Page 65, Official Public Records of Tom Green County, Texas, and said 1,210.726 acre tract being more particularly described by metes and bounds as follows:

Beginning at a point for the southwest corner of this tract on the southeast line of a certain 4.370 acre tract described and recorded in Instrument Number 202014265, Official Public Records of Tom Green County, Texas and at the west corner of a certain 20.000 acre tract described and recorded in Volume 913, Page 955, Official Public Records of Tom Green County, Texas out of a certain 200.000 acre tract described and recorded in Volume 577, Page 71, Official Public Records of Real Property of Tom Green County, Texas, and said beginning point having coordinates of **N:10511080.88, E:2286009.47** based on Texas Coordinate System of 1983, Central Zone;

Thence with a westerly line of this tract and east line of said 4.370 acre tract as follows:

N. 70°21'42" E. a distance of **511.14** feet to a point;

N. 00°35'15" E. a distance of **683.81** feet to a ½" iron pipe found for the north corner of said 4.370 acre tract and on the east right of way line of U.S. Highway;

Thence with a northwesterly line of this tract and southeast line of said U.S. Highway 67 as follows:

N. 33°17'52" E. a distance of **114.12** feet to a point;

N. 32°47'39" E. a distance of **4,273.13** feet to a concrete highway monument found;

In a northeasterly direction with a non-tangent curve turning to the right, having a radius of 5,610.58 feet, central angle of 20°54'23", arc length of 2,047.21 feet, whose long chord bears **N. 43°15'48" E.** a distance of **2,035.87** feet to an 8" cedar fence corner post found;

N. 53°42'31" E. a distance of **65.17** feet to an 8" cedar fence corner post found for the west corner of a certain 327.833 acre tract described as Exhibit A and recorded in Volume 664, Page 358, Official Public Records of Tom Green County, Texas;

Thence with a northerly line of this tract and southerly line of said 327.833 acre tract as follows:

S. 61°57'33" E. a distance of **1,145.30** feet to a ½" iron rod with cap marked "SKG ENGINEERS" found;

S. 61°35'48" E. a distance of 2,785.94 feet to an 18" mesquite fence corner post found;

S. 50°06'55" E. a distance of 946.02 feet to an 8" cedar fence corner post found;

S. 36°03'11" E. a distance of 496.02 feet to a railroad tie fence corner post found;

S. 54°54'35" E. a distance of 12.99 feet to a 6" cedar fence corner post found;

S. 88°05'00" E. a distance of 19.08 feet to 6" cedar fence corner post found;

N. 36°06'35" E. a distance of 99.83 feet to a railroad tie fence corner post found;

N. 49°12'41" E. a distance of 1107.22 feet to an 8" cedar fence corner post found;

N. 88°38'42" E. a distance of 401.99 feet to a point;

Thence with a westerly line of this tract and east line of said 327.833 acre tract, N. 03°25'59" E. a distance of 1191.24 feet to a point on the occupied south line of said W.C. R.R. Co. Survey No. 20, Abstract No. 8138;

Thence with a southerly line of this tract and south line of said Survey No. 20, Abstract No. 8138, N. 89°34'29" W. a distance of 113.92 feet to a point for the southeast corner of a certain 120 acre tract described and recorded in Instrument Number 202121040, Official Public Records of Tom Green County, Texas;

Thence with a westerly line of this tract and east line of said 120 acre tract, N. 00°12'10" W. a distance of 3,750.86 feet to a 10" cedar fence corner post found;

Thence with a southerly line of this tract and north line of said 120 acre tract, N. 89°55'37" W. a distance of 1,397.03 feet to a 2" steel fence corner post found;

Thence with a westerly line of this tract, N. 01°21'00" W. a distance of 316.07 feet to a 10" cedar fence corner post found on the southeast right of way line of said U.S. Highway 67;

Thence with a northwesterly line of this tract and southeast right of way line of said U.S. Highway 67 as follows:

N. 53°43'18" E. a distance of 959.98 feet to a concrete highway monument found broken;

N. 54°06'58" E. a distance of 2,102.50 feet to a point;

N. 53°47'07" E. a distance of 1,647.69 feet to a 10" cedar fence corner post found and the north corner of this tract;

Thence with the east line of this tract and west line of a certain 50.80 acre tract described and recorded in Instrument Number 725530, Official Public Records of Tom Green County, Texas, a certain 131.685 acre tract described as Exhibit A and recorded in Instrument Number 201411730, Official Public Records of Tom Green County, Texas, a certain 70.14 acre tract described and recorded in Volume 733, Page 886, Official Public Records of Tom Green County, Texas, a certain

10.00 acre tract described and recorded in Volume 1147, Page 887, Official Public Records of Tom Green County, Texas and a certain 86.06 acre tract described and recorded in Instrument Number 202211887, Official Public Records of Tom Green County, Texas, **S. 00°43'02" W.** at a distance of 2,216.28 passing a ½" iron rod found for the southwest corner of said 131.685 acre tract and northwest corner of said 70.14 acre tract, at a distance of 4,133.16 feet passing a 4" steel fence corner post found for the southwest corner of said 70.14 acre tract and northwest corner of said 10.00 acre tract, in all a total distance of **5,114.52** feet to a point;

Thence continuing with the east line of this tract and west line of said 86.06 acre tract as follows:

S. 00°59'15" W. a distance of **1,737.91** feet to a 6" wood fence corner post found;

S. 02°03'19" E. a distance of **19.38** feet to a 6" steel fence corner post found;

Thence with a southeasterly line of this tract and crossing said 5,278.9 acre tract as follows:

S. 54°22'47" W. a distance of **2,805.96** feet to a point on a fence line;

S. 03°28'19" W. a distance of **2,627.41** feet to a point;

Thence with a southerly line of this tract as follows:

N. 89°57'26" W. a distance of **1,150.16** feet to a 4" steel fence corner post found;

N. 89°40'14" W. a distance of **5,453.55** feet to a point;

Thence with a southeasterly line of this tract, **S. 32°30'15" W.** a distance of **2,589.77** feet to a 2" steel fence corner post found for the southeast corner of said 20.000 acre tract and east line of said 200.000 acre tract;

Thence with the southwest line of this tract and said 20.000 acre tract, **N. 57°12'39" W.** a distance of **2,306.59** feet to the point of beginning and containing **1,210.726** acres of land.

Bearings recited hereon are based on Texas Coordinate System NAD83 – Texas Central Zone by GPS observation.

See Attached Plat of Survey.

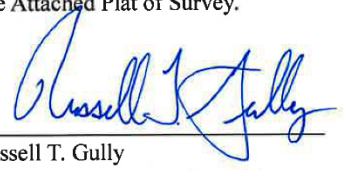

Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400



Exhibit “B” (Service Plan)

COMMENCEMENT OF SERVICES. Except as otherwise provided herein, the City will provide the municipal services set forth below commencing on the effective date of annexation. As used in this Service Plan, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City’s infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

SERVICES NOT PROVIDED. Pursuant to Texas Local Government Code Section 43.0672(c), it is understood and agreed that the City is not required to provide a municipal service that is not included in this Service Plan.

SERVICE PLAN RUNS WITH THE LAND. This Service Plan is binding on and inures to the benefit of the Owner, their successors, and assigns. The terms of this Service Plan constitute covenants running with the land comprising the Territory and is binding on the Owner(s).

Executed on the 4th day March 2025, to be effective on the effective date of annexation of the Territory.

CITY OF SAN ANGELO

By: _____
Daniel Valenzuela
City Manager

Attest:

Approved as to Form and Legality:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

Approved as to Content:

Aaron Vannoy, Planning &
Development Services Director

**SERVICE PLAN FOR MUNICIPAL SERVICES WITHIN AN AREA/TERRITORY
DESCRIBED AS FOLLOWS:**

An approximately 1210.762 acre tract of land situated immediately northeast of the City, generally located south of US HWY 67 between the US HWY 277 and US HWY 67 interchange and Harriet Rd, more particularly described by metes and bounds in Exhibit "A" to the duly adopted Ordinance annexing the Territory.

SERVICE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION:

1. POLICE PROTECTION

Existing Services: Police protection provided by Tom Green County Sheriff's Office.

Services to be provided:

The City of San Angelo, Texas and its Police Department will provide police protection to the newly annexed territory at the same or similar service now being provided to other areas of the City of San Angelo, Texas.

Patrolling, radio and dispatch responses to calls, traffic enforcement, and other routine police services will be provided.

2. FIRE PROTECTION AND EMERGENCY SERVICES

Existing Services: Emergency medical services provided by the City of San Angelo currently extend to medical emergencies county wide. Fire service provided by volunteer fire departments.

Services to be provided:

The City of San Angelo, Texas and its Fire Department will provide fire protection and emergency medical service to the newly annexed territory at the same or similar level of service now being provided to other areas of the City of San Angelo, Texas which exhibit land use and population densities similar to that of the newly annexed area.

The City of San Angelo Fire Department will respond to all dispatched calls (including those for emergency medical services) and other requests for service or assistance within the newly annexed area, the same as it would within other areas inside the City limits of San Angelo.

Topography, land use, and population density will not affect fire or emergency services. The newly annexed area has provided plans and a proposed installation schedule for new water hydrants to service the area.

The Office of Fire Prevention will provide permitting and inspection services upon annexation. This includes issuing permits and conducting fire sprinkler, fire alarm, commercial hood or special agent system inspections as well as occupancy and maintenance inspections for any new construction and remodeling projects, as well

as any other applicable enforcement of adopted codes and standards within the City of San Angelo.

3. SOLID WASTE COLLECTION

Existing Services: None

Services to be provided:

The same regular solid waste collection services now provided within the city will be extended (as appropriate) to the newly annexed area on the effective date of annexation.

4. MAINTAINING WATER AND WASTEWATER FACILITIES

Existing Services: None.

Services to be provided:

Water and wastewater services will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water and wastewater services shall be provided in accordance with extension ordinances. Extension of service shall comply with City of San Angelo codes and ordinances. Prior to future development, a subdivision plat(s) shall be approved by the City and recorded with Tom Green County that includes any required provisions for water and sanitary sewer service.

As part of the subdivision plat, the developer/owner shall prepare and submit plans for approval of a looped water main system or approved deferral process, illustrating the proposed installation of a water main and complete the installation in accordance with the approved version of these plans prior to plat recordation.

As part of the subdivision plat, the developer/owner shall prepare and submit plans for approval of a wastewater system, illustrating the proposed installation of a wastewater main and service lines and complete the installation in accordance with the approved version of these plans prior to plat recordation.

5. MAINTAINING ROADS, STREETS, AND ALLEYWAYS

Existing Services: Provided by Tom Green County

Services to be provided:

Developers of land within the newly annexed territory will be required to provide streets in accordance with applicable ordinances of the City of San Angelo, including the Land Development and Subdivision Ordinance and the City's Master Thoroughfare Plan (MTP), and such street improvements shall comply with specifications required by the City of San Angelo, for properly dedicated streets. Once accepted by the City of San Angelo, any and all roads, streets or alleyways which have been properly dedicated to the public shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar land use, population density and topography.

6. **MAINTAINING PARKS, PLAYGROUNDS, AND SWIMMING POOLS**

Existing Services: None

Services to be provided:

The City Council of the City of San Angelo, Texas is not aware of the existence of any parks, playgrounds or public swimming pools now located in the newly annexed territory.

Upon annexation, the owners and residents of property located within the annexed area shall be entitled to the use of all municipal parks and recreational facilities, subject to the same restrictions, fees, and availability that pertains to the use of those facilities by other citizens of the City.

Private parks, playgrounds, and/or swimming pools will remain under private ownership and will be maintained under private ownership and responsibility.

7. **BUILDING INSPECTION**

Existing Services: None

Services to be provided:

The Permits & Inspections Division will provide building permitting and inspection services upon annexation. This includes issuing building, electrical, plumbing, mechanical, and related permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of San Angelo. These services can be provided within the division's current budget.

8. **PLANNING AND ZONING**

Existing Services: None

Services to be provided:

The Planning Division's responsibility for regulating development and land use through the administration of the City of San Angelo Zoning Ordinance and Comprehensive Plan will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of San Angelo Land Development and Subdivision Ordinance. These services can be provided within the division's current budget.

9. **CODE COMPLIANCE**

Existing Services: None

Services to be provided:

The Code Compliance Division generally enforces compliance with the City's Codes and Ordinances, largely on a complaint basis. This includes inspection of properties to ensure such compliance.

10. **MAINTAINING OTHER PUBLIC OWNED FACILITIES OR BUILDINGS**

Existing Services: None

Services to be provided:

In the event any such publicly-owned facility or building does exist and would become the responsibility of the City of San Angelo, or is constructed in the future, the City shall maintain such facilities or buildings to the same extent and degree that it maintains similar municipal facilities and buildings now incorporated in the City of San Angelo, Texas, subject to funding by the City Council.

The City Council of the City of San Angelo, Texas is not aware of the existence of any publicly-owned facility or building now located in the area proposed for annexation.

Upon annexation, the owners and residents of property located within the newly annexed areas shall be entitled to the use of all municipal facilities, buildings, and services, subject to the same restrictions, fees, and availability that pertains to the use of those.

11. STORM WATER MANAGEMENT

Existing Services: None

Services to be provided:

Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completion.

12. STREET LIGHTING

Existing Services: None

Services to be provided:

The City of San Angelo will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy for all areas within the city limits of the City of San Angelo.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 4, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for Z24-17, a request for a zone change from the General/Heavy Commercial zoning district to the General Commercial zoning district located at 2401 N. Chadbourne (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

Property at 2401 N. Chadbourne was presented to TIRZ with a funding request for three separate businesses. TIRZ funding was approved by the City Council, January 7, 2025. The TIRZ policies require the removal of the CG/CH zoning district designation. The applicant worked with the Planning Division to determine the best fit for the current and future General Commercial (CG) land uses.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

The Planning Commission heard the rezoning case on January 27, 2025, and voted 6-0 in recommending approval of the zone change.

Attachments:

- | | | |
|----|-----------------------|---------------------------|
| 1. | Z24-17 - Staff Report | Z24-17 - Staff Report.pdf |
| 2. | Z24-17 - Ordinance | Z24-17 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy

Created/Initiated
Approved

Brandon Dyson
Aaron Vannoy
Heather Stastny

Approved
Approved
Final Approval

STAFF REPORT
PLANNING COMMISSION – January 27, 2024
City Council First Reading – February 18, 2024

APPLICATION TYPE:		CASE:	
Zone Change		Z24-17: 2401 N Chadbourne	
SYNOPSIS:			
This is a request for a zone change from the General/Heavy Commercial (CG/CH) zoning district to General Commercial (CG) affecting one property located at 2401 N Chadbourne. The property has an active TIRZ request, and a requirement for its approval is to phase out the existing CG/CH zoning.			
LOCATION:		LEGAL DESCRIPTION(S):	
2401 N Chadbourne, intersection of N Chadbourne and W 24 th street.		Acres: 0.321, Lot: 11 & 12, Blk: 53, Subd: LASKER ADDITION, MONTE CARLO	
SM DISTRICT /	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood: Reagan	Current: CG/CH Proposed: CG	Commercial	.321 acres
THOROUGHFARE PLAN:			
• N Chadbourne St. – Minor Arterial • W 24th St. – Local Road			
NOTIFICATIONS			
20 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from General/Heavy Commercial (CG/CH) to General Commercial (CG).			
PROPERTY OWNER/PETITIONER:			
Petitioner: ATRS Investment, LLC Owner: Andrew Hernandez			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Ext. 1550 austin.reed@cosatx.us			

Information:

This is an unoccupied commercial building at an intersection that is being renovated with the help of the TIRZ program. One condition of TIRZ is that properties must change away from CG/CH zoning, which the city is attempting to phase out. In this case, the property will rezone to CG, which is a close match.

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 use envisioned for this property is “Commercial”, which aligns perfectly with “General Commercial” zoning.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**
This request does not conflict with the Zoning Ordinance in any way.
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 proposed zoning of this property would be compatible with the surrounding area. It is at an intersection and along a busy thoroughfare, making it suitable for General Commercial.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
The applicant’s intentions to renovate the properties through TIRZ requires a zone change away from the old commercial 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 do not anticipate any adverse environmental effects.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
Commercial zoning at this location may help meet the needs of the community and granting this request would help to promote the redevelopment of existing property.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.**
Commercial zoning at this location would help to maintain a logical pattern of development where commercial uses are located along the corridor.

Recommendation:

Staff recommend **APPROVAL** of the zone change from General/Heavy Commercial (CG/CH) to General Commercial (CG)

Attachments:

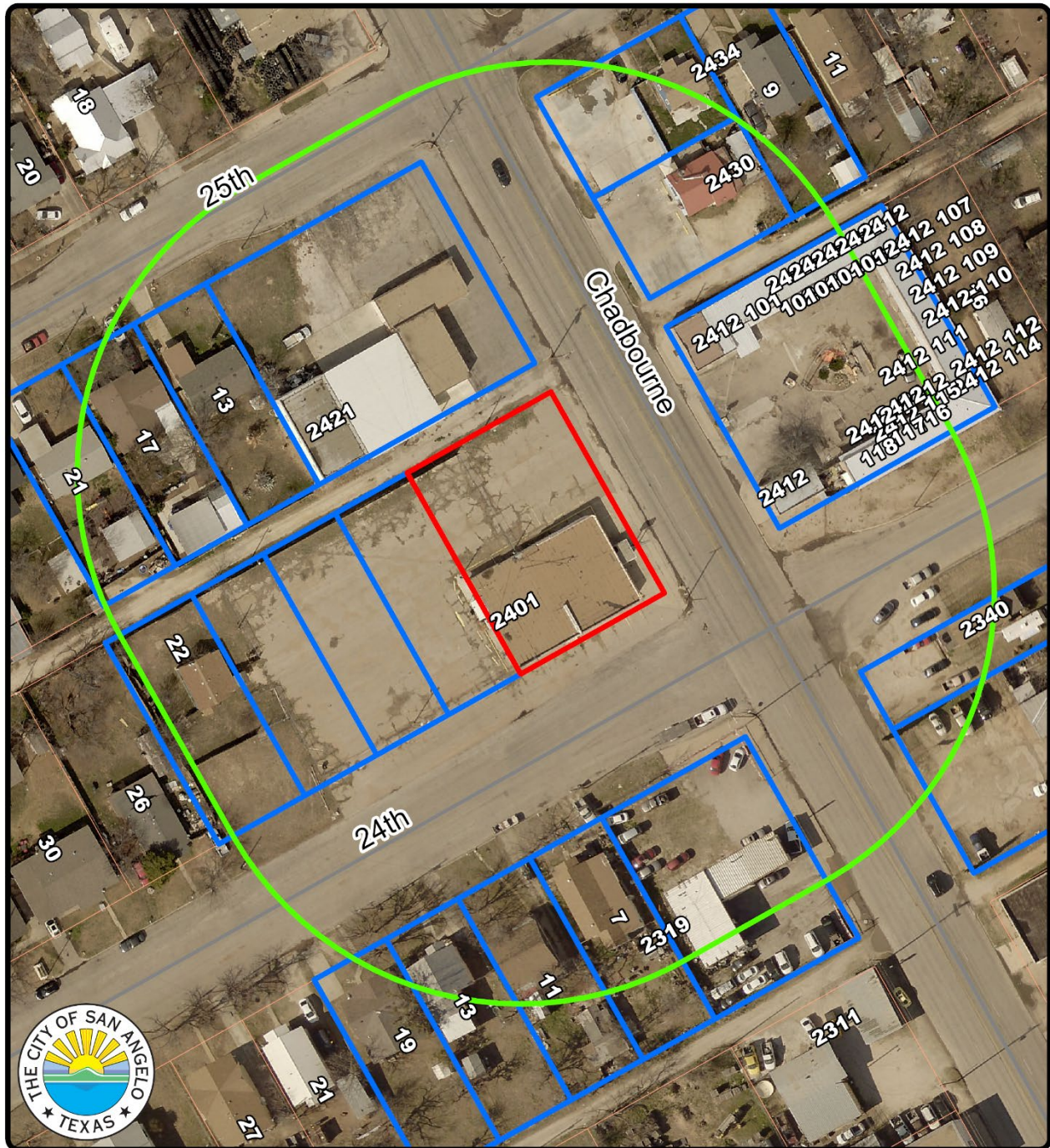
Notification Map

Aerial Map

Zoning Map

Aerial Map

Notification Map



200' Notification Map
Z24-17: 2401 N Chadbourne

Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 



Aerial Map



Aerial Map

Z24-17: 2401 N Chadbourne

Council District: #4 Lucy Gonzales

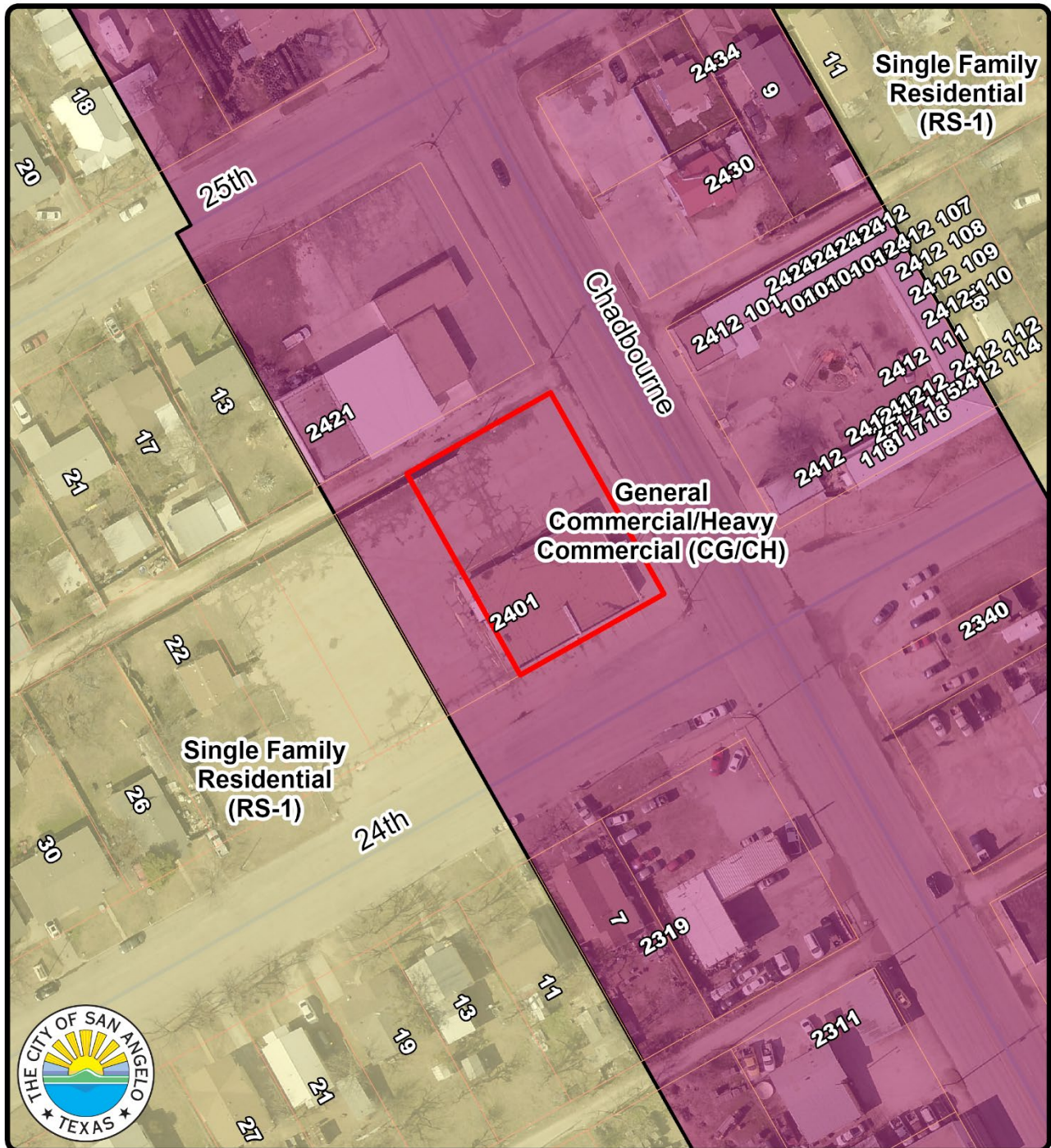
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: 



Zoning Map



Zoning Map
Z24-17: 2401 N Chadbourne

Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Subject Property: —

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles



N

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 0.321 ACRES LOCATED AT LOTS 11 AND 12 ON BLOCK 53 OF THE LASKER ADDITION, MONTE CARLO;** FROM GENERAL/HEAVY COMMERCIAL (CG/CH) TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z24-17: 2401 N Chadbourne St.

WHEREAS, on the 27th day of January 2025, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the General Commercial (CG) Zoning District; and,

WHEREAS, on the 18th day of February 2025, City Council held a public hearing on Z24-17, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property being approximately 0.321 acres described as Lots 11 and 12 on Block 53 of the Lasker Addition, Monte Carlo, 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 **18th day of February 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **4th day of March 2025**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

The map displays a residential neighborhood with a grid of streets. The streets shown are Chadbourne, 23rd, 24th, and 25th. A specific lot, 2401, is highlighted with a red border. The map includes lot numbers, street names, and a logo for The City of San Antonio, Texas, in the bottom left corner.

Streets shown: Chadbourne, 23rd, 24th, 25th.

Lot numbers visible: 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600.

City of San Antonio, Texas logo.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Alfonso Torres, Construction Manager, Construction Management

Meeting Date: March 4, 2025

Item type: Regular Item

Caption:

Consider approving a "Not to Exceed" ROM proposal for the Bill Aylor Sr. Memorial River Stage modifications from Basic IDIQ in the amount of \$1,320,000 for new and remodel construction services and related site work, and authorizing the City Manager to negotiate and execute all related documents. This contract is a cooperative purchase through BuyBoard #728-24 RS Means JOC (Presentation made by Construction Manager Alfonso Torres)

Staff Recommendation:

Approve

Summary/History:

This proposal is for Construction services for the remodel of the Bill Aylor Sr. Memorial Riverstage. The services include Phase One renovations only and include the following:

- Storage and Dressing Room addition (west side of stage)
- Expanded Green Room
- Addition of Production Office
- New loading dock with canopy (east side of stage)
- Box office and Concession Building addition
- Entry Canopy at Box Office area
- Additional Hillside seating
- ADA modifications to restrooms, walkways, etc., including new ramps to stage area
- Relocate fencing to allow for ADA accessible route from stage level to Box Office level
- Paving improvements

The Riverstage facility is in dire need of upgrades. The facility is extremely popular but planned modifications will make the facility more attractive to both patrons and visiting artists.

Civic Events currently has \$1,211,255.00 in Account # 537-6604-800.07-30, and \$582,267.00 in Account # 410-6605-800.07-30, both scheduled for the River Stage project.

This contract is a cooperative purchase through BuyBoard #728-24 RS Means JOC.

Staff recommends approving this Task Order for Construction Services.

Funding Source(s):

Financial Impact:

\$1,211,255.00 in Account # 537-6604-800.07-30

\$582,267.00 in Account # 410-6605-800.07-30

Other Information/Recommendation:

Attachments:

1.	COSA River Stage Renovations Proposal ROM	COSA River Stage Renovations Proposal ROM.pdf
2.	A3.0	A3.0.pdf
3.	A4.0	A4.0.pdf
4.	A5.0	A5.0.pdf
5.	G0.00	G0.00.pdf
6.	G0.01	G0.01.pdf
7.	G0.02	G0.02.pdf
8.	A1.0	A1.0.pdf
9.	A2.0	A2.0.pdf
10.	A2.1	A2.1.pdf
11.	8647 - RIVER STAGE FACILITY IMPROVEMENTS PHASE (2024-02-25 - ISSUE FOR CONST)	8647 - RIVER STAGE FACILITY IMPROVEMENTS PHASE (2024-02-25 - ISSUE FOR CONST).pdf
12.	S4	S4.pdf
13.	S5	S5.pdf
14.	S6	S6.pdf
15.	S7	S7.pdf
16.	S8	S8.pdf
17.	S9	S9.pdf
18.	S10	S10.pdf
19.	S11	S11.pdf
20.	S1	S1.pdf
21.	S2	S2.pdf
22.	S3	S3.pdf

Presentation:

Alfonso Torres

Approvals/Reviews:

Alfonso Torres	Created/Initiated
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved

Brandon Dyson
Heather Stastny

Approved
Final Approval



February 21, 2025

City of San Angelo
52 W College Ave
San Angelo, TX 76903

Attention: Al Torres

Reference: COSA River Stage Renovations ROM Pricing

Subject: ROM Price Proposal

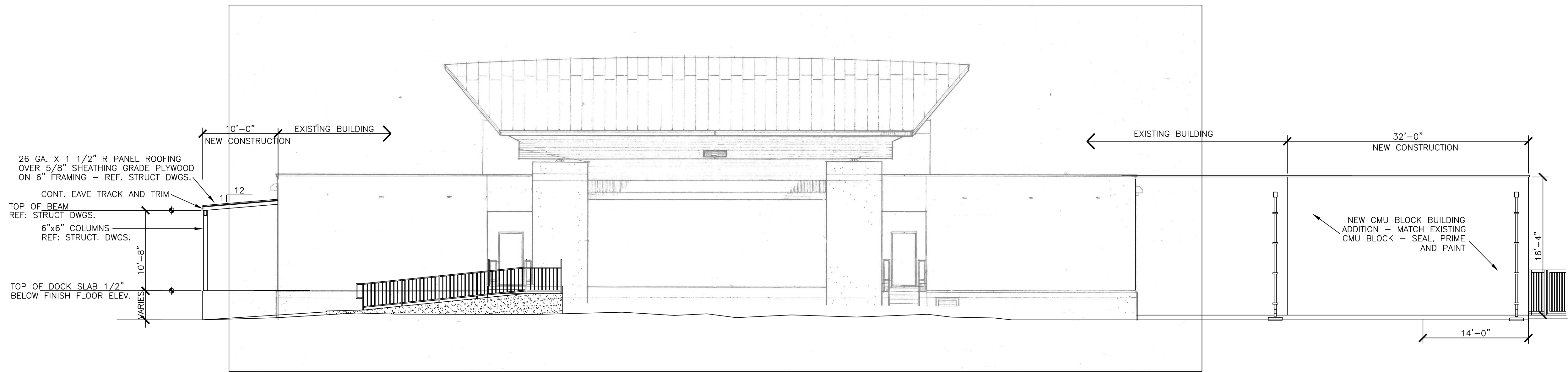
Dear Mr. Torres,

Basic IDIQ Inc. is pleased for the opportunity to submit this Rough Order of Magnitude (ROM) price proposal for renovations to the City of San Angelo River Stage, of \$1,320,000.00. This price is based on drawings and specifications provided by the City of San Angelo, to add additional seating, sidewalks, concessions, storage, and pavement repairs. Upon approval, Basic IDIQ will provide a full detailed price proposal using RS Means software within 21 days. Please contact me directly at any time for any clarifications or if further information is needed.

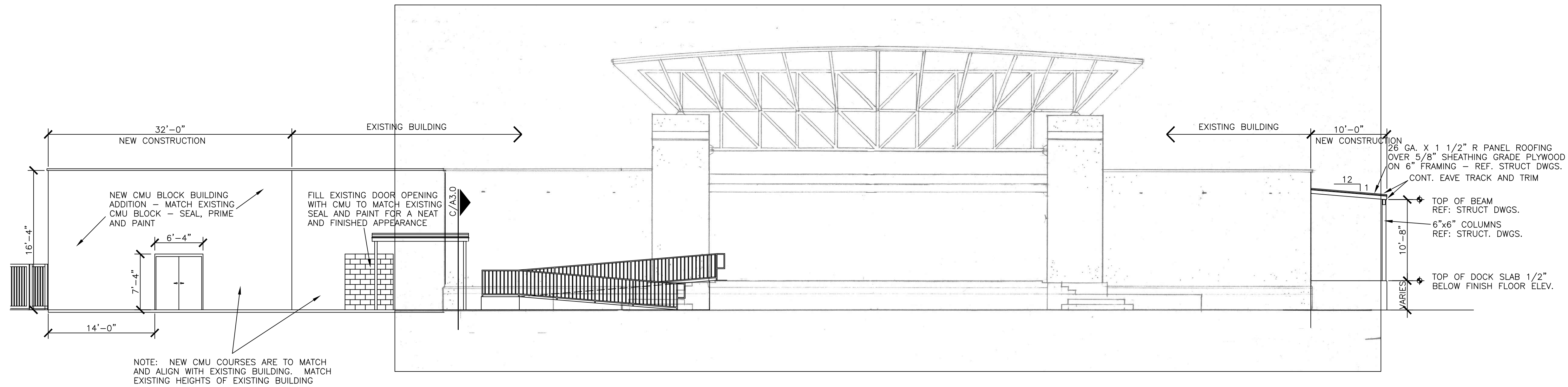
Respectfully,

Terrel Harris
Area Manager
Basic IDIQ Inc.
325-213-6813
THarris@BasicIDIQ.com

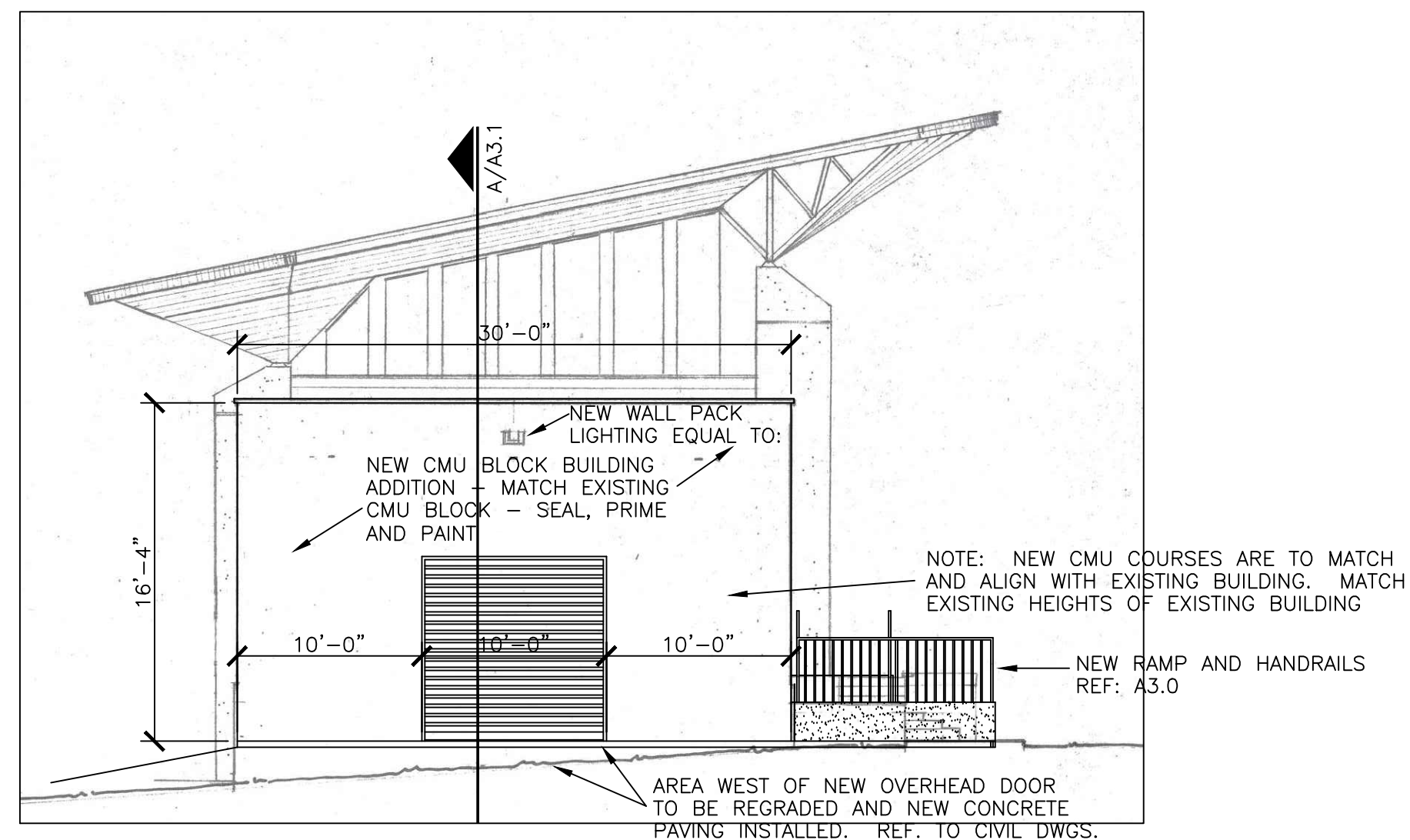
FORMAT: 24 X 36 SCALE: 32



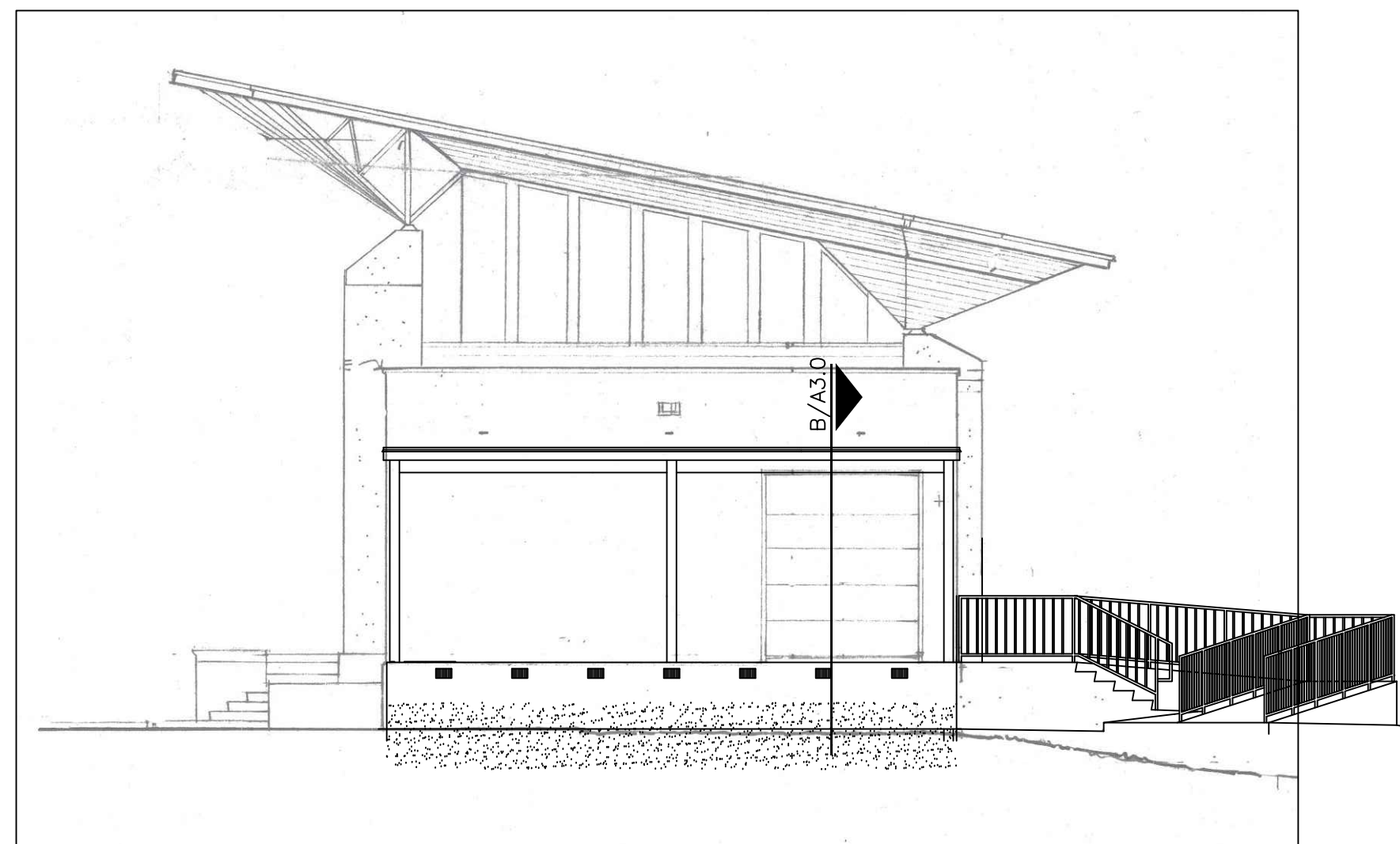
A NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C WEST ELEVATION
SCALE: 1/8" = 1'-0"



D EAST ELEVATION
SCALE: 1/8" = 1'-0"



CONSTRUCTION MANAGEMENT
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SAN ANGELO, TEXAS 76903
PHONE: 325-657-4239
alfonso.torres@cosatx.us

CIVIC EVENTS
RIVER STAGE MODIFICATIONS
PHASE ONE
SAN ANGELO, TEXAS

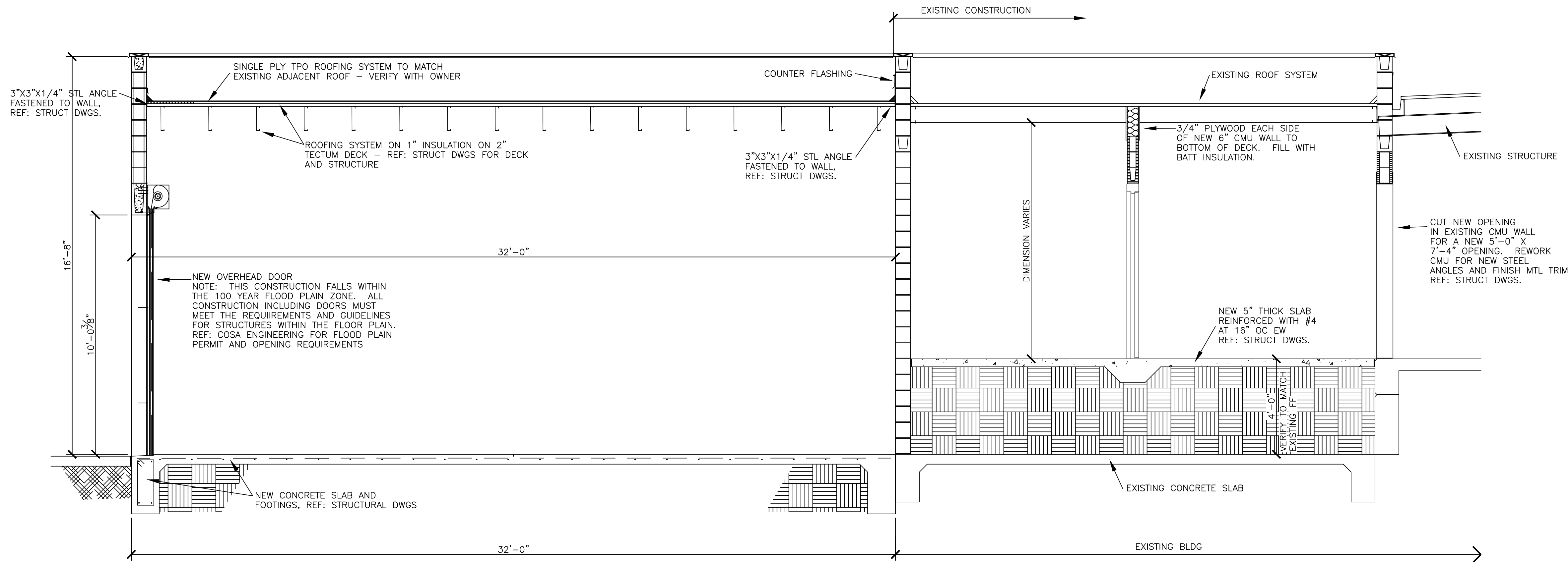
JOB #:
DATE: 02/06/2025
DRAWN BY:
CHECKED BY:
REVISIONS:

BID SET

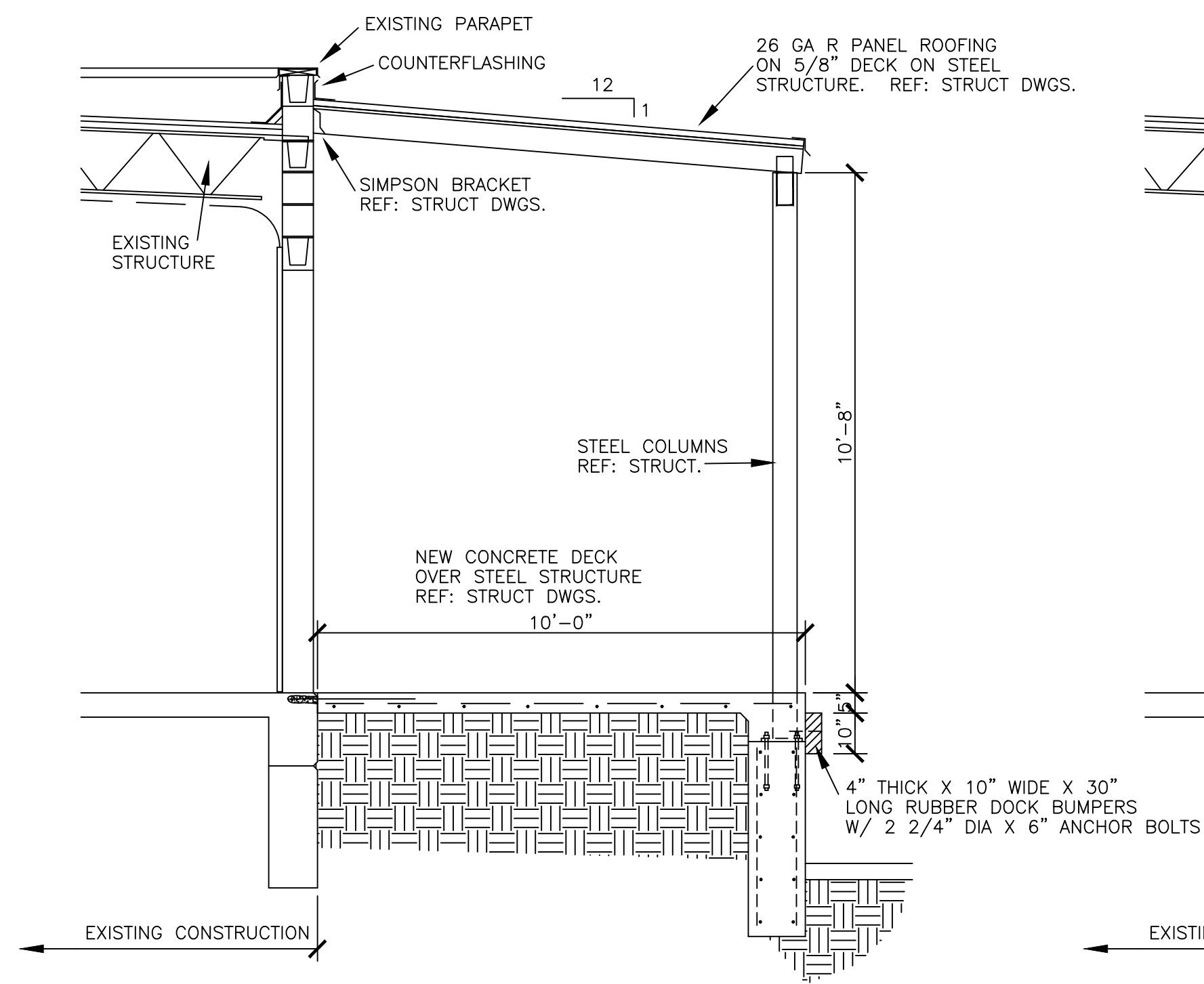
SHEET NO.

A3.0

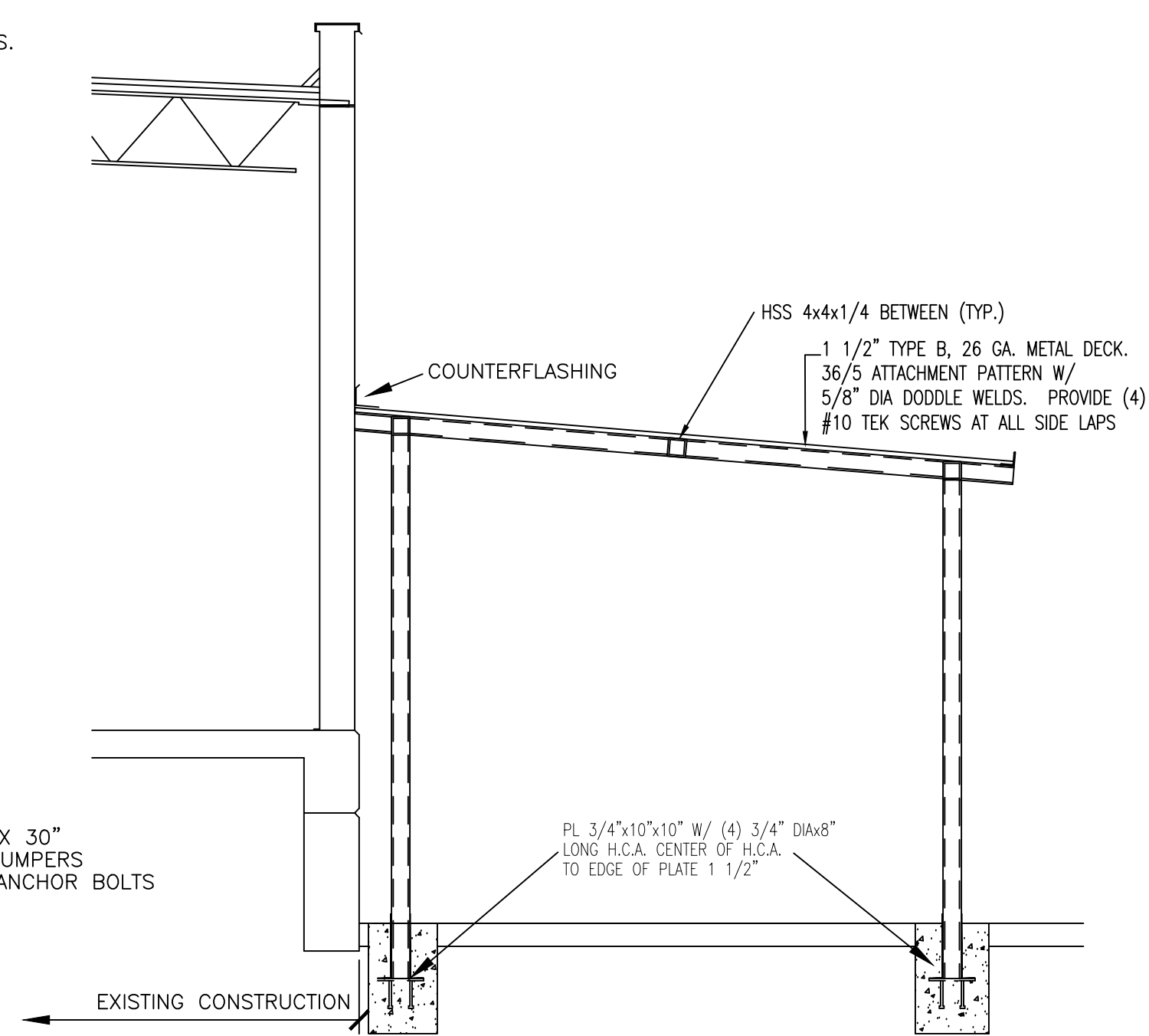
OF SHEETS



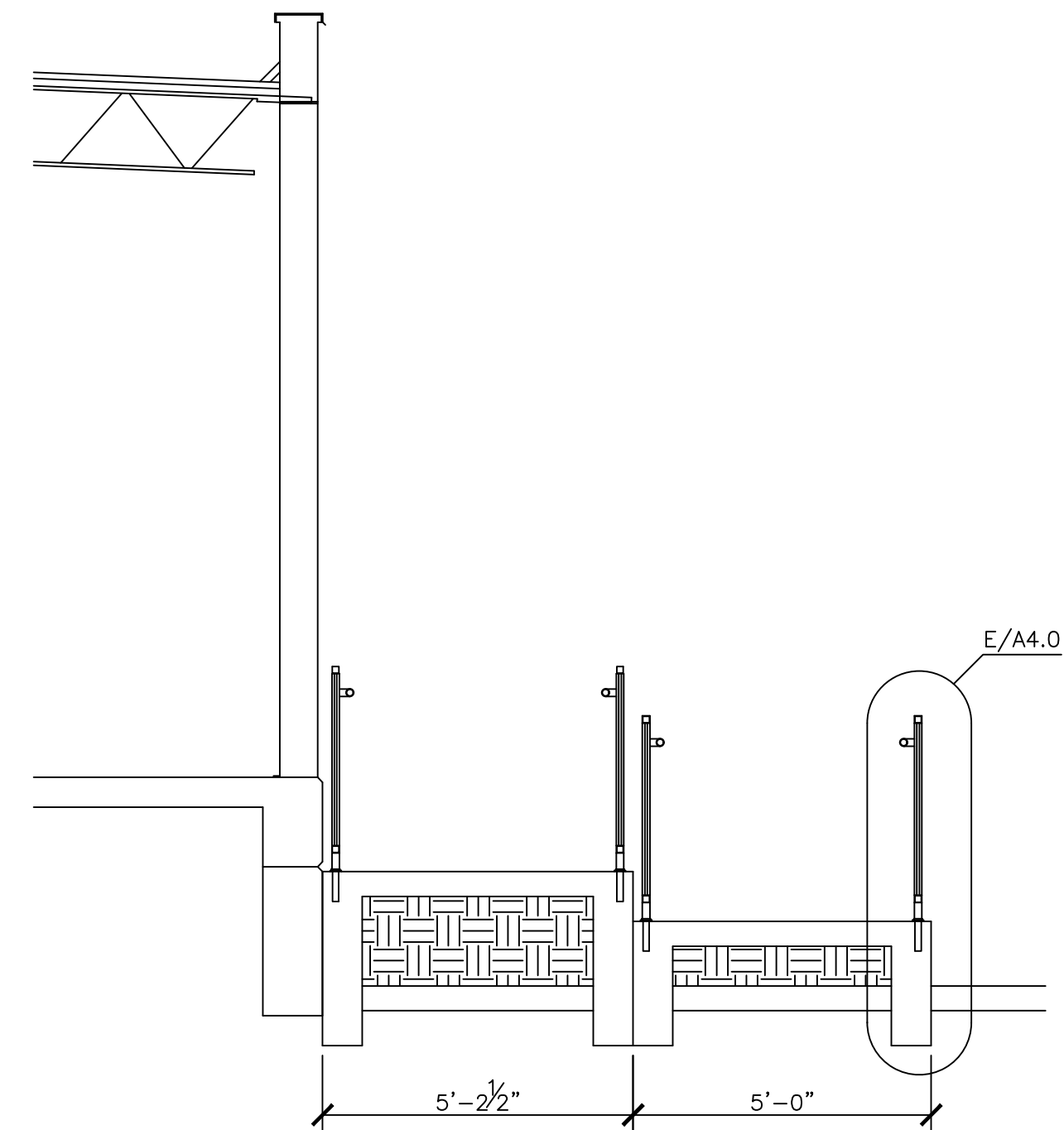
A BUILDING SECTION
SCALE: 3/8" = 1'-0"



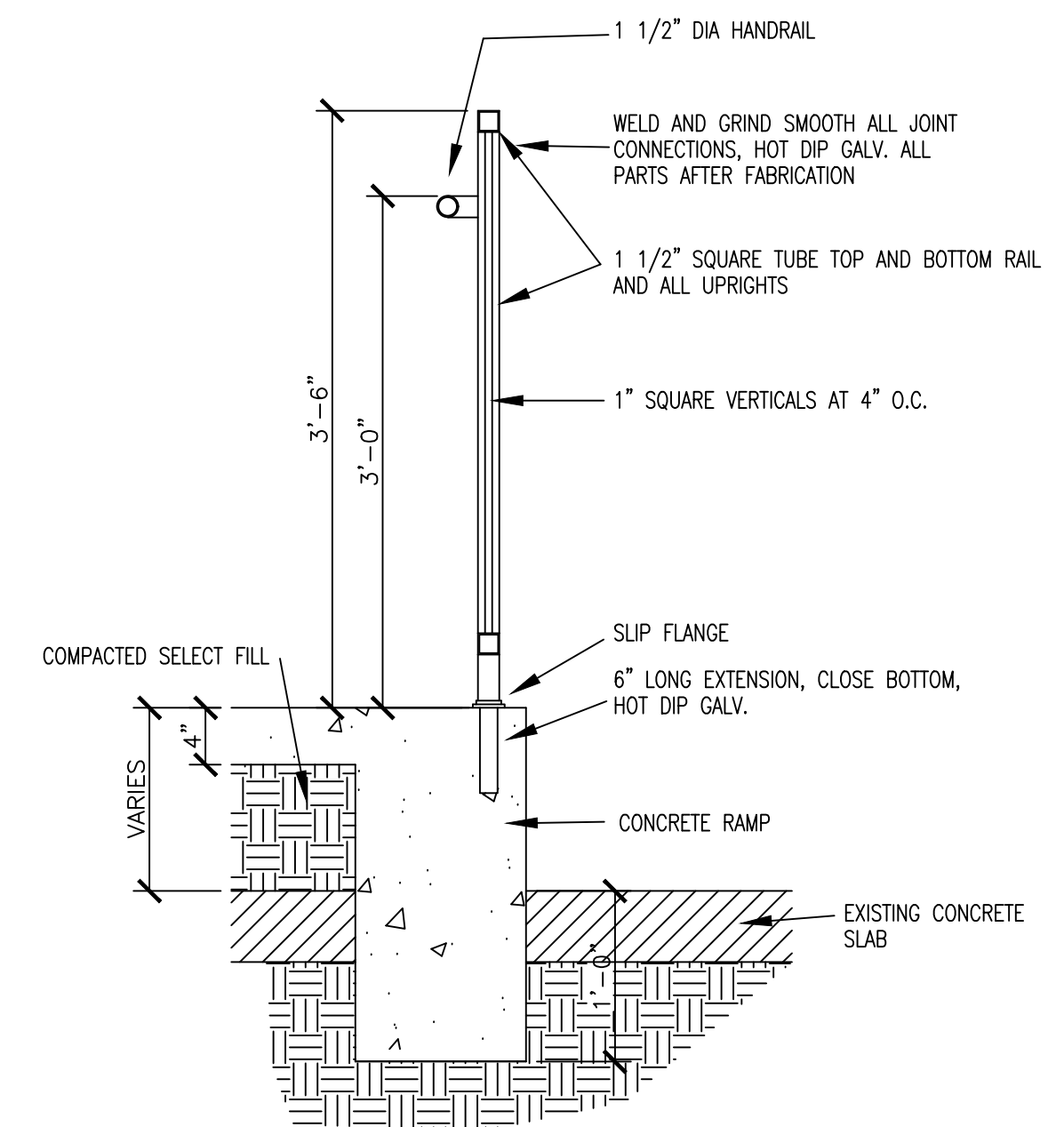
B BUILDING SECTION
SCALE: 3/8" = 1'-0"



C BUILDING SECTION
SCALE: 3/8" = 1'-0"



D TYP RAMP SECTION
SCALE: 3/8" = 1'-0"



E GUARDRAIL SECTION
SCALE: 1" = 1'-0"



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CIVIC EVENTS
RIVER STAGE MODIFICATIONS
PHASE ONE
SAN ANGELO, TEXAS

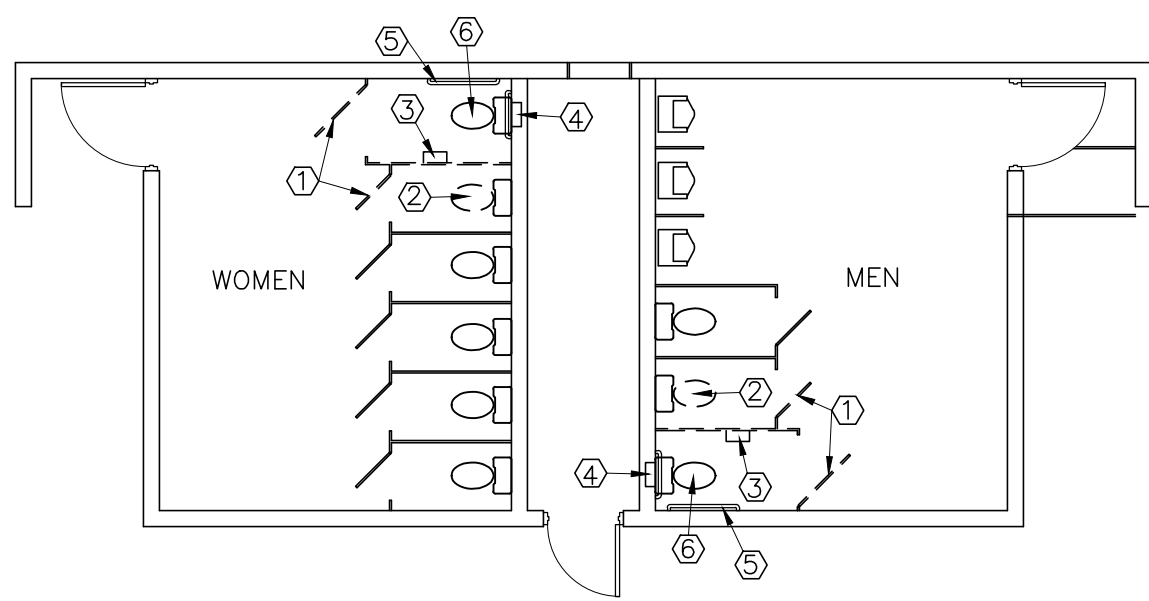
JOB #:
DATE: 02/06/2025
DRAWN BY:
CHECKED BY:
REVISIONS:

BID SET

SHEET NO.

A4.0

OF SHEETS



A RESTROOMS – DEMOLITION

SCALE: 1/8" = 1'-0"

- DEMOLITION CONSTRUCTION NOTES
- 1

DEMOLISH EXISTING TOILET PARTITION
- 2

DEMOLISH EXISTING WATER CLOSET CAP AND SEAL DRAIN PER THE LATEST ADOPTED IPC REQUIREMENTS
- 3

REMOVE TOILET TISSUE DISPENSER TO BE REUSED
- 4

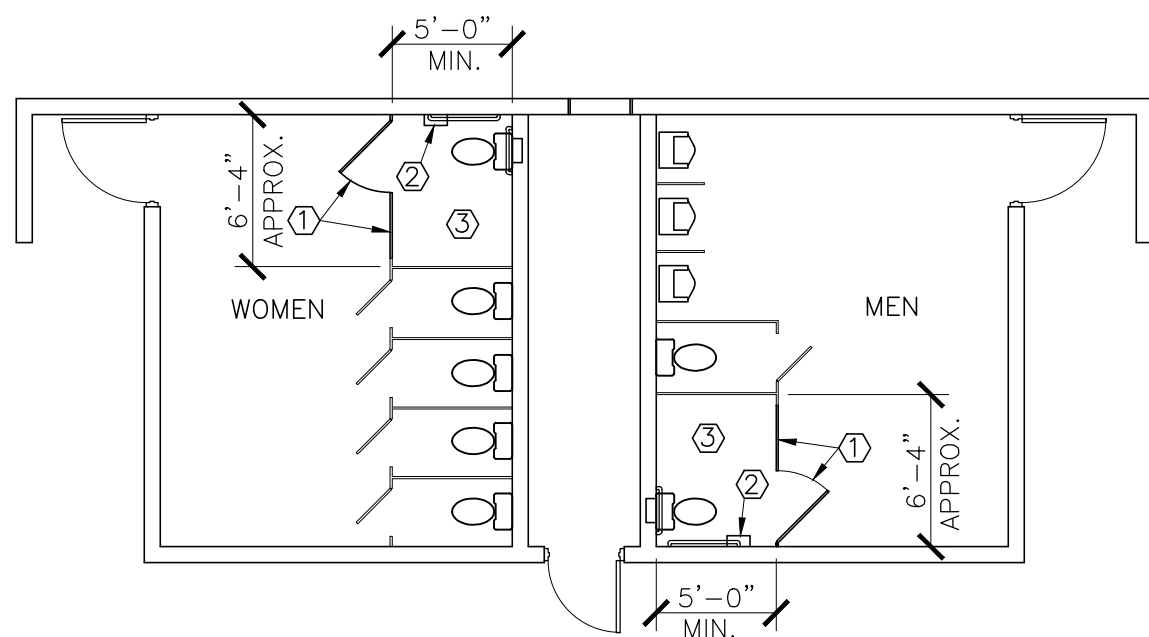
EXISTING SEAT COVER DISPENSER TO REMAIN
- 5

EXISTING GRAB BARS TO REMAIN
- 6

EXISTING WATER CLOSET TO REMAIN

DEMOLITION GENERAL NOTE

USE CAUTION DURING DEMOLITION NOT TO DAMAGE ADJACENT TOILET PARTITIONS, FIXTURES, ACCESSORIES, OR WALL/FLOOR FINISHES.



B RESTROOMS – NEW PLAN

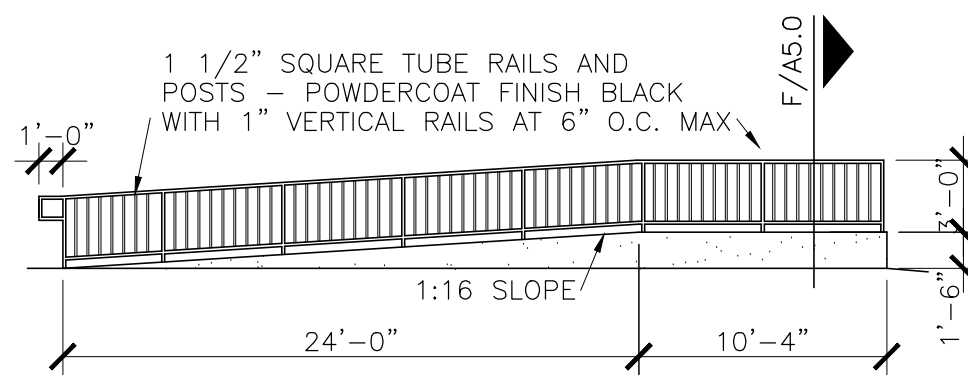
SCALE: 1/8" = 1'-0"

- CONSTRUCTION NOTES
- 1

INSTALL NEW TOILET PARTITIONS TO MATCH EXISTING PARTITIONS.
- 2

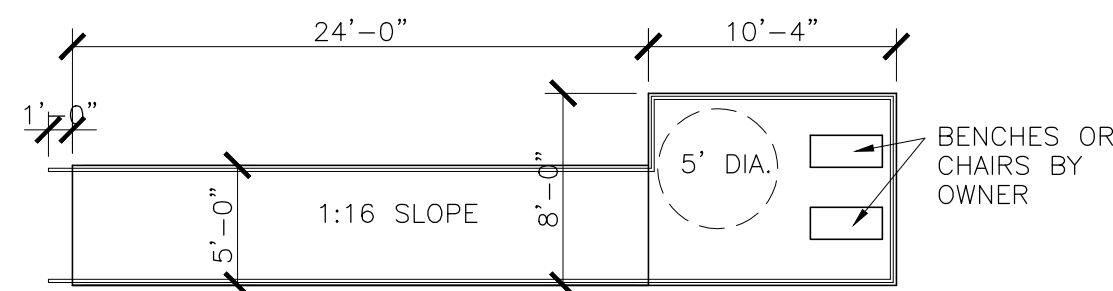
REINSTALL TOILET TISSUE DISPENSER PER TDLR ACCESSIBILITY GUIDELINES
- 3

PATCH AND REPAIR WALL AND FLOOR FINISHES DISTURBED BY NEW INSTALLATION FOR A NEAT AND FINISHED APPEARANCE.



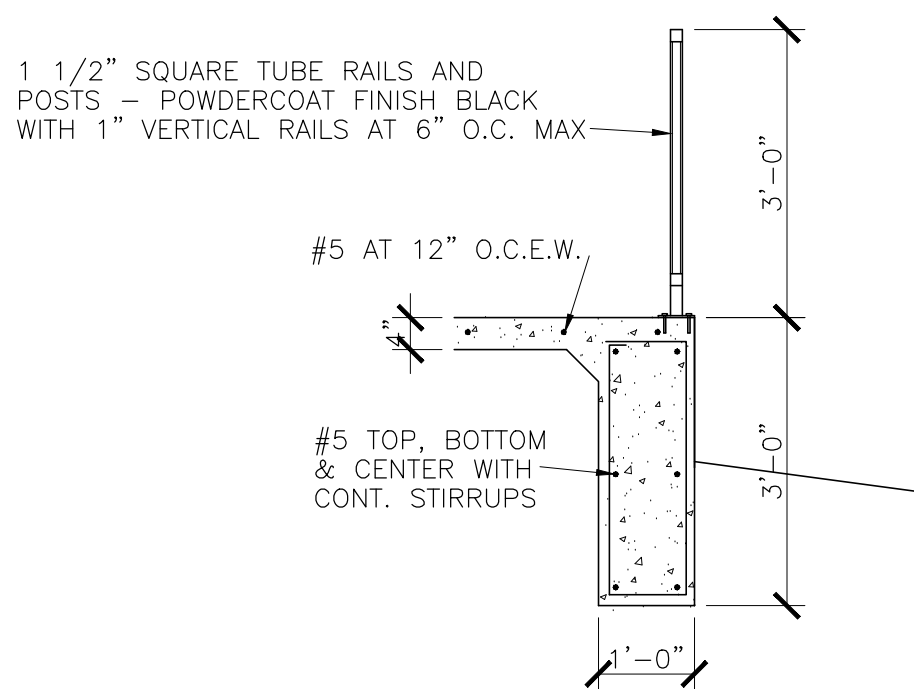
D PLATFORM ELEVATION

SCALE: 1/8" = 1'-0"



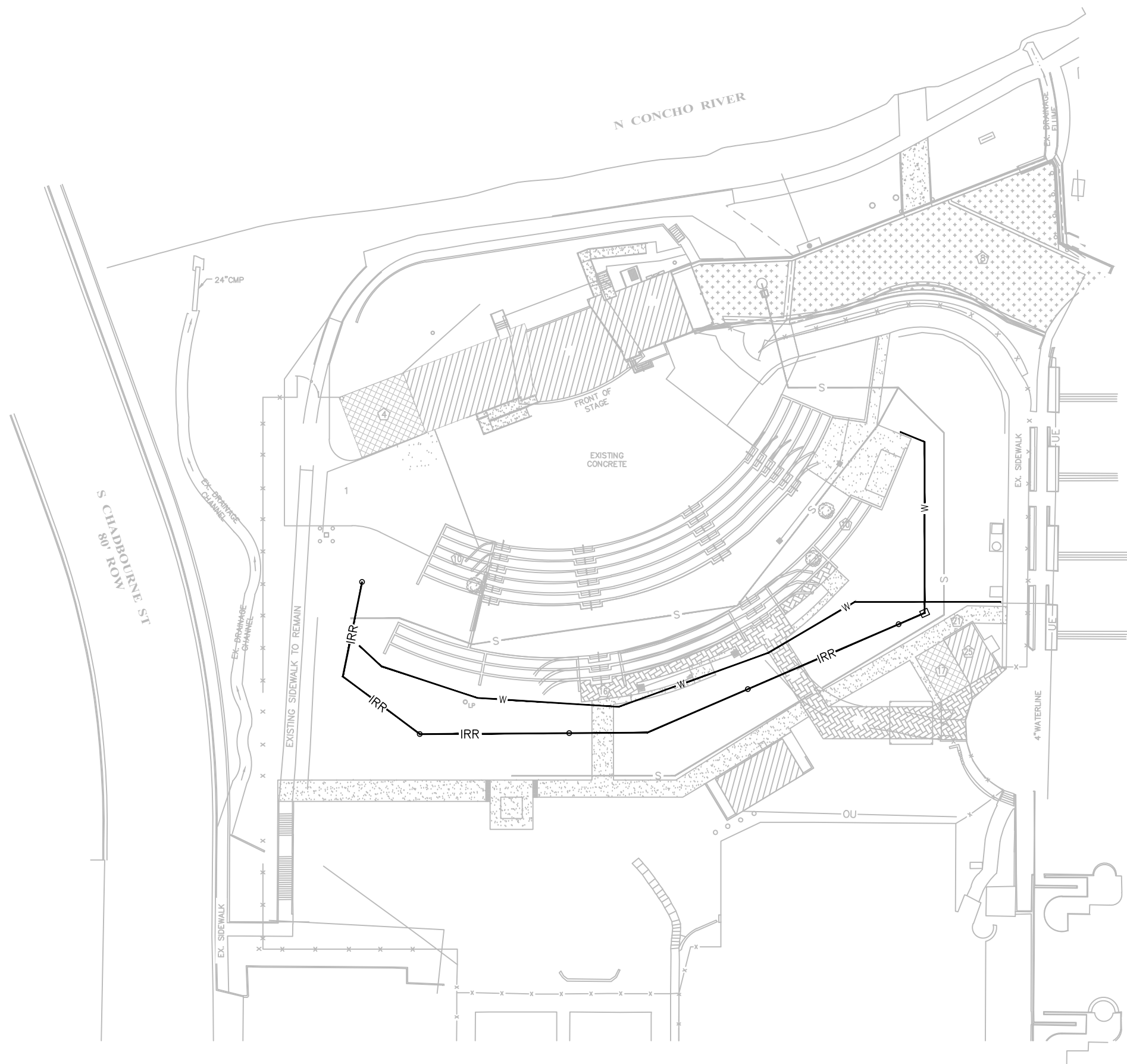
E ELEVATED PLATFORM PLAN VIEW

SCALE: 1/8" = 1'-0"



F PLATFORM DETAIL

SCALE: 1/8" = 1'-0"



C IRRIGATION PLAN

NO SCALE

- W

— DENOTES NEW 2" SCH 40 PVC WATER LINE INTENDED FOR FUTURE WATER SUPPLY FOR PHASE 2 RESTROOMS
REF: CIVIL DRAWINGS
- IRR

— NEW 1" SCH 40 PVC IRRIGATION LINE. TAP FROM PROPOSED WATER LINE. PROVIDE BACKFLOW PREVENTION AS REQUIRED BY CITY OF SAN ANGELO ADOPTED CODES. PROVIDE A MINIMUM OF 6 LONG RANGE SPRINKLER HEADS. COORDINATE WITH CITY OF SAN ANGELO PARKS DEPARTMENT REP FOR EXACT PLACEMENT. APPROXIMATELY 350' LF



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CIVIC EVENTS
RIVER STAGE MODIFICATIONS
PHASE ONE
SAN ANGELO, TEXAS

JOB #:
DATE: 02/06/2025
DRAWN BY:
CHECKED BY:
REVISIONS:

BID SET

SHEET NO.

A5.0

OF SHEETS

GENERAL NOTES

- 01 THE WORK IS TO BE COVERED UNDER A SINGLE LUMP SUM CONTRACT COVERING A COMPLETE SITE REMODEL AS SHOWN IN CONTRACT DOCUMENTS. INCLUDE IN THE BID PROPOSAL AN AMOUNT NECESSARY TO PROVIDE JOB START UP, SUPERVISION, CONSTRUCTION WORK INCLUDING INTERIOR WORK, SITE WORK, BUILDING ADDITIONS, AND CANOPY, TOGETHER WITH ALL RELATED WORK. PROVIDE CONTRACT ADMINISTRATION AND PROJECT CLOSEOUT.
- 02 THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND JOB CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- 03 DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE A/E TEAM FOR CLARIFICATION.
- 04 THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES THAT ARE TO REMAIN, PARTICULARLY IN THOSE AREAS NOT IN DIRECT PROXIMITY TO THE CONSTRUCTION PROCESS. PROVIDE TREE PROTECTION WHERE NEEDED.
- 05 DO NOT PERMIT TRASH TO LITTER NEIGHBORING PROPERTIES. PROVIDE CLEAN UP OF TRASH ON A A DAILY BASIS. GENERAL CONTRACTOR SHALL PROVIDE A CHEMICAL TOILET FOR WORKER'S USE.
- 06 DURING CONSTRUCTION, PROVIDE FOR SAFE PASSAGE ADJACENT TO AREAS OF NEW CONSTRUCTION. COORDINATE WITH OWNER TO PROVIDE SAFE USE OF THE SITE DURING EVENTS. OWNER TO PROVIDE A SCHEDULE OF EVENTS PRIOR TO CONSTRUCTION FOR COORDINATION OF STAGING.
- 07 THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ANY REQUIRED BUILDING PERMITS, FEES, AND RELATED CITY SERVICES. ALL WORK IS TO CONFORM TO THE REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODES, THE TEXAS ACCESSIBILITY STANDARDS, AND THE AMERICANS WITH DISABILITIES ACT. ALL WORK IS TO BE PERFORMED BY PROPERLY SUPERVISED, SKILLED WORKMEN WHICH PRODUCE TOP QUALITY FINISHED WORK.
- 08 THE CONTRACTOR SHALL BE REQUIRED TO GIVE THE NAME AND A PHONE NUMBER FOR AFTER HOURS PERSONNEL WHO SHALL BE RESPONSIBLE FOR THE PROJECT SITE IN CASE ANY PROBLEMS ARISE AFTER HOURS AT THE PROJECT SITE.
- 09 DAMAGE CAUSED BY CONSTRUCTION OPERATIONS TO ANY EXISTING BUILDINGS, STREETS, PARKING AREAS, SIDEWALKS, OR ADJACENT AREAS SHALL BE REPAIRED TO THE SATISFACTION OF THE COSA REPRESENTATIVE AT NO COST TO COSA OR ADJACENT PROPERTY OWNERS.
- 10 COSA PERSONNEL SHALL NOT BE RESPONSIBLE FOR ACCEPTING CONSTRUCTION MATERIALS OR EQUIPMENT DELIVERIES.
- 11 EACH BIDDER IS ENCOURAGED TO VISIT THE JOB SITE TO DETERMINE THE ACTUAL "ON-SITE" CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. INCLUDE IN THE BID PROPOSAL AN AMOUNT NECESSARY TO PROVIDE A COMPLETE NEW SITE REMODEL AS SHOWN IN THE CONTRACT DOCUMENTS AND WHICH ARE COMPLETED ON OR BEFORE THE CONTRACT COMPLETION DATE.
- 12 CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE "ON-SITE" ALL M.S.D.S. SHEETS (MATERIAL SAFETY DATA SHEETS).

GENERAL SCOPE OF WORK

SCOPE OF WORK INCLUDES, BUT NOT LIMITED TO, THE FOLLOWING. REFER TO COMPLETE CONTRACT DOCUMENTS FOR ENTIRETY OF SCOPE.

CONTRACTOR TO CONSTRUCT A NEW STORAGE ROOM ADDITION ON THE WEST END OF THE EXISTING RIVERSTAGE. THIS CONSTRUCTION FALLS WITHIN THE 100 YEAR FLOOD PLAIN SO CONSTRUCTION MUST MEET THE STANDARDS AND GUIDELINES FOR BUILDING WITHIN THIS ZONE. COORDINATE WITH COSA ENGINEERING DEPARTMENT FOR A FLOOD PLAIN PERMIT AND GUIDELINES FOR CONSTRUCTION.

CONTRACTOR TO INSTALL A RAISED CONCRETE FLOOR WITHIN THE EXISTING STORAGE WING ON THE WEST END OF THE RIVERSTAGE. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE SUPPORT AND NOTES. NEW RAISED FLOOR TO BE FLUSH WITH THE EXISTING RIVERSTAGE FLOORS.

CONTRACTOR IS TO REFURBISH EXISTING STEEL PANELS ON EITHER SIDE OF MAIN STAGE AREA. REMOVE AND REPLACE AS NEEDED TO REFURBISH. FINISH AND PAINT FOR A NEAT AND FINISHED APPEARANCE. DOOR 12 PIVOT IS DAMAGED. REPAIR OR REPLACE.

CONTRACTOR IS TO FURNISH A NEW SLIDING WALL PANEL SYSTEM ALONG THE REAR OF THE STAGE. USE EXISTING OR PROVIDE NEW TRACKS TO ALLOW THE PANELS TO BE STORED INTO THE EXISTING RECESSED NICHE ON EITHER SIDE OF THE STAGE. WHEN EXTENDED ON THE NEW TRACK SYSTEM, THE PANELS SHALL PROVIDE A SOLID BACKGROUND BLOCKING LIGHT FROM FLOOR TO CEILING. WALL PANEL SYSTEM SHOULD BE CONSTRUCTED TO WITHSTAND EXTERIOR WEATHERING.

BOTH TOILET ROOMS (108 AND 102) ARE TO BE REMODELED SO AS TO BECOME HANDICAPPED ACCESSIBLE. FURNISH AND INSTALL NEW ADA COMPLIANT FIXTURES AT APPROVED HEIGHTS. DELETE ONE WATER CLOSET IN EACH BATHROOM TO ALLOW FOR ACCESSIBLE TURN AROUND SPACE. EXISTING PLUMBING DRAINS ARE TO BE CAPPED AND FILLED IN ACCORDANCE WITH THE CURRENTLY ADOPTED PLUMBING CODE. EXISTING DOORS ARE TO BE REWORKED TO SWING OUT FROM THE TOILET ROOM AND ARE TO RECEIVE NEW HARDWARE ALLOWING THE DOORS TO BE LOCKED FROM THE INSIDE.

A NEW HANDICAPED ACCESSIBLE RAMP AND STAIRS ARE TO BE INSTALLED AT THE REAR OF THE FACILITY AS SHOWN ON THE FLOOR PLAN. PROVIDE A MAXIMUM SLOPE OF 1:12 AND FURNISH AND INSTALL RAILS AS REQUIRED BY TEXAS ACCESSIBILITY STANDARDS.

A NEW CONCRETE LOADING DOCK WITH OVERHEAD CANOPY IS TO BE INSTALLED. PROVIDE DOCK BUMPERS AT LOCATIONS SHOWN ON THE PLANS. REFER TO STRUCTURAL DRAWINGS FOR CANOPY CONSTRUCTION AND SUPPORTS.

CONTRACTOR IS TO PROVIDE A BUILDING ADDITION EXTENDING BOTH THE TICKETING AND CONCESSIONS AREA.

CONTRACTOR IS TO RELOCATE EXISTING FENCE ALONG EAST SIDE OF THE SITE SO THAT THE EXISTING ACCESSIBLE PATH FALLS WITHIN THE FENCE LINE AS SHOWN ON THE SITE PLANS.

PROVIDE NEW ACCESSIBLE PATHS FROM THE ENTRY WAY TO THE FRONT OF THE CONCESSIONS AREA, CONNECTING TO THE ACCESSIBLE WALK LEADING TO THE LOWER RIVERSTAGE AREA, A NEW PATH TO THE EXISTING RESTROOM AREAS, AND A PAVED AREA ALONG THE UPPER EDGE OF THE EXISTING HILLSIDE SEATING.

PROVIDE NEW HANDRAILS AT THE EXISTING SEATING AS SHOWN ON THE SITE PLAN.

PROVIDE RAISED ACCESSIBLE SEATING AREAS WHERE SHOWN ON THE SITE PLAN.

CONTRACTOR TO FURNISH AND INSTALL A NEW MAIN WATER LINE WITH MINIMUM THREE BANJO FITTINGS (VALVES) FOR WATERING PURPOSES. COORDINATE WITH COSA PARKS DEPARTMENT STAFF AND INCLUDE IN THE PROPOSAL AN AMOUNT FOR DESIGN TO DETERMINE SIZE OF LINE AND EXACT FITTINGS. CONTACT ROGER HAYLAK AT 325-657-4279.

CONTRACTOR IS TO REWORK THE EXISTING DRIVE ADJACENT TO THE RIVERSTAGE (REFERENCE SITE PLAN) TO ELIMINATE THE EXCESSIVE HUMP IN THE PAVING. REWORK THE PAVING PER THE ENGINEERING SPECIFICATIONS PROVIDED, ENSURING THAT WALKWAYS MAINTAIN ACCESSIBLE SLOPES.

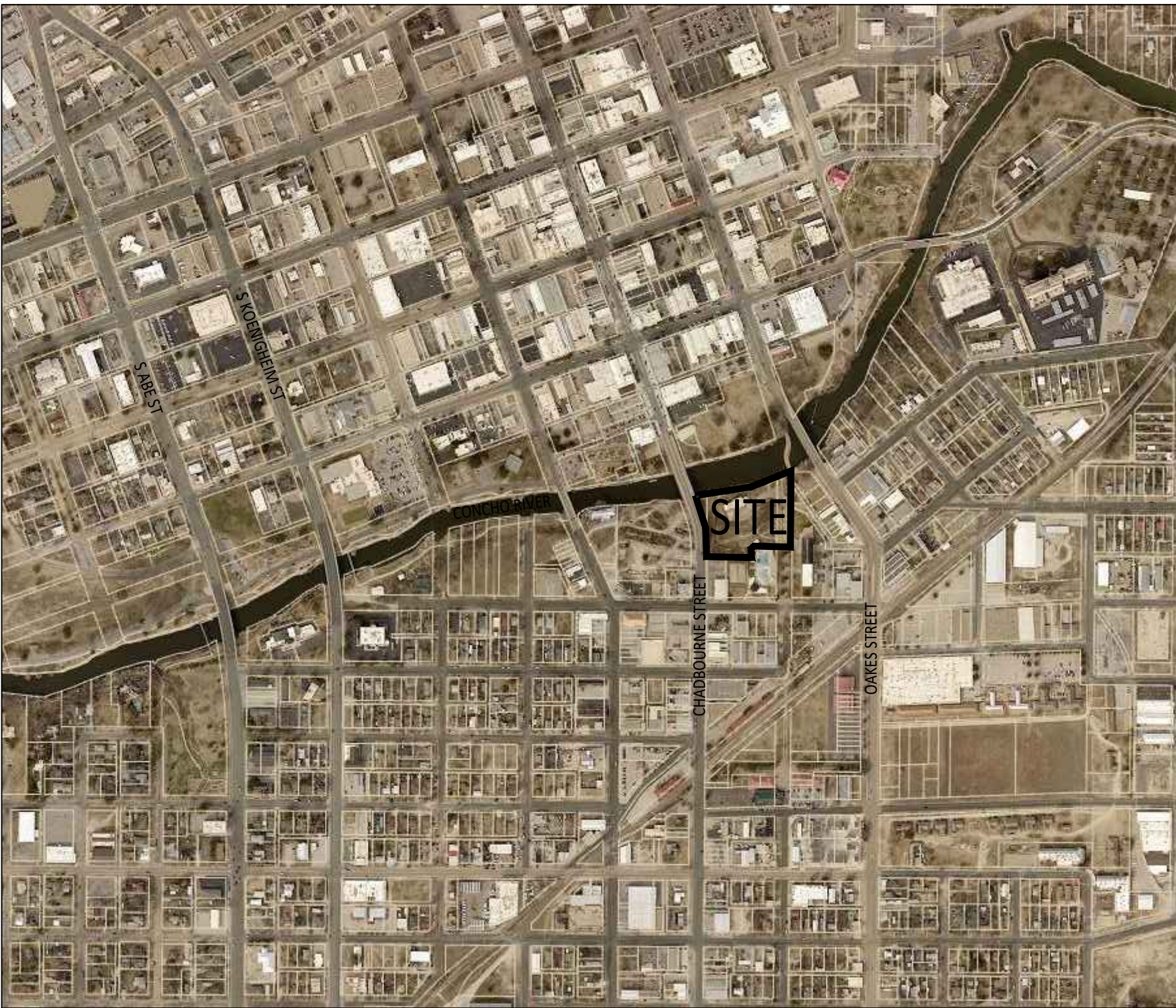
PROVIDE A NEW CANOPY ADJACENT TO THE TICKETING AREA AS SHOWN ON THE SITE PLAN EQUAL TO USA SHADE COMPANY WITH TYPE PTFE FABRIC.

IN THE EXISTING MEN'S AND WOMEN'S RESTROOM BUILDING LOCATED NEAR THE CONCESSIONS BUILDING, THE FIRST TWO TOILET STALLS IN EACH RESTROOM SHALL BE REWORKED TO PROVIDE AN ACCESSIBLE WATER CLOSET STALL. REMOVE ONE WATER CLOSET IN EACH RESTROOM, CAPPING THE LINE AS REQUIRED BY THE IPC, AND RELOCATE THE REMAINING TOILET TO MAINTAIN HC STANDARDS. INSTALL NEW HANDRAILS AND NEW STALL TO COMPLY WITH THE REQUIREMENTS OF THE TDLR ACCESSIBILITY GUIDELINES.

BID ALTERNATES

- 1 ADD OR DEDUCT AN AMOUNT NECESSARY TO REMOVE THE REQUIREMENT TO MODIFY THE EXISTING PAVING TO REMOVE THE EXCESSIVE HUMP IN THE DRIVE.
- 2 ADD OR DEDUCT AN AMOUNT NECESSARY TO DELETE THE PROPOSED CANOPY ADJACENT TO THE TICKETING AREA.
- ADD OR DEDUCT AN AMOUNT TO PROVIDE A NEW METAL FENCE IN LIEU OF MOVING THE EXISTING EAST SIDE FENCING AS SHOWN ON THE PLANS. NEW FENCE IS TO MATCH THE EXISTING FENCE.
- ADD OR DEDUCT AN AMOUNT TO PROVIDE A NEW METAL FENCE IN LIEU OF MOVING THE EXISTING WEST SIDE FENCING AS SHOWN ON THE PLANS. NEW FENCE IS TO MATCH THE EXISTING FENCE.
- ADD OR DEDUCT AN AMOUNT TO DELETE THE PROPOSED CANOPY IN FRONT OF THE RIVERSTAGE JUST WEST OF THE NEW RAMP.

CITY OF SAN ANGELO
BILL AYLOR MEMORIAL
RIVER STAGE MODIFICATIONS



LOCATION MAP

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TITLE SHEET
- G0.1

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- G0.2

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- C-2

TOPOGRAPHIC SURVEY
- C-3

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- C-4

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- C-5

DEMOLITION PLAN
- C-6

CONSTRUCTION PLAN
- C-7

DIMENSIONAL PLAN
- C-8

UTILITY PLAN
- C-9

SANITARY SEWER PLAN
- C-10

SANITARY SEWER PLAN
- C-11

DRAINAGE PLAN
- C-12

STORM SEWER PLAN
- C-13

STORM SEWER PLAN
- C-14

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- C-15

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- C-16

COSA STANDARD CONSTRUCTION DETAILS
- C-17

COSA STANDARD CONSTRUCTION DETAILS
- C-18

COSA UTILITY DETAILS
- C-19

COSA UTILITY DETAILS
- C-20

COSA UTILITY DETAILS
- C-21

COSA EROSION CONTROLS
- C-22

COSA EROSION CONTROLS
- C-23

COSA EROSION CONTROLS
- C-24

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- C-25

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- S1

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- S2

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- S3

STORAGE ROOM ADDITION – WALL PLAN
- S4

STORAGE ROOM ADDITION – ROOF FRAMING PLAN
- S5

CONCESSION ADDITION – STRUCTURAL PLANS
- S6

CONCESSION ADDITION – ROOF FRAMING PLAN
- S7

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- S8

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- S9

FOUNDATION DETAILS
- S10

WALL DETAILS
- S11

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RIVERSTAGE FLOOR PLAN AND SCHEDULES
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CONCESSION ADDITION PLAN AND DETAILS
- A3.0

RIVERSTAGE ELEVATIONS
- A4.0

WALL SECTIONS AND DETAILS
- A5.0

BATHROOM MODIFICATIONS, IRRIGATION, PLATFORM



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PHONE: 325-657-4239
alfonso.torres@cosatx.us



CIVIC EVENTS
RIVER STAGE MODIFICATIONS
SAN ANGELO, TEXAS

JOB #:
DATE: 02/06/2025
DRAWN BY:
CHECKED BY:
REVISIONS:

BID SET

SHEET NO.

G0.0

OF SHEETS

CIVIL ENGINEER



ARCHITECT

ALFONSO TORRES
CITY OF SAN ANGELO
CONSTRUCTION MGMT. DEPT.
69 N. CHADBOURNE ST., SUITE 120.8
SAN ANGELO, TX 76903
VOICE: 325-657-4239
www.cosatx.us

OWNER REP

CARL WHITE
CITY OF SAN ANGELO
PARKS AND RECREATION DEPARTMENT
702 S. CHADBOURNE ST.
SAN ANGELO, TX 76903
VOICE: 325-657-4279
www.cosatx.us

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

TAS SECTION 501: PARKING SPACES (REFERENCE FIGURE 501.1)

- Accessible car parking spaces shall be at least 9'6" minimum wide and van accessible parking shall be 13'2" minimum wide.
- Van accessible spaces shall be 9'6" wide minimum where there is an accessible aisle 9'6" wide minimum.
- Access aisles serving van and van parking shall be a minimum 6'0" wide and shall adopt an accessible route.
- Access aisles should be marked to discourage people from parking in them and extend the full length of the parking space.
- Surface slopes shall not exceed 1:48 in all directions (Note: no built-up curb ramp may be located in an accessible parking space).
- Access aisles shall not overlap the vehicle way.
- Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces, which shall have access aisles located on the passenger side of the parking space.

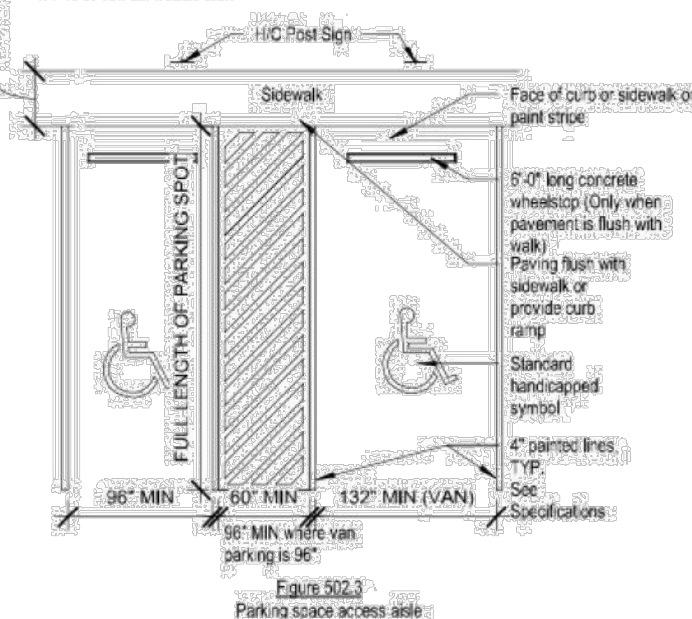


Figure 501.1: Parking space access aisle

TAS SECTION 502: ACCESSIBLE ROUTES

- Access routes shall be provided to connect all accessible spaces to the building entrance.
- Access routes shall be marked to discourage people from parking in them and extend the full length of the parking space.
- Surface slopes shall not exceed 1:48 in all directions (Note: no built-up curb ramp may be located in an accessible parking space).
- Access aisles shall not overlap the vehicle way.
- Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces, which shall have access aisles located on the passenger side of the parking space.

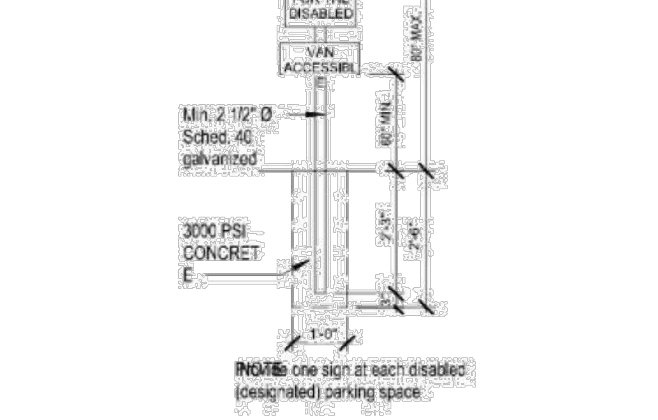


Figure 502.1: Accessible routes

TAS SECTION 503: PASSENGER LOADING ZONES

- Passenger loading zones shall provide a vehicular pull-up space 9'6" wide minimum and 30' long minimum.
- Passenger loading zones shall provide access aisles complying with 603 adjacent to the vehicle pull-up space. Access aisles shall adopt an accessible route and shall not overlap the vehicle way.
- Access aisles serving vehicular pull-up spaces shall be 5'0" wide minimum and extend the full length of the vehicle pull-up space they serve.
- Stops shorter than 1:48 are not permitted. Changes in level of the floor and ground surfaces are not permitted.

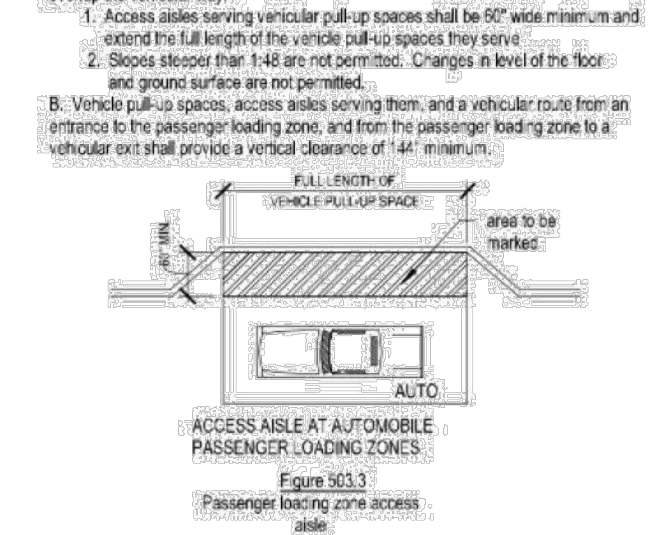


Figure 503.1: Passenger loading zones

TAS SECTION 504: STAIRWAYS

- All steps on a flight of stairs shall have uniform riser heights and tread widths.
- Minimum front tread shall be 11" measured from nose to nose (not including nosing).
- Open treads are not permitted.
- Risers shall be 4" or 7" high max.

TAS SECTION 505: RISERS (REFERENCE FIGURE 505.1)

- Reaction of the structure at the leading edge shall be 1:12 maximum. Risers shall be permitted to slope under the tread at an angle of 50 degrees maximum from vertical. The permitted projection of the nosing shall extend 1/2" maximum over the tread below.

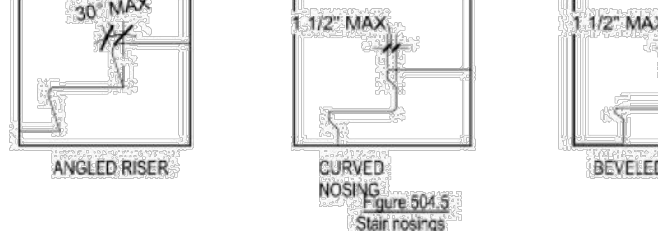


Figure 505.1: Stair nosing

TAS SECTION 506: HANDRAILS (REFERENCE FIGURES 506.1, 506.2, 506.3)

- Handrails shall be provided on both sides of stairs and ramps. Intercontinuous stair handrails shall extend 12" beyond the top floor and the width of one tread beyond the bottom rise. At the top, the exterior shall be parallel to the floor. At the bottom, the handrail shall continue to slope for a distance of one tread width. Non-continuous ramp handrails shall extend 12" minimum beyond the top and bottom of ramp runs.
- Height: 34"-36" measured from the stair nosing.
- Clearance between handrail and adjacent surfaces shall be 1 1/2" minimum.
- Handrails shall not create wheel-free tripping.
- Handrails are required on ramp runs greater than 6' in rise.

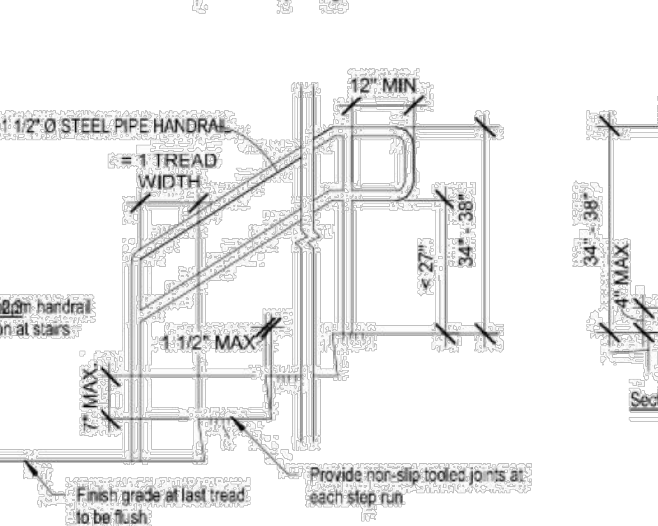


Figure 506.1: Handrail details

TAS SECTION 507: RAMP HANDRAILS

- Handrails shall be provided on both sides of ramps. Intercontinuous ramp handrails shall extend 12" beyond the top floor and the width of one tread beyond the bottom rise. At the top, the exterior shall be parallel to the floor. At the bottom, the handrail shall continue to slope for a distance of one tread width. Non-continuous ramp handrails shall extend 12" minimum beyond the top and bottom of ramp runs.
- Height: 34"-36" measured from the ramp nosing.
- Clearance between handrail and adjacent surfaces shall be 1 1/2" minimum.
- Handrails shall not create wheel-free tripping.
- Handrails are required on ramp runs greater than 6' in rise.

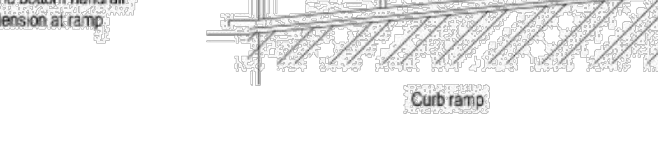


Figure 507.1: Ramp handrail details

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

TAS SECTION 601: DRINKING FOUNTAINS

- Drinking fountains shall comply with 307 (drinking fountains) and 602.
- Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered under the unit. Knee and toe clearances shall comply with 306. Corrosive parts shall comply with 309 (Fig. 602.1).

TAS SECTION 602: SPOUT LOCATION (REFERENCE FIGURE 602.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 603: SPOUT LOCATION (REFERENCE FIGURE 603.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 604: DRINKING FOUNTAINS ON STANDING PERSONS

- Spout outlets of drinking fountains for standing persons shall be 38" minimum and 42" maximum above the finish floor or ground (Fig. 604.1).

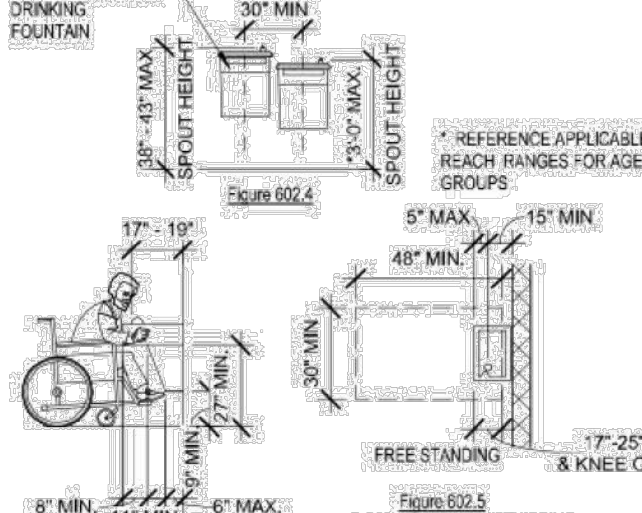


Figure 604.1: Drinking fountain spout location

TAS SECTION 605: TOILET AND BATHING ROOMS

- Turning space complying with 304 shall be provided within the room, 60" diameter or 18" square space per 301.3.2.
- Required clear floor space, clearance at fixtures, and turning space shall be permitted to overlap.
- Door swings shall not swing into the clear floor space or clearance required for any fixture. Doors shall swing in the required turning space.

TAS SECTION 606: MIRRORS

- Mirrors located above lavatories or counters shall be installed so the bottom edge of the reflecting surface is 40" maximum above the finish floor or ground. Mirrors not installed above lavatories or counters shall be 35" maximum above the finish floor or ground.

TAS SECTION 607: COAT COATS AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

TAS SECTION 608: LAVATORIES AND SINKS

- A clear floor space complying with 305 (30" min. wide by 48" min. deep) positioned for a forward approach, and knee and toe clearances complying with 306 shall be provided.
- Clear and bowl dimensions shall also be located within the reach ranges specified in 308. Local soap and towel dispensers so they are easy to use by a person with the accessible lavatory.

TAS SECTION 609: LAVATORIES AND SINKS

- Lavatories and sinks shall be installed with the front of the higher rim or counter surface 34" maximum above the finish floor or ground.
- Control faucets shall comply with 308. Hand-operated operating faucets shall remain for 10 seconds minimum.
- Water faucets and drain pipes under lavatories and sinks shall be installed so the bottom edge of the faucet is 40" maximum above the finish floor or ground. Faucets not installed above lavatories or counters shall be 35" maximum above the finish floor or ground.

TAS SECTION 610: CLOTHES AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

TAS SECTION 611: CLOTHES AND SHELVES

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TAS SECTION 618: CLOTHES AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

TAS SECTION 619: CLOTHES AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

TAS SECTION 620: CLOTHES AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

TAS SECTION 621: CLOTHES AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

TAS SECTION 622: CLOTHES AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

TAS SECTION 623: CLOTHES AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

TAS SECTION 624: CLOTHES AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

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TAS SECTION 626: CLOTHES AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

TAS SECTION 627: CLOTHES AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

TAS SECTION 628: CLOTHES AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

TAS SECTION 629: CLOTHES AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

TAS SECTION 630: CLOTHES AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

TAS SECTION 631: CLOTHES AND SHELVES

- Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be 48" minimum above the finish floor or ground.

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES (CONTINUED)

TAS SECTION 632: DOORS (REFERENCE FIGURES 601.1, 604.2)

- Fire alarm systems shall have permanently installed audible and Visual alarms complying with NFPA 72 (1999 or 2002 edition) except that the minimum allowable sound level of audible notification appliances complying with section 4-5.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the front partition. The door opening shall be 4" minimum from the side wall or partition below the water closet. Where located in the back partition, the door opening shall be 4" minimum from the side wall or partition below the water closet. Where located in the back partition, the door opening shall be 4" minimum from the side wall or partition below the water closet.

TAS SECTION 633: SPOUT LOCATION (REFERENCE FIGURE 602.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 634: SPOUT LOCATION (REFERENCE FIGURE 603.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 635: SPOUT LOCATION (REFERENCE FIGURE 604.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 636: SPOUT LOCATION (REFERENCE FIGURE 605.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 637: SPOUT LOCATION (REFERENCE FIGURE 606.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 638: SPOUT LOCATION (REFERENCE FIGURE 607.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 639: SPOUT LOCATION (REFERENCE FIGURE 608.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 640: SPOUT LOCATION (REFERENCE FIGURE 609.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 641: SPOUT LOCATION (REFERENCE FIGURE 610.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 642: SPOUT LOCATION (REFERENCE FIGURE 611.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 643: SPOUT LOCATION (REFERENCE FIGURE 612.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 644: SPOUT LOCATION (REFERENCE FIGURE 613.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 645: SPOUT LOCATION (REFERENCE FIGURE 614.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 646: SPOUT LOCATION (REFERENCE FIGURE 615.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 647: SPOUT LOCATION (REFERENCE FIGURE 616.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 648: SPOUT LOCATION (REFERENCE FIGURE 617.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 649: SPOUT LOCATION (REFERENCE FIGURE 618.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 650: SPOUT LOCATION (REFERENCE FIGURE 619.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 651: SPOUT LOCATION (REFERENCE FIGURE 620.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 652: SPOUT LOCATION (REFERENCE FIGURE 621.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 653: SPOUT LOCATION (REFERENCE FIGURE 622.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 654: SPOUT LOCATION (REFERENCE FIGURE 623.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 655: SPOUT LOCATION (REFERENCE FIGURE 624.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 656: SPOUT LOCATION (REFERENCE FIGURE 625.1)

- The spout shall be located 12" minimum from the vertical support and 5" minimum from the front edge of the unit, including bumpers.
- The spout shall provide a full water stream 4" high and shall be located 5" minimum from the front of the unit.

TAS SECTION 657: SPOUT LOCATION (REFERENCE FIGURE 626.1)



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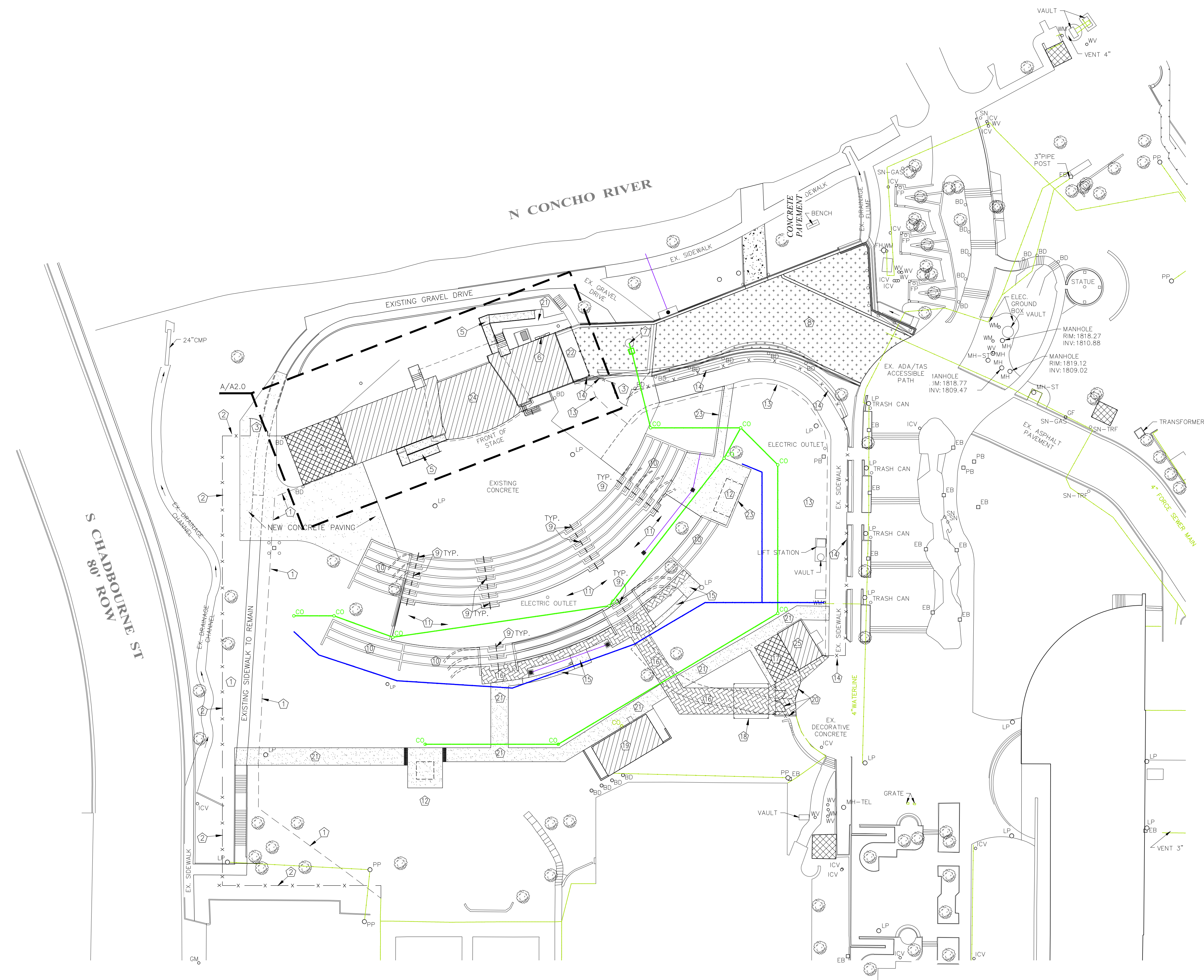
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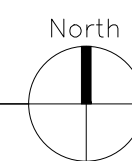
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OF SHEETS



A OVERALL SITE PLAN

SCALE 1" = 30'-0"



- 1) EXISTING FENCE TO BE REMOVED AND RELOCATED WEST OF EXISTING SIDEWALK.
- 2) NEW LOCATION OF EXISTING RELOCATED METAL FENCE. NOTE: UNDER ALTERNATE BID, EXISTING FENCE TO BE DEMOLISHED AND NEW METAL FENCE INSTALLED IN NEW LOCATION
- 3) NEW 10' METAL SWINGING GATE
- 4) NEW 30' X 32' CMU BUILDING ADDITION. REFER TO A2.0 AND STRUCTURAL DWGS
- 5) NEW CONCRETE HANDICAPPED ACCESSIBLE RAMP AND GUARDRAILS - REF. A2.0
- 6) EXISTING ELECTRICAL PANELS TO REMAIN
- 7) EXISTING LIFT STATION - STARTING POINT FOR NEW SEWER LINE TO BE INSTALLED REF: CIVIL DRAWINGS FOR DETAILS AND EXACT LAYOUT
- 8) EXISTING DRIVEWAY TO BE REGRADED AND REPAVED. REFER TO CIVIL DWGS. FOR SLOPES AND LIMITS OF NEW WORK.
- 9) NEW HANDRAILS TO BE INSTALLED. REFER TO DETAIL E/A4.0
- 10) EXISTING TERRACED SEATING TO BE EXTENDED. REFER TO CIVIL DWGS. FOR EXACT LOCATIONS AND DETAILS
- 11) THIS AREA IS SHOWN ON THE CIVIL PLANS AS NEW CONCRETE. THIS AREA IS TO REMAIN A GRASS SURFACE.
- 12) NEW CONCRETE PAD FOR INSTALLATION OF FABRIC SHADE STRUCTURE. REF: STRUCT DWGS.
- 13) EXISTING FENCE IS TO BE RELOCATED TO EAST SIDE OF SIDEWALK.
- 14) NEW LOCATION OF EXISTING RELOCATED METAL FENCE. NOTE: UNDER ALTERNATE BID, EXISTING FENCE TO BE DEMOLISHED AND NEW METAL FENCE INSTALLED IN NEW LOCATION
- 15) NEW ELEVATED PAD WITH HANDICAPPED ACCESSIBLE RAMP AND GUARDRAILS. REFER TO DETAILS ON SHEET A4.0
- 16) NEW STAMPED CONCRETE PAVING - MAINTAIN ACCESSIBILITY ON THE ENTIRETY OF NEW SIDEWALKS.
- 17) NEW 15'-4" X 24' CMU BUILDING ADDITION. REFER TO A2.1 AND STRUCTURAL DWGS.
- 18) NEW 20' X 20' FABRIC SHADE STRUCTURE EQUAL TO USA SHADE COMPANY WITH PTFE FABRIC
- 19) EXISTING BATHROOM - REFER TO A3.2 FOR INTERIOR MODIFICATIONS DETAILS
- 20) REWORK EXISTING FENCE AND GATE. MATCH DECORATIVE CONCRETE IN FRONT OF TICKETING BUILDING TO MATCH EXISTING.
- 21) NEW CONCRETE SIDEWALK
- 22) NEW CONCRETE DOCK WITH OVERHEAD CANOPY. REFER TO A4.0 FOR DETAILS
- 23) RETAINING WALL - REF. CIVIL DWGS.
- 24) EXISTING RIVER STAGE AUDITORIUM - REF. A/2.0 FOR FLOOR PLAN AND DETAILS
- 25) EXISTING TICKETING AND CONCESSION BUILDING - REF. A/2.1 FOR FLOOR PLAN & DTLS.



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CVC EVENTS
RIVERSTAGE MODIFICATIONS
PHASE ONE
SAN ANGELO, TEXAS

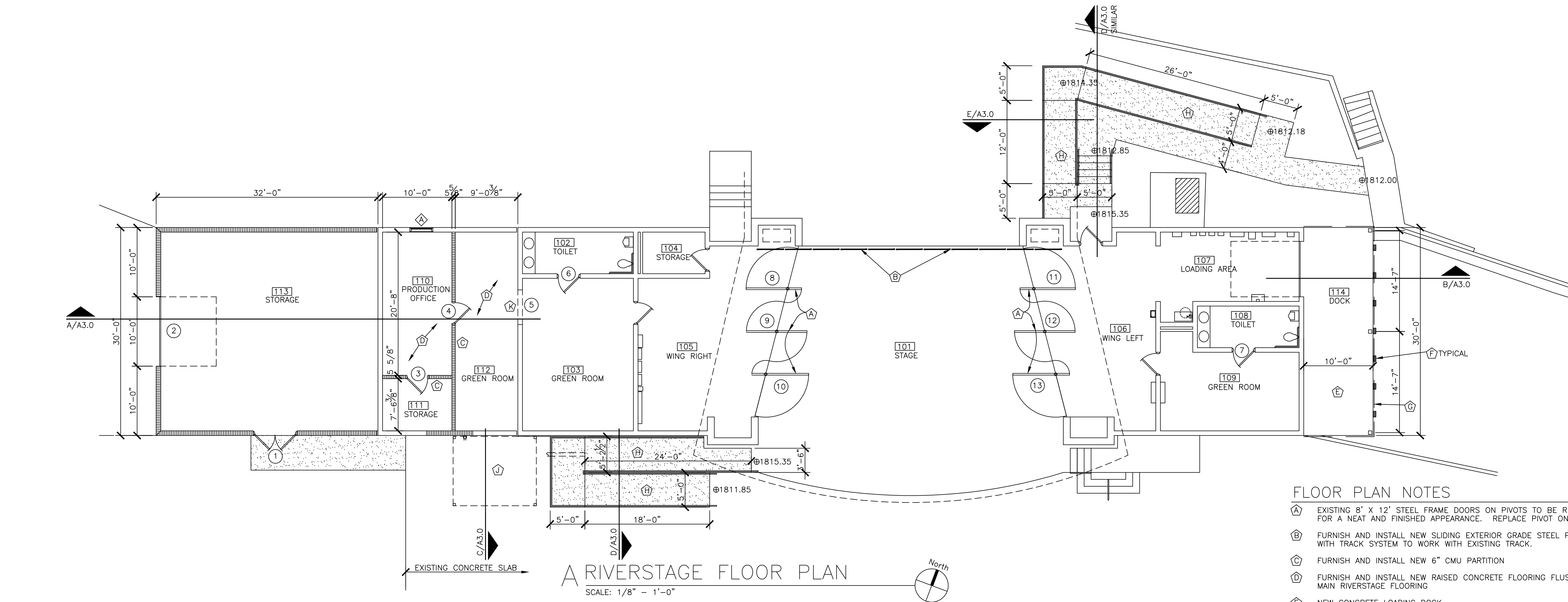
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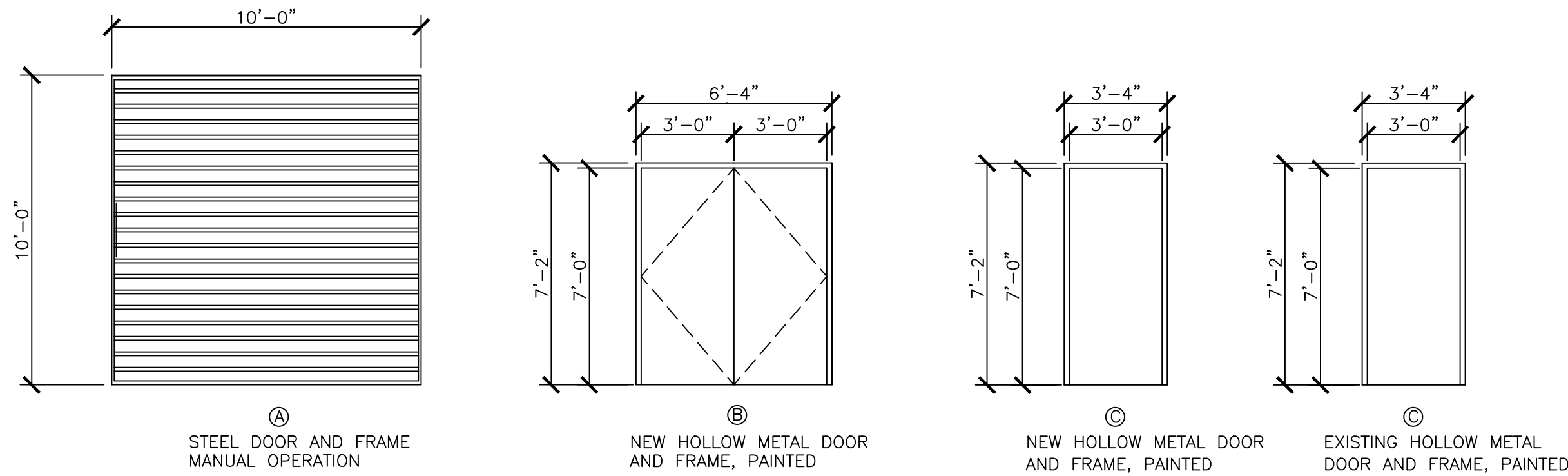
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OF SHEETS



- FLOOR PLAN NOTES
- EXISTING 8' X 12' STEEL FRAME DOORS ON PIVOTS TO BE REFINISHED AND PAINTED FOR A NEAT AND FINISHED APPEARANCE. REPLACE PIVOT ON DOOR 12.
 - FURNISH AND INSTALL NEW SLIDING EXTERIOR GRADE STEEL PANELS WITH TRACK SYSTEM TO WORK WITH EXISTING TRACK.
 - FURNISH AND INSTALL NEW 6" CMU PARTITION
 - FURNISH AND INSTALL NEW RAISED CONCRETE FLOORING FLUSH WITH MAIN RIVERSTAGE FLOORING
 - NEW CONCRETE LOADING DOCK
 - FURNISH AND INSTALL NEW 4" THICK X 10" WIDE X 30" LONG RUBBER DOCK BUMPERS WITH 3 3/4" DIA X 6" ANCHOR BOLTS
 - NEW 10' X 30' OVERHEAD STEEL CANOPY ROOF WITH GUTTER AND DOWNSPOUT
 - DEMOLISH AND REMOVE EXISTING CONCRETE STEPS AND REPLACE WITH NEW CONCRETE STAIRS AND ACCESSIBLE RAMP. MAXIMUM RAMP SLOPE 1:12
 - ALTERNATE BID: FURNISH AND INSTALL NEW 10' X 12' OVERHEAD CANOPY. RECEPTACLE AT EXISTING WALL
 - CUT AND PREPARE NEW CASED OPENING IN EXISTING CMU WALL. REF: STRUCT DWGS.



B DOOR AND FRAME ELEVATIONS

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE									
DR. NO.	DR. MAT'L	DR. TYPE	NOMINAL SIZE			FRAME MAT'L	FRAME TYPE	REMARKS	
			WIDTH	HGT.	THK.				
1	STL	A	S	10'-0"	10'-0"	1 3/4"	STL	A	OVERHEAD DOOR
2	HM	B	D	6'-0"	7'-0"	1 3/4"	HM	B	
3	HM	D	S	6'-0"	7'-0"	1 3/4"	HM	D	
4	HM	E	S	3'-0"	7'-0"	1 3/4"	HM	E	
5	HM	C	S	3'-0"	7'-0"	1 3/4"	HM	C	
6	HM	C	S	3'-0"	7'-0"	1 3/4"	HM	C	
7	HM	C	S	3'-0"	7'-0"	1 3/4"	HM	C	
8	HM	E	S	3'-0"	7'-0"		HM	E	
9	HM	E	S	3'-0"	7'-0"		HM	E	
10	HM	E	S	3'-0"	7'-0"		HM	E	
11	HM	E	S	3'-0"	7'-0"		HM	E	
12	HM	E	S	3'-0"	7'-0"		HM	E	
13	HM	E	S	3'-0"	7'-0"		HM	E	

ROOM FINISH SCHEDULE

RM. NO.	DESCRIPTION	FIN. FLR.	BASE	WALLS				CLG.	CLG. HGT.	REMARKS
				N	E	S	W			
101	STAGE	12	21	-	32	-	32	42		
102	TOILET	12	21	32	32	32	32	42		
103	GREENROOM	12	21	32	32	32	32	42		
104	STORAGE	12	21	32	32	32	32	42		
105	WINGRIGHT	12	21	32	-	32	32	42		
106	WINGLEFT	12	21	32	32	32	-	42		
107	LOADING	12	21	32	32	32	32	42		
108	TOILET	12	21	32	32	32	32	42		
109	GREENROOM	12	21	32	32	32	32	42		
110	OFFICE	11	21	32	31	31	32	42		
111	STORAGE	11	21	31	31	32	32	42		
112	GREENROOM	11	21	32	32	32	31	42		
113	STORAGE	11	21	31	32	31	31	41		
114	DOCK	11	21	-	-	-	32	41		

FLOOR

11 NEW SEALED EXPOSED CONCRETE

12 EXISTING CONCRETE FLOOR TO REMAIN. PATCH AND REPAIR AREAS DAMAGED BY CONSTRUCTION. CLEAN AND RESEAL REPAIRED AREAS TO MATCH EXISTING FOR A NEAT AND FINISHED APPEARANCE.

BASE

21 NO BASE

WALL

31 PRIME AND PAINT NEW CMU WALL

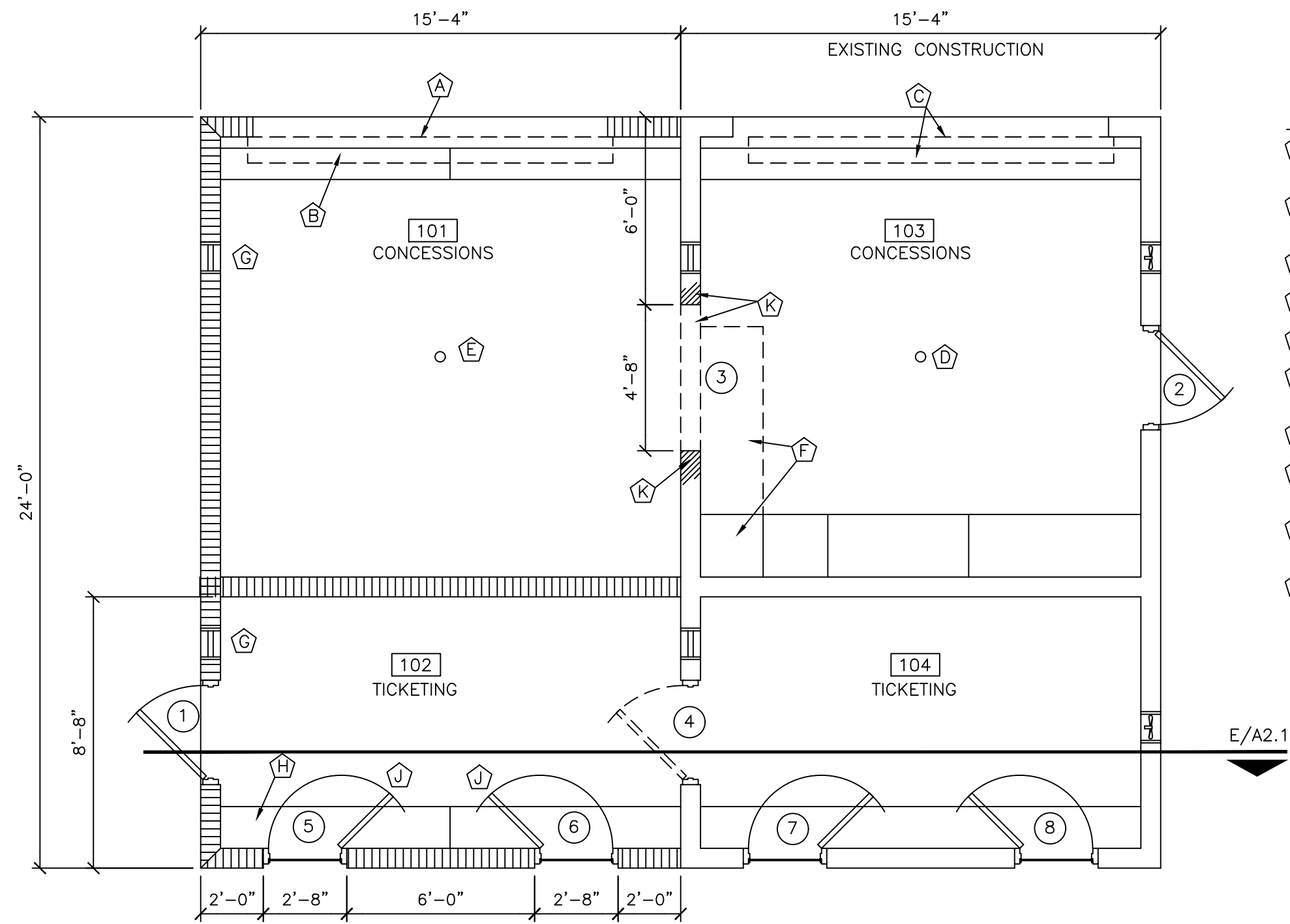
32 EXISTING CMU WALL - CLEAN, PRIME AND PAINT

33 EXISTING WALL - NO WORK

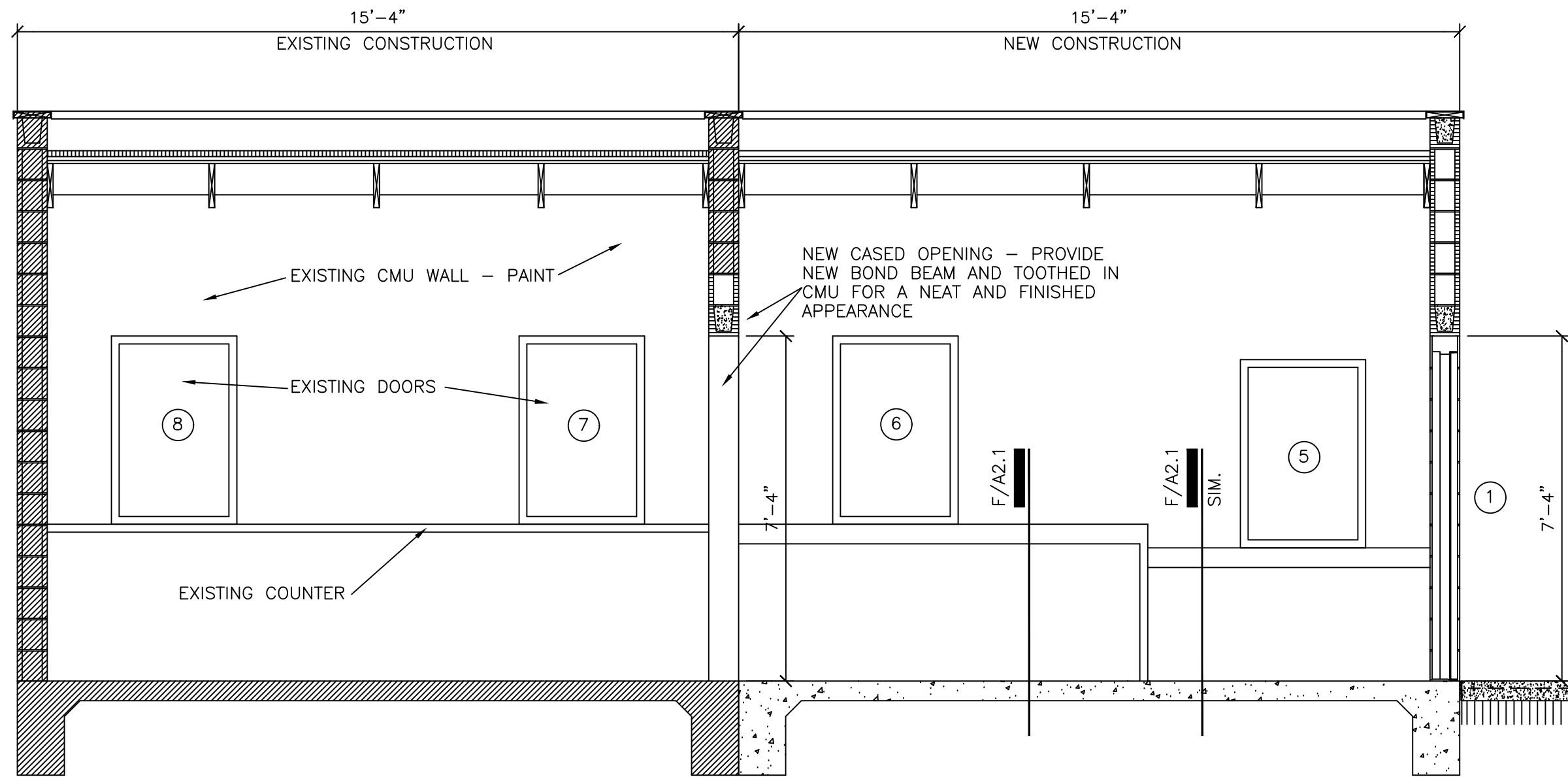
CEILING

41 EXPOSED STRUCTURE

42 EXISTING CEILING - NO WORK

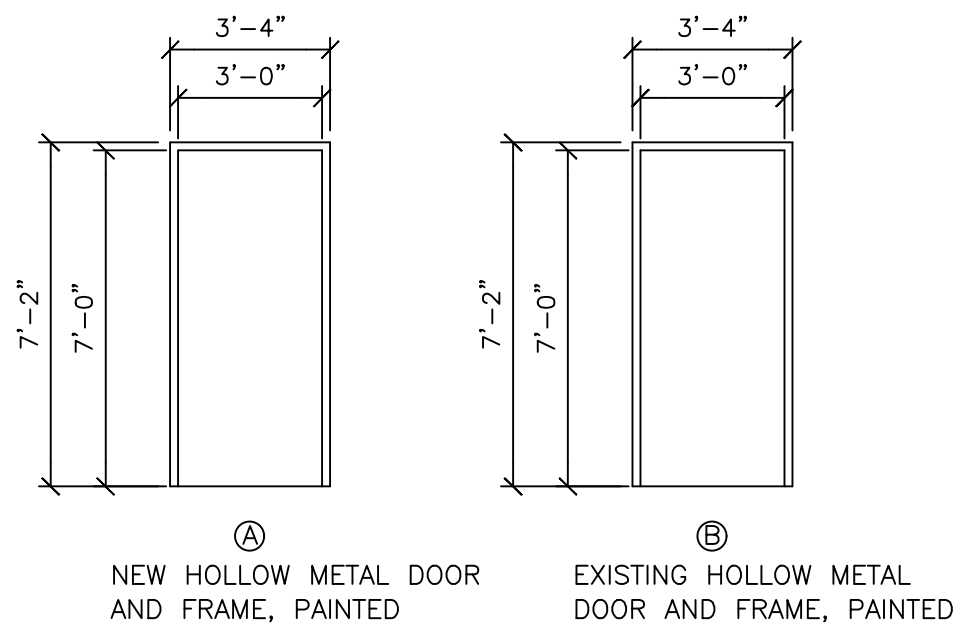


A CONCESSIONS FLOOR PLAN
SCALE: 1/4" = 1'-0"



E BUILDING SECTION
SCALE: 3/8" = 1'-0"

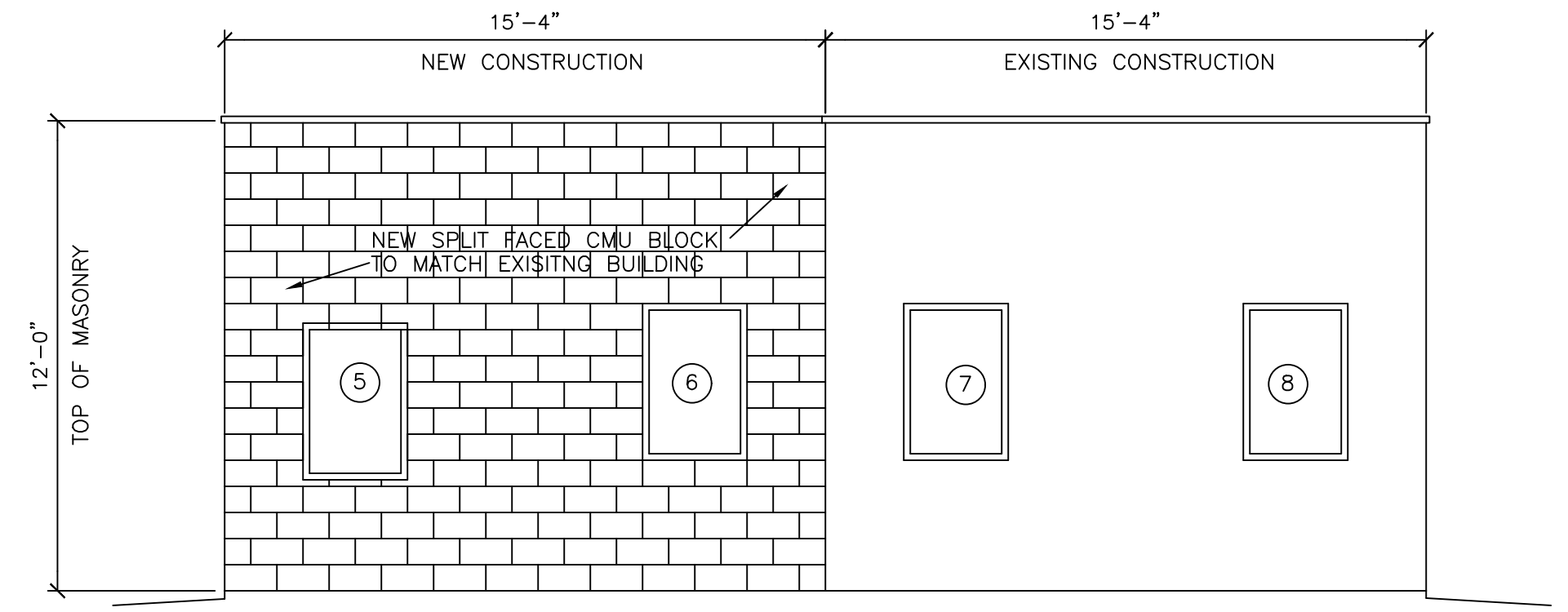
DOOR SCHEDULE									
DR. NO.	DR. MAT'L	DR. TYPE	NOMINAL SIZE			FRAME MAT'L	FRAME TYPE	REMARKS	
			WIDTH	HGT.	THK.				
1	STL	A	S	10'-0"	10'-0"	1 3/4"	STL	A	OVERHEAD DOOR
2	HM	B	D	6'-0"	7'-0"	1 3/4"	HM	B	
3	HM	D					HM		
4	HM	E					HM		
5	HM	C					HM		
6	HM	C					HM		
7	HM	C					HM		
8	HM	E					HM		



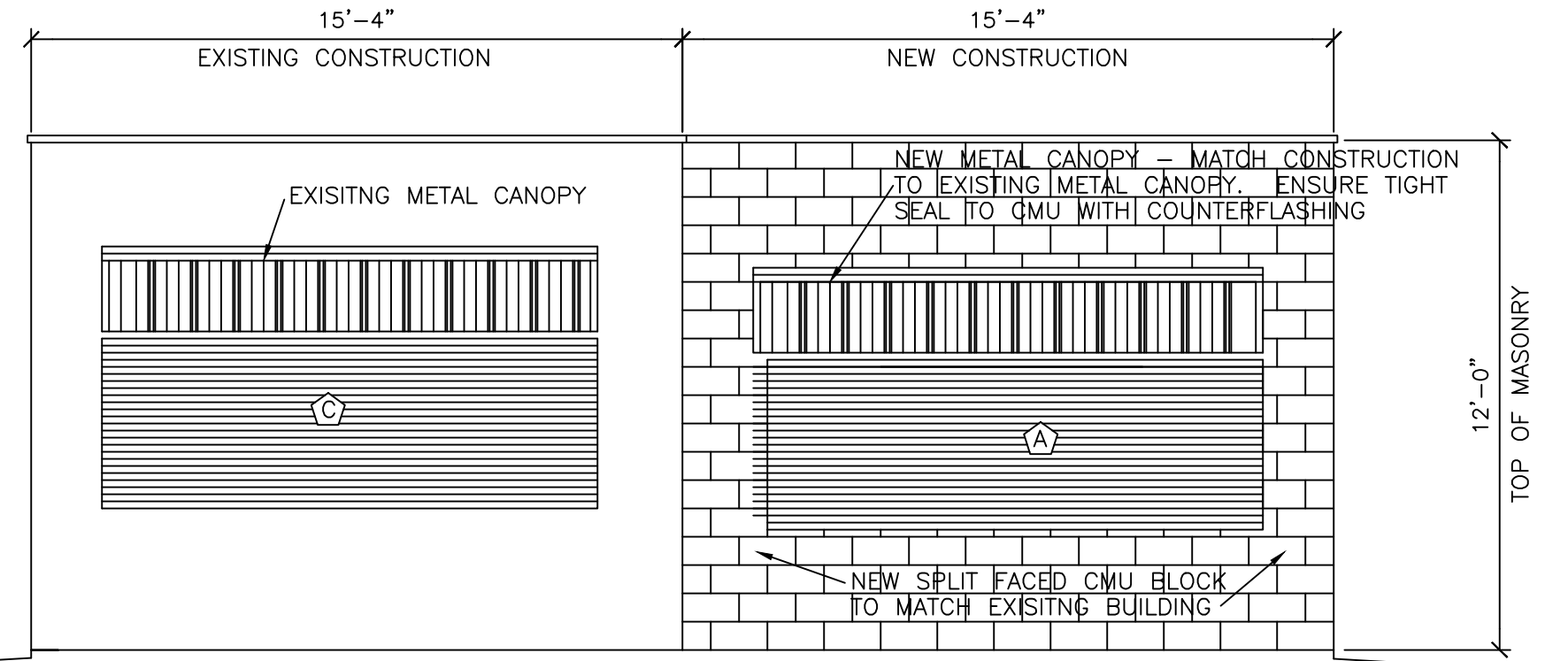
B DOOR AND FRAME ELEVATIONS
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

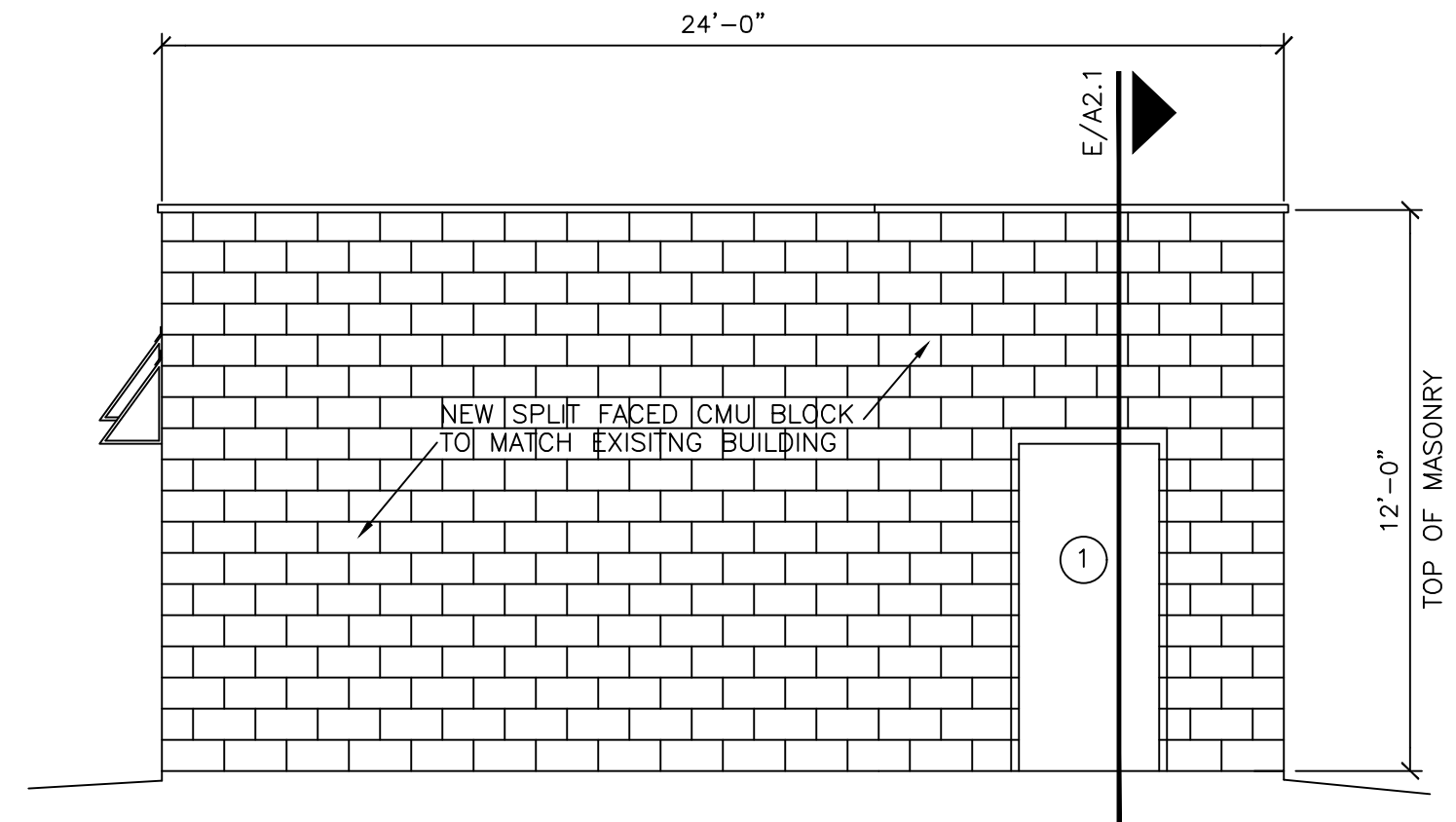
- A NEW ROLLING SHUTTER DOOR AT COUNTER TO MATCH EXISTING
- B NEW COUNTERS FURNISHED AND INSTALLED AT TEXAS ACCESSIBILITY STANDARD HEIGHTS AND DEPTH.
- C EXISTING ROLLING SHUTTER AND COUNTER
- D EXISTING FLOOR DRAIN
- E NEW FLOOR DRAIN - TIE INTO EXISTING. REF: MEP
- F EXISTING CABINET TO BE DEMOLISHED. REWORK EXISTING CABINET TO END OF WALL TO MATCH EXISTING.
- G FURNISH AND INSTALL NEW AIR INTAKE LOUBERS TO MATCH EXISTING.
- H NEW COUNTER FURNISHED AND INSTALLED AT TEXAS ACCESSIBILITY STANDARDS HEIGHT AND DEPTH.
- J FURNISH AND INSTALL NEW LOCKABLE SHUTTER DOORS TO MATCH EXISTING
- K SAWCUT EXISTING CMU WALL AND TOOTH IN NEW GROUT FILLED BOND BEAM ABOVE AND NEW CMU EDGES FOR A NEAT AND FINISHED APPEARANCE TO CREATE A 4'-8" WIDE X 7'-4" TALL CASD OPENING.



B CONCESSIONS SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



C CONCESSIONS NORTH ELEVATION
SCALE: 1/4" = 1'-0"



D CONCESSIONS WEST ELEVATION
SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE

RM. NO.	DESCRIPTION	FIN. FLR.	BASE	WALLS				CLG.	CLG. HGT.	REMARKS
				N	E	S	W			
101	CONCESSIONS	11	21	31	32	31	32	41		
102	TICKETING	11	21	31	32	31	31	41		
103	CONCESSIONS	12	21	32	32	32	32	42		
104	TICKETING	12	21	32	32	32	32	42		

FLOOR

11 NEW SEALED EXPOSED CONCRETE

BASE

21 NO. BASE

WALL

31 PRIME AND PAINT NEW CMU WALL
32 EXISTING CMU WALL - CLEAN, PRIME AND PAINT

CEILING

41 EXPOSED STRUCTURE

42 EXISTING CEILING - NO WORK



CONSTRUCTION MANAGEMENT
DEPARTMENT
52 W. COLLEGE AVE.
SAN ANGELO, TEXAS 76903
PHONE: 325-657-4239
alfonso.torres@cosatx.us

CIVIC EVENTS
RIVERSTAGE MODIFICATIONS
PHASE ONE
SAN ANGELO, TEXAS

JOB #:
DATE: 02/06/2025
DRAWN BY:
CHECKED BY:
REVISIONS:

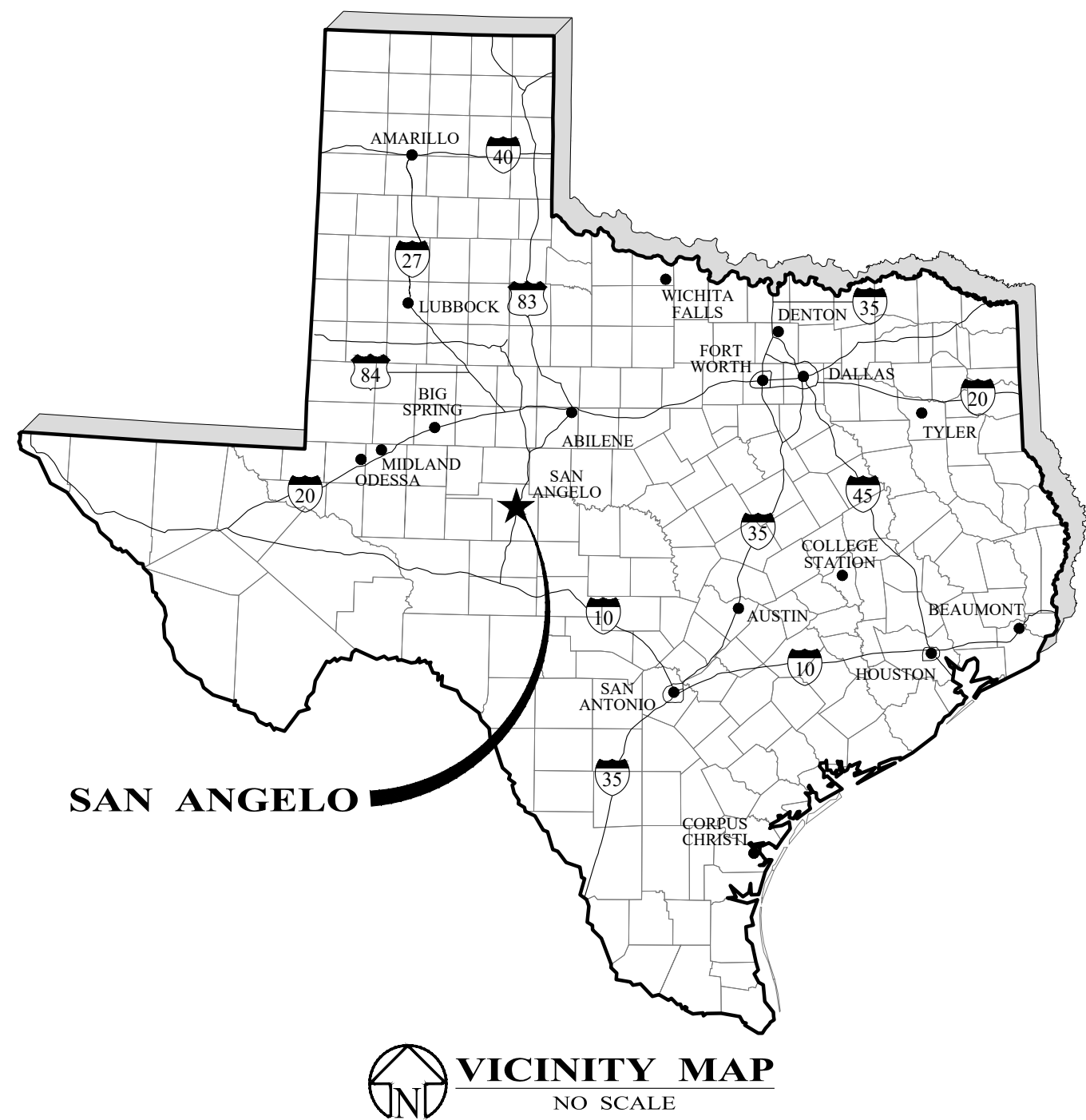
BID SET

SHEET NO.

A2.1

OF SHEETS

CONSTRUCTION PLANS
FOR
SAN ANGELO RIVER STAGE IMPROVEMENTS
PHASE 1
SAN ANGELO, TOM GREEN COUNTY, TEXAS



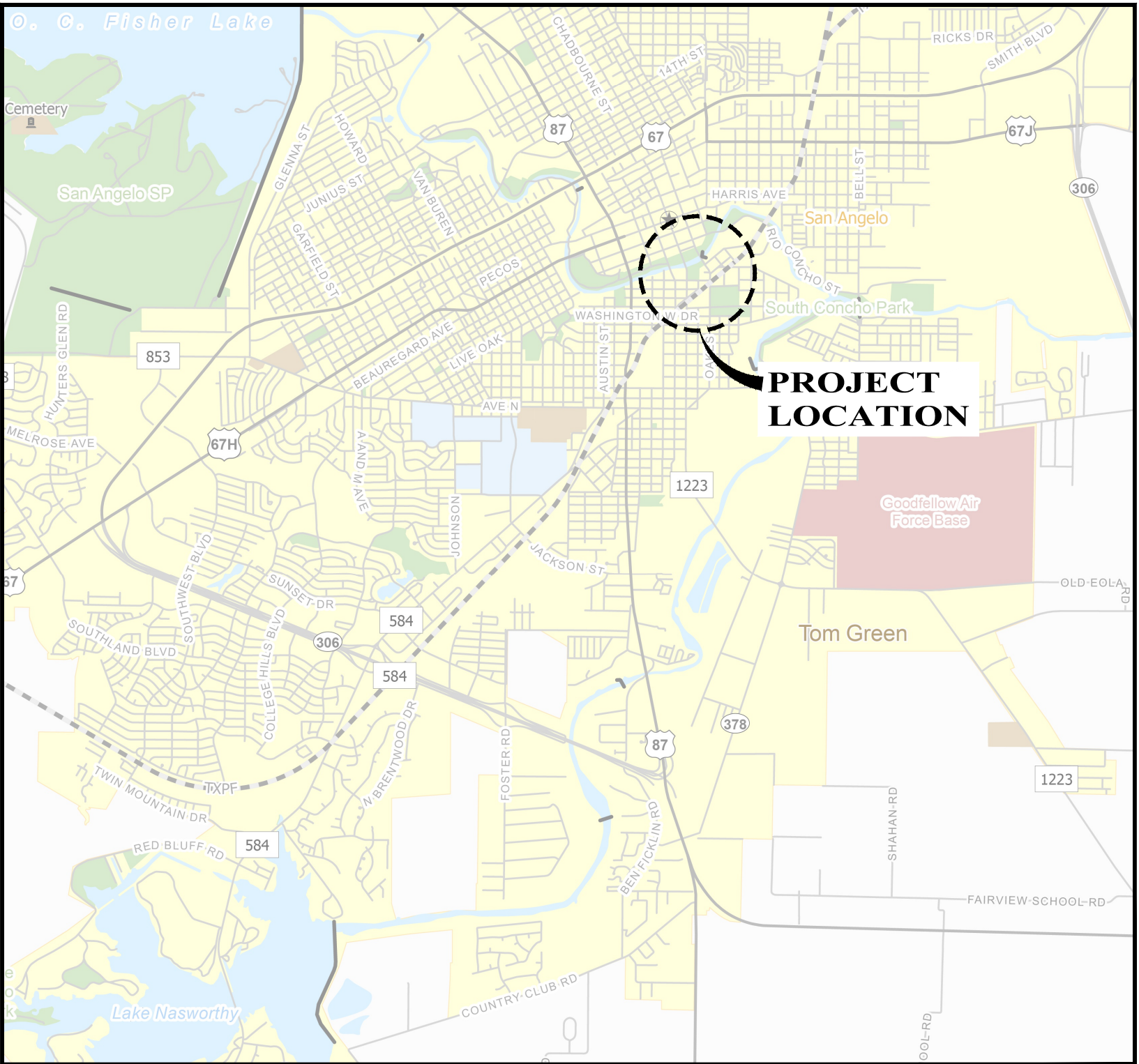
MAYOR
BRENDA GUNTER

CITY COUNCIL
TOMMY HIEBERT
TOM THOMPSON
HARRY THOMAS
LUCY GONZALES
KAREN HESSE SMITH
LARRY MILLER

CITY MANAGER
DANIEL VALENZUELA



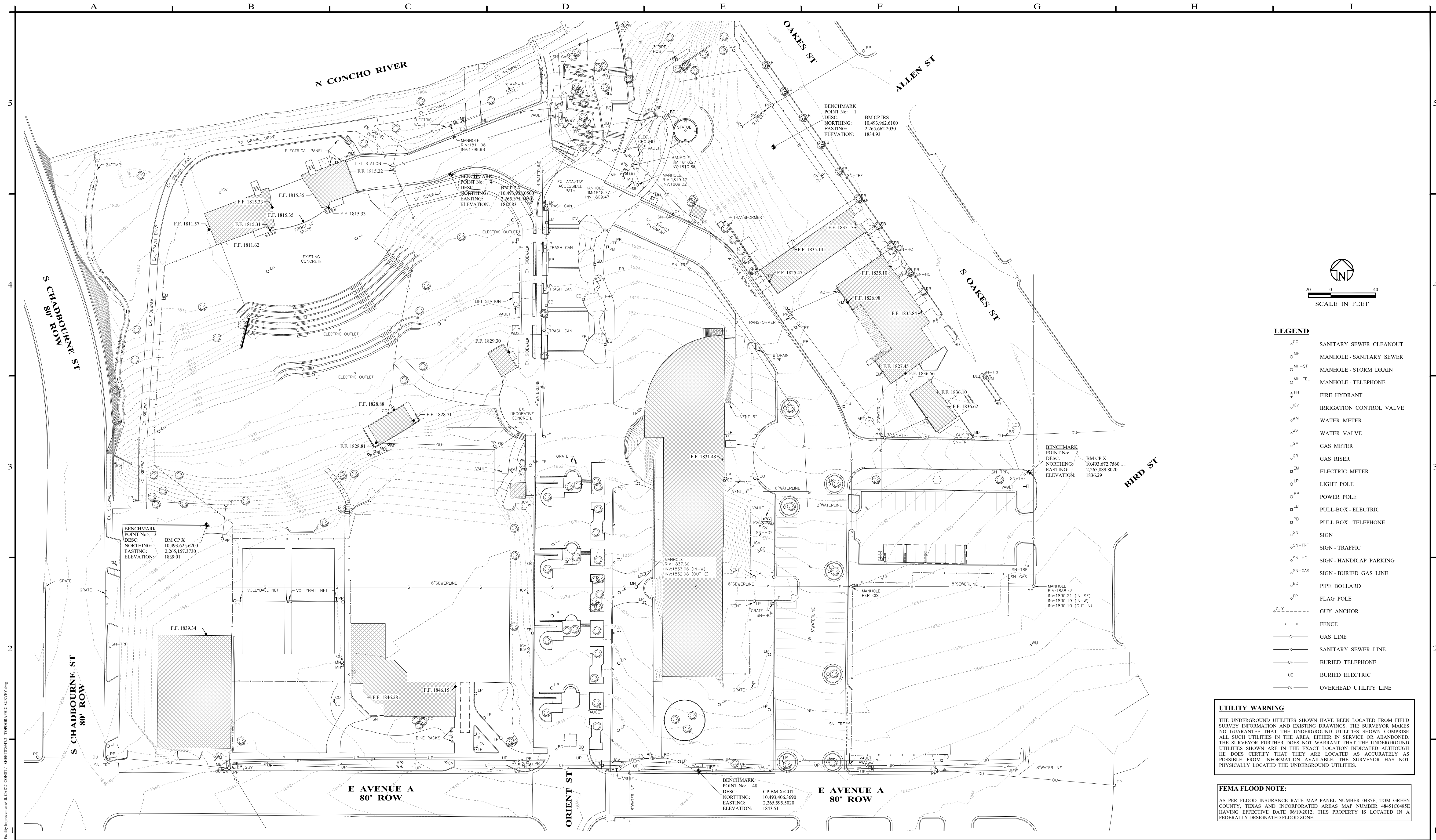
Sage Diller, P.E.
SAGE DILLER, P.E.



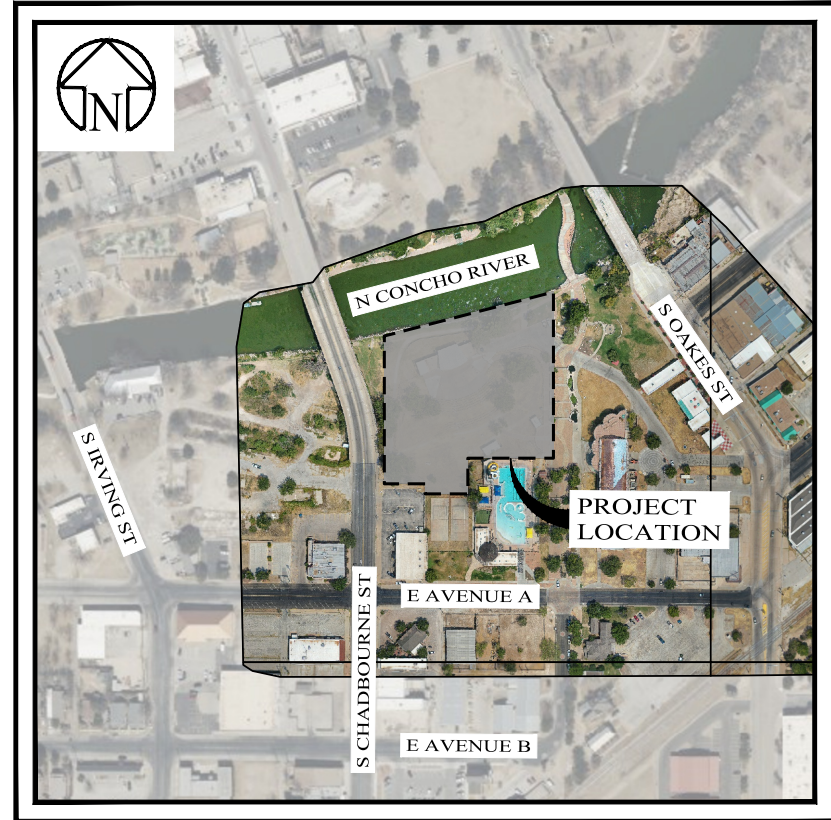
LOCATION MAP
SCALE: 1" = 5000'



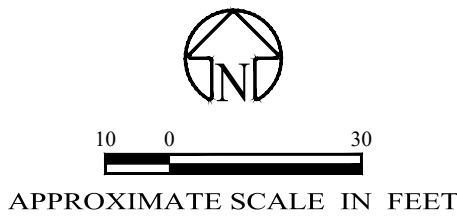
Enprotec | Hibbs & Todd
402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-ht.com
PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900



NO.		REVISION		DATE		02/15/2024						Enprotec Hibbs & Todd		BAR IS ONE INCH ON ORIGINAL DRAWING 01 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.				DESIGNED BY J. GRAVELL		SCALE 1" = 40'		SAN ANGELO RIVER STAGE IMPROVEMENTS PHASE 1		PROJECT NO.: 8647	
0		ISSUED FOR CONSTRUCTION		02/15/2024								402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-h-t.com PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900						DRAWN BY J. GRAVELL		DATE 02/15/2024		TOPOGRAPHIC SURVEY		SHEET No. 2 OF 25	



VICINITY MAP: NOT TO SCALE



EXISTING SITE AERIAL SHEET NOTES:

1. EXISTING SITE AERIAL PROVIDED FOR VISUAL PURPOSES ONLY. DIMENSIONS SHALL NOT BE TAKEN FROM THIS SHEET.
2. EXISTING SITE AERIAL IMAGERY PROVIDED BY AERIAL DRONE SURVEY CONDUCTED AUGUST 2023 TO SHOW APPROXIMATE LOCATION OF EXISTING IMPROVEMENTS UNDER FAA COMMERCIAL DRONE PILOT NUMBER 4583549.
3. IF MAJOR PAVING, GRADING, DRAINAGE OR ADDITIONAL SITE IMPROVEMENTS HAVE BEEN INSTALLED SINCE THE DATE OF THE AERIAL SURVEY, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
4. THE APPROXIMATE LIMITS OF CONSTRUCTION LINE SHOWN ON THE PLANS IS FOR VISUAL PURPOSES ONLY.

NO.	REVISION	DATE
0	ISSUED FOR CONSTRUCTION	02/15/2024

02/15/2024

Sage Diller, P.E.



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BAR IS ONE INCH ON ORIGINAL DRAWING
0 1
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DESIGNED BY
J. GRAVELL
DRAWN BY
J. GRAVELL
CHECKED BY
S. DILLER

SCALE
1" = 30'
DATE
02/15/2024

**SAN ANGELO RIVER STAGE IMPROVEMENTS
PHASE 1**

EXISTING SITE AERIAL

PROJECT NO.:

8647

SHEET No.

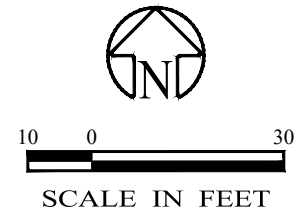
3 OF 25



1. PROPOSED BUILDING ADDITION. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS.
2. REMODEL/RENOVATE EXISTING BATHROOM BUILDING. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS.
3. PROPOSED PERMANENT CANOPY SLAB, FOUNDATION, AND STRUCTURE. REFER ARCHITECTURAL AND STRUCTURAL PLANS.
4. PROPOSED ADA/TAS ACCESSIBLE RAMP COMPLETE WITH HAND RAILING. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS.
5. PROPOSED PERMANENT BAR SLAB, FOUNDATION, AND STRUCTURE COMPLETE WITH WATER, SEWER, AND ELECTRICITY. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS.
6. PROPOSED PERMANENT BAR SLAB, FOUNDATION, AND STRUCTURE COMPLETE WITH ELECTRICITY. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS.
7. PROPOSED ADA/TAS ACCESSIBLE HAND RAILING. REFER TO ARCHITECTURAL PLANS.
8. PROPOSED STAIRS WITH 0.50' RISE AND 12" RUN. REFER TO ARCHITECTURAL PLANS.
9. PROPOSED 12" WIDE 18" TALL HILLSIDE SEATING EXPANSION. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 22.
10. PROPOSED 5" THICK STAMPED, STAINED, AND SEALED CONCRETE SIDEWALK. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 11. REFER TO ARCHITECTURAL PLANS FOR STAMP, STAIN, SEAL, AND FINISH REQUIREMENTS.
11. PROPOSED 5" THICK CONCRETE SIDEWALK PAVEMENT. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 12.
12. PROPOSED 6" THICK CONCRETE PAVEMENT. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 13.
13. PROPOSED 8" THICK CONCRETE DUMPSTER PAD. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 14.
14. PROPOSED 4" THICK ASPHALT (HMAC TYPE D) PAVEMENT. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 15.
15. PROPOSED 3' WIDE CONCRETE VALLEY GUTTER. THREE (3) TOTAL. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 16.
16. PROPOSED 6" CONCRETE CURB AND GUTTER. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 17.
17. PROPOSED CONCRETE LAYDOWN CURB AND GUTTER. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 18.
18. PROPOSED CONCRETE HEADER CURB. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 19.
19. PROPOSED 10' WIDE CURB INLET. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 20.
20. PROPOSED 24" WIDE SIDEWALK DRAIN CHANNEL. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 21 AND DRAINAGE PLAN SHEET XX.
21. PROPOSED 12" WIDE CONCRETE RETAILING WALL. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 23.
22. PROPOSED PIPE BOLLARD (4" AND 6" DIAMETER), TWENTY-NINE (29) TOTAL. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 24 AND 25.
23. PROPOSED RELOCATED SECURITY FENCING. PROPOSED 72" TALL SECURITY FENCING SHALL BE SIMILAR OR APPROVED MATERIAL TO THE SATISFACTION OF THE CITY.
24. PROPOSED 8" WIDE LOCKABLE GATE. FIVE (5) TOTAL. GATE SHALL BE SIMILAR OR APPROVED MATERIAL TO THE SATISFACTION OF THE CITY.
25. PROPOSED 18" WIDE LOCKABLE GATE. ONE (1) TOTAL. GATE SHALL BE SIMILAR OR APPROVED MATERIAL TO THE SATISFACTION OF THE CITY.
26. PROPOSED 25" WIDE LOCKABLE GATE. TWO (2) TOTAL. GATE SHALL BE SIMILAR OR APPROVED MATERIAL TO THE SATISFACTION OF THE CITY.
27. PROPOSED 24" x 24" GRATE INLET STORM DRAIN. SIX (6) TOTAL. REFER TO CONSTRUCTION PLAN SHEET 6 KEY NOTE 26.

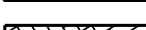
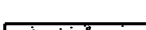
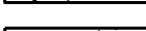
GENERAL SITE PLAN SHEET NOTES:

1. CONTRACTOR SHALL INSPECT THE SITE PRIOR TO BEGINNING DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL COORDINATE ACCESS TO THE SITE THROUGH THE DURATION OF DEMOLITION AND CONSTRUCTION WITH THE CITY OF SAN ANGELO. ALL WORK COMPLETED BY THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANGELO.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING ADDITIONS AND RENOVATIONS. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR SLAB FOUNDATION REQUIREMENTS. CONTRACTOR SHALL OBTAIN BUILDING DIMENSIONS AND DETAILS FROM ARCHITECTURAL PLANS.
3. REFER TO ARCHITECTURAL PLANS FOR PARKING ADDITIONS AND PARKING REQUIREMENTS (WHERE APPLICABLE).
4. REFER TO THIS SHEET FOR PROPOSED IMPROVEMENTS WORK ITEMS (PHASE 1 IMPROVEMENTS). PHASE 2 IMPROVEMENTS NOT IN CONTRACT. CONTACT COSA CONSTRUCTION MANAGER FOR PHASE 2 DETAILS.
5. REFER TO CIVIL DEMOLITION PLAN FOR EXISTING SITE IMPROVEMENTS TO BE DEMOLISHED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR ALL DEMOLITION ITEMS. MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH COSA.
6. REFER TO CIVIL CONSTRUCTION PLAN FOR GENERAL SITE WORK, PAVING, GRADING, AND DRAINAGE IMPROVEMENTS.
7. REFER TO CIVIL DIMENSIONAL PLAN FOR DIMENSIONS OF GENERAL SITE WORK, PAVING, GRADING, AND DRAINAGE IMPROVEMENTS OTHER THAN EXACT BUILDING DIMENSIONS WHICH CONTRACTOR SHALL OBTAIN FROM ARCHITECTURAL PLANS.
8. REFER TO CIVIL UTILITY PLAN FOR PROPOSED WATER AND SANITARY SEWER UTILITY IMPROVEMENTS.
9. REFER TO CIVIL SANITARY SEWER PLAN AND PROFILE SHEETS FOR SANITARY SEWER FLOWLINE ELEVATIONS.
10. REFER TO CIVIL DRAINAGE PLAN FOR EROSION CONTROL, DRAINAGE, AND STORM SEWER IMPROVEMENTS.
11. REFER TO CIVIL STORM SEWER PLAN AND PROFILE SHEETS FOR STORM SEWER FLOWLINE ELEVATIONS.
12. REFER TO CIVIL GRADING PLAN FOR PROPOSED IMPROVEMENTS FINISHED GRADE REQUIREMENTS.
13. REFER TO COSA STANDARD CONSTRUCTION DETAIL SHEETS, COSA UTILITY DETAIL SHEETS, AND CONSTRUCTION DETAIL SHEETS FOR SPECIFIC SITE IMPROVEMENT DETAILS.



OVERALL SITE PLAN LEGEND

(REFER TO TOPOGRAPHIC SURVEY FOR EXISTING IMPROVEMENTS LEGEND)

- | | |
|---|---|
|  | LIGHT POLE |
|  | SANITARY SEWER CLEAN OUT |
|  | PIPE BOLLARD |
|  | 24" x 24" GRATE INLET |
|  | 10" WIDE CURB INLET |
|  | 6' TALL SECURITY FENCING |
|  | ADA/TAS ACCESSIBLE HAND RAILING |
|  | 12" WIDE HILLSIDE SEATING EXPANSION |
|  | 12" WIDE CONCRETE RETAINING WALL |
|  | 18" WIDE CONCRETE HEADER CURB |
|  | CONCRETE LAYDOWN CURB AND GUTTER |
|  | CONCRETE CURB AND GUTTER |
|  | 3' WIDE CONCRETE VALLEY GUTTER |
|  | EXISTING BUILDING |
|  | BUILDING ADDITION OR REMODEL/RENOVATION |
|  | BAR SLAB/FOUNDATION AND STRUCTURE |
|  | CANOPY SLAB/FOUNDATION AND STRUCTURE |
|  | STAMPED CONCRETE PAVEMENT |
|  | CONCRETE PAVEMENT |
|  | CONCRETE SIDEWALK PAVEMENT |
|  | CONCRETE DUMPSTER PAD |
|  | HMAC TYPE D ASPHALT PAVEMENT |

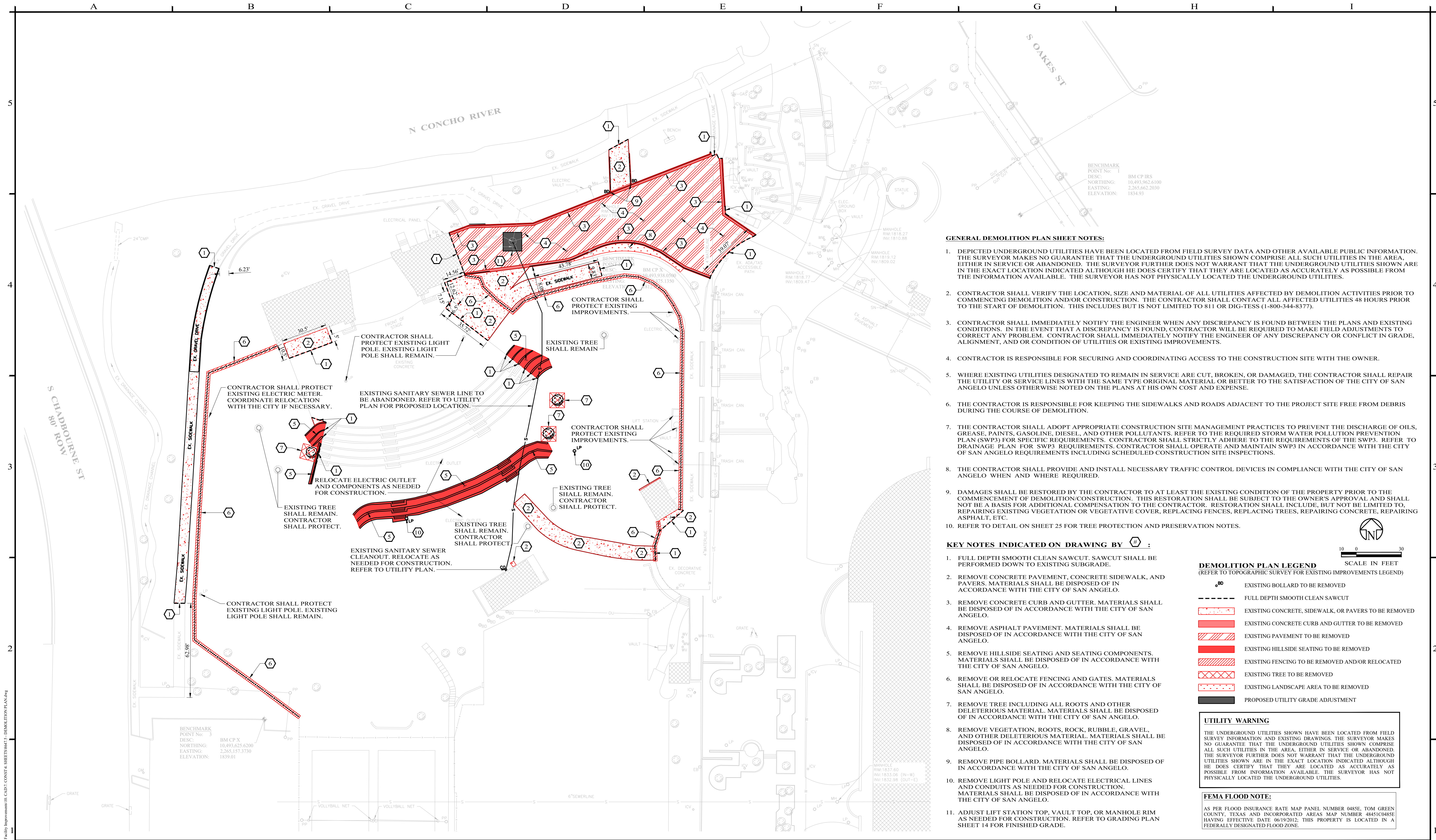
UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE IS CERTAIN THAT THE AREAS LOCATED ARE ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FEMA FLOOD NOTE:

AS PER FLOOD INSURANCE RATE MAP PANEL NUMBER 0485E, TOM GREEN COUNTY, TEXAS AND INCORPORATED AREAS MAP NUMBER 48451C0485E HAVING EFFECTIVE DATE 06/19/2012; THIS PROPERTY IS LOCATED IN A FEDERALLY DESIGNATED FLOOD ZONE

NO.	REVISION	DATE	02/15/2024	  Enprotec Hibbs & Todd 402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-h-t.com PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900	 BAR IS ONE INCH ON ORIGINAL DRAWING 0 1 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		DESIGNED BY	SCALE	SAN ANGELO RIVER STAGE IMPROVEMENTS PHASE 1	PROJECT NO.:
0	ISSUED FOR CONSTRUCTION	02/15/2024					J. GRAVELL	1" = 30'		8647
							DRAWN BY	DATE		SHEET No.
							J. GRAVELL	02/15/2024		4 OF 25
							CHECKED BY			
			S. DILLER						OVERALL SITE PLAN	



- GENERAL DEMOLITION PLAN SHEET NOTES:**
1. DEPICTED UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY DATA AND OTHER AVAILABLE PUBLIC INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 2. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND MATERIAL OF ALL UTILITIES AFFECTED BY DEMOLITION ACTIVITIES PRIOR TO COMMENCING DEMOLITION AND/OR CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES 48 HOURS PRIOR TO THE START OF DEMOLITION. THIS INCLUDES BUT IS NOT LIMITED TO 811 OR DIG-TESS (1-800-344-8377).
 3. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER WHEN ANY DISCREPANCY IS FOUND BETWEEN THE PLANS AND EXISTING CONDITIONS. IN THE EVENT THAT A DISCREPANCY IS FOUND, CONTRACTOR WILL BE REQUIRED TO MAKE FIELD ADJUSTMENTS TO CORRECT ANY PROBLEM. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCY OR CONFLICT IN GRADE, ALIGNMENT, AND OR CONDITION OF UTILITIES OR EXISTING IMPROVEMENTS.
 4. CONTRACTOR IS RESPONSIBLE FOR SECURING AND COORDINATING ACCESS TO THE CONSTRUCTION SITE WITH THE OWNER.
 5. WHERE EXISTING UTILITIES DESIGNATED TO REMAIN IN SERVICE ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR THE UTILITY OR SERVICE LINES WITH THE SAME TYPE ORIGINAL MATERIAL OR BETTER TO THE SATISFACTION OF THE CITY OF SAN ANGELO UNLESS OTHERWISE NOTED ON THE PLANS AT HIS OWN COST AND EXPENSE.
 6. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE SIDEWALKS AND ROADS ADJACENT TO THE PROJECT SITE FREE FROM DEBRIS DURING THE COURSE OF DEMOLITION.
 7. THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE, DIESEL, AND OTHER POLLUTANTS. REFER TO THE REQUIRED STORM WATER POLLUTION PREVENTION PLAN (SWP3) FOR SPECIFIC REQUIREMENTS. CONTRACTOR SHALL STRICTLY ADHERE TO THE REQUIREMENTS OF THE SWP3. REFER TO DRAINAGE PLAN FOR SWP3 REQUIREMENTS. CONTRACTOR SHALL OPERATE AND MAINTAIN SWP3 IN ACCORDANCE WITH THE CITY OF SAN ANGELO REQUIREMENTS INCLUDING SCHEDULED CONSTRUCTION SITE INSPECTIONS.
 8. THE CONTRACTOR SHALL PROVIDE AND INSTALL NECESSARY TRAFFIC CONTROL DEVICES IN COMPLIANCE WITH THE CITY OF SAN ANGELO WHEN AND WHERE REQUIRED.
 9. DAMAGES SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE EXISTING CONDITION OF THE PROPERTY PRIOR TO THE COMMENCEMENT OF DEMOLITION/CONSTRUCTION. THIS RESTORATION SHALL BE SUBJECT TO THE OWNER'S APPROVAL AND SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REPAIRING EXISTING VEGETATION OR VEGETATIVE COVER, REPLACING FENCES, REPLACING TREES, REPAIRING CONCRETE, REPAIRING ASPHALT, ETC.
 10. REFER TO DETAIL ON SHEET 25 FOR TREE PROTECTION AND PRESERVATION NOTES.

KEY NOTES INDICATED ON DRAWING BY # :

1. FULL DEPTH SMOOTH CLEAN SAWCUT. SAWCUT SHALL BE PERFORMED DOWN TO EXISTING SUBGRADE.
2. REMOVE CONCRETE PAVEMENT, CONCRETE SIDEWALK, AND PAVERS. MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CITY OF SAN ANGELO.
3. REMOVE CONCRETE CURB AND GUTTER. MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CITY OF SAN ANGELO.
4. REMOVE ASPHALT PAVEMENT. MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CITY OF SAN ANGELO.
5. REMOVE HILLSIDE SEATING AND SEATING COMPONENTS. MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CITY OF SAN ANGELO.
6. REMOVE OR RELOCATE FENCING AND GATES. MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CITY OF SAN ANGELO.
7. REMOVE TREE INCLUDING ALL ROOTS AND OTHER DELETERIOUS MATERIAL. MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CITY OF SAN ANGELO.
8. REMOVE VEGETATION, ROOTS, ROCK, RUBBLE, GRAVEL, AND OTHER DELETERIOUS MATERIAL. MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CITY OF SAN ANGELO.
9. REMOVE PIPE BOLLARD. MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CITY OF SAN ANGELO.
10. REMOVE LIGHT POLE AND RELOCATE ELECTRICAL LINES AND CONDUITS AS NEEDED FOR CONSTRUCTION. MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CITY OF SAN ANGELO.
11. ADJUST LIFT STATION TOP, VAULT TOP, OR MANHOLE RIM AS NEEDED FOR CONSTRUCTION. REFER TO GRADING PLAN SHEET 14 FOR FINISHED GRADE.

DEMOLITION PLAN LEGEND
(REFER TO TOPOGRAPHIC SURVEY FOR EXISTING IMPROVEMENTS LEGEND)

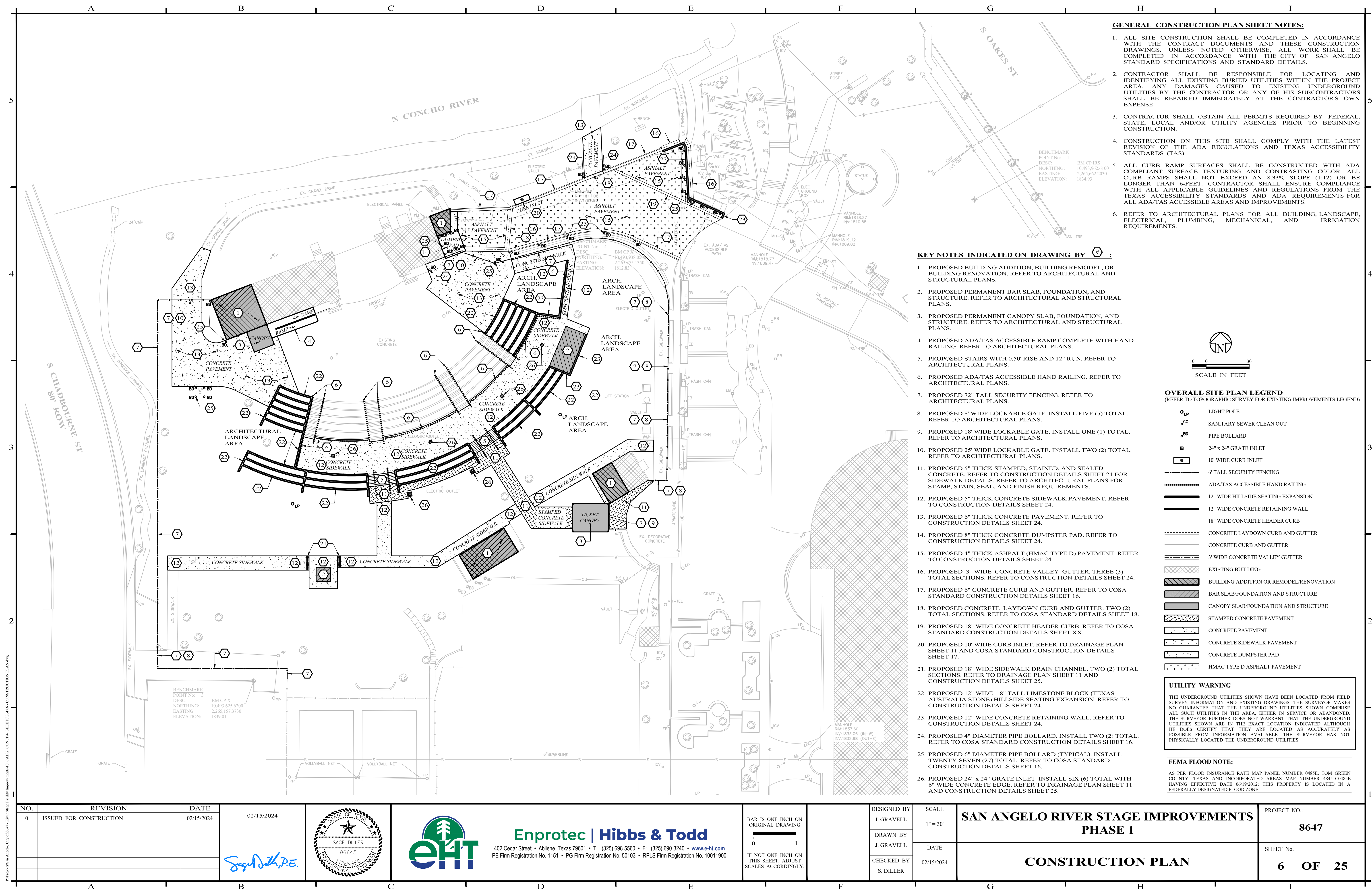
- EXISTING BOLLARD TO BE REMOVED
- FULL DEPTH SMOOTH CLEAN SAWCUT
- EXISTING CONCRETE, SIDEWALK, OR PAVERS TO BE REMOVED
- EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING HILLSIDE SEATING TO BE REMOVED
- EXISTING FENCING TO BE REMOVED AND/OR RELOCATED
- EXISTING TREE TO BE REMOVED
- EXISTING LANDSCAPE AREA TO BE REMOVED
- PROPOSED UTILITY GRADE ADJUSTMENT

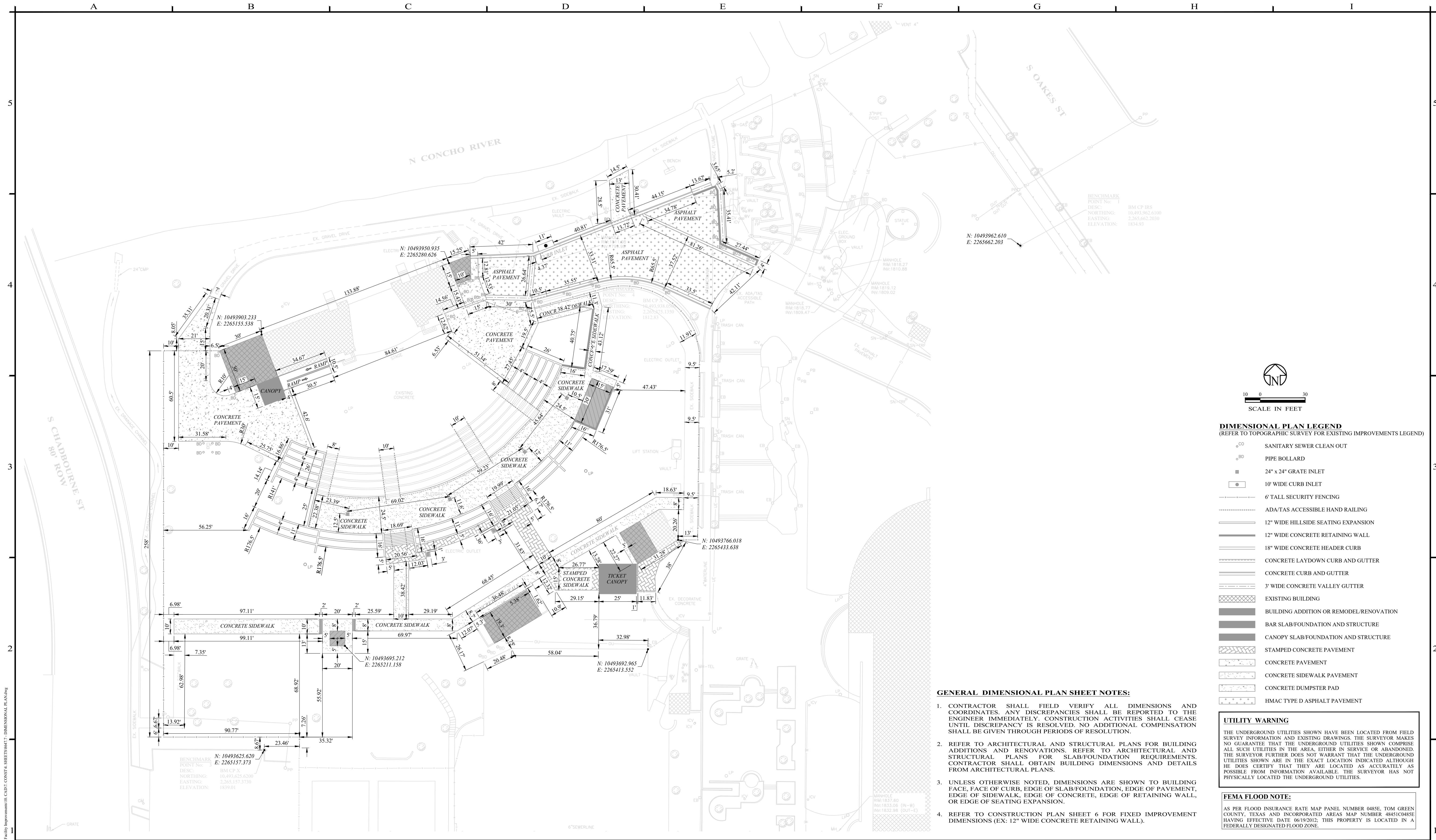
UTILITY WARNING
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FEMA FLOOD NOTE:
AS PER FLOOD INSURANCE RATE MAP PANEL NUMBER 0485E, TOM GREEN COUNTY, TEXAS AND INCORPORATED AREAS MAP NUMBER 48451C0485E HAVING EFFECTIVE DATE 06/19/2012, THIS PROPERTY IS LOCATED IN A FEDERALLY DESIGNATED FLOOD ZONE.

NO.		REVISION		DATE		02/15/2024						Enprotec Hibbs & Todd		402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-h-t.com PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900				BAR IS ONE INCH ON ORIGINAL DRAWING		IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		DISCLAIMER: THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR!		DESIGNED BY J. GRAVELL		SCALE 1" = 30'		SAN ANGELO RIVER STAGE IMPROVEMENTS PHASE 1		PROJECT NO.: 8647	
0		ISSUED FOR CONSTRUCTION		02/15/2024																				DRAWN BY J. GRAVELL		DATE 02/15/2024		DEMOLITION PLAN		SHEET No. 5 OF 25	

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DIMENSIONAL PLAN LEGEND
(REFER TO TOPOGRAPHIC SURVEY FOR EXISTING IMPROVEMENTS LEGEND)

- SANITARY SEWER CLEAN OUT
- PIPE BOLLARD
-

- GENERAL DIMENSIONAL PLAN SHEET NOTES:**
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND COORDINATES. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL DISCREPANCY IS RESOLVED. NO ADDITIONAL COMPENSATION SHALL BE GIVEN THROUGH PERIODS OF RESOLUTION.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING ADDITIONS AND RENOVATIONS. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR SLAB/FOUNDATION REQUIREMENTS. CONTRACTOR SHALL OBTAIN BUILDING DIMENSIONS AND DETAILS FROM ARCHITECTURAL PLANS.
 - UNLESS OTHERWISE NOTED, DIMENSIONS ARE SHOWN TO BUILDING FACE, FACE OF CURB, EDGE OF SLAB/FOUNDATION, EDGE OF PAVEMENT, EDGE OF SIDEWALK, EDGE OF CONCRETE, EDGE OF RETAINING WALL, OR EDGE OF SEATING EXPANSION.
 - REFER TO CONSTRUCTION PLAN SHEET 6 FOR FIXED IMPROVEMENT DIMENSIONS (EX: 12" WIDE CONCRETE RETAINING WALL).

UTILITY WARNING

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NO.	REVISION	DATE	02/15/2024		SAGE DILLER		Enprotec Hibbs & Todd		DESIGNED BY	SCALE	SAN ANGELO RIVER STAGE IMPROVEMENTS		PROJECT NO.:
0	ISSUED FOR CONSTRUCTION	02/15/2024			96645		402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-h-t.com		J. GRAVELL	1" = 30'	PHASE 1		8647
							PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900		DRAWN BY	DATE	DIMENSIONAL PLAN		SHEET No. 7 OF 25
									J. GRAVELL	02/15/2024			
									CHECKED BY				
									S. DILLER				

GENERAL UTILITY PLAN SHEET NOTES:

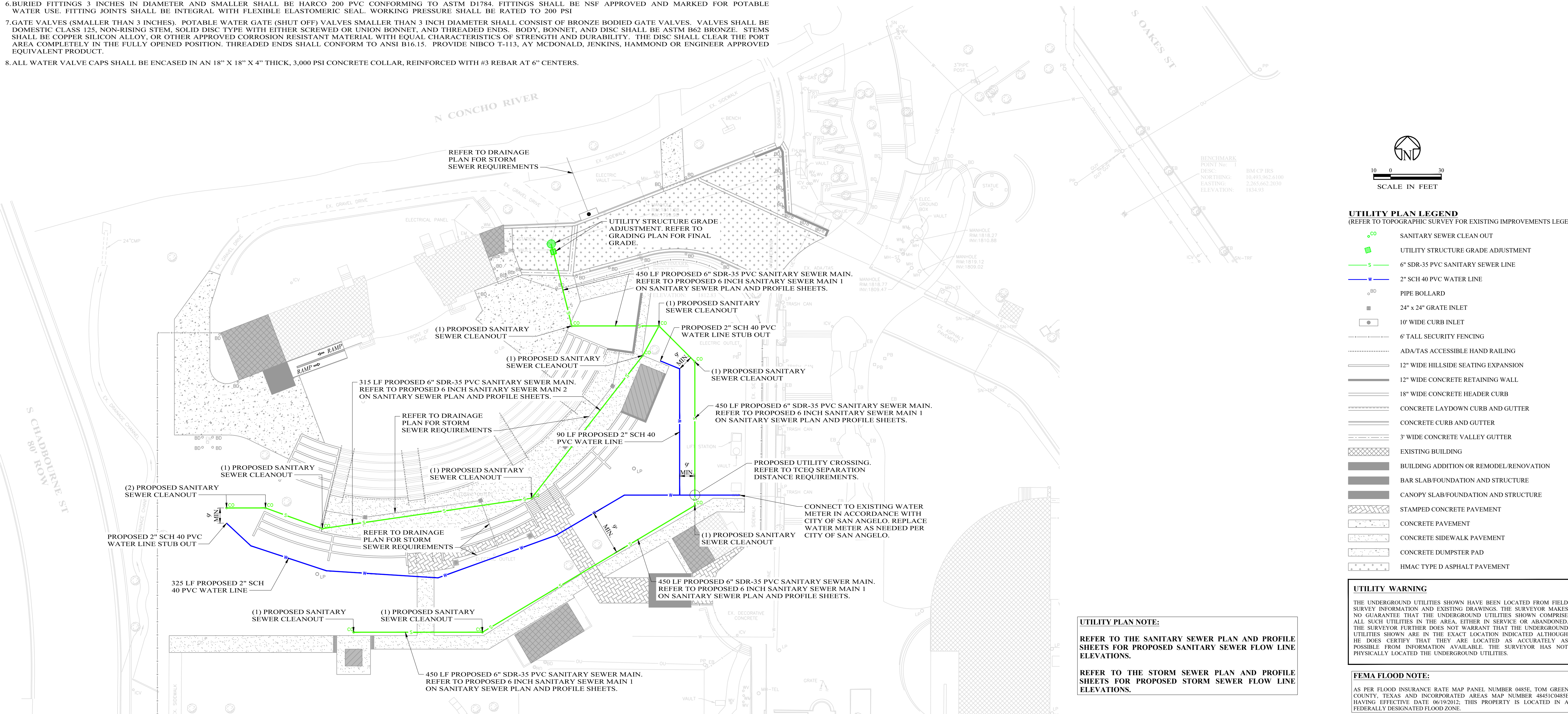
1. TRENCH DEPTHS GREATER THAN FIVE (5) FEET SHALL COMPLY WITH OSHA TRENCH SAFETY STANDARDS.
2. WATER AND SEWER SERVICE LINES AND APPURTENANCES SHALL BE INSTALLED BY A PLUMBER LICENSED IN THE STATE OF TEXAS AND IN STRICT COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE, LATEST EDITION AND LOCAL PLUMBING ORDINANCES.
3. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FOR THE REQUIRED INSTALLATIONS.
4. CONTRACTOR SHALL COORDINATE TAPPING OF THE CITY WATER AND SEWER MAIN LINES, AND THE INSTALLATION OF BOTH POTABLE WATER AND IRRIGATION WATER METERS WITH THE CITY OF SAN ANGELO WATER UTILITIES DEPARTMENT. CONTRACTOR SHALL FURNISH AND INSTALL ALL WATER METER ASSEMBLY COMPONENTS AS SHOWN AND SPECIFIED AND AS REQUIRED BY THE CITY OF SAN ANGELO. COORDINATE METER PLACEMENT WITH CITY OF SAN ANGELO WATER DEPARTMENT.
5. BEDDING AND BACKFILL REQUIREMENTS. ALL UTILITY PIPING SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE DETAILS SHOWN ON COSA UTILITY DETAIL SHEET 18.
6. CONTRACTOR SHALL PROVIDE A MINIMUM OF 3' OF COVER OVER ALL UTILITY PIPING INCLUDING WATER AND SEWER UTILITIES.

DOMESTIC WATER INSTALLATION NOTES:

3. POTABLE WATER SERVICE CLAMPS (SADDLES): SERVICE CLAMPS SHALL BE BRONZE, TWO PIECE WITH O-RING SEAL. USE FORD, MUELLER OR ENGINEER APPROVED EQUIVALENT PRODUCT.
4. DOMESTIC WATER SERVICE LINE BETWEEN CITY MAIN AND SERVICE METER SHALL BE 2 INCH SDR-9, PE 2306 OR PE 3306. CONTRACTOR SHALL PROVIDE STAINLESS STEEL STIFFENERS AT THE CONNECTIONS. ALL PIPING SHALL BEAR NSF61 SEAL OF APPROVAL. SERVICE LINE SHALL TERMINATE INSIDE METER BOX ENCLOSURE. FURNISH AND INSTALL METER STOP VALVE ON SERVICE LINE INSIDE METER BOX ENCLOSURE.
5. METER BOX ENCLOSURE SHALL BE A BASS AND HAYS MODEL PMSBCF 1527-12 WITH AMI COMPATIBLE LID (BH 1527); OR EAST JORDAN IRONWORKS (EJI) PRODUCT NUMBER 38001527 METER BOX AND EJI PRODUCT NUMBER 32131364 METER BOX LID (AMI COMPATIBLE); OR CITY APPROVED EQUAL PRODUCT.
6. ALL WATER SERVICE CONNECTION FITTINGS SHALL BE COMPRESSION TYPE FITTINGS. FLARED FITTINGS ARE NOT PERMITTED.
7. POTABLE WATER SERVICE LINE BETWEEN THE METER BOX AND THE BUILDING SHALL BE 2 INCH DIAMETER SCH. 40 PVC. ALL PIPING SHALL BEAR NSF SEAL OF APPROVAL. JOINTS SHALL BE THE SOLVENT WELD TYPE IN CONFORMANCE WITH ASTM D2855.
8. BURIED FITTINGS 3 INCHES IN DIAMETER AND SMALLER SHALL BE HARCO 200 PVC CONFORMING TO ASTM D1784. FITTINGS SHALL BE NSF APPROVED AND MARKED FOR POTABLE WATER USE. FITTING JOINTS SHALL BE INTEGRAL WITH FLEXIBLE ELASTOMERIC SEAL. WORKING PRESSURE SHALL BE RATED TO 200 PSI
9. GATE VALVES (SMALLER THAN 3 INCHES). POTABLE WATER GATE (SHUT OFF) VALVES SMALLER THAN 3 INCH DIAMETER SHALL CONSIST OF BRONZE BODIED GATE VALVES. VALVES SHALL BE DOMESTIC CLASS 125, NON-RISING STEM, SOLID DISC TYPE WITH EITHER SCREWED OR UNION BONNET, AND THREADED ENDS. BODY, BONNET, AND DISC SHALL BE ASTM B62 BRONZE. STEMS SHALL BE COPPER SILICON ALLOY, OR OTHER APPROVED CORROSION RESISTANT MATERIAL WITH EQUAL CHARACTERISTICS OF STRENGTH AND DURABILITY. THE DISC SHALL CLEAR THE PORT AREA COMPLETELY IN THE FULLY OPENED POSITION. THREADED ENDS SHALL CONFORM TO ANSI B16.15. PROVIDE NIBCO T-113, AY MCDONALD, JENKINS, HAMMOND OR ENGINEER APPROVED EQUIVALENT PRODUCT.
10. ALL WATER VALVE CAPS SHALL BE ENCASED IN AN 18" X 18" X 4" THICK, 3,000 PSI CONCRETE COLLAR, REINFORCED WITH #3 REBAR AT 6" CENTERS.

SANITARY SEWER INSTALLATION NOTES:

1. SANITARY SEWER WASTE WATER PIPING SHALL BE SDR 35 PVC SANITARY SEWER PIPE MEETING THE REQUIREMENTS OF ASTM D3034. PIPE SHALL BE MANUFACTURED FROM CELL CLASS 1245B AS PER ASTM D1784. PIPE JOINTS SHALL BE FLEXIBLE, GASKETED, ELASTOMERIC-TYPE JOINTS. JOINT GASKETS SHALL BE COMPRESSION-TYPE, CONFINED IN A MACHINE GROOVE IN EITHER THE SPIGOT OR THE BELL, AND SHALL MEET THE REQUIREMENTS OF ASTM F477. ALL PIPE JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3212.
2. SDR 35 PIPE FITTINGS SHALL BE PUSH-ON TYPE FITTINGS MEETING THE REQUIREMENTS ASTM D3034, TYPE PSM.
3. CLEANOUTS: CLEANOUTS, WHERE SHOWN/SPECIFIED SHALL BE LINE TYPE PVC PIPING. CLEANOUT PORTS (COVERS) SHALL BE A LACQUERED CAST-IRON BODY AND ROUND EPOXY COATED, GASKETED COVER PLACED IN CONCRETE OR PAVED AREAS OR PVC WITH THREADED CAPS IN LANDSCAPE AREA.



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DESIGNED BY

DRAWN BY

J. GRAVELL

S. DILLER

SCALE

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DATE _____

SAN ANGELO RIVER STAGE IMPROVEMENTS PHASE 1

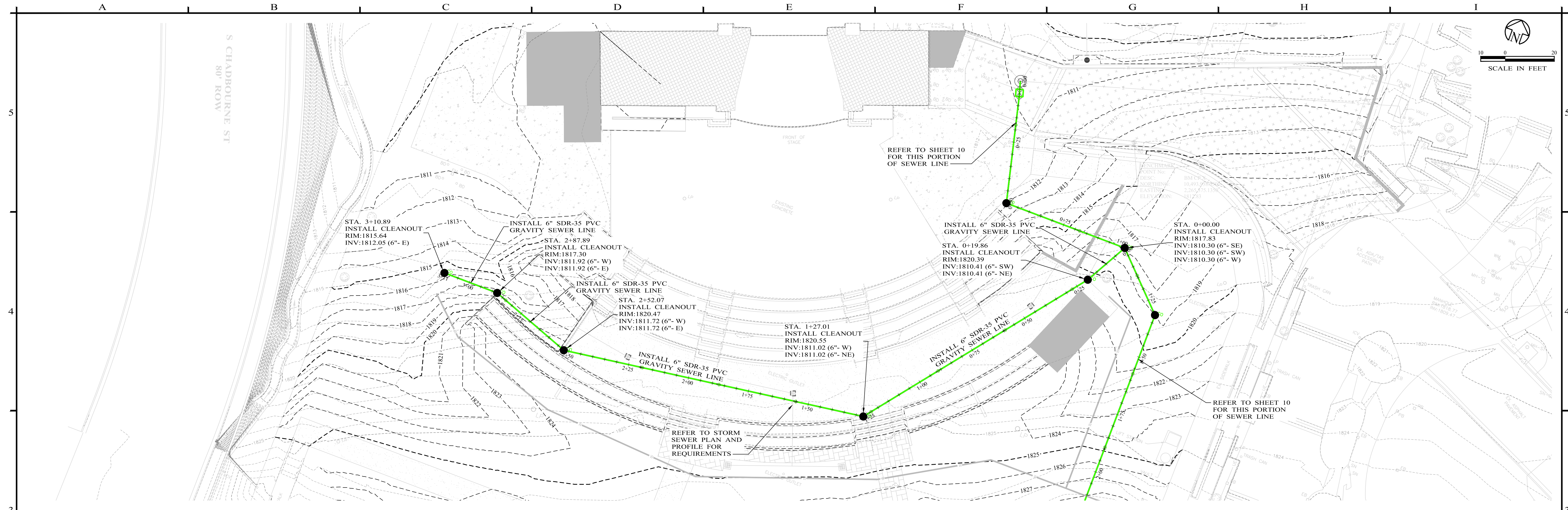
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PROJECT NO.:

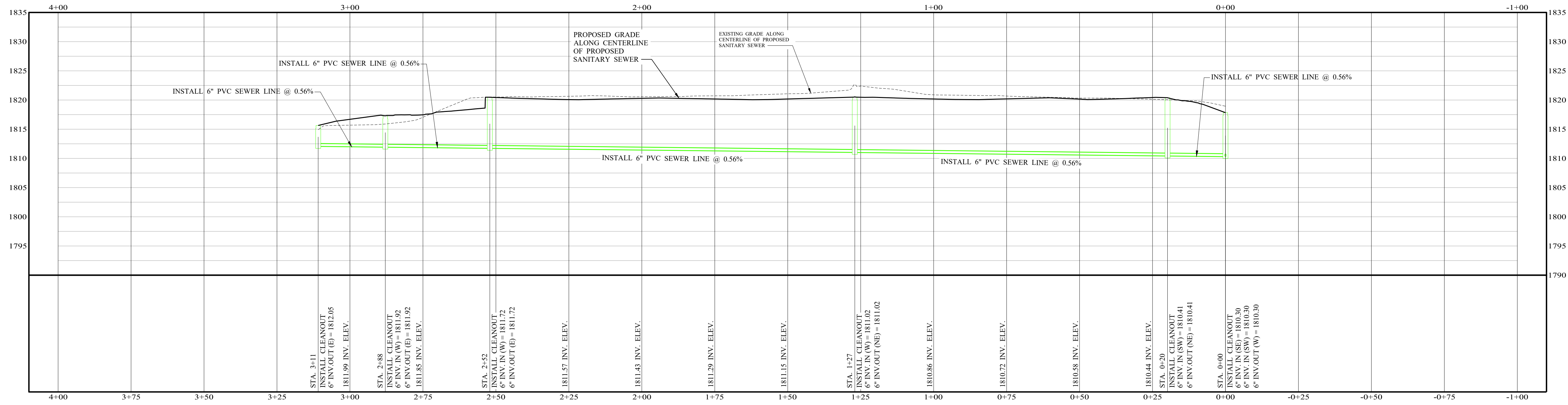
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8 OF 25

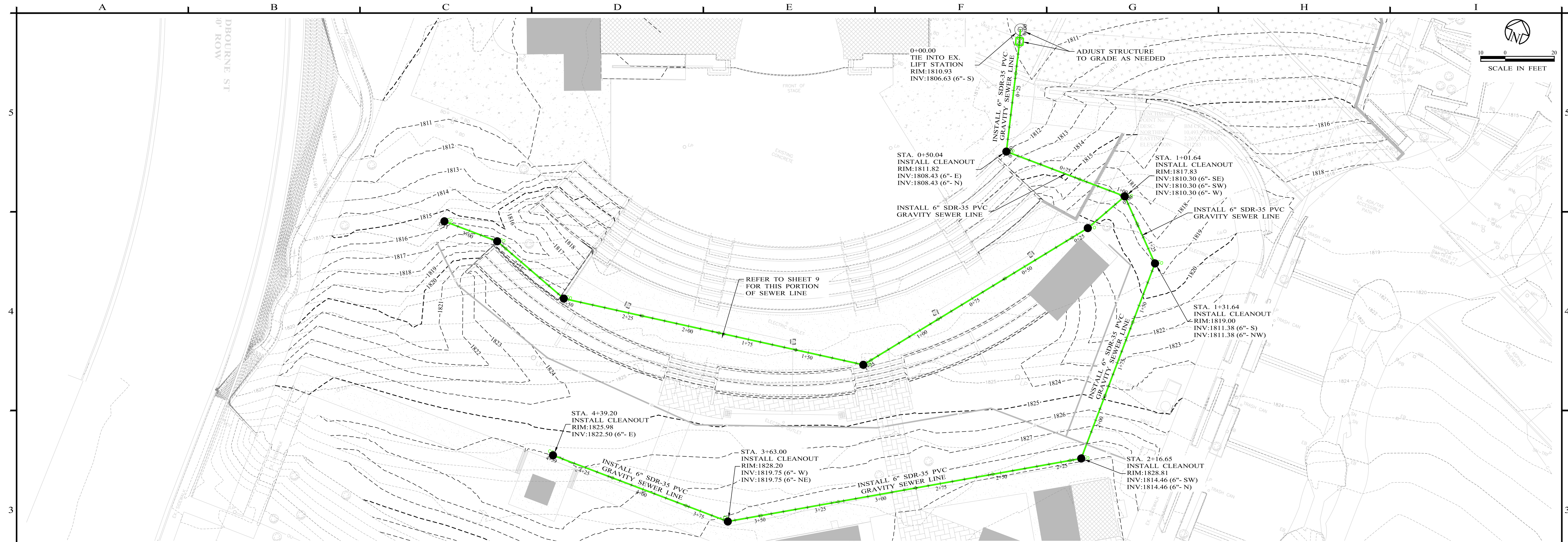


PROFILE VIEW OF PROPOSED 6 INCH SANITARY SEWER MAIN 1

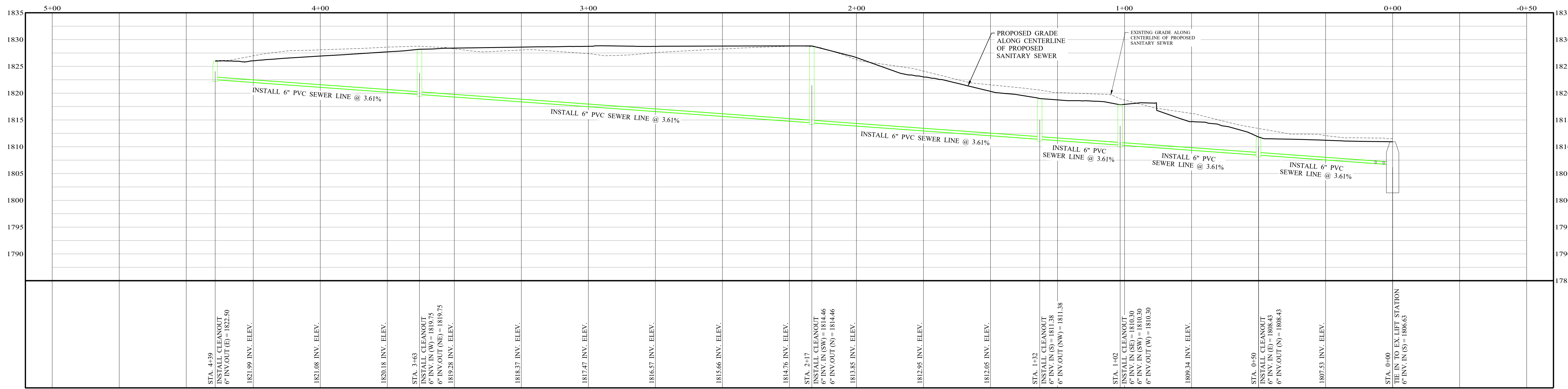


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PROFILE VIEW OF PROPOSED 6 INCH SANITARY SEWER MAIN 2



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DRAWN BY
J. GRAVELL

CHECKED BY
S. DILLER

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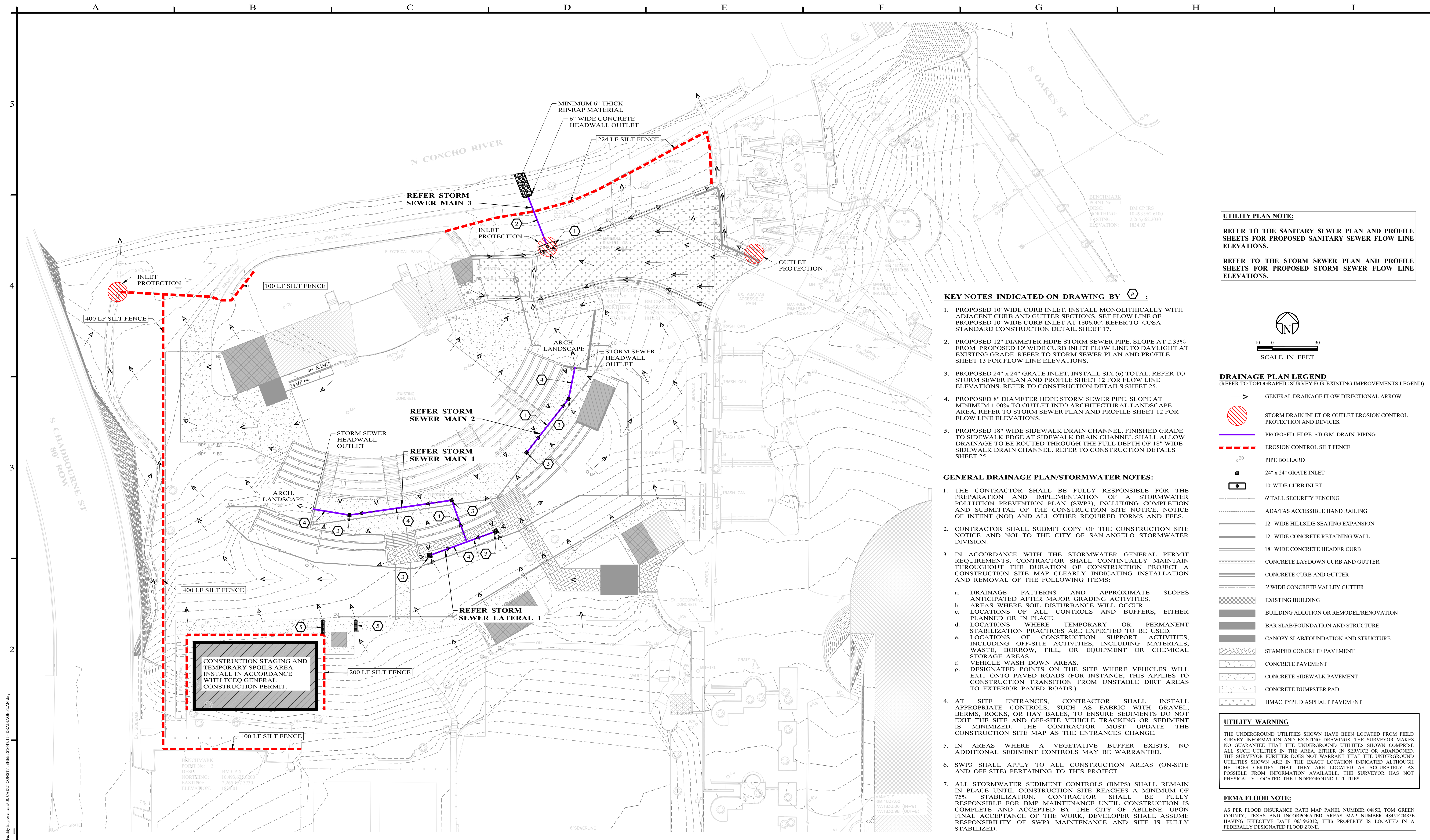
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**SAN ANGELO RIVER STAGE IMPROVEMENTS
PHASE 1**

**SANITARY SEWER
PLAN AND PROFILE**

PROJECT NO.:
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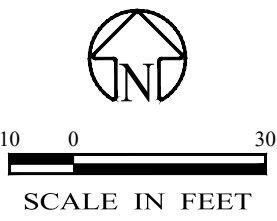
SHEET No.
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UTILITY PLAN NOTE:

REFER TO THE SANITARY SEWER PLAN AND PROFILE SHEETS FOR PROPOSED SANITARY SEWER FLOW LINE ELEVATIONS.

REFER TO THE STORM SEWER PLAN AND PROFILE SHEETS FOR PROPOSED STORM SEWER FLOW LINE ELEVATIONS.



DRAINAGE PLAN LEGEND
(REFER TO TOPOGRAPHIC SURVEY FOR EXISTING IMPROVEMENTS LEGEND)

- GENERAL DRAINAGE FLOW DIRECTIONAL ARROW
- STORM DRAIN INLET OR OUTLET EROSION CONTROL PROTECTION AND DEVICES
- PROPOSED HDPE STORM DRAIN PIPING
- EROSION CONTROL SILT FENCE
- PIPE BOLLARD
- 24" x 24" GRATE INLET
- 10" WIDE CURB INLET
- 6' TALL SECURITY FENCING
- ADA/TAS ACCESSIBLE HAND RAILING
- 12" WIDE HILLSIDE SEATING EXPANSION
- 12" WIDE CONCRETE RETAINING WALL
- 18" WIDE CONCRETE HEADER CURB
- CONCRETE LAYDOWN CURB AND GUTTER
- CONCRETE CURB AND GUTTER
- 3' WIDE CONCRETE VALLEY GUTTER
- EXISTING BUILDING
- BUILDING ADDITION OR REMODEL/RENOVATION
- BAR SLAB/FOUNDATION AND STRUCTURE
- CANOPY SLAB/FOUNDATION AND STRUCTURE
- STAMPED CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK PAVEMENT
- CONCRETE DUMPSTER PAD
- HMAC TYPE D ASPHALT PAVEMENT

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FEMA FLOOD NOTE:

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- KEY NOTES INDICATED ON DRAWING BY ⑦ :**
- PROPOSED 10" WIDE CURB INLET. INSTALL MONOLITHICALLY WITH ADJACENT CURB AND GUTTER SECTIONS. SET FLOW LINE OF PROPOSED 10" WIDE CURB INLET AT 1806.00'. REFER TO COSA STANDARD CONSTRUCTION DETAIL SHEET 17.
 - PROPOSED 12" DIAMETER HDPE STORM SEWER PIPE. SLOPE AT 2.33% FROM PROPOSED 10" WIDE CURB INLET FLOW LINE TO DAYLIGHT AT EXISTING GRADE. REFER TO STORM SEWER PLAN AND PROFILE SHEET 13 FOR FLOW LINE ELEVATIONS.
 - PROPOSED 24" x 24" GRATE INLET. INSTALL SIX (6) TOTAL. REFER TO STORM SEWER PLAN AND PROFILE SHEET 12 FOR FLOW LINE ELEVATIONS. REFER TO CONSTRUCTION DETAILS SHEET 25.
 - PROPOSED 8" DIAMETER HDPE STORM SEWER PIPE. SLOPE AT MINIMUM 1.00% TO OUTLET INTO ARCHITECTURAL LANDSCAPE AREA. REFER TO STORM SEWER PLAN AND PROFILE SHEET 12 FOR FLOW LINE ELEVATIONS.
 - PROPOSED 18" WIDE SIDEWALK DRAIN CHANNEL. FINISHED GRADE TO SIDEWALK EDGE AT SIDEWALK DRAIN CHANNEL SHALL ALLOW DRAINAGE TO BE ROUTED THROUGH THE FULL DEPTH OF 18" WIDE SIDEWALK DRAIN CHANNEL. REFER TO CONSTRUCTION DETAILS SHEET 25.

- GENERAL DRAINAGE PLAN/STORMWATER NOTES:**
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWP3), INCLUDING COMPLETION AND SUBMITTAL OF THE CONSTRUCTION SITE NOTICE, NOTICE OF INTENT (NOI) AND ALL OTHER REQUIRED FORMS AND FEES.
 - CONTRACTOR SHALL SUBMIT COPY OF THE CONSTRUCTION SITE NOTICE AND NOI TO THE CITY OF SAN ANGELO STORMWATER DIVISION.
 - IN ACCORDANCE WITH THE STORMWATER GENERAL PERMIT REQUIREMENTS, CONTRACTOR SHALL CONTINUALLY MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION PROJECT A CONSTRUCTION SITE MAP CLEARLY INDICATING INSTALLATION AND REMOVAL OF THE FOLLOWING ITEMS:
 - DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED AFTER MAJOR GRADING ACTIVITIES.
 - AREAS WHERE SOIL DISTURBANCE WILL OCCUR.
 - LOCATIONS OF ALL CONTROLS AND BUFFERS, EITHER PLANNED OR IN PLACE.
 - LOCATIONS WHERE TEMPORARY OR PERMANENT STABILIZATION PRACTICES ARE EXPECTED TO BE USED.
 - LOCATIONS OF CONSTRUCTION SUPPORT ACTIVITIES, INCLUDING OFF-SITE ACTIVITIES, INCLUDING MATERIALS, WASTE, BORROW, FILL, OR EQUIPMENT OR CHEMICAL STORAGE AREAS.
 - VEHICLE WASH DOWN AREAS.
 - DESIGNATED POINTS ON THE SITE WHERE VEHICLES WILL EXIT ONTO PAVED ROADS (FOR INSTANCE, THIS APPLIES TO CONSTRUCTION TRANSITION FROM UNSTABLE DIRT AREAS TO EXTERIOR PAVED ROADS.)
 - AT SITE ENTRANCES, CONTRACTOR SHALL INSTALL APPROPRIATE CONTROLS, SUCH AS FABRIC WITH GRAVEL, BERMS, ROCKS, OR HAY BALES, TO ENSURE SEDIMENTS DO NOT EXIT THE SITE AND OFF-SITE VEHICLE TRACKING OR SEDIMENT IS MINIMIZED. THE CONTRACTOR MUST UPDATE THE CONSTRUCTION SITE MAP AS THE ENTRANCES CHANGE.
 - IN AREAS WHERE A VEGETATIVE BUFFER EXISTS, NO ADDITIONAL SEDIMENT CONTROLS MAY BE WARRANTED.
 - SWP3 SHALL APPLY TO ALL CONSTRUCTION AREAS (ON-SITE AND OFF-SITE) PERTAINING TO THIS PROJECT.
 - ALL STORMWATER SEDIMENT CONTROLS (BMPS) SHALL REMAIN IN PLACE UNTIL CONSTRUCTION SITE REACHES A MINIMUM OF 75% STABILIZATION. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BMP MAINTENANCE UNTIL CONSTRUCTION IS COMPLETE AND ACCEPTED BY THE CITY OF ABILENE. UPON FINAL ACCEPTANCE OF THE WORK, DEVELOPER SHALL ASSUME RESPONSIBILITY OF SWP3 MAINTENANCE AND SITE IS FULLY STABILIZED.

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Signatures



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DRAWN BY
J. GRAVELL

CHECKED BY
S. DILLER

SCALE
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DATE
02/15/2024

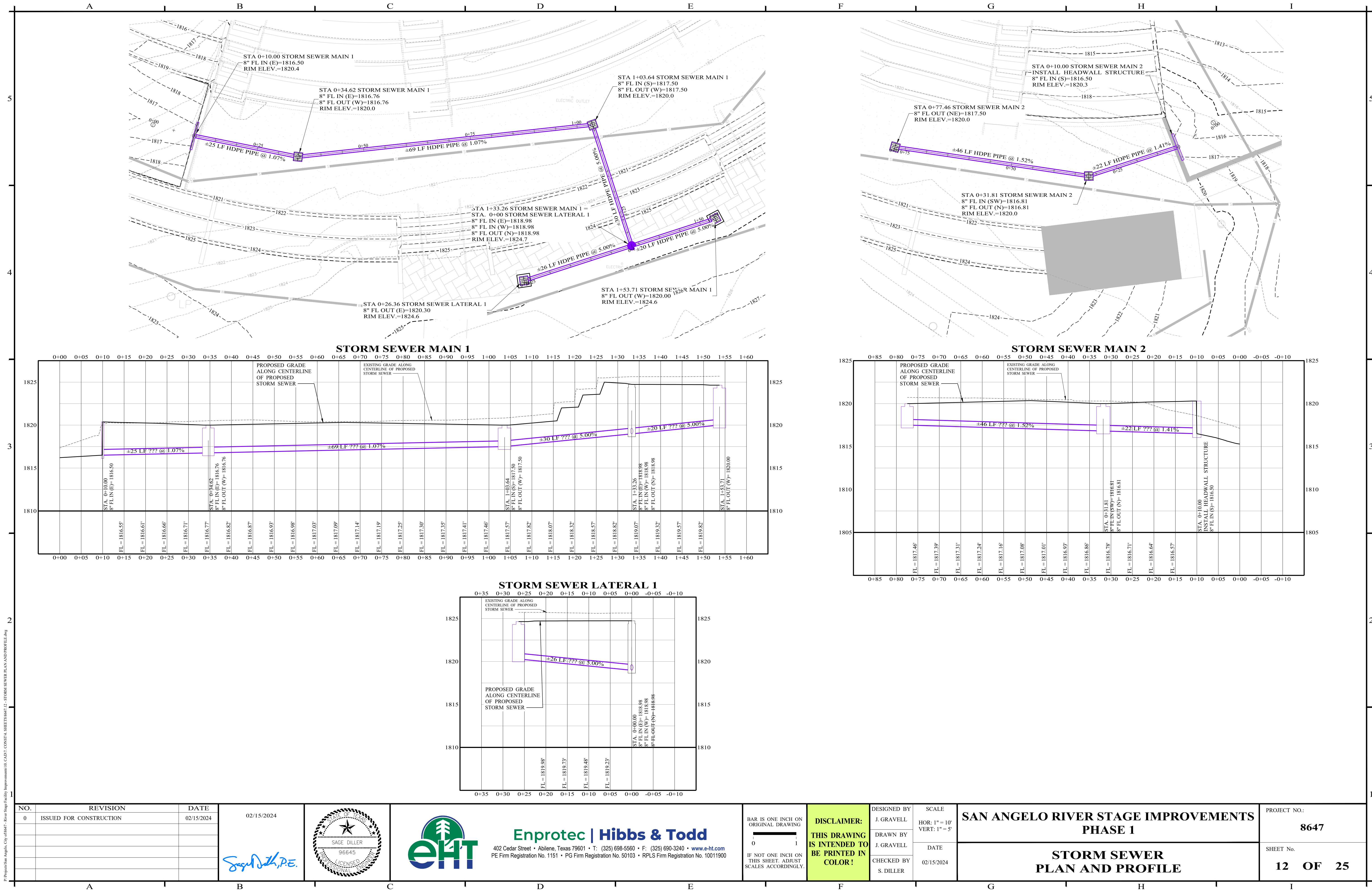
SAN ANGELO RIVER STAGE IMPROVEMENTS

PHASE 1

DRAINAGE PLAN

PROJECT NO.:
8647

SHEET No.
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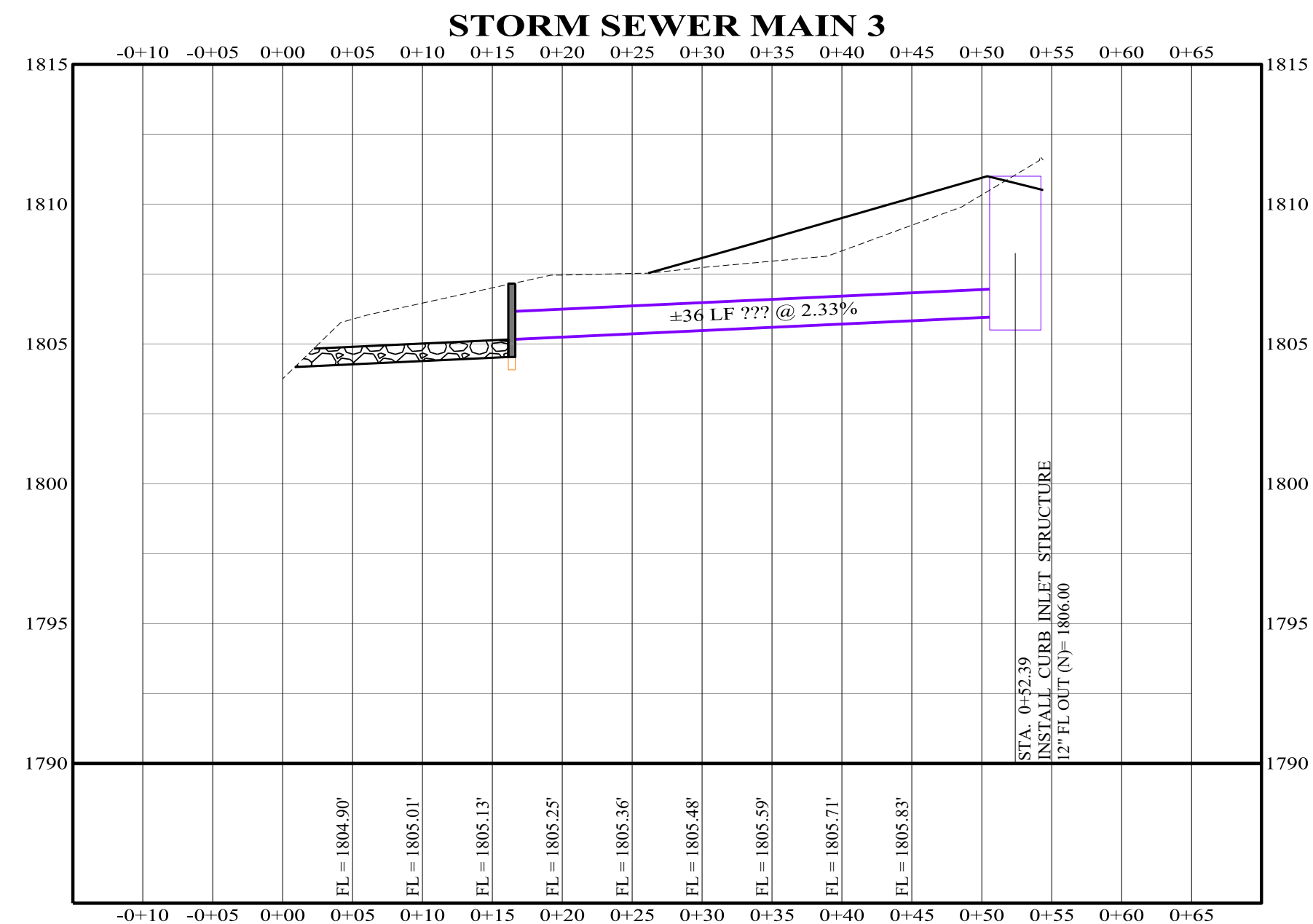
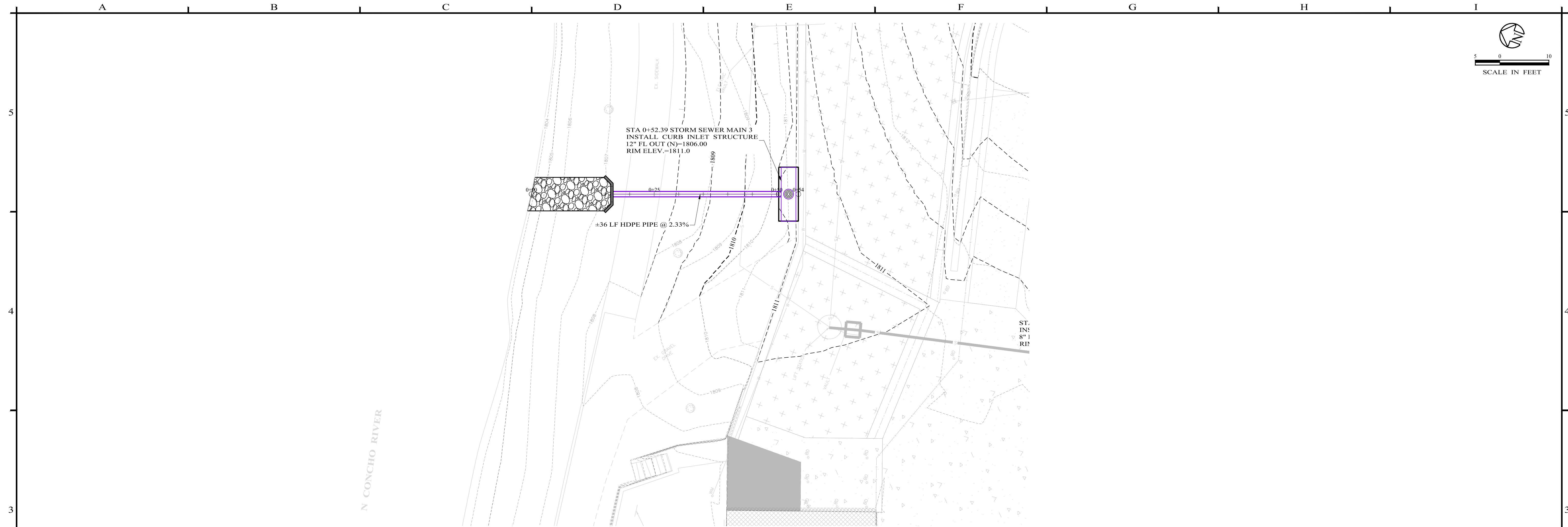
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DRAWN BY J. GRAVELL
CHECKED BY S. DILLER

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DATE 02/15/2024

**SAN ANGELO RIVER STAGE IMPROVEMENTS
PHASE 1**

**STORM SEWER
PLAN AND PROFILE**

PROJECT NO.: 8647
SHEET No. 12 OF 25



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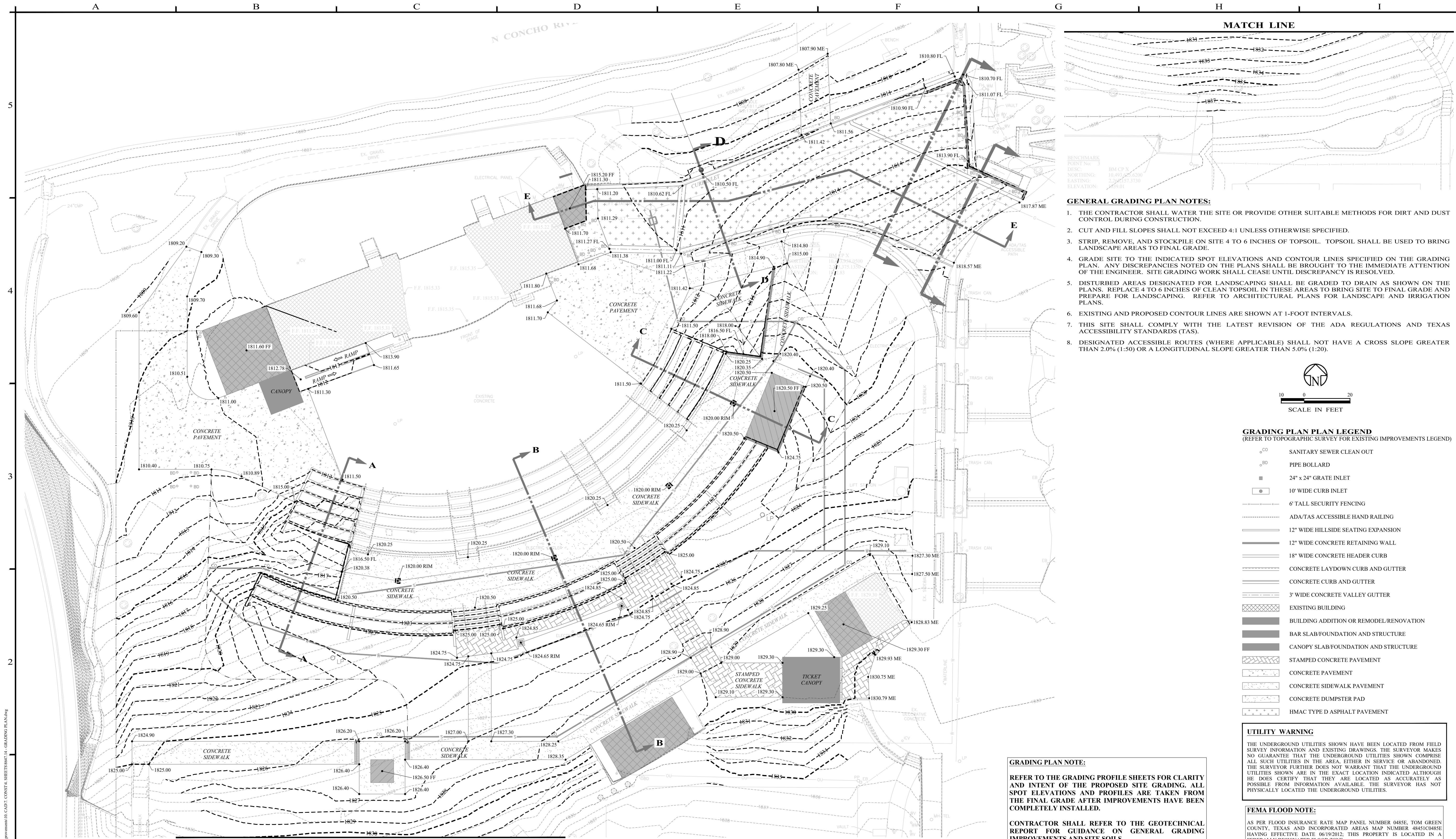
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DRAWN BY J. GRAVELL	DATE 02/15/2024
CHECKED BY S. DILLER	

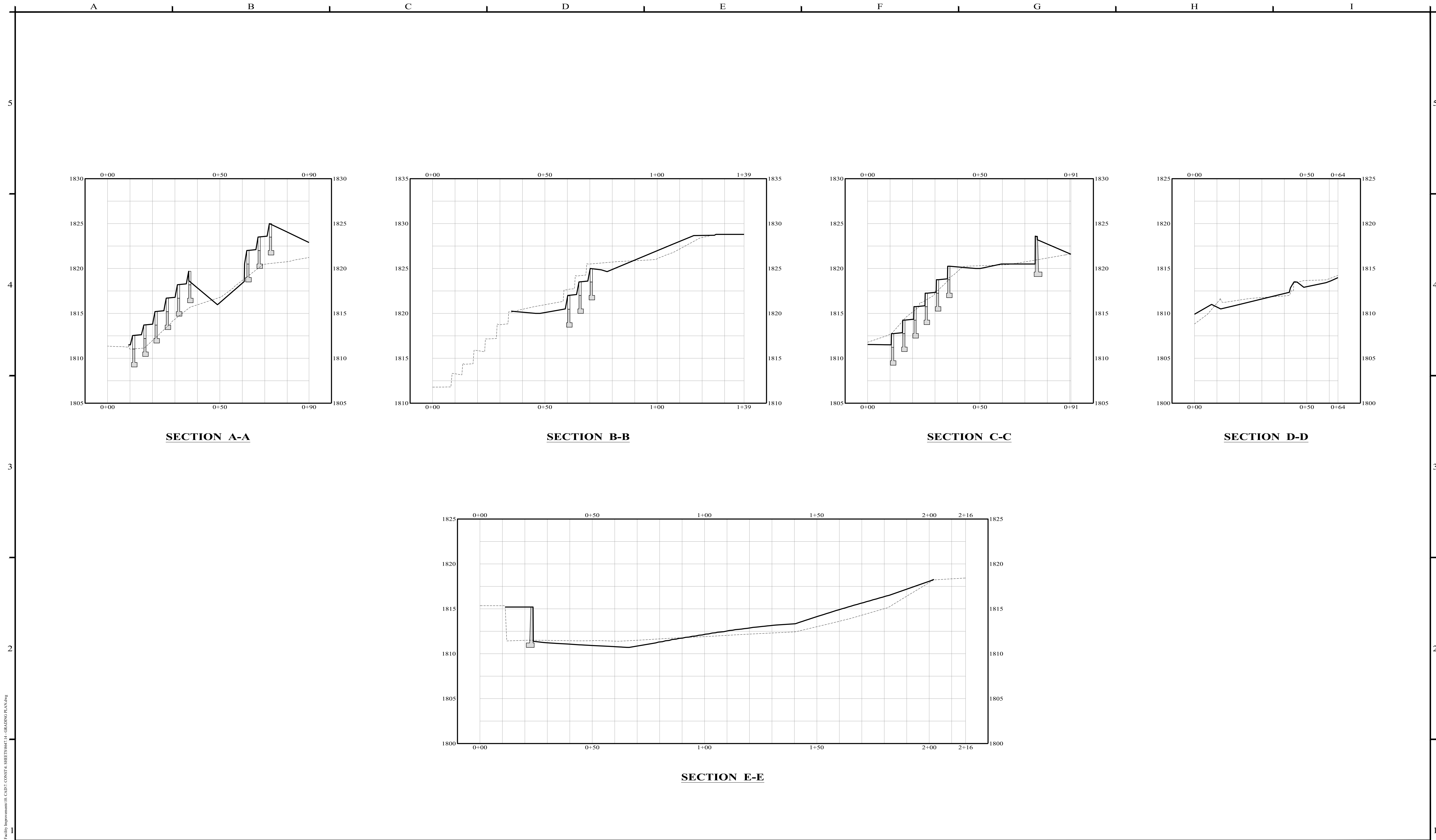
**SAN ANGELO RIVER STAGE IMPROVEMENTS
PHASE 1**

**STORM SEWER
PLAN AND PROFILE**

PROJECT NO.: 8647
SHEET No. 13 OF 25



NO.	REVISION	DATE	02/15/2024					DESIGNED BY J. GRAVELL	SCALE 1" = 20'	SAN ANGELO RIVER STAGE IMPROVEMENTS PHASE 1		PROJECT NO.: 8647
0	ISSUED FOR CONSTRUCTION	02/15/2024						DRAWN BY J. GRAVELL	DATE 02/15/2024	GRADING PLAN		SHEET No. 14 OF 25
						402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-h-t.com PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900		CHECKED BY S. DILLER				



P:\Project\San Angelo, City of\8647 - River Stage Facility Improvements\10. CAD\7. CONST4. SHEETS\8647-14 - GRADING PLAN.dwg

NO.	REVISION	DATE
0	ISSUED FOR CONSTRUCTION	02/15/2024

02/15/2024

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J. GRAVELL

DRAWN BY
J. GRAVELL

CHECKED BY
S. DILLER

SCALE
HOR: 1" = 20'
VER: 1" = 5'

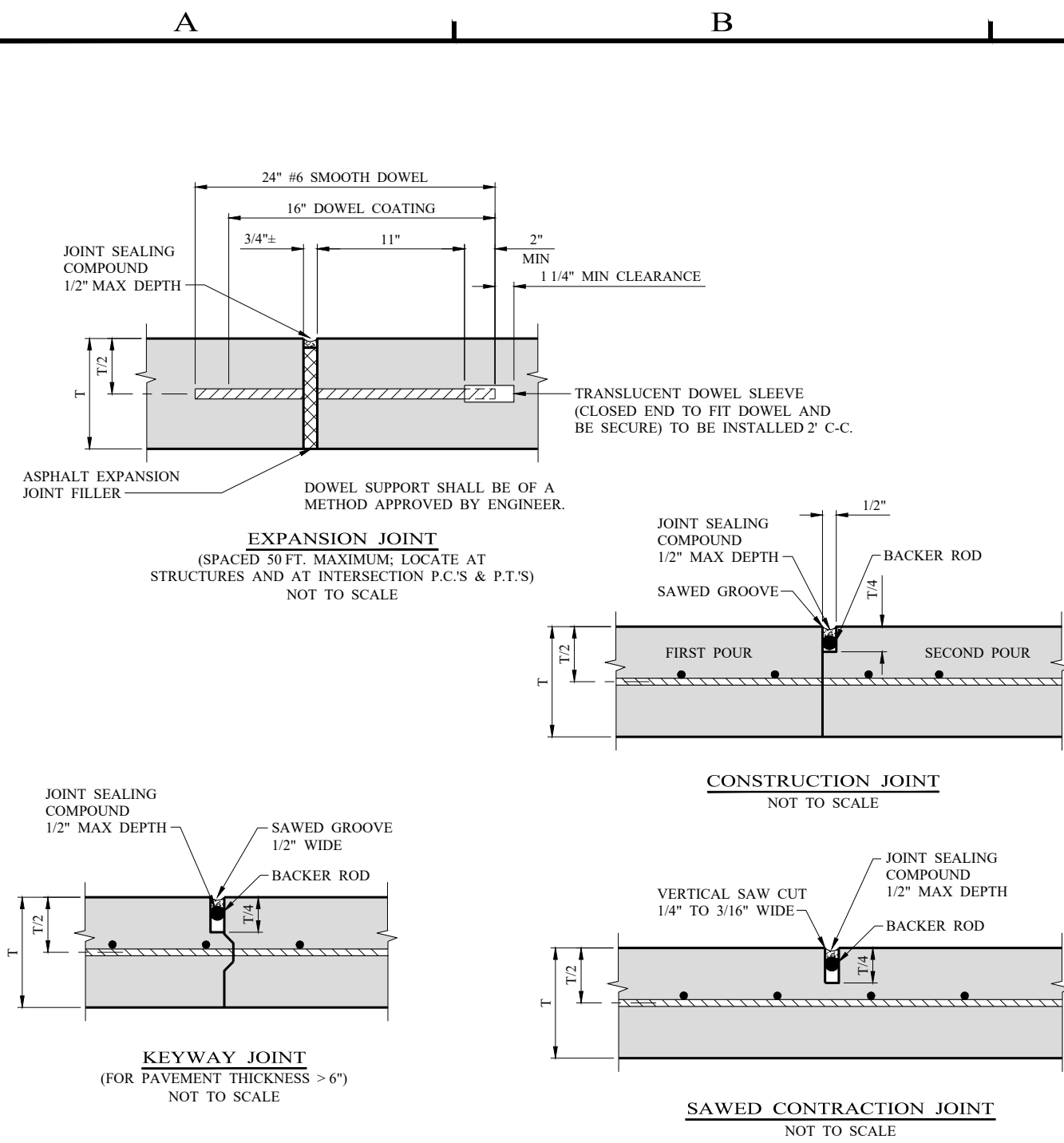
DATE
02/15/2024

**SAN ANGELO RIVER STAGE IMPROVEMENTS
PHASE 1**

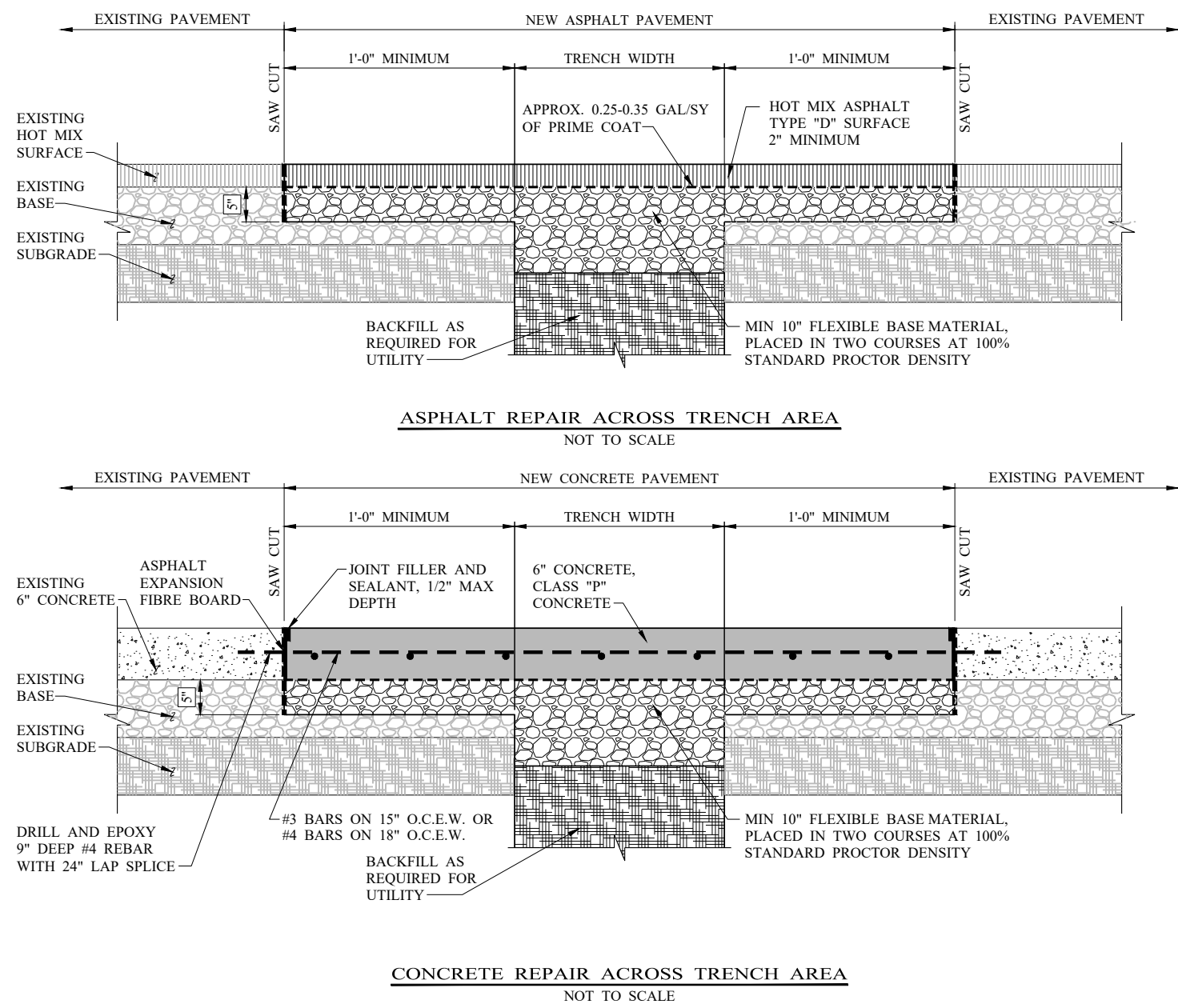
SITE GRADING SECTION

PROJECT NO.:
8647

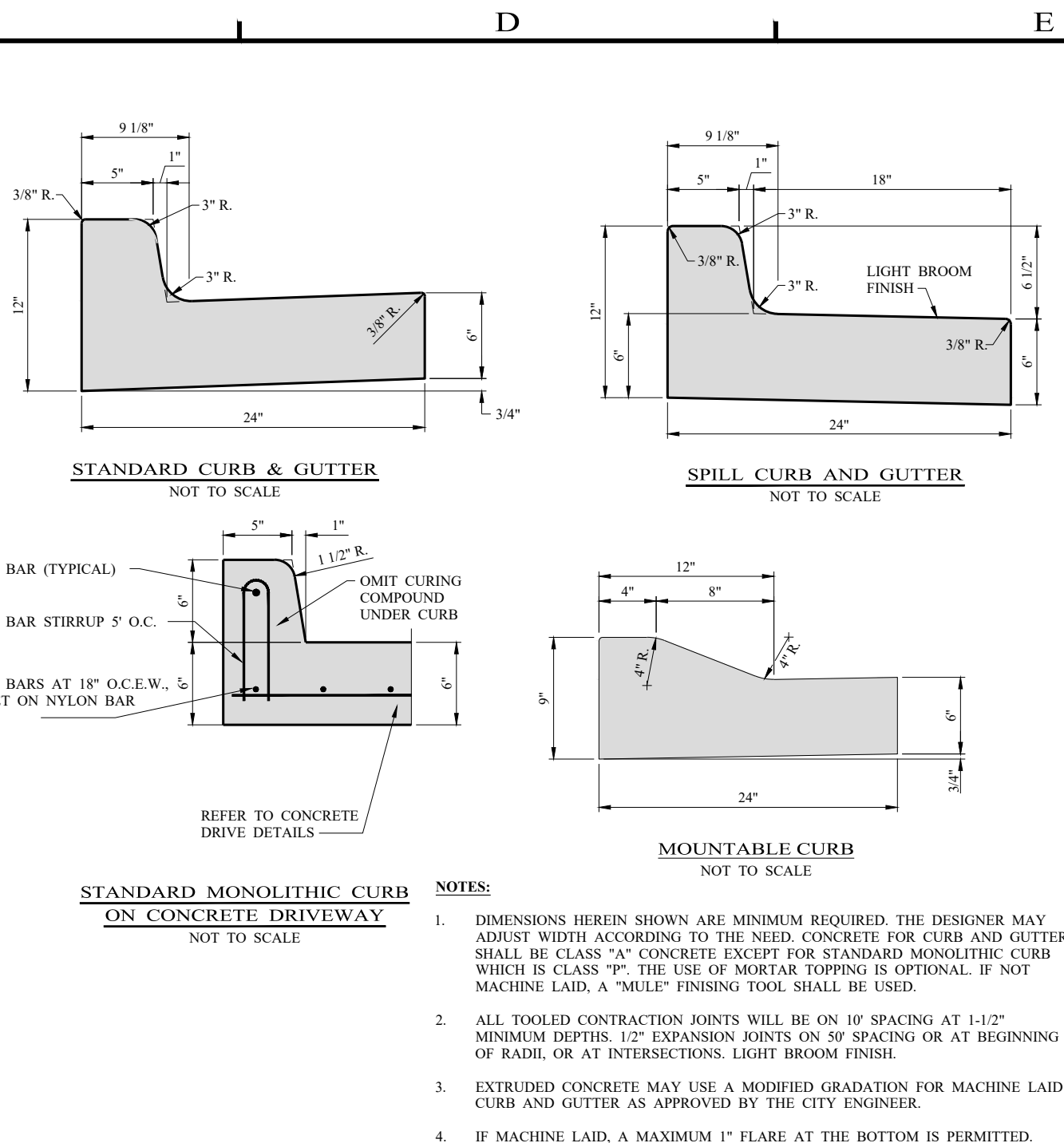
SHEET No.
15 OF 25



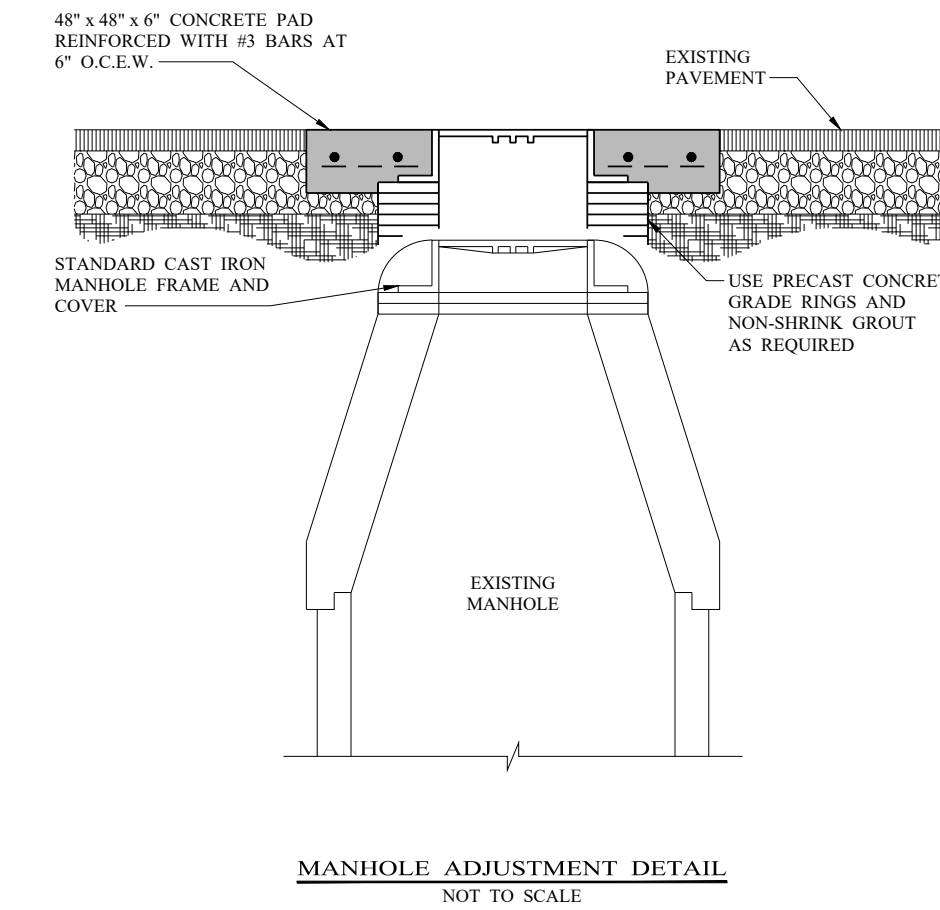
S-S-1: REINFORCED CONCRETE PAVEMENT DETAILS



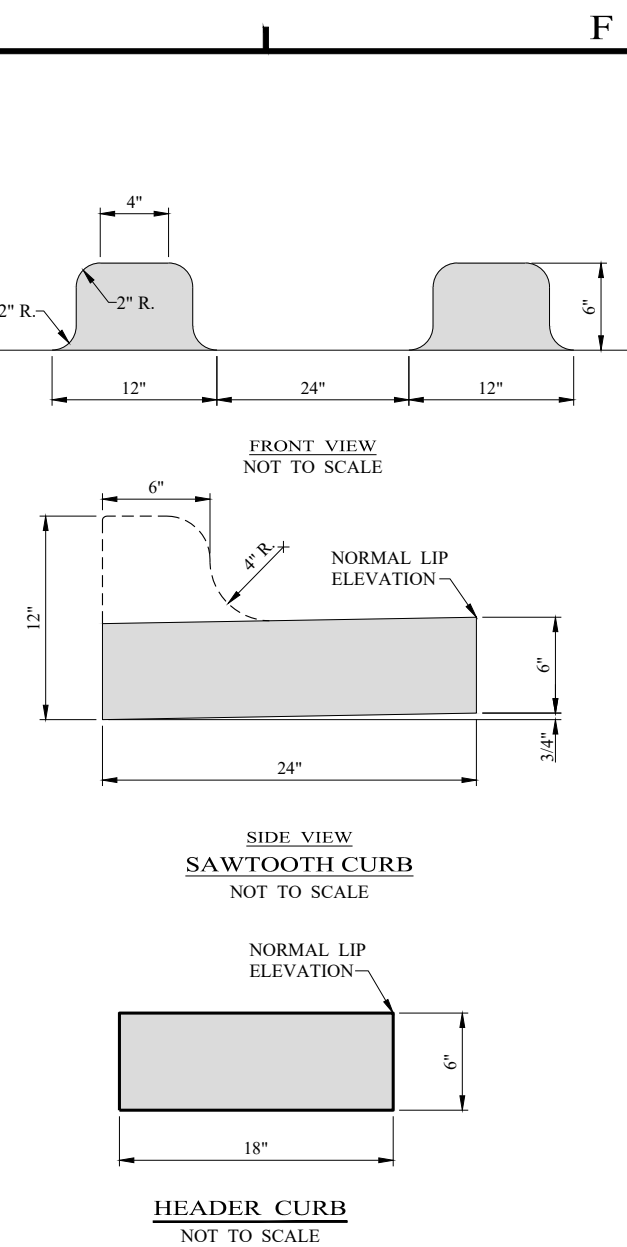
S-Y-1: STREET UTILITY TRENCH REPAIRS FOR ASPHALT AND CONCRETE STREETS



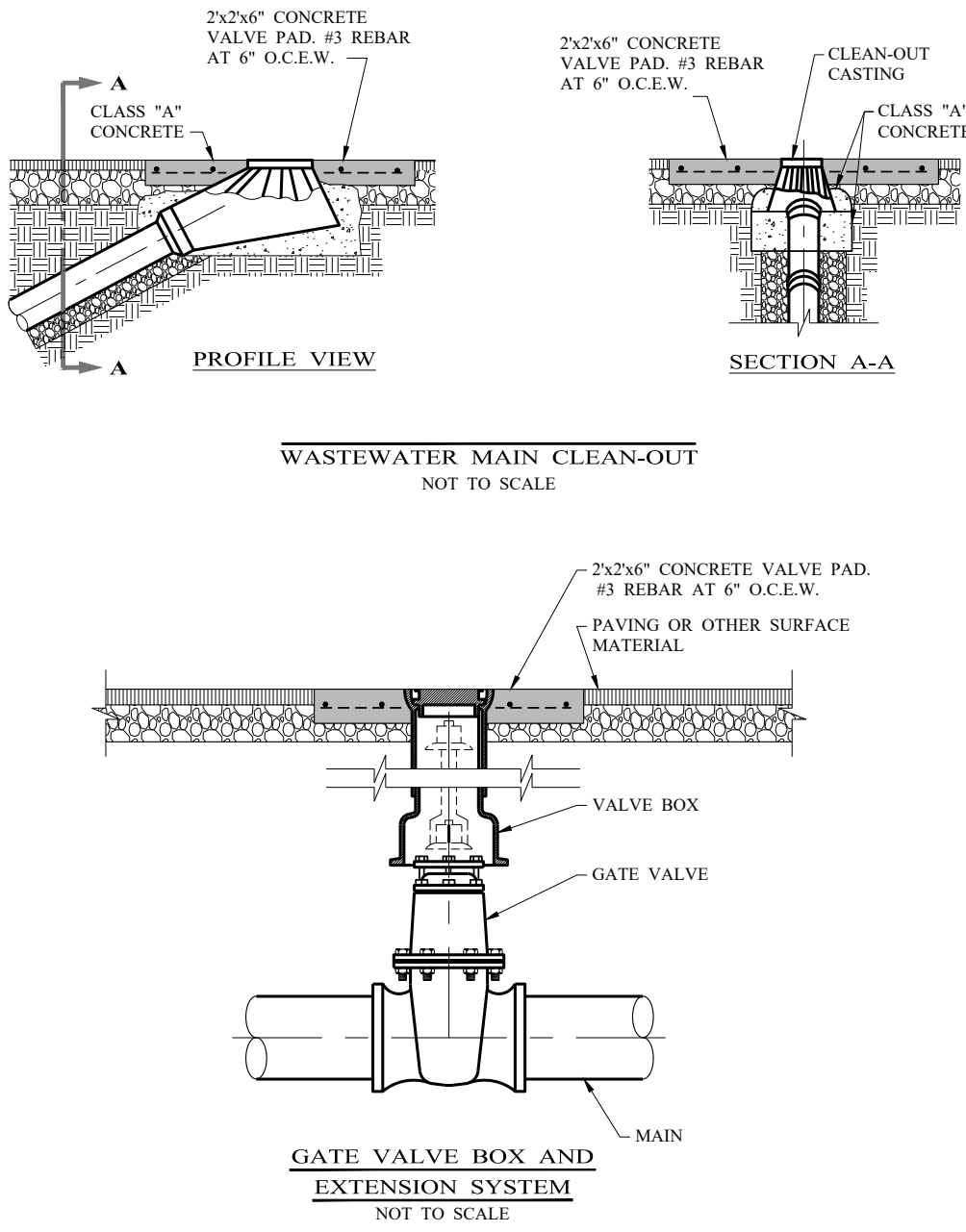
S-T-1 AND S-T-2: CONCRETE CURB AND GUTTERS



S-Z-1: MANHOLE ADJUSTMENT DETAIL



S-DD-1: PIPE BOLLARD WITH CHAIN



S-Z-2: GATE VALVE BOX AND MAIN CLEANOUT

- NOTES:**
- ALL METAL COMPONENTS ARE TO BE GALVANIZED.
 - VERIFY LOCATIONS OF UNDERGROUND UTILITIES BEFORE DIGGING CONCRETE FOUNDATION.
 - BOLLARDS ARE TYPICALLY SPACED 15' TO 18' APART.
 - ATTACH CHAIN TO BOLLARD AS FOLLOWS: WELD A U-BOLT (WITH THREADS CUT OFF) WITH TOP OF BOLT 2" FROM TOP OF BOLLARD. SPOT WELD ONE SIDE ONLY. ATTACH CHAIN LINK TO THE BOLT IN THE FIELD AND FIELD WELD THE OTHER SIDE REGALVANIZED IN THE FIELD.
 - PROVIDE REMOVABLE BOLLARD SLEEVES AND SLEEVE CAPS OF DRIVEWAY LOCATIONS WHERE BOLLARD WHERE SPACING WILL EXCEED 15' TO 18' TYPICALLY.
 - ALL PARKING SPACES, BOLLARDS ARE TO BE PLACED 2' TO FRONT OF CURB UNLESS OTHERWISE NOTED. COORDINATE IN FIELD WITH ADJOINING LANDSCAPE SIGNS.

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J. GRAVELL

CHECKED BY
S. DILLER

SCALE
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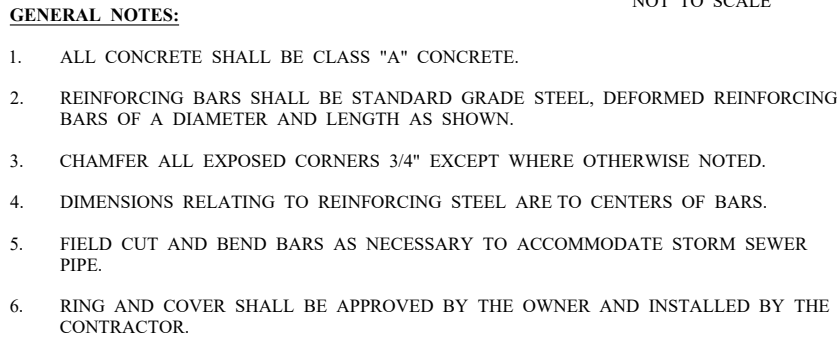
DATE
02/15/2024

**SAN ANGELO RIVER STAGE IMPROVEMENTS
PHASE 1**

**COSA STANDARD CONSTRUCTION
DETAILS (1)**

PROJECT NO.:
8647

SHEET No.
16 OF 25



S-AA-2: STORM SEWER CURB INLET CROSS SECTION & INLET THROAT

DEPTH "D"		SUMMARY OF QUANTITIES FOR CURB INLETS																							
		5'-0" OPENING						10'-0" OPENING						15'-0" OPENING						20'-0" OPENING					
		WIDTH 3'-0"		WIDTH 4'-0"		WIDTH 5'-0"		WIDTH 3'-0"		WIDTH 4'-0"		WIDTH 5'-0"		WIDTH 3'-0"		WIDTH 4'-0"		WIDTH 5'-0"		WIDTH 3'-0"		WIDTH 4'-0"		WIDTH 5'-0"	
		CONC CY	STEEL LBS	CONC CY	STEEL LBS	CONC CY	STEEL LBS	CONC CY	STEEL LBS	CONC CY	STEEL LBS	CONC CY	STEEL LBS	CONC CY	STEEL LBS	CONC CY	STEEL LBS	CONC CY	STEEL LBS	CONC CY	STEEL LBS	CONC CY	STEEL LBS	CONC CY	STEEL LBS
3'-6"	2.62	306	2.95	332	3.28	373	412	479	4.64	521	5.20	584	6.95	667	6.40	721	7.10	775	7.20	846	8.11	909	9.03	976	
3'-9"	2.70	309	3.04	341	3.39	373	425	494	4.78	536	5.34	579	5.87	687	6.58	741	7.30	796	7.42	874	8.34	937	9.27	1010	
4'-0"	2.78	328	3.14	364	3.49	399	438	518	4.92	565	5.49	610	6.05	718	6.77	776	7.49	835	7.64	888	8.58	976	9.51	1046	
4'-3"	2.87	334	3.23	370	3.59	406	451	526	5.06	573	5.64	619	6.22	729	6.95	787	7.69	847	7.87	922	8.81	990	9.75	1061	
4'-6"	2.95	356	3.32	394	3.69	431	464	558	5.20	607	5.79	656	6.40	770	7.14	830	7.88	891	8.09	973	9.04	1043	10.99	1115	
4'-9"	3.03	361	3.41	410	3.79	438	477	566	5.34	616	5.94	665	6.57	780	7.32	841	8.07	903	8.31	986	9.27	1056	10.23	1129	
5'-0"	3.12	367	3.51	416	3.90	445	490	574	5.47	624	6.09	674	6.75	791	7.51	853	8.27	915	8.53	999	9.50	1077	10.47	1144	
5'-3"	3.20	383	3.60	424	4.00	465	503	600	5.61	652	6.23	704	6.93	827	7.69	890	8.46	955	8.76	1044	9.73	1118	10.71	1194	
5'-6"	3.28	389	3.69	430	4.10	472	516	605	5.75	661	6.38	713	7.13	831	7.88	901	8.66	967	8.98	1057	9.97	1131	10.95	1208	
5'-9"	3.37	405	3.78	451	4.20	495	529	638	5.89	690	6.53	744	7.28	874	8.07	940	8.85	1007	9.20	1102	10.20	1178	11.19	1258	
6'-0"	3.45	415	3.88	460	4.30	504	542	646	6.03	702	6.68	757	7.45	888	8.25	954	10.05	1022	9.42	1119	10.43	1196	11.41	1276	
6'-3"	3.53	425	3.97	470	4.41	515	555	661	6.17	718	6.83	773	7.63	908	8.44	975	9.24	1044	9.64	1147	10.66	1232	11.67	1305	
6'-6"	3.62	437	4.06	486	4.51	532	568	681	6.31	739	6.97	797	7.81	935	8.62	1005	9.43	1057	9.87	1178	10.89	1258	11.92	1340	
6'-9"	3.70	441	4.15	490	4.61	537	581	688	6.45	747	7.12	806	7.98	945	8.81	1015	9.63	1066	10.09	1191	11.12	1272	12.15	1355	
7'-0"	3.78	460	4.25	510	4.71	560	594	716	6.59	777	7.27	837	8.16	981	8.99	1053	9.82	1126	10.31	1237	11.35	1319	12.40	1404	
7'-3"	3.86	465	4.34	516	4.81	567	607	724	6.72	885	7.42	846	8.33	992	9.18	1065	10.02	1138	10.53	1249	11.59	1333	12.64	1441	
7'-6"	3.95	477	4.43	529	4.91	570	620	742	6.86	804	7.57	866	8.51	1016	9.36	1089	10.21	1163	10.75	1290	11.82	1365	12.88	1451	
7'-9"	4.03	491	4.53	544	5.02	597	633	762	7.00	826	7.71	880	8.67	1040	9.55	1116	10.41	1193	10.98	1313	12.05	1399	13.12	1498	
8'-0"	4.12	496	4.62	550	5.12	604	646	770	7.14	834	7.86	899	8.86	1051	9.73	1129	10.60	1205	11.20	1235	12.28	1442	13.36	1510	
8'-3"	4.20	504	4.71	559	5.22	613	659	784	7.28	849	8.01	915	9.04	1069	9.92	1149	10.80	1228	11.42	1353	1251	1440	13.60	1529	
8'-6"	4.28	519	4.80	576	5.32	632	671	804	7.47	884	7.82	831	938	921	1107	110	1176	1099	1257	1164	1385	1274	1474	1384	1565
8'-9"	4.37	528	4.90	586	5.42	643	684	819	7.56	886	8.16	954	939	1119	1029	1199	1188	1280	1187	1440	1297	1500	1488	1592	
9'-0"	4.45	545	4.99	605	5.53	664	697	842	770	912	8.46	982	956	1148	1047	1231	1138	1313	1209	1447	1321	1539	1432	1631	
9'-3"	4.53	554	5.08	614	5.63	674	710	858	784	929	8.60	999	974	1169	1066	1252	1157	1335	1231	1474	1344	1563	1456	1660	
9'-6"	4.62	568	5.17	630	5.73	692	723	878	797	950	8.75	1022	992	1195	1084	1280	1177	1365	1253	1505	1367	1600	1480	1696	
10'-0"	4.78	582	5.36	645	5.93	708	740	898	8.11	974	9.05	1048	1027	1227	1121	1321	1216	1399	1298	1546	1413	1642	1529	1708	

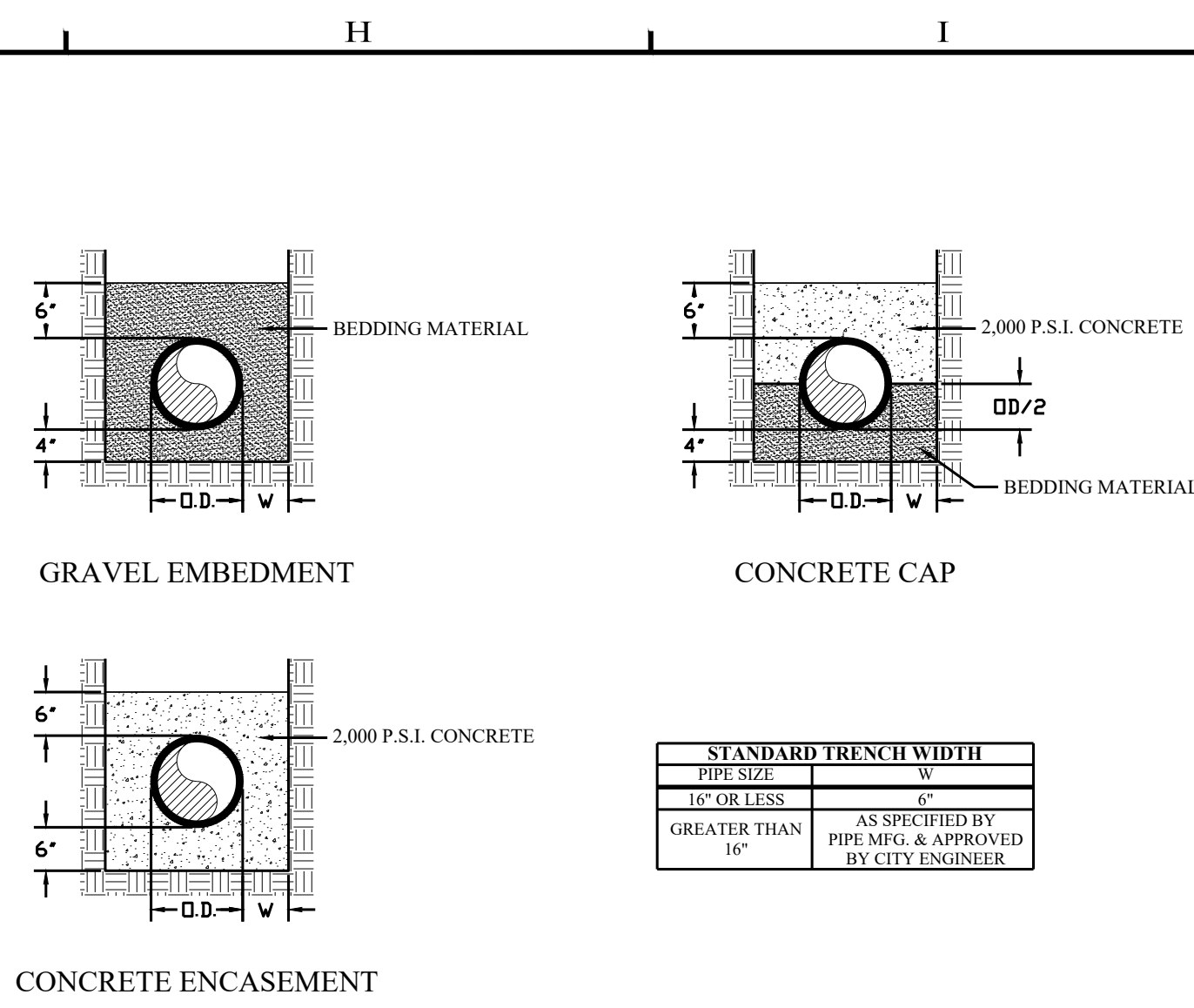
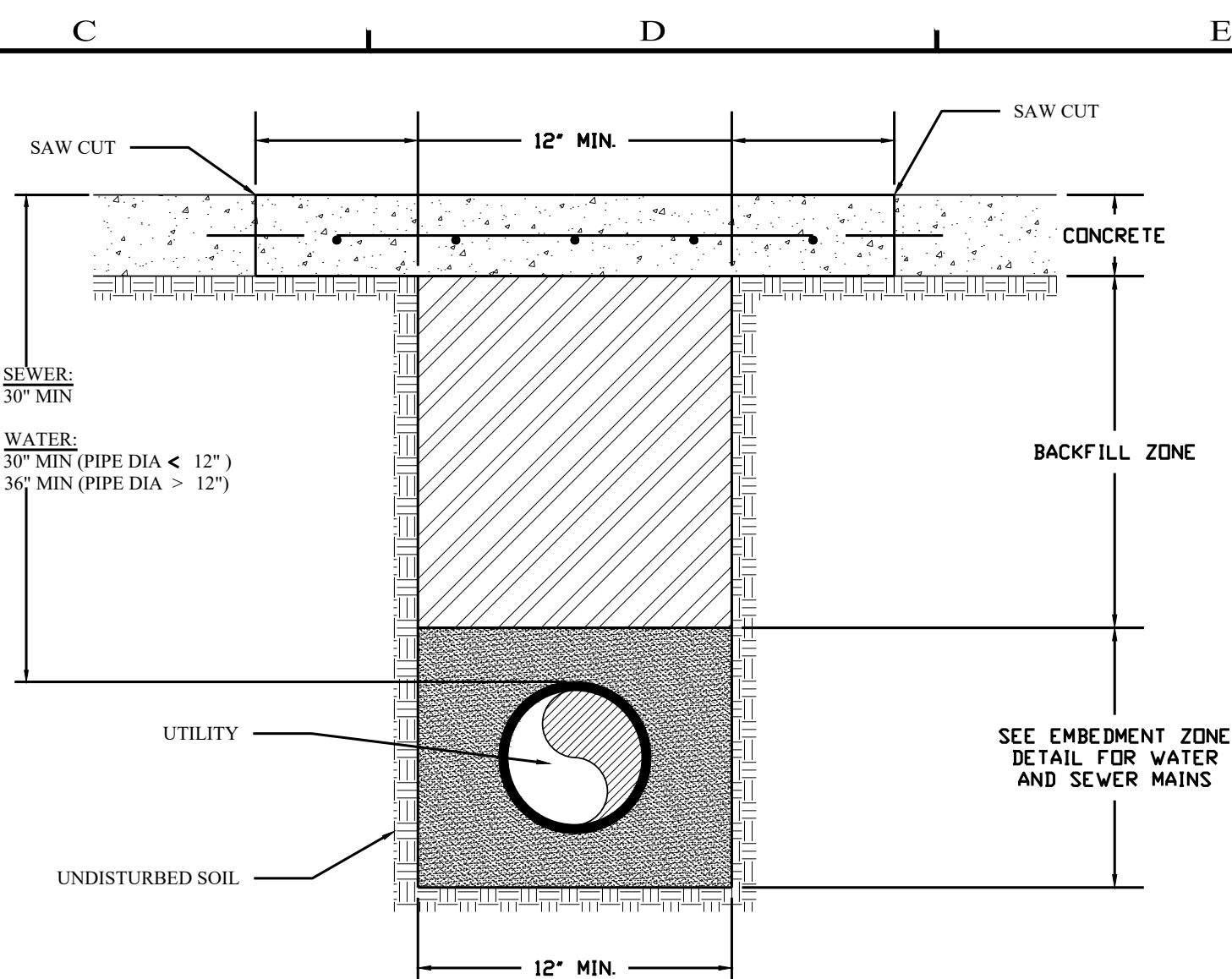
NOTES:

FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.



S-AA-5: STORM SEWER CURB INLET

SUMMARY OF QUANTITIES

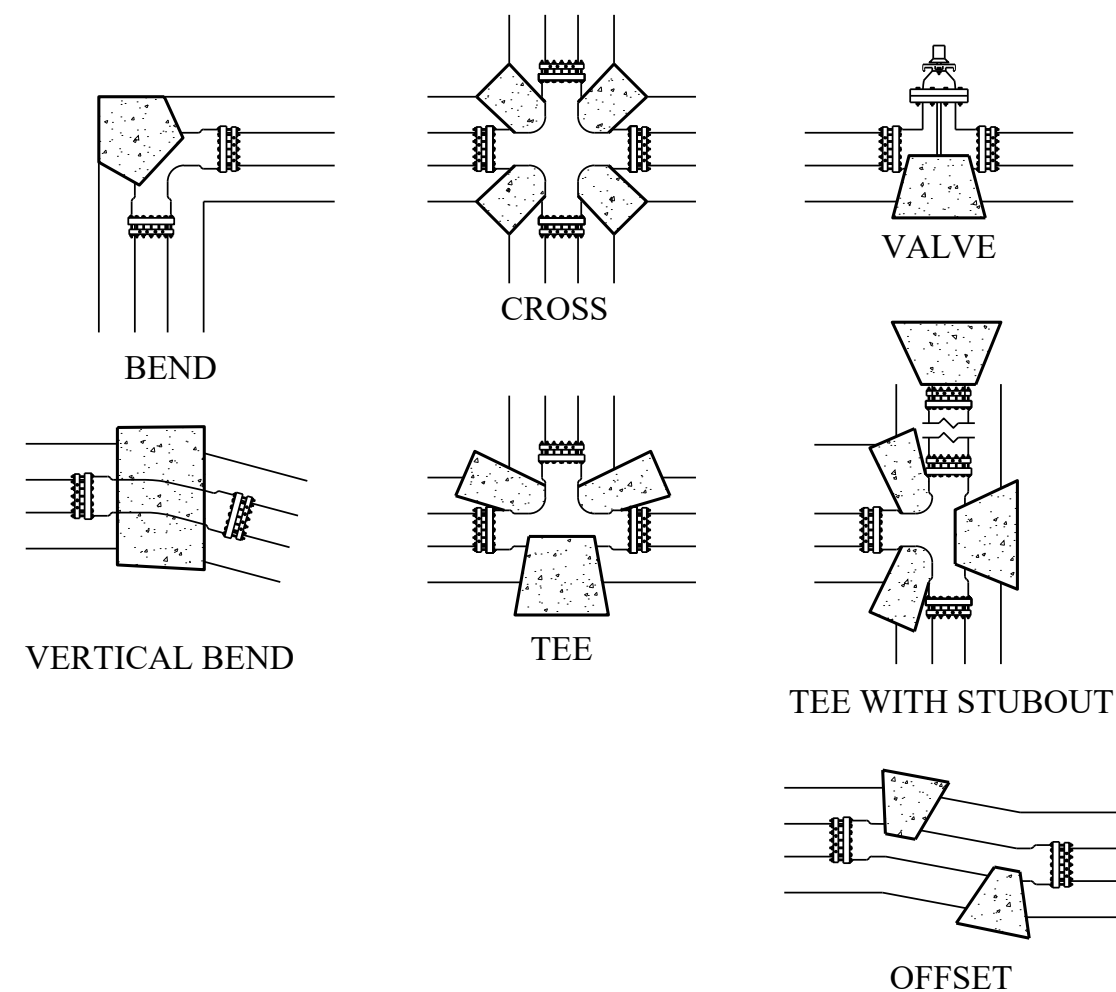


- NOTES:**
- BACKFILL ZONE:
- OPTION #1: WHERE PULVERIZED OR GRANULAR MATERIAL IS AVAILABLE FROM EXCAVATION WHICH IS FREE OF SHARP EDGED STONES, OR STONES LARGER THAN 3" IN DIAMETER, CLAY, ORGANIC MATTER, OR OTHER UNSATURABLE SUBSTANCES, HAS A $PC-20$ AND $LL \leq 40$, AND MEETS THE APPROVAL OF THE CITY SUCH MATERIAL MAY BE USED FOR BACKFILL MATERIAL AS INSTRUCTED BY THE OWNER. BACKFILL SHALL BE COMPACTED TO DENSITIES EQUAL TO OR GREATER THAN THAT OF SURROUNDING SOIL.
- OPTION #2: FLEXIBLE BASE PER CITY OF SAN ANGELO SPECIFICATIONS COMPACTED IN 6" HORIZONTAL LAYERS TO MINIMUM DENSITY 95% MODIFIED PROCTOR.
- FINISHED GRADE ZONE:
- BACKFILL SHALL MATCH EXISTING GROUND CONDITIONS (SEE OPTIONS BELOW) OR AS DIRECTED BY THE OWNER.
- OPTION A: UTILIZE BACKFILL ZONE MATERIAL FROM OPTION #1
- OPTION B: 6" TOP SOIL.
- OPTION C: 8" FLEXIBLE BASE
- COVER:
- WATER OR SEWER MAINS AND SERVICES WITH LESS THAN 30° OF COVER AT ANY LOCATION SHALL REQUIRE C.O.S.A. APPROVAL PRIOR TO CONSTRUCTION.

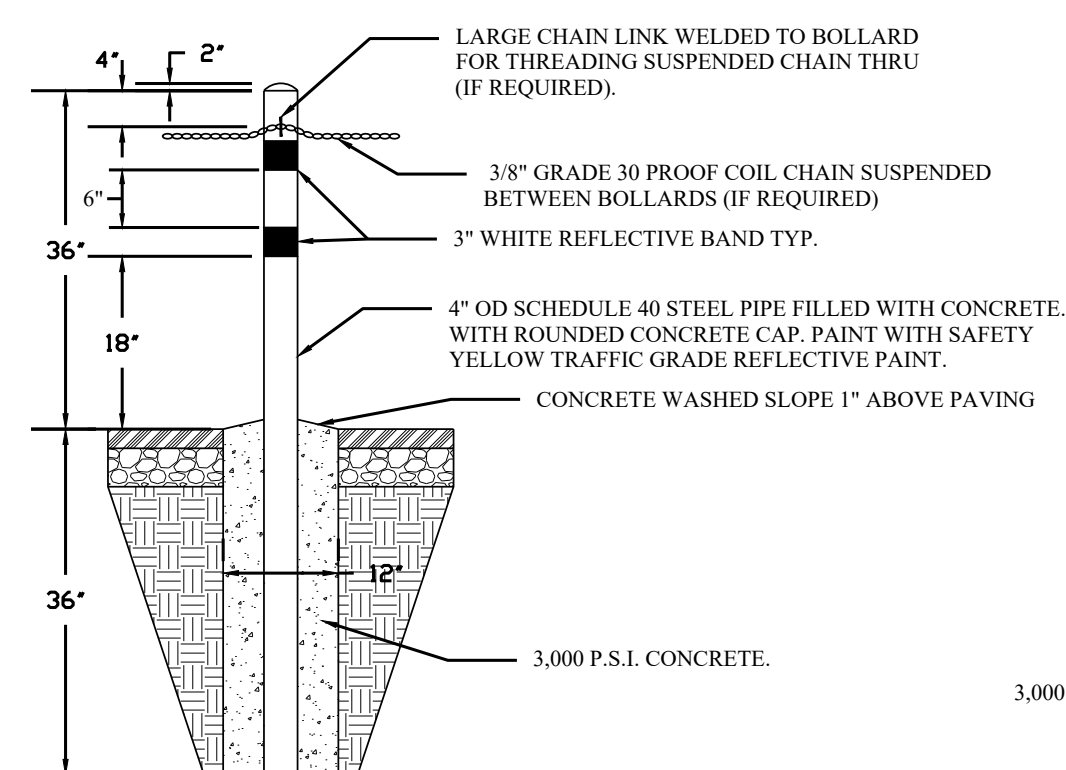
- NOTES:**
1. BEDDING MATERIAL FOR THE INSTALLATION OF WATER AND SEWER MAINS SHALL BE CRUSHED STONE OR PEA GRAVEL THAT WILL REMAIN FIRM AND NOT PERMIT DISPLACEMENT OF THE PIPE EITHER DURING PIPE LAYING OR BACKFILLING OR FOLLOWING THE COMPLETION OF CONSTRUCTION.
 2. BEDDING MATERIAL SHALL BE FROM AN APPROVED BEDDING MATERIAL SOURCE PER THE LIST OF APPROVED BEDDING SUPPLIERS OR BE APPROVED BY THE CITY ENGINEER.
 3. TRENCH SPOILS ARE NOT ACCEPTABLE FOR "EMBEDMENT ZONE MATERIAL"

W-UTR-OUA: UTILITY TRENCH SECTION

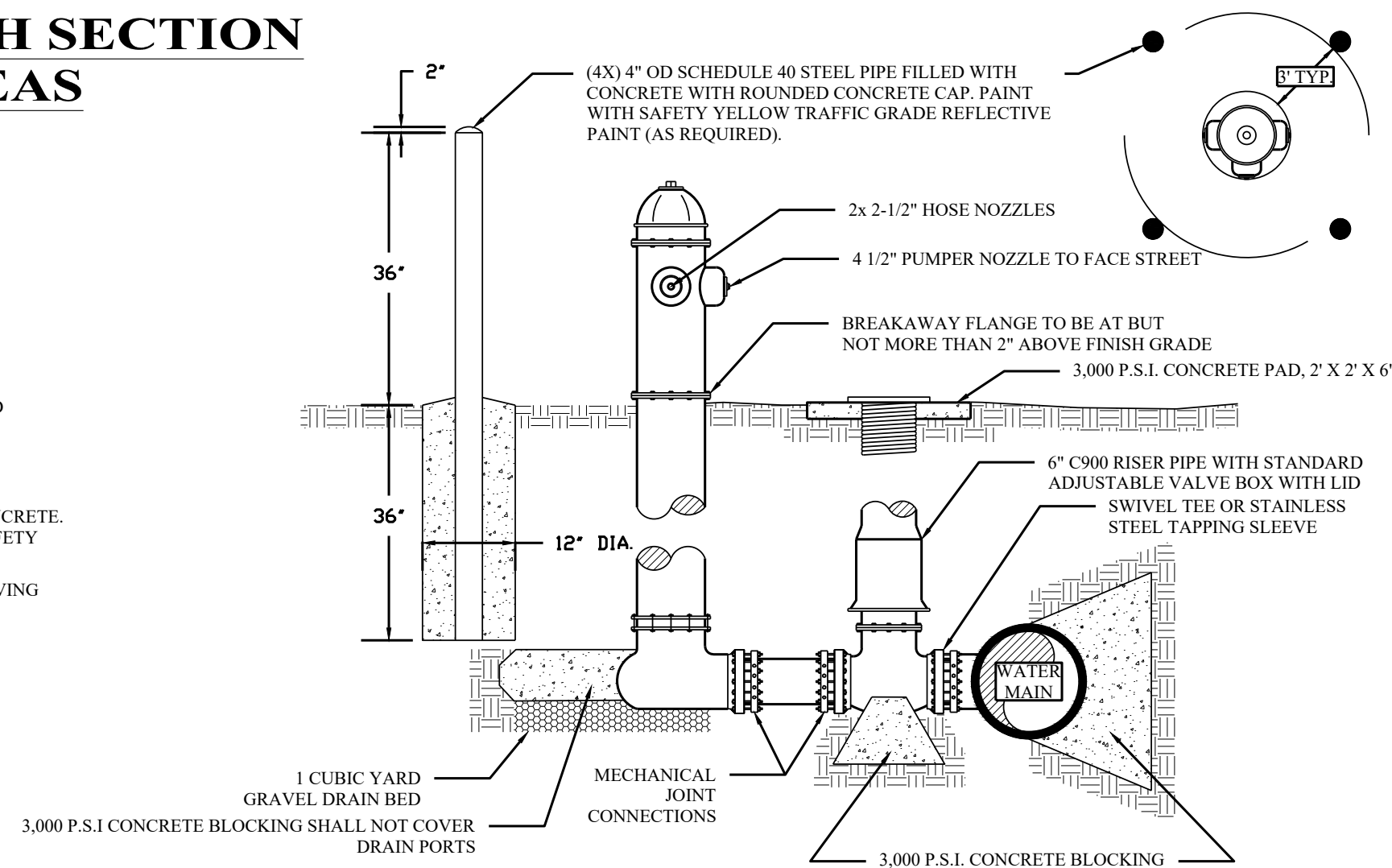
OTHER UNPAVED AREAS



- NOTES:**
1. ALL MECHANICAL JOINT CONNECTIONS ON BENDS AND VALVES SHALL BE MECHANICALLY RESTRAINED AND CONCRETE BLOCKED AS SHOWN.
 2. ALL CONCRETE SHALL BE 3,000 P.S.I.
 3. ALL STUB OUT PIPE SECTIONS SHALL BE A MINIMUM OF 20' IN LENGTH UNLESS APPROVED OTHERWISE BY THE CITY
 4. IF STUBOUT ENCOMPASSES MORE THAN ONE JOINT, BELL JOINT RESTRAINTS SHALL BE USED.
 5. ALL DUCTILE IRON SHALL BE WRAPPED IN MINIMUM 3 MIL. POLY SHEETING



- NOTES**
1. VERIFY LOCATIONS OF UNDERGROUND UTILITIES BEFORE DIGGING.
 2. BOLLARDS SHALL NOT BE PLACED CLOSER THAN 18" TO BACK OF CURB UNLESS OTHERWISE NOTED ON PLANS.
 3. WHEN BOLLARDS ARE PLACED AS PERIMETER FOR A FACILITY, TYPICAL SPACING SHALL BE 15 FEET.
 4. SUSPENDED CHAIN SHALL BE PULLED TAUGHT TO PROVIDE MINIMUM 18" CLEARANCE FROM GROUND AT LOWEST POINT.
 5. TO BEGIN AND END SUSPENDED CHAIN SECURE TO LINK WELDED TO BOLLARD WITH 1/2" SCREW-TYPE QUICK LINK.
 6. WHERE SUSPENDING CHAIN ACROSS DRIVEWAY FOR A GATE, WELD ONE SIDE SECURE TO BOLLARD WITH SUFFICIENT LENGTH OF CHAIN TO REACH AND LOCK TO A 12" PIECE OF CHAIN WELDED TO BOLLARD ON OTHER SIDE OF DRIVEWAY.



- | NOTES | |
|-------|---|
| 1. | CONCRETE BLOCKING TO BE POURED TO UNDISTURBED SOIL. |
| 2. | PUMPER NOZZLE CAP TO BE NOT LESS THAN 18" NOR MORE THAN 36" BEHIND CURB. |
| 3. | WRAP ALL VALVES & FITTINGS WITH 3 MIL. POLYETHYLENE SHEET PLASTIC. |
| 4. | FIRE HYDRANT SHALL BE FACTORY PAINTED YELLOW. |
| 5. | ALL MECHANICAL JOINT CONNECTIONS SHALL BE MECHANICALLY RESTRAINED. |
| 6. | ALL PIPE SECTIONS SHALL BE A MINIMUM OF 10' IN LENGTH, UNLESS TOTAL LENGTH OF FIRE HYDRANT LEAD IS LESS THAN 10', OR UNLESS APPROVED OTHERWISE BY THE CITY. |
| 7. | BOLLARDS REQUIRED IN AREAS WHERE HYDRANT IS SUSCEPTIBLE TO VEHICULAR DAMAGE OR SPECIFIED ON THE PLANS |

W-BOL: 4" PIPE BOLLARD

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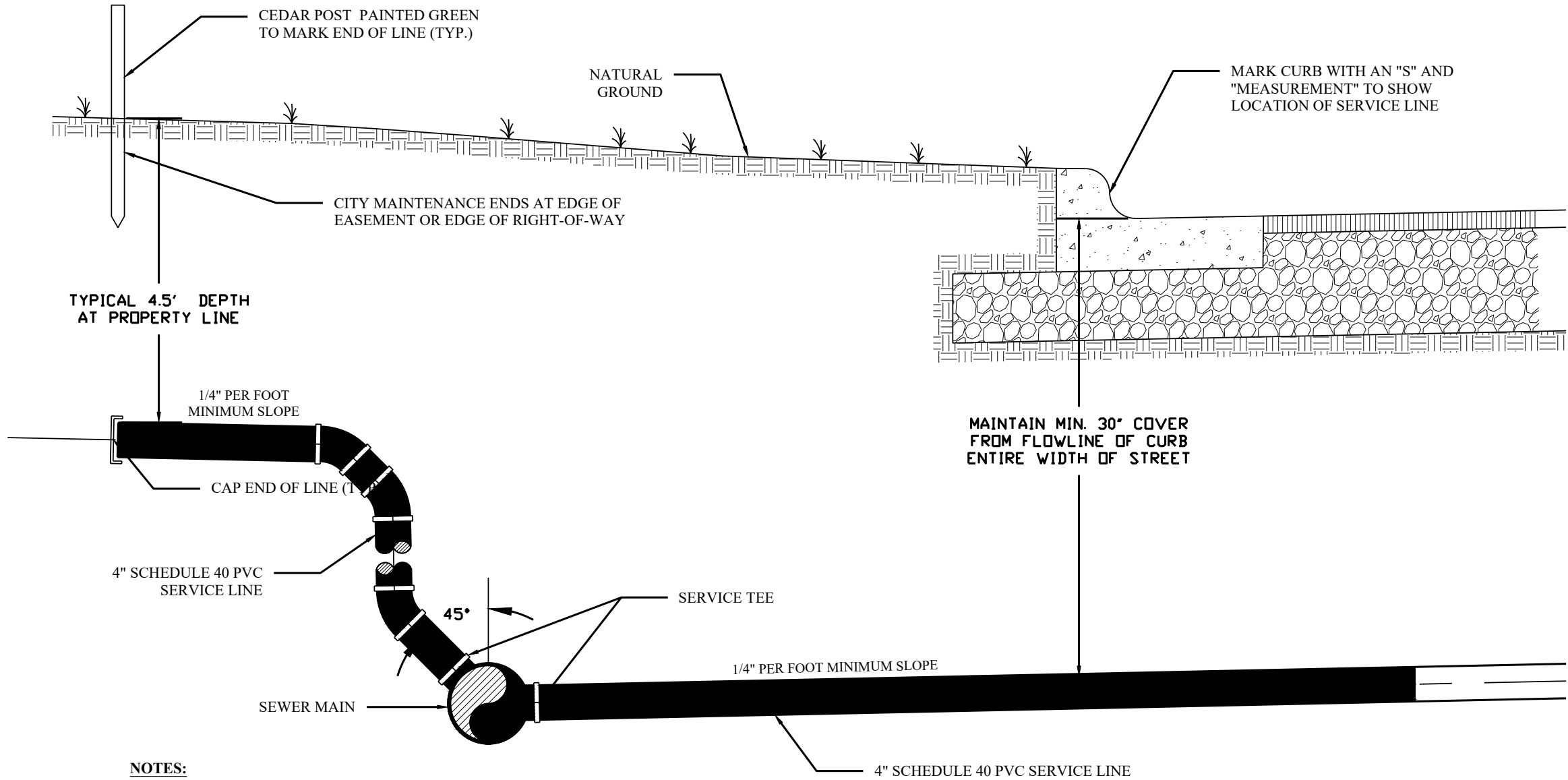
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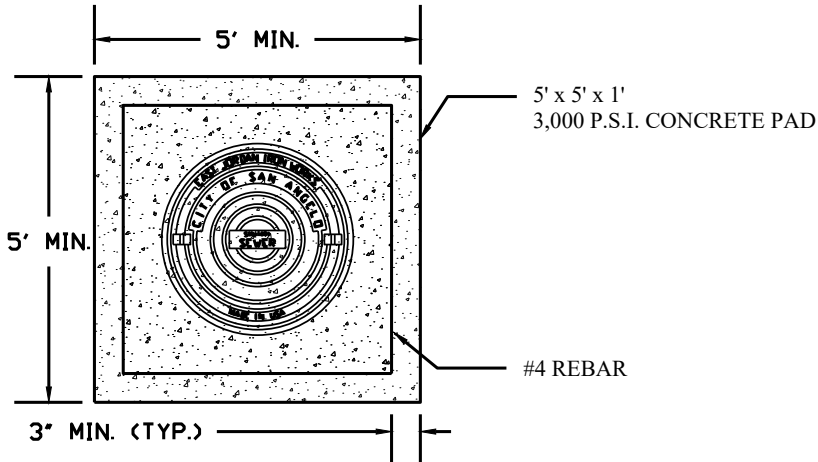
SIZE OF PIPE (INCHES)	MINIMUM SLOPE (%)	MAXIMUM SLOPE (%)
6	0.50	12.35
8	0.33	8.40
10	0.25	6.23
12	0.20	4.88
15	0.15	3.62
18	0.11	2.83
21	0.09	2.30
24	0.08	1.93
27	0.06	1.65
30	0.055	1.43
33	0.05	1.26
36	0.045	1.12
39	0.04	1.01
>39	*	*

* FOR PIPES LARGER THAN 39 INCHES IN DIAMETER, THE SLOPE IS DETERMINED BY MANNING'S FORMULA TO MAINTAIN A VELOCITY GREATER THAN 2.0 FEET PER SECOND AND LESS THAN 10.0 FEET PER SECOND WHEN FLOWING FULL.



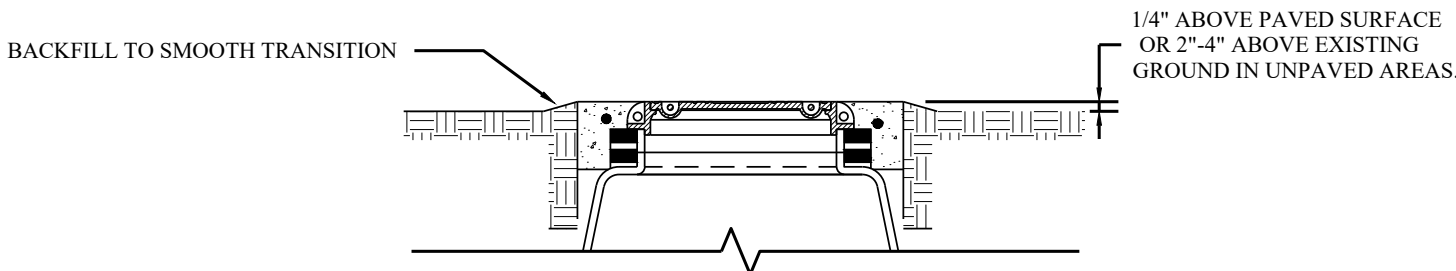
NOTES:

- SEWER SERVICE LINES SHALL BE MINIMUM 4" SCHEDULE 40 PVC WITH GLUED JOINTS.
- SERVICE LINE PIPE SHALL BE STANDARD 20' JOINTS, UNLESS TOTAL LENGTH OF SERVICE LINE IS LESS THAN 10', OR UNLESS APPROVED OTHERWISE BY THE CITY OF SAN ANGELO.
- SERVICE LINE BENDS AND WYES SHALL BE SWEPT. MAXIMUM ALLOWABLE BEND FITTINGS SHALL BE 45°.
- SEWER SERVICES WITH LESS THAN 30" OF COVER FROM THE FLOWLINE OF CURB ON THE SHALLOWER SIDE OF THE STREET SHALL BE INSTALLED WITH A CONCRETE CAP ACROSS THE ENTIRE WIDTH OF STREET.
- SEWER SERVICE WITH LESS THAN 24" OF COVER FROM THE FLOWLINE OF CURB REQUIRE CITY OF SAN ANGELO APPROVAL.



LID

RING



NOTES:

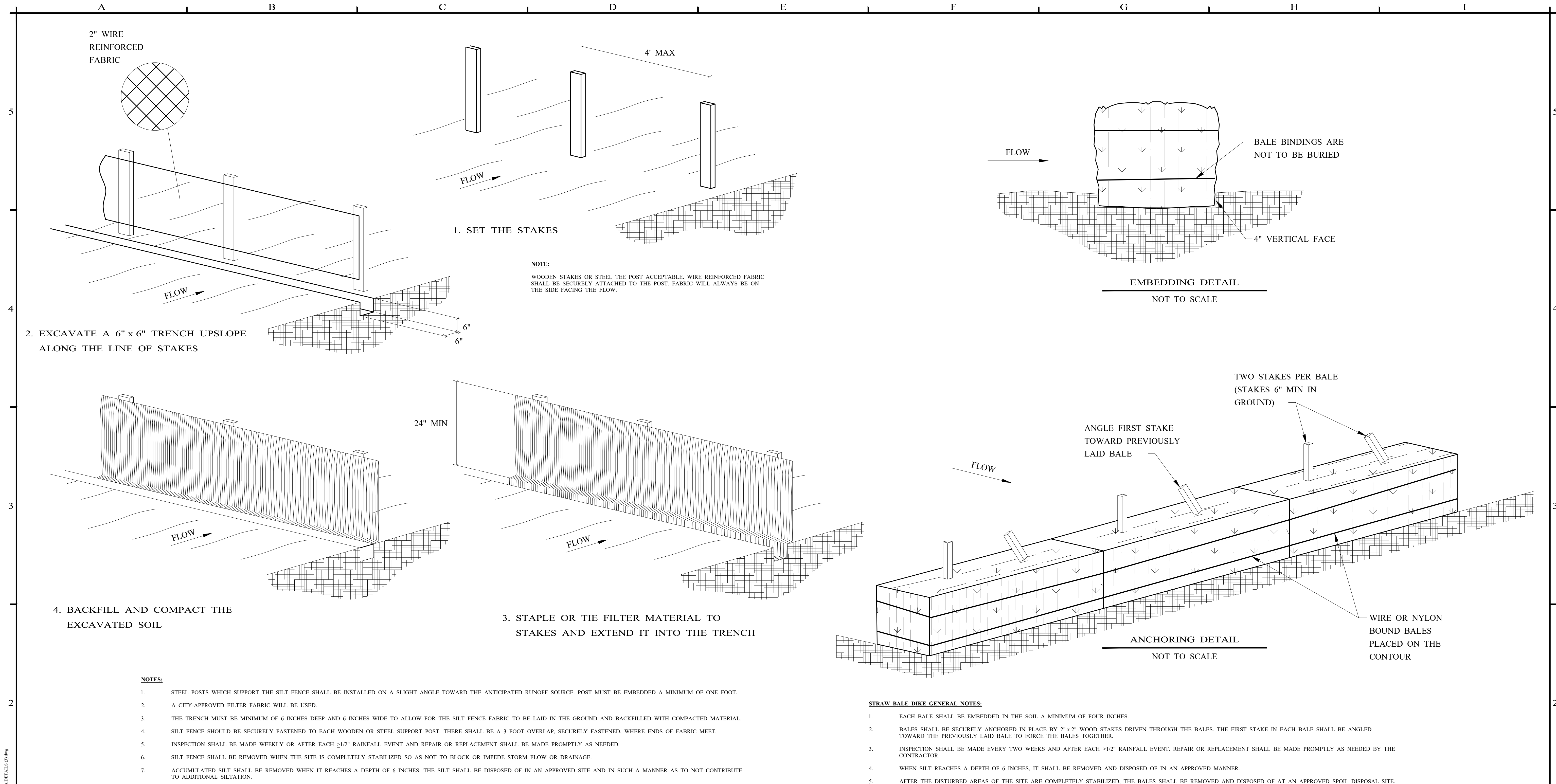
- MANHOLE RING (V-1420) & LID (V-1430) SHALL BE EAST JORDAN IRON WORKS OR APPROVED EQUAL WITH "CITY OF SAN ANGELO" CUSTOM LETTERING.
- WATER TIGHT, BOLT-DOWN SPECIFIED RING (V-1420) & LID (V-1430) SHALL BE EAST JORDAN IRON WORKS OR APPROVED EQUAL WITH AN INFLOW PREVENTION DEVICE (IPD).
- MANHOLE RING & LID SHALL BE MACHINE FITTED WITH TWO (2) PICK BAR SLOTS.
- MANHOLE RING AND COVER SHALL BE CAST IRON, MEETING THE LATEST REVISION OF ASTM A-48 CLASS 30 WITH A HIGHWAY LOAD RATING OF H-20.
- MANHOLES LOCATED WITHIN A 100-YEAR FLOOD PLAIN OR ANY AREA SUBJECT TO STORMWATER INFILTRATION SHALL INCORPORATE A WATERTIGHT, BOLT-DOWN RING AND LID AND AN INFLOW PREVENTION DEVICES (IPDs).
- MANHOLES LOCATED WITHIN UNDEVELOPED AREAS, AGRICULTURAL FIELDS, OR ANY AREA SUBJECT TO BEING OVERGROWN OR OTHERWISE OBSCURED SHALL INCORPORATE A BOLLARD AT EACH CORNER OF THE CONCRETE COLLAR, FOUR (4) TOTAL.

W-SA-SLOPE: SEWER MAIN PIPE SLOPES

W-SA-SL-1: 4" SEWER SERVICE LINE

W-SA-LID: SEWER MANHOLE RING AND LID WITH CONCRETE COLLAR

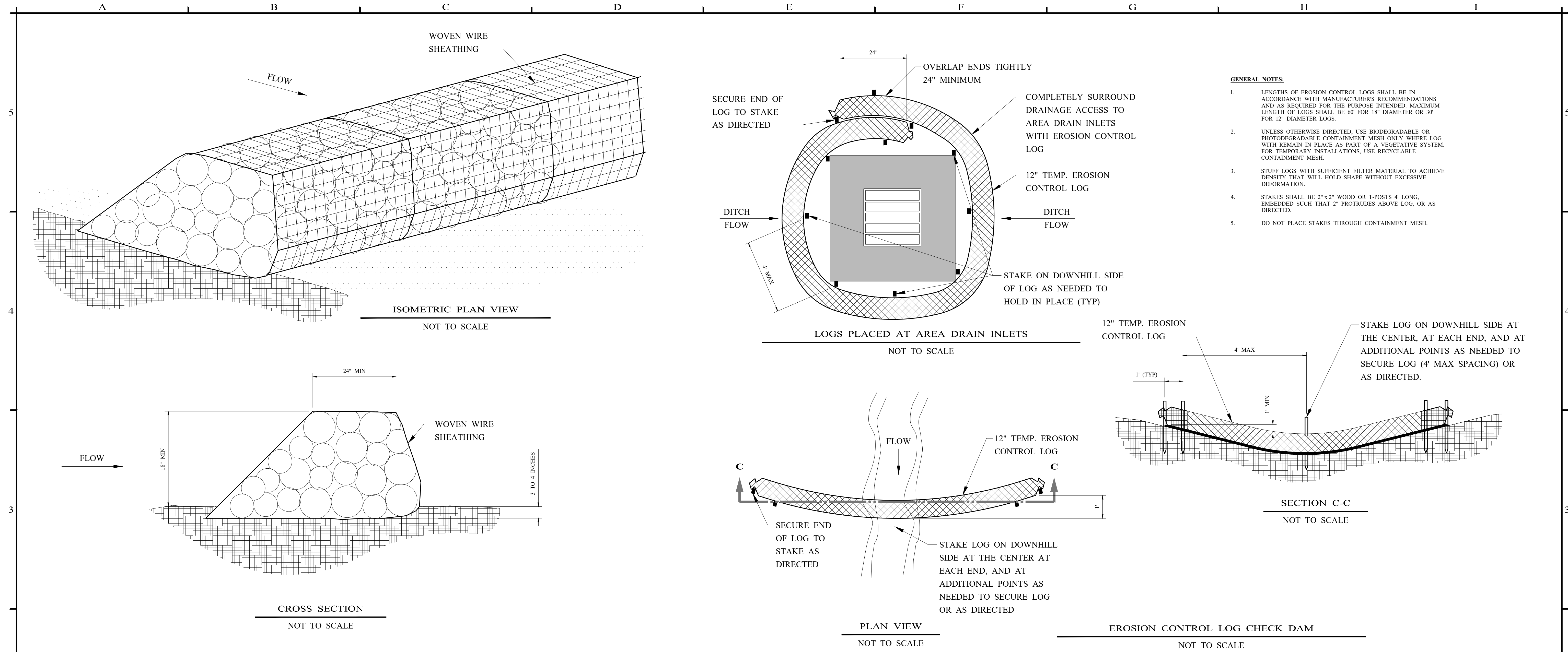
NO.	REVISION	DATE	02/15/2024			402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-ht.com PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900	BAR IS ONE INCH ON ORIGINAL DRAWING 0 1 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		DESIGNED BY J. GRAVELL	SCALE NO SCALE	SAN ANGELO RIVER STAGE IMPROVEMENTS PHASE 1	PROJECT NO.: 8647
0	ISSUED FOR CONSTRUCTION	02/15/2024							DRAWN BY J. GRAVELL	DATE 02/15/2024		
									CHECKED BY S. DILLER			
											COSA UTILITY DETAILS (3)	SHEET No. 20 OF 25



S-CC-1: SILT FENCE STANDARDS

S-CC-2: STRAW BALE DIKE

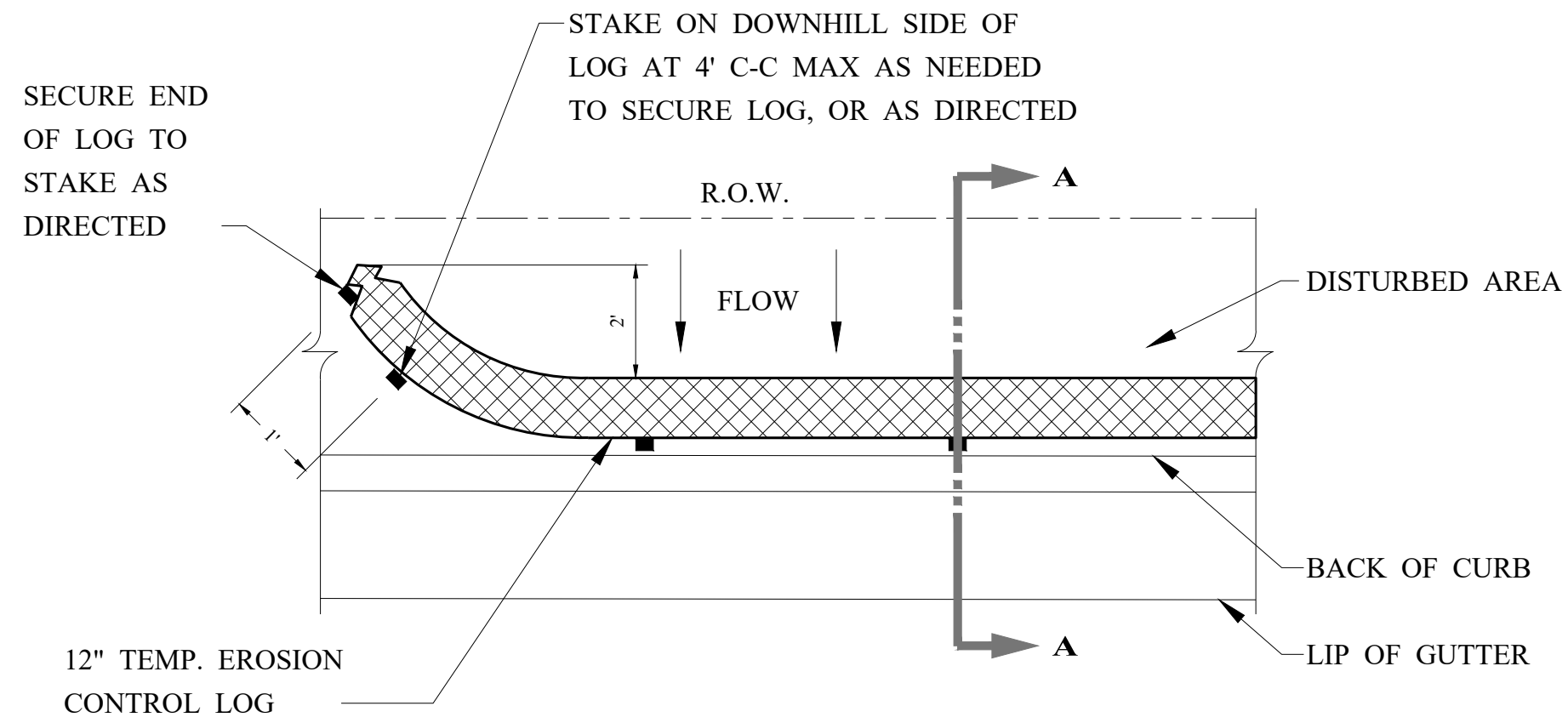
NO.		REVISION		DATE		02/15/2024			Enprotec Hibbs & Todd	402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-ht.com PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900	BAR IS ONE INCH ON ORIGINAL DRAWING  IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		DESIGNED BY	SCALE	SAN ANGELO RIVER STAGE IMPROVEMENTS PHASE 1	PROJECT NO.: 8647	
0		ISSUED FOR CONSTRUCTION		02/15/2024									J. GRAVELL	NO SCALE			SHEET No. 21 OF 25
													DRAWN BY	DATE			
													J. GRAVELL	02/15/2024			
													CHECKED BY	COSA EROSION CONTROL DETAILS (1)			
								S. DILLER									



S-CC-3: ROCK BERM

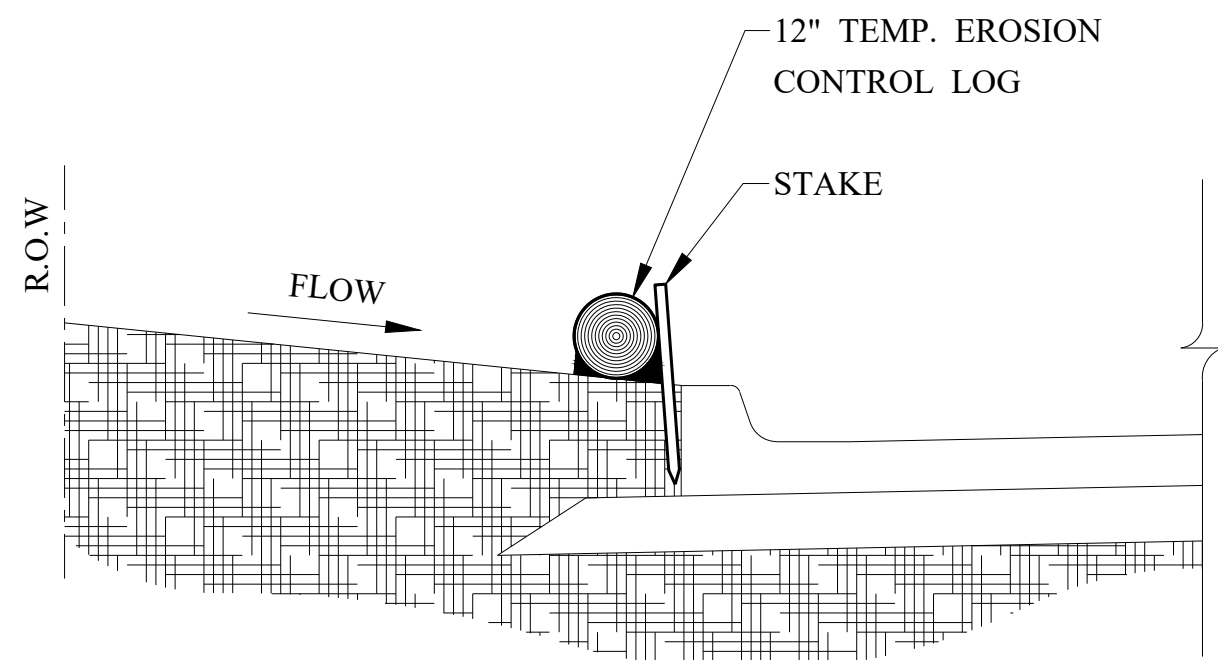
S-CC-4: TEMPORARY EROSION CONTROL LOGS

NO.		REVISION		DATE		02/15/2024   Enprotec Hibbs & Todd 402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-ht.com PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900 BAR IS ONE INCH ON ORIGINAL DRAWING  IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		DESIGNED BY J. GRAVELL DRAWN BY J. GRAVELL CHECKED BY S. DILLER		SCALE NO SCALE DATE 02/15/2024		SAN ANGELO RIVER STAGE IMPROVEMENTS PHASE 1 COSA EROSION CONTROL DETAILS (2)		PROJECT NO.: 8647 SHEET No. 22 OF 25			
0		ISSUED FOR CONSTRUCTION		02/15/2024													
A		B		C		D		E		F		G		H		I	



PLAN VIEW

NOT TO SCALE



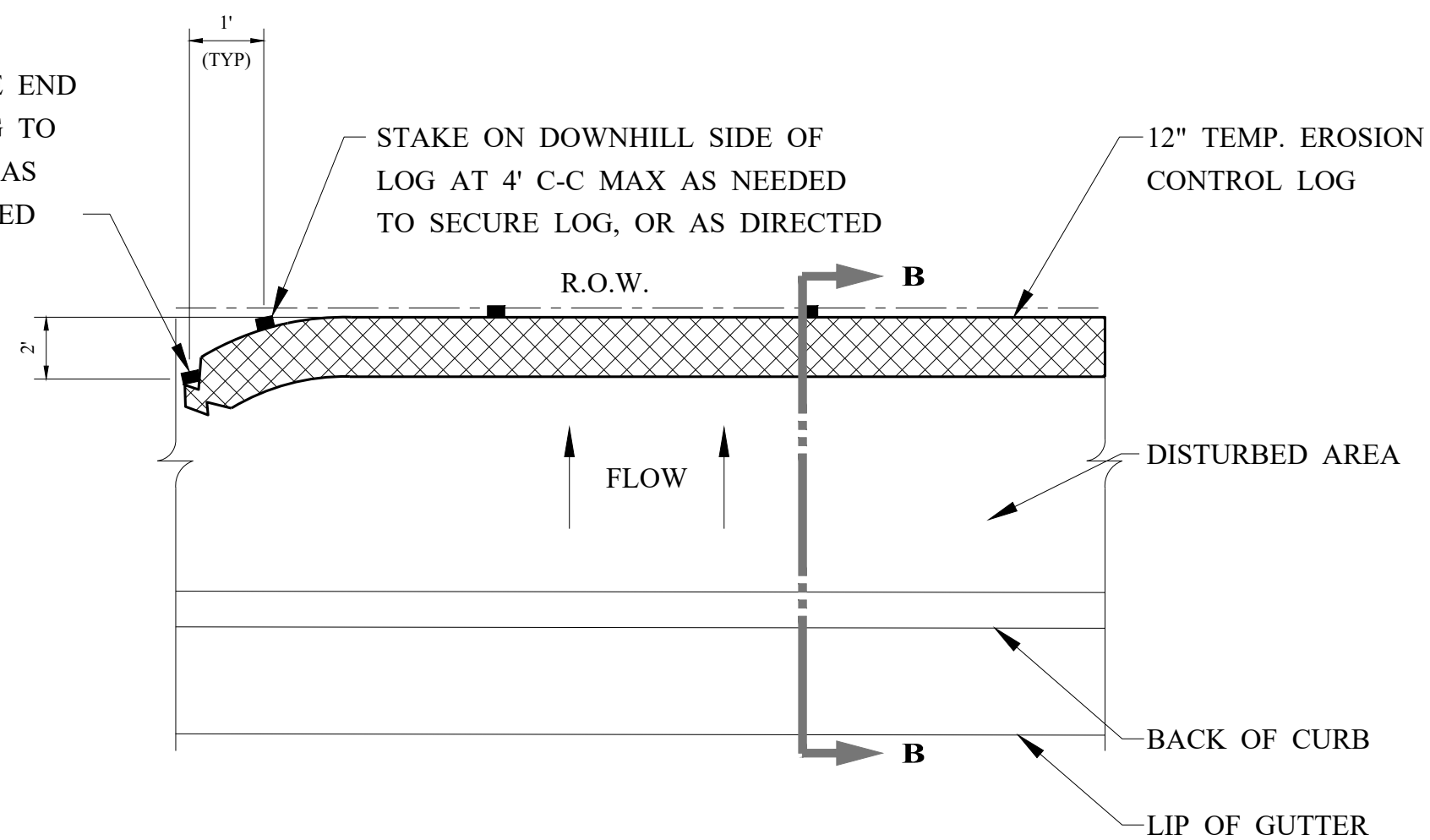
SECTION A-A

LOG PLACED AT BACK OF CURB

NOT TO SCALE

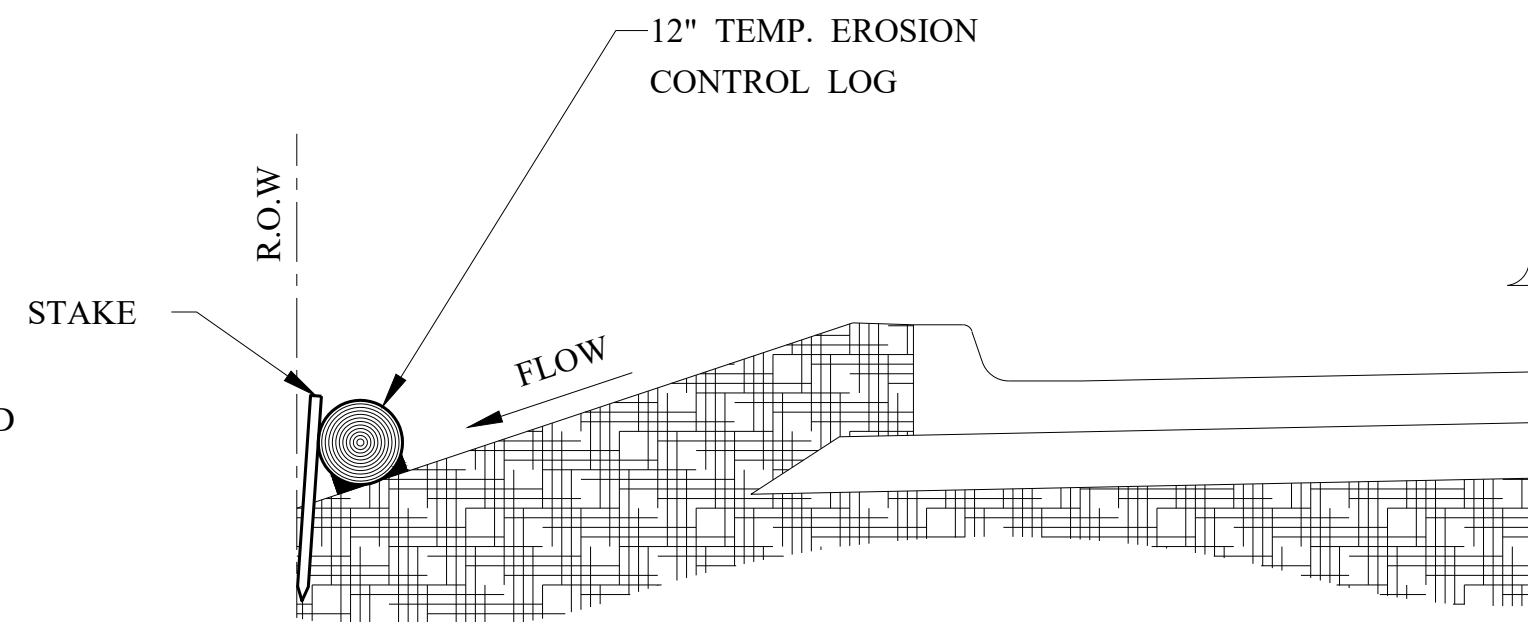
GENERAL NOTES:

1. LENGTHS OF EROSION CONTROL LOGS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED. MAXIMUM LENGTH OF LOGS SHALL BE 60' FOR 18" DIAMETER OR 30' FOR 12" DIAMETER LOGS.
2. UNLESS OTHERWISE DIRECTED, USE BIODEGRADABLE OR PHOTODEGRADABLE CONTAINMENT MESH ONLY WHERE LOG WITH REMAIN IN PLACE AS PART OF A VEGETATIVE SYSTEM. FOR TEMPORARY INSTALLATIONS, USE RECYCLABLE CONTAINMENT MESH.
3. STUFF LOGS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE DENSITY THAT WILL HOLD SHAPE WITHOUT EXCESSIVE DEFORMATION.
4. STAKES SHALL BE 2" x 2" WOOD OR T-POSTS 4' LONG, EMBEDDED SUCH THAT 2" PROTRUDES ABOVE LOG, OR AS DIRECTED.
5. DO NOT PLACE STAKES THROUGH CONTAINMENT MESH.



PLAN VIEW

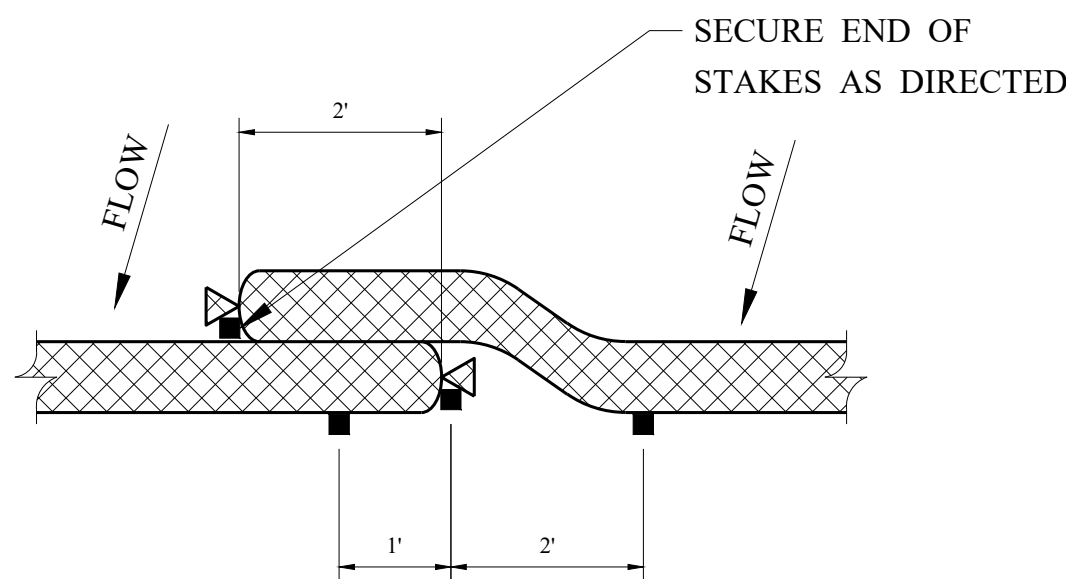
NOT TO SCALE



SECTION B-B

LOG PLACED AT EDGE OF RIGHT-OF-WAY

NOT TO SCALE



LAP DETAIL

NOT TO SCALE

S-CC-5: TEMPORARY EROSION CONTROL LOGS

NO.	REVISION	DATE
0	ISSUED FOR CONSTRUCTION	02/15/2024

02/15/2024

Sage Diller, P.E.



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0 1
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DESIGNED BY
J. GRAVELL
DRAWN BY
J. GRAVELL
CHECKED BY
S. DILLER

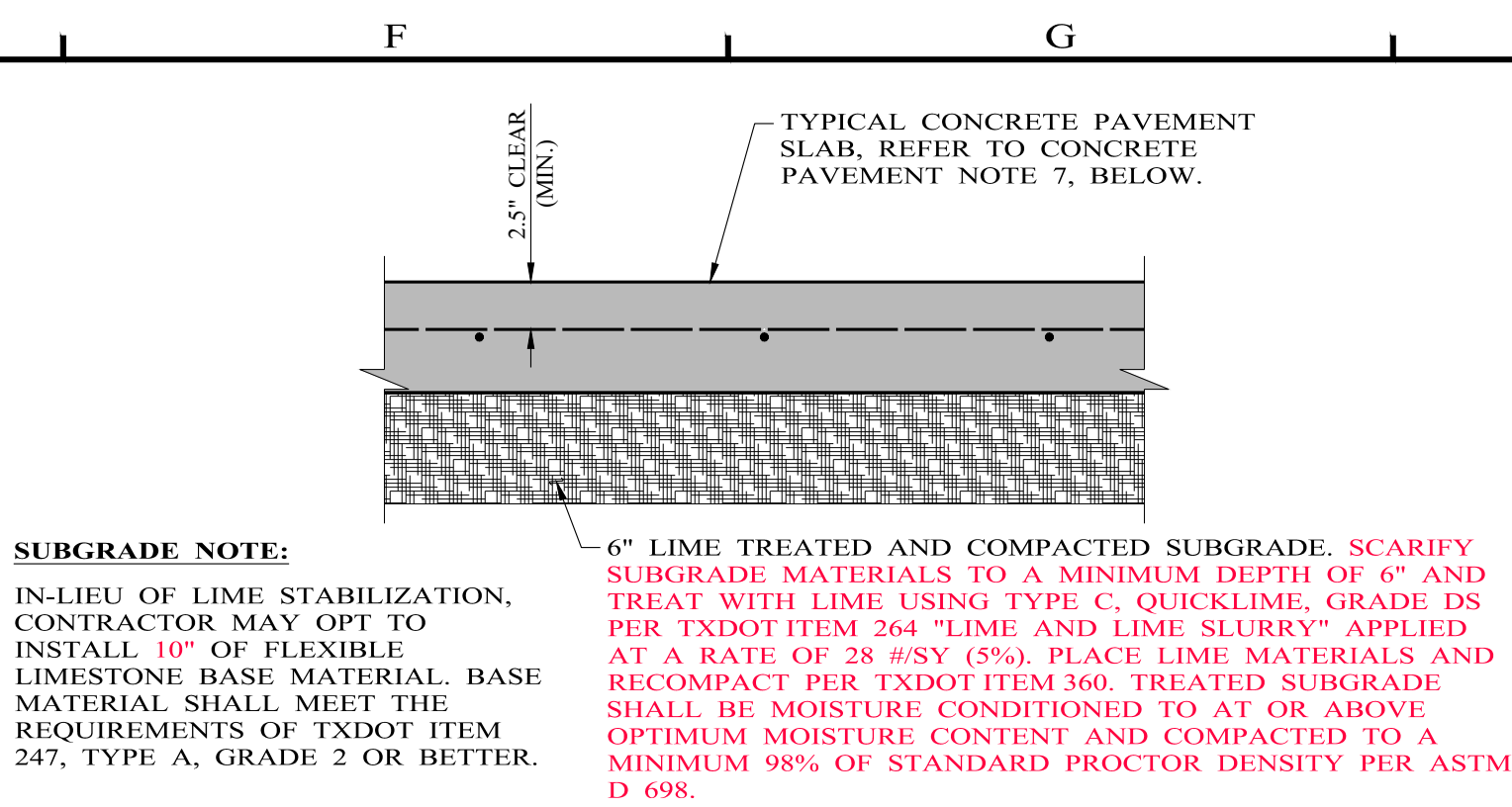
SCALE
NO SCALE
DATE
02/15/2024

**SAN ANGELO RIVER STAGE IMPROVEMENTS
PHASE 1**

COSA EROSION CONTROL DETAILS (3)

PROJECT NO.:
8647

SHEET No.
23 OF 25



CONCRETE PAVEMENT NOTES:

1. CONCRETE SHALL BE 8" THICK, CLASS "A" CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. REFER TO TxDOT ITEM 421, HYDRAULIC CEMENT CONCRETE. CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 9" O.C.E.W. DESIGN MIX SHALL HAVE A SLUMP OF 5" (1" $\pm$) AND A MINIMUM OF 3% - 6% ENTRAINED AIR.
2. CONSTRUCT CONCRETE PAVEMENT IN ACCORDANCE WITH TxDOT ITEM 360 CONCRETE PAVING.
3. INSTALL TYPICAL SAWED CONTROL JOINT AT MAXIMUM 10 FOOT INTERVALS IN BOTH DIRECTIONS OVER ENTIRE SLAB. CONTRACTOR SHALL SAW JOINTS USING A "SOFT-CUT" SAW. SAWING OPERATIONS MUST COMMENCE AS SOON AS IT CAN BE ACCOMPLISHED WITHOUT CAUSING DAMAGE TO THE PAVEMENT. ONCE SAWING HAS COMMENCED, IT SHALL BE CONTINUED UNTIL COMPLETE. SAWING SHALL BE COMPLETED WITHIN 12 HOURS OF CONCRETE PLACEMENT. SAWING OPERATIONS SHALL BE COMPLETED IN RAIN OR COLD WEATHER. IF MARRING OF THE SURFACE OCCURS, THE ENGINEER MAY EXTEND THE 12 HOUR LIMIT.
4. PLACE TYPICAL CONSTRUCTION JOINTS AS NECESSARY TO FACILITATE CONCRETE PLACEMENT.
5. ALL JOINTS SHALL BE FILLED AND SEALED IN ACCORDANCE WITH TxDOT ITEM 433. ALL JOINT FILLERS AND SEALANTS ARE TO BE INSTALLED WITHIN 24 HOURS OF SAW CUTTING OPERATIONS. REFER TO TYPICAL DETAIL THIS SHEET.
6. PAVEMENT SHALL BE CURED IN ACCORDANCE WITH TxDOT ITEM 360.
7. DUMPSPER PAD "B" CLASS "A" CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. CONCRETE SHALL BE REINFORCED WITH #4 STEEL BARS SPACED AT 9" O.C. EACH WAY. DESIGN MIX SHALL HAVE A SLUMP OF 5" (1" $\pm$) AND A MINIMUM OF 3% - 6% ENTRAINED AIR.
8. DUMPSPER PAD SUBGRADE PREPARATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL REPORT.

Technical drawing of a curb and gutter cross-section. The drawing shows a concrete curb on the left, a gutter with #4 bars at 9" O.C.E.W., and a concrete base. Dimensions include 1'-0" for curb width, 1'-6" for gutter width, and 3'-0" for base width. Materials include 18" tall limestone blocks, 9" dowels, 1/2" premix joint, sidewalk as required, 12" dowel into sidewalk, 1'-0" min. sidewalk, 6" flexible base material, and 247 Type A Grade 1 compacted to 98% modified Proctor per ASTM 1557. Notes specify 18" tall 12" wide limestone blocks (Texas-Australia stone) and #4 bars at 9" O.C.E.W. in the concrete base.

18" TALL 12" WIDE LIMESTONE BLOCK

(TEXAS-AUSTRALIA STONE) SECTION AS NECESSARY

9" DOWEL INTO LIMESTONE BLOCK

1'-0"

1'-6"

1/2" PREM. JT.

SIDEWALK AS REQUIRED

12" DOWEL INTO SIDEWALK

1'-0" MIN.

#4 BARS AT 9" O.C.E.W.

3,000 PSI CONCRETE

2"

1'-0"

2 1/2"

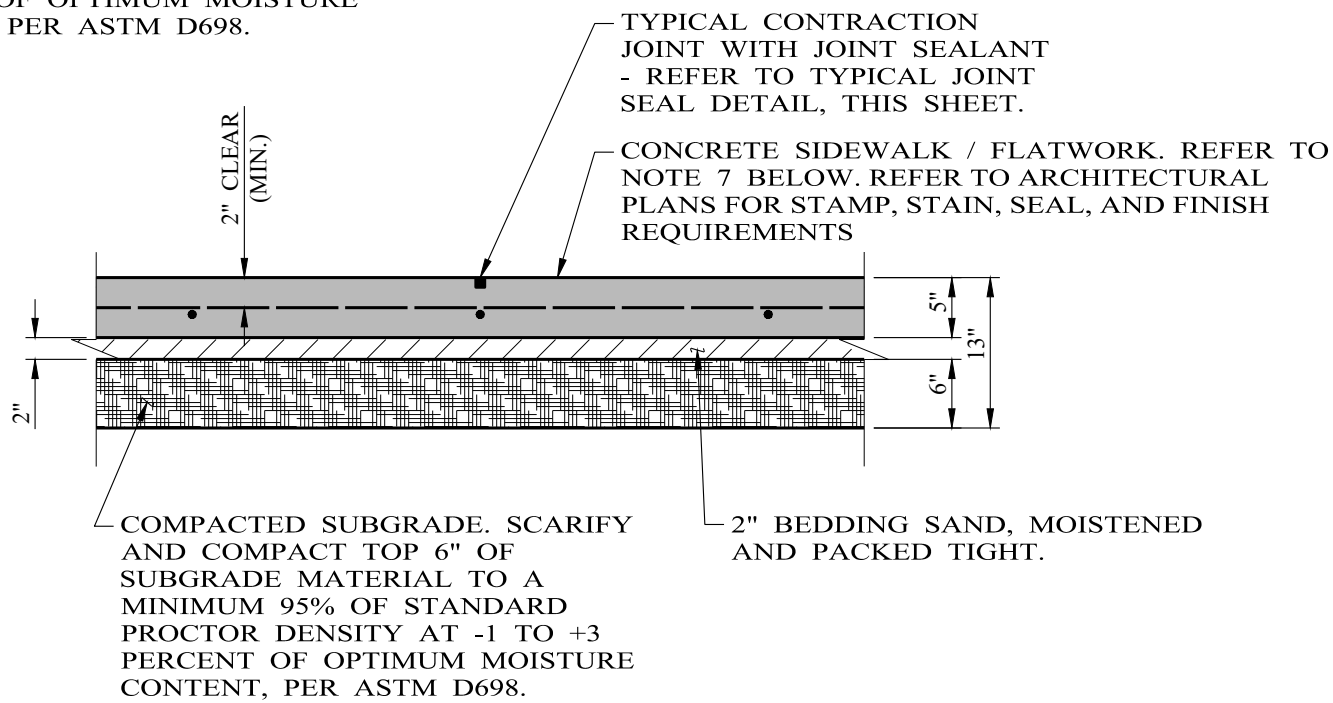
3'-0" OR 36"

6" FLEXIBLE BASE MATERIAL PER ITEM 247, TYPE A, GRADE 1 COMPACTED TO 98% MODIFIED PROCTOR PER ASTM 1557.

6"

1'-0"

COMPACTED SUBGRADE. SCARIFY
AND COMPACT TOP 6" OF
SUBGRADE MATERIAL TO A
MINIMUM 95% OF STANDARD
PROCTOR DENSITY AT -1 TO +3
PERCENT OF OPTIMUM MOISTURE
CONTENT, PER ASTM D698.



CONCRETE SIDEWALK/FLATWORK NOTES:

1. CONSTRUCT CONCRETE SIDEWALK/FLATWORK IN ACCORDANCE WITH CITY OF SAN ANGELO STANDARDS.
2. INSTALL CONTROL JOINTS AT 6' INTERVALS IN EACH DIRECTION.
3. PLACE TYPICAL CONSTRUCTION JOINTS AS NECESSARY TO FACILITATE CONCRETE PLACEMENT.
4. INSTALL TYPICAL EXPANSION JOINT AT 30' INTERVALS (MAXIMUM) IN EACH DIRECTION.
5. ALL JOINTS SHALL BE FILLED AND SEALED IN ACCORDANCE WITH TxDOT ITEM 433. ALL JOINT FILLERS AND SEALANTS ARE TO BE INSTALLED WITHIN 24 HOURS OF SAW CUTTING OPERATIONS. REFER TO TYPICAL DETAIL THIS SHEET.
6. SIDEWALKS AND FLATWORK SHALL RECEIVE ROUGH BROOM FINISH UNLESS DIRECTED OTHERWISE.
7. 5" MIN. CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE SHALL BE REINFORCED WITH #4 STEEL BARS SPACED AT 18" O.C. EACH WAY. DESIGN MIX SHALL HAVE A SLUMP OF 5" (1 $\pm$) AND A MINIMUM OF 3% - 6% ENTRAINED AIR.

1" RADIUS

#4 BARS AT 18" O.C.

3,000 PSI CONCRETE

1/2" PREM. JT.

PAVEMENT OR SLAB IF REQUIRED

SLOPE PER PLAN

VARIES

12"

1" RADIUS

#4 BARS AT 9" O.C.E.W.

2"

H UP TO 6'

2 1/2"

6"

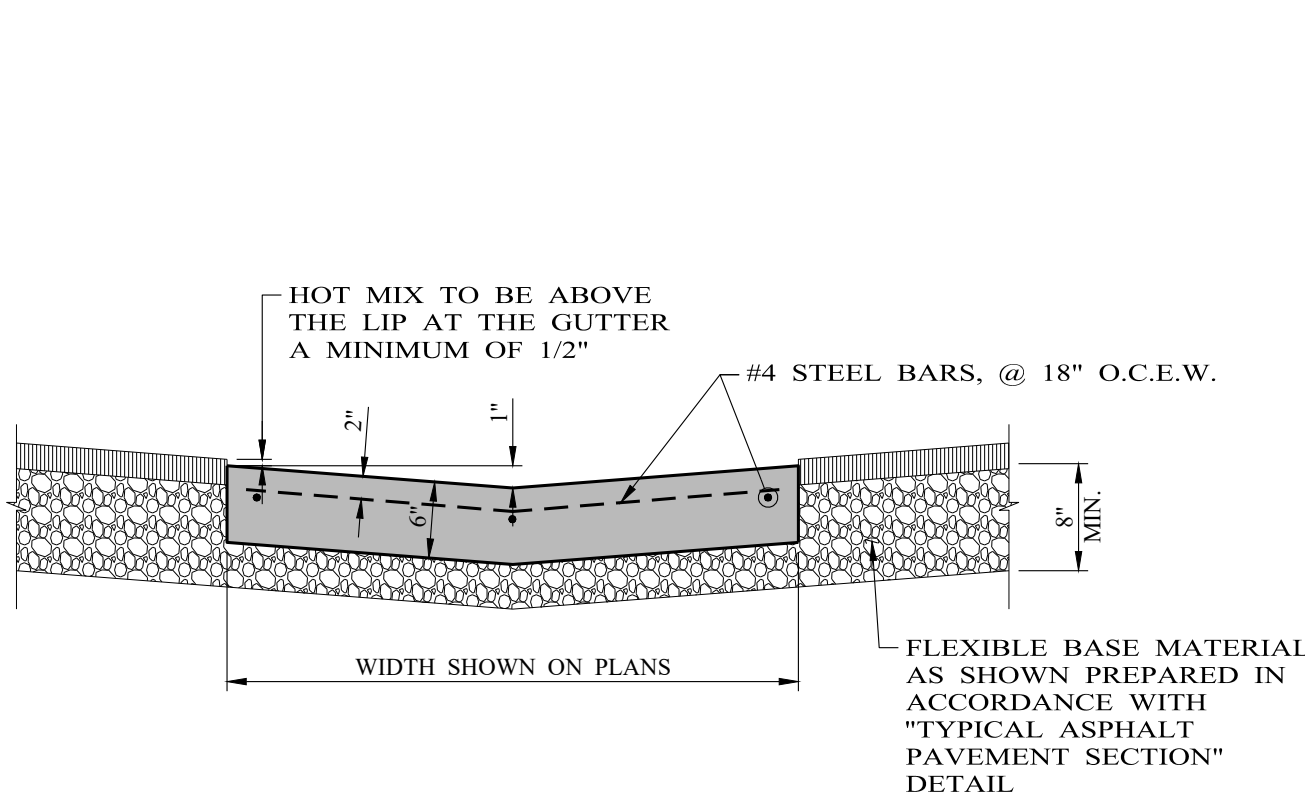
18"

0.35H

6" FLEXIBLE BASE MATERIAL PER ITEM 247, TYPE A, GRADE 1 COMPACTED TO 98% MODIFIED PROCTOR PER ASTM 1557.

ADP7 CONST. SHEETS 8647.24 - CONSTRUCTION DETAILS.dwg

-COMPACTED SUBGRADE. SCARIFY AND COMPACT TOP 6" OF SUBGRADE MATERIAL TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY AT -1 TO +3 PERCENT OF OPTIMUM MOISTURE CONTENT. PER ASTM D698.



EXPANSION JOINT

Diagram illustrating the detail of an expansion joint in a concrete slab. The joint is sealed with a 1/2" BITUMINOUS TREATED FIBER BOARD. A 16" #4 SMOOTH DOWEL BAR ON 18" CENTERS is shown. The joint width is 2". The sealant is 1/2" thick and 1/2" wide. The fiber board is 1/2" thick and 1/2" wide. The dowel bar is 1/2" in diameter and 1/2" long.

CONSTRUCTION JOINT

Diagram illustrating the detail of a construction joint in a concrete slab. The joint is sealed with a 1/8" SAW CUT W/SEAL JOINT. A 16" #4 SMOOTH DOWEL BAR ON 18" CENTERS is shown. The joint width is 2". The sealant is 1/2" thick and 1/2" wide. The fiber board is 1/2" thick and 1/2" wide. The dowel bar is 1/2" in diameter and 1/2" long.

CONTRACTION (SAWED) JOINTS

JOINT SEAL (SAWED OR TOOLED JOINT)

JOINT SEAL (EXPANSION JOINT)

NOTES:

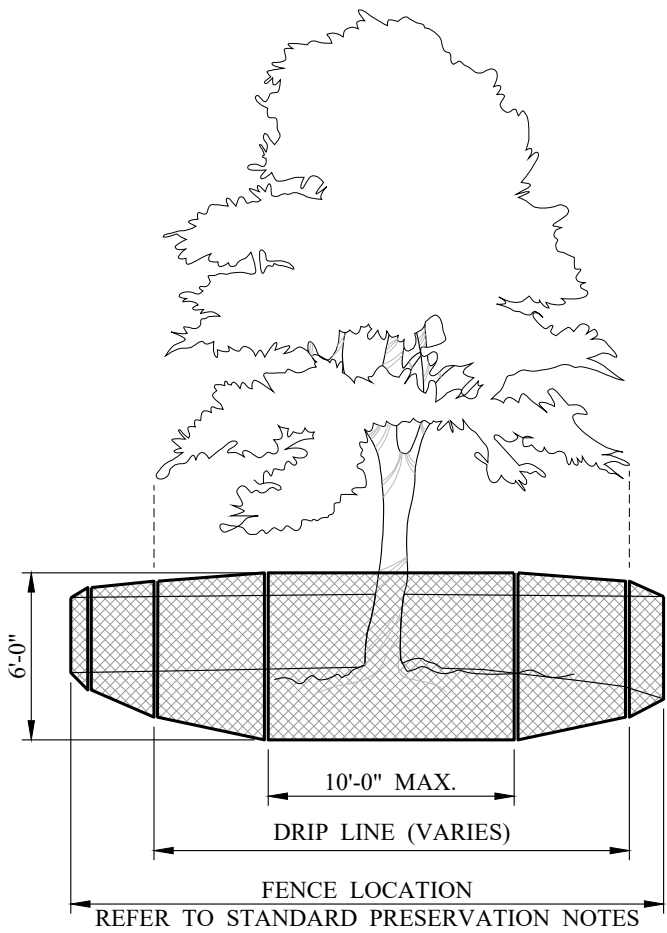
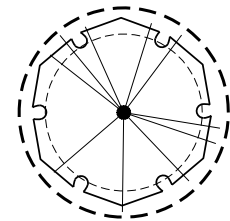
1. BACKER RODS SHALL BE COMPATIBLE WITH THE CLASS OF SEALANT USED.
2. D= SLAB THICKNESS.
3. SAWED JOINT NOTE: SAWED JOINTS SHALL BE COMPLETED USING A "SOFT SAW" BLADE. SAWING OPERATIONS MUST COMMENCE AS SOON AS IT CAN BE ACCOMPLISHED WITHOUT CAUSING DAMAGE TO THE PAVEMENT. ONCE SAWING HAS COMMENCED, IT SHALL BE CONTINUED UNTIL COMPLETE JOINTING SHALL BE COMPLETED WITHIN THE 12 HOUR CONCRETE PLACEMENT SAVING CLAUSE. IF THE JOINT IS NOT COMPLETED WITHIN THE 12 HOUR LIMIT, IF WARMING OF THE SURFACE OCCURS, THE ENGINEER MAY EXTEND THE 12 HOUR LIMIT. REFER TO SECTION 03 3000 "CAST-IN PLACE CONCRETE" FOR FURTHER REQUIREMENTS.

NOTES

1/2" EXPANSION JOINT ON 50' CENTERS, AT POINT OF INTERSECTION AND AT RADIUS. CONTRACTION JOINTS ON 10' CENTERS.

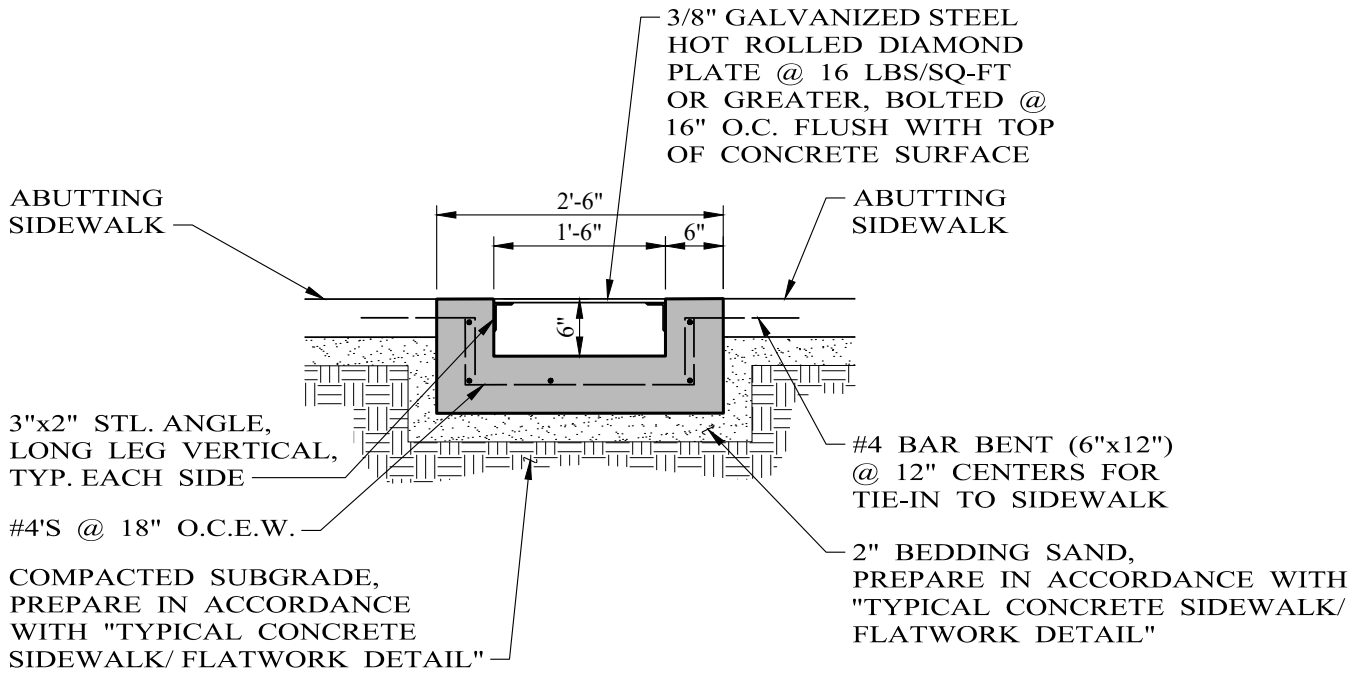
TYPICAL CONCRETE PAVEMENT JOINT DETAILS

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0			ISSUED FOR CONSTRUCTION			02/15/2024						CONSTRUCTION DETAILS (1)						SHEET No. 24 OF 25		



STANDARD PRESERVATION NOTES FOR TREES AND NATURAL AREA PROTECTION

- ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING AND OTHER MEASURES AS NEEDED WHICH MAY INCLUDE RETAINING WALLS, PRUNING OF LIMBS, ROOTS, ETC.
- PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO THIS DETAIL UNLESS OTHERWISE NOTED.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
- PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND BE LOCATED NO CLOSER THAN THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE) PLUS AN ADDITIONAL 2'-0" AWAY FROM THE LIMITS OF DRIP LINE. PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE IN ORDER TO PREVENT THE FOLLOWING.
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6" CUT OR FILL), OR TRENCHING NO REVIEWED AND AUTHORIZED.
 - WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2' -4' BEYOND THE AREA DISTURBED.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY BY HAND PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE.
 - WHERE TREES ARE CLOSE TO THE PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW ROOT PRUNING IN THE WORK SPACE BETWEEN THE FENCE AND THE BUILDING, PRIOR TO DISTURBANCE. THE FENCE CAN BE ERECTED AT THE POINT OF ROOT PRUNING.
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT AN ARBORIST TO DISCUSS ALTERNATIVES AT NO ADDITIONAL COST TO THE OWNER.
 - SPECIAL NOTE: EXCEPTIONS ARE PERMITTED FOR AREAS OUTSIDE THE CRITICAL ROOT ZONE. NO DISTURBANCES ARE PERMITTED WITHIN THE CRITICAL ROOT ZONE (75% OF THE DRIP LINE AREA). FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCING AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED, AND NO SILTING, STOCK PILING OF MATERIALS OR DIRT IS ALLOWED AROUND TREES.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4' TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANING TO A HEIGHT OF 8' IN ADDITION TO THE REDUCED FENCING PROVIDED.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- TRENCHING REQUIRED WITHIN THE PROTECTED ZONE SHALL BE PLACES AS FAR FROM THE EXISTING TREE TRUNK AS POSSIBLE. ALL TRENCHING WITHIN THE PROTECTED ZONE SHALL BE HAND DUG AND TREE ROOTS SHALL BE PROTECTED.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 2" SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL OR MULCH IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
- LIMBING AND PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS.
- ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES).



SECTION A-A

18" WIDE SIDEWALK DRAINAGE CHANNEL DETAIL

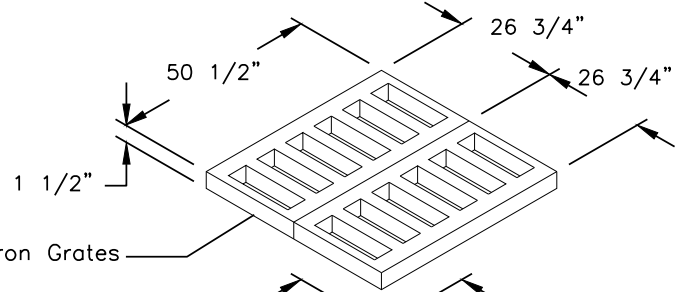


WATER

DESCRIPTION
MODEL

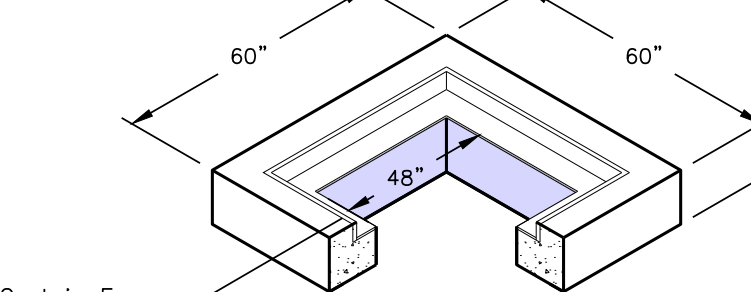
Dual Heavy Duty Grate :

Weight : 800 Lbs.
Open Area 820 Sq. Inches



6\"/>

Weight : 695 Lbs.



Risers

Weight : Varies

Riser	
B	Weight (Lbs.)
6"	675
12"	1,350

Bottom :

Weight : See Chart

Bottom	
Wall(s)	Weight (Lbs.)
4-Way	4,764

1" Chamfer (Typ. 4

Corners, Top & Bottom)

Cast in Frame Optional

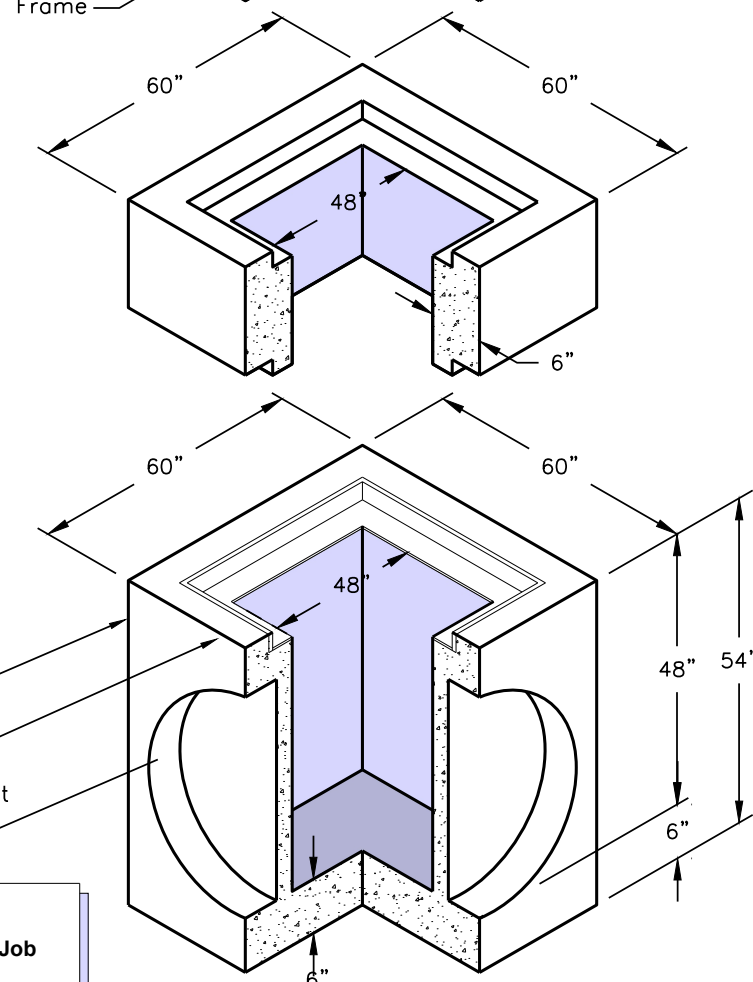
48" Diameter Thinwall Knockout

For 36" R.C.P. or Smaller

(Typical All four Walls)

GENERAL NOTES:

- Bedding Shall be in Accordance With Job and Plan Specifications.



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Houston, TX

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NO.	REVISION	DATE
0	ISSUED FOR CONSTRUCTION	02/15/2024

02/15/2024

Signatures



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ORIGINAL DRAWING
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THIS SHEET, ADJUST
SCALES ACCORDINGLY.

DESIGNED BY
J. GRAVELL
DRAWN BY
J. GRAVELL
CHECKED BY
S. DILLER

SCALE
NO SCALE
DATE
02/15/2024

**SAN ANGELO RIVER STAGE IMPROVEMENTS
PHASE 1**

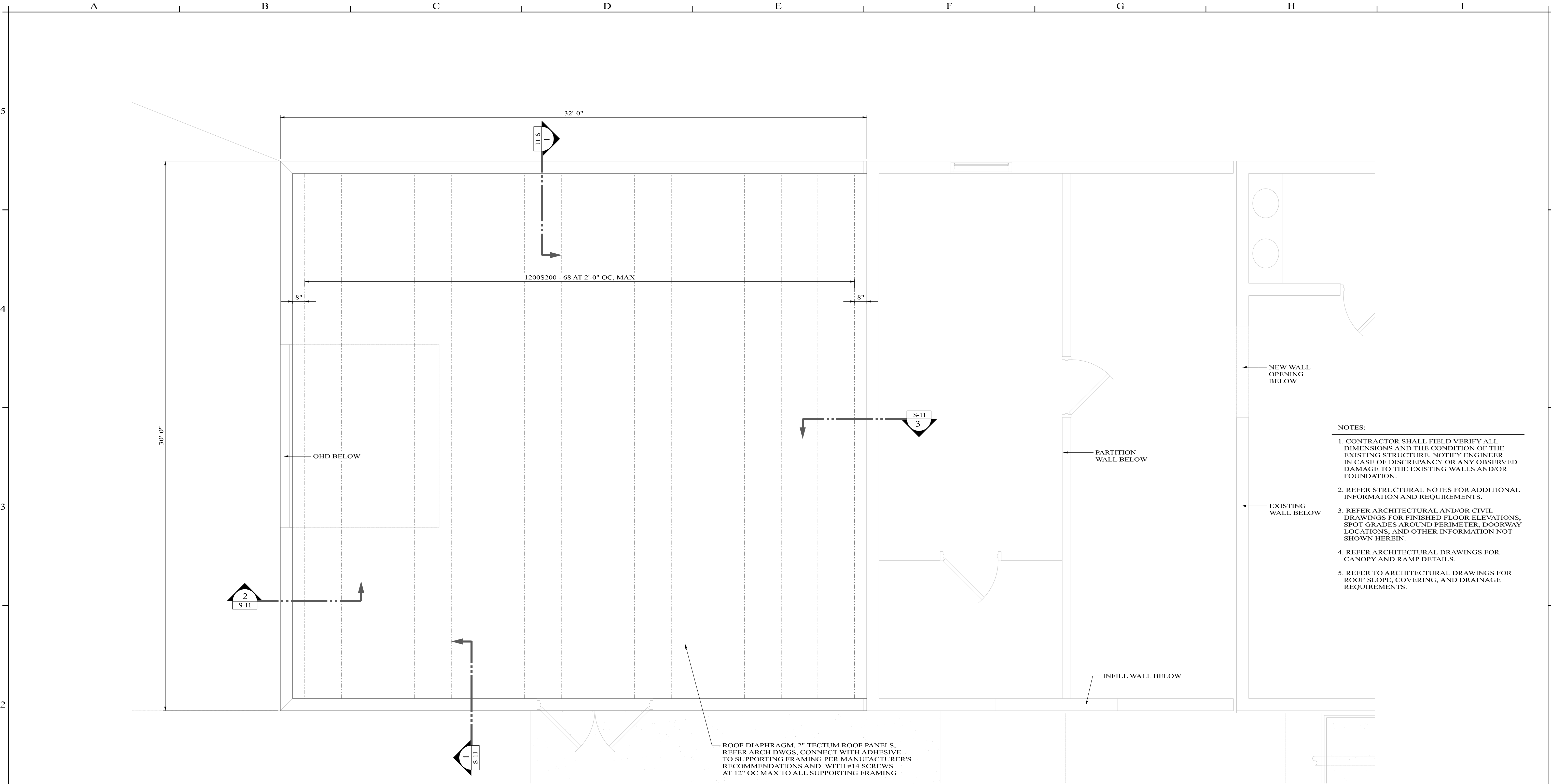
CONSTRUCTION DETAILS (2)

PROJECT NO.:

8647

SHEET No.

25 OF 25

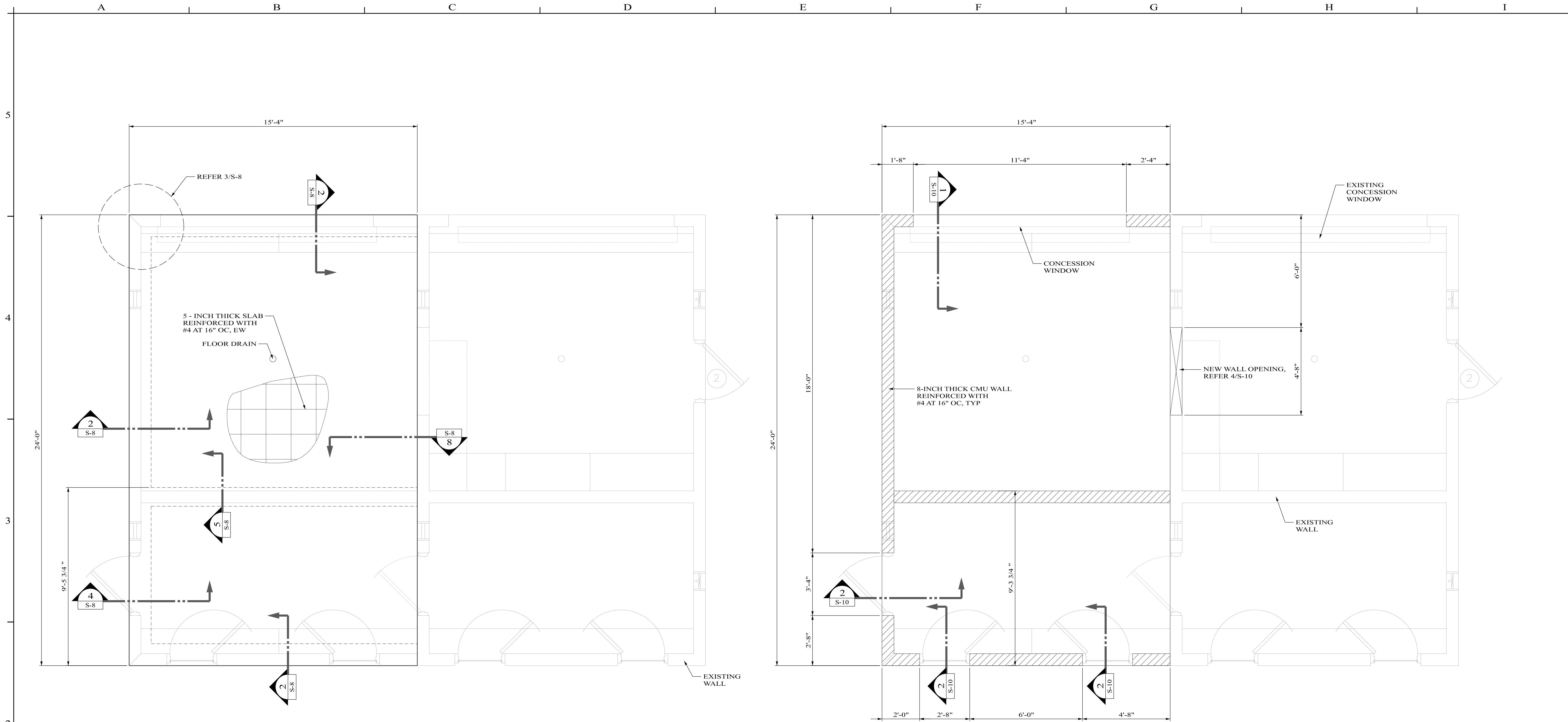


- NOTES:
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND THE CONDITION OF THE EXISTING STRUCTURE. NOTIFY ENGINEER IN CASE OF DISCREPANCY OR ANY OBSERVED DAMAGE TO THE EXISTING WALLS AND/OR FOUNDATION.
 2. REFER STRUCTURAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 3. REFER ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISHED FLOOR ELEVATIONS, SPOT GRADES AROUND PERIMETER, DOORWAY LOCATIONS, AND OTHER INFORMATION NOT SHOWN HEREIN.
 4. REFER ARCHITECTURAL DRAWINGS FOR CANOPY AND RAMP DETAILS.
 5. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF SLOPE, COVERING, AND DRAINAGE REQUIREMENTS.

1 ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"

PIERCE ENGINEERING IS RESPONSIBLE
FOR THE CONTENTS OF THIS SHEET.
TX PE FIRM NO. 9186
PHONE: 940-937-8600

NO.	REVISION	DATE		DOCUMENT FOR INTERIM REVIEW, NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. BRIAN G. PIERCE, P.E. 94837 DATE: 05/24/24	 Enprotec Hibbs & Todd 402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-ht.com PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900	BAR IS ONE INCH ON ORIGINAL DRAWING  IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	DESIGNED BY BGP	SCALE AS NOTED	SAN ANGELO RIVER STAGE IMPROVEMENTS PHASE 1		PROJECT NO.: 8647
							DRAWN BY KBP	DATE 05/24/2024	STORAGE ROOM ADDITION ROOF FRAMING PLAN		SHEET No. S-4
							CHECKED BY BGP				

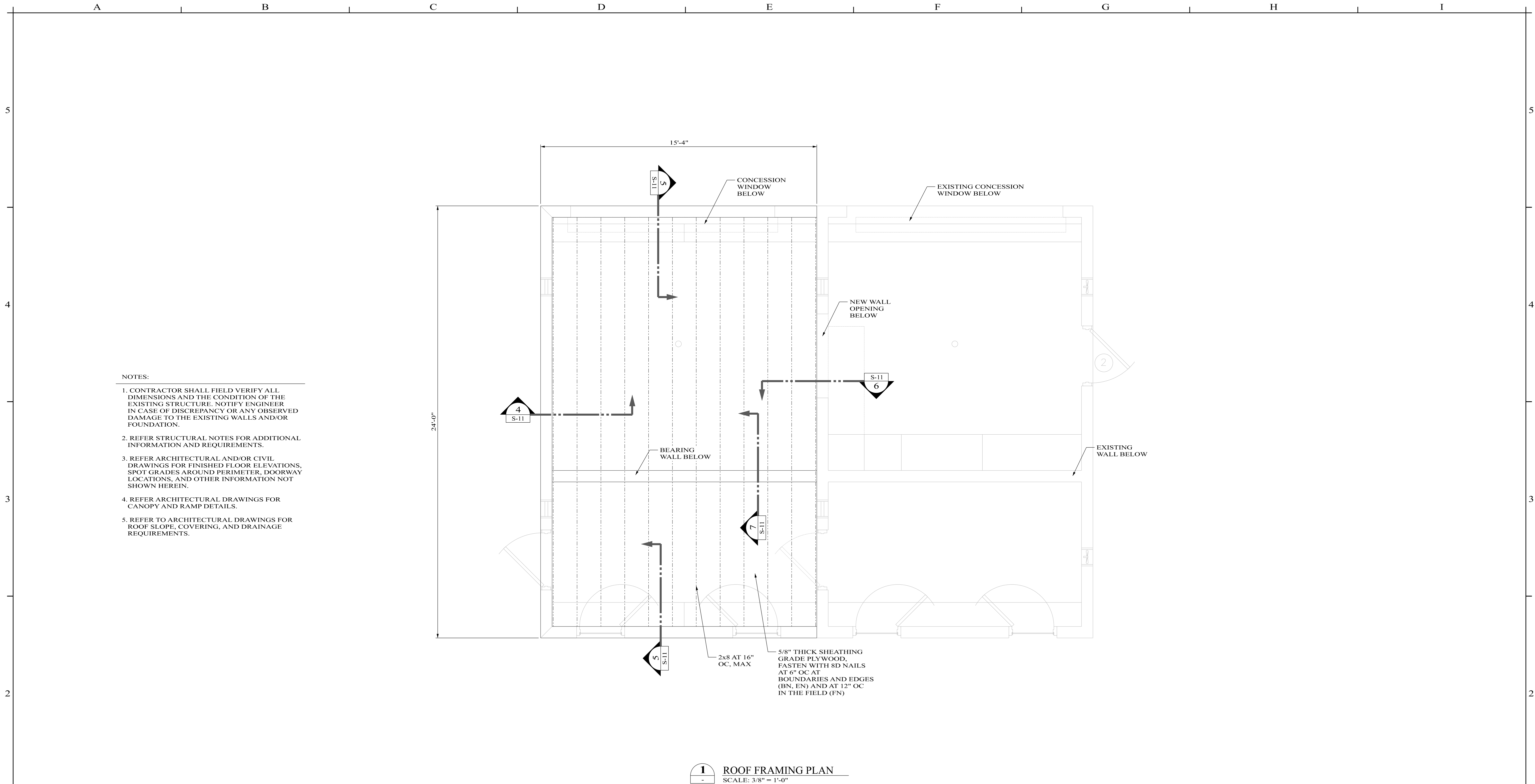


1 FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

2 WALL PLAN
SCALE: 3/8" = 1'-0"

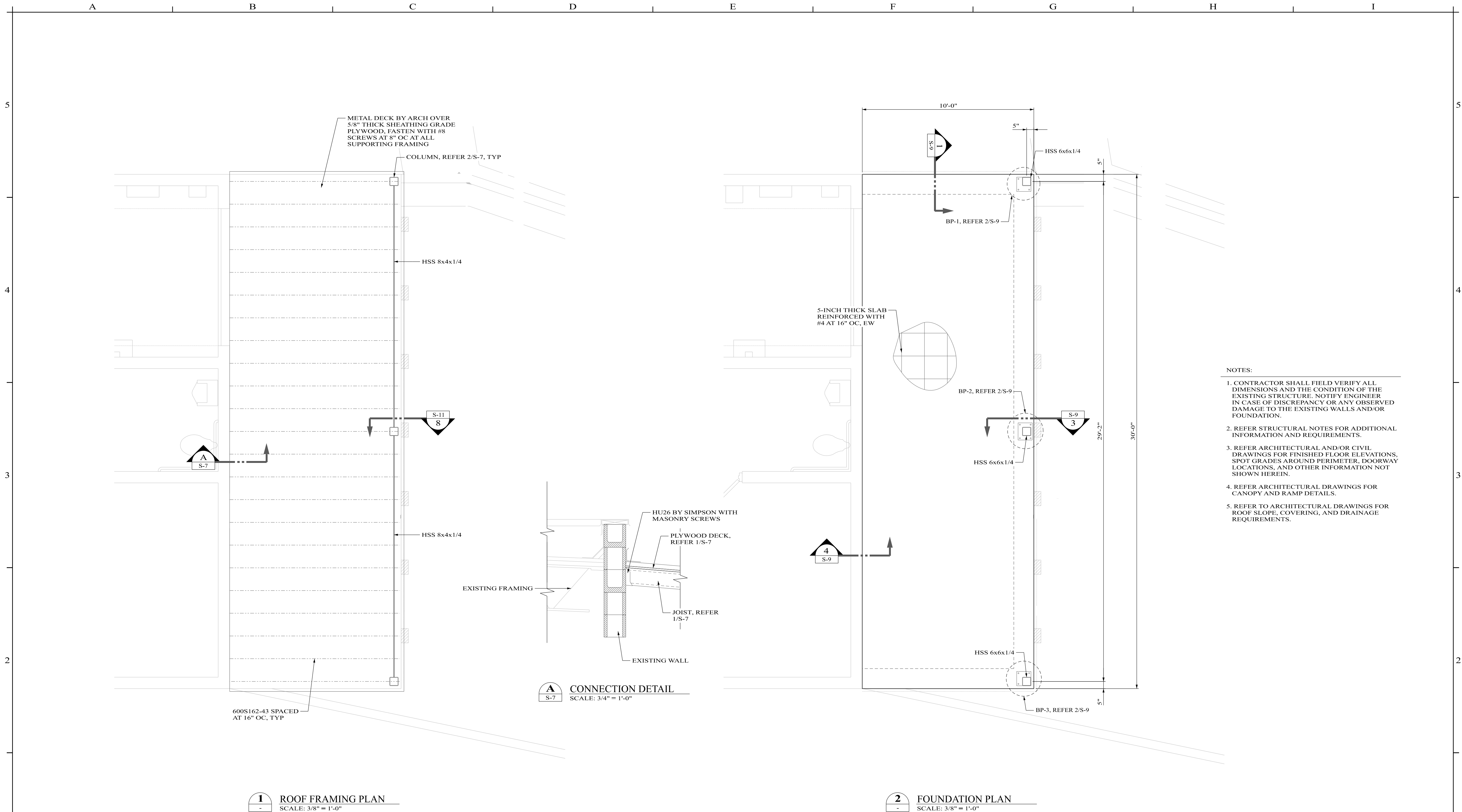
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 3. REFER ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISHED FLOOR ELEVATIONS, SPOT GRADES AROUND PERIMETER, DOORWAY LOCATIONS, AND OTHER INFORMATION NOT SHOWN HEREIN.

PIERCE ENGINEERING IS RESPONSIBLE FOR THE CONTENTS OF THIS SHEET. TX PE FIRM NO. 9186 PHONE: 940-937-8600												
NO.	REVISION		DATE	DOCUMENT FOR INTERIM REVIEW, NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. <u>BRIAN G. PIERCE, P.E. 94837</u> DATE: 05/24/24	 Enprotec Hibbs & Todd 402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-hi.com PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900	BAR IS ONE INCH ON ORIGINAL DRAWING  IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	DESIGNED BY BGP	SCALE AS NOTED	SAN ANGELO RIVER STAGE IMPROVEMENTS PHASE 1		PROJECT NO.: 8647	
			DRAWN BY KBP				DATE 05/24/2024	SHEET No. S-5				
			CHECKED BY BGP									
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							DRAWN BY KBP	DATE 05/24/2024		
							CHECKED BY BGP		CONCESSION ADDITION ROOF FRAMING PLAN	SHEET No. S-6



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CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.

BRIAN G. PIERCE, P.E. 94837

DATE: 05/24/24



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BAR IS ONE INCH ON
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SCALES ACCORDINGLY.

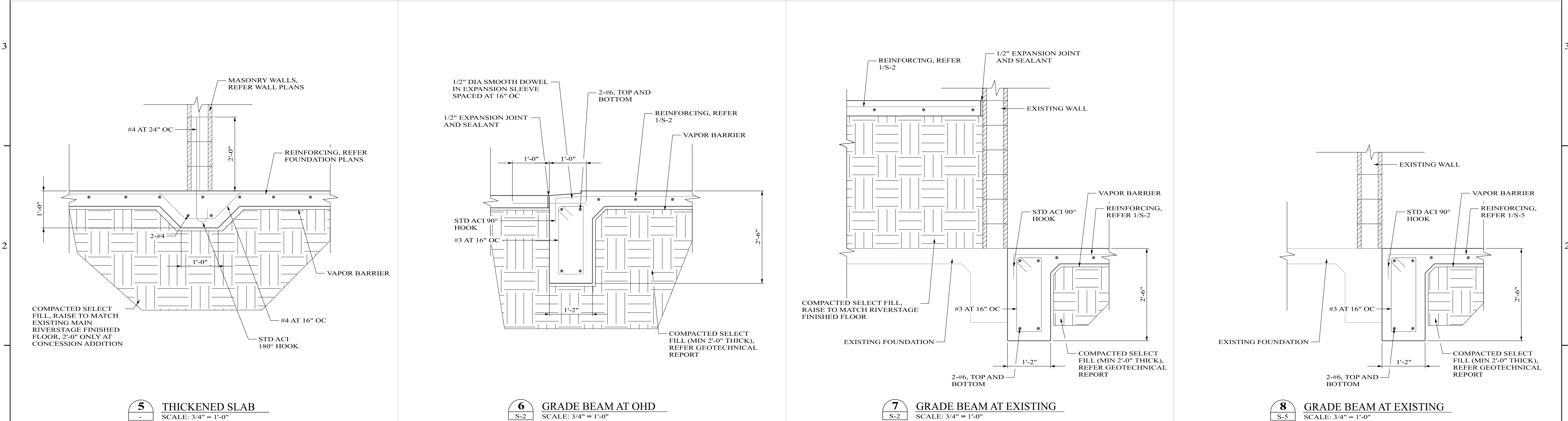
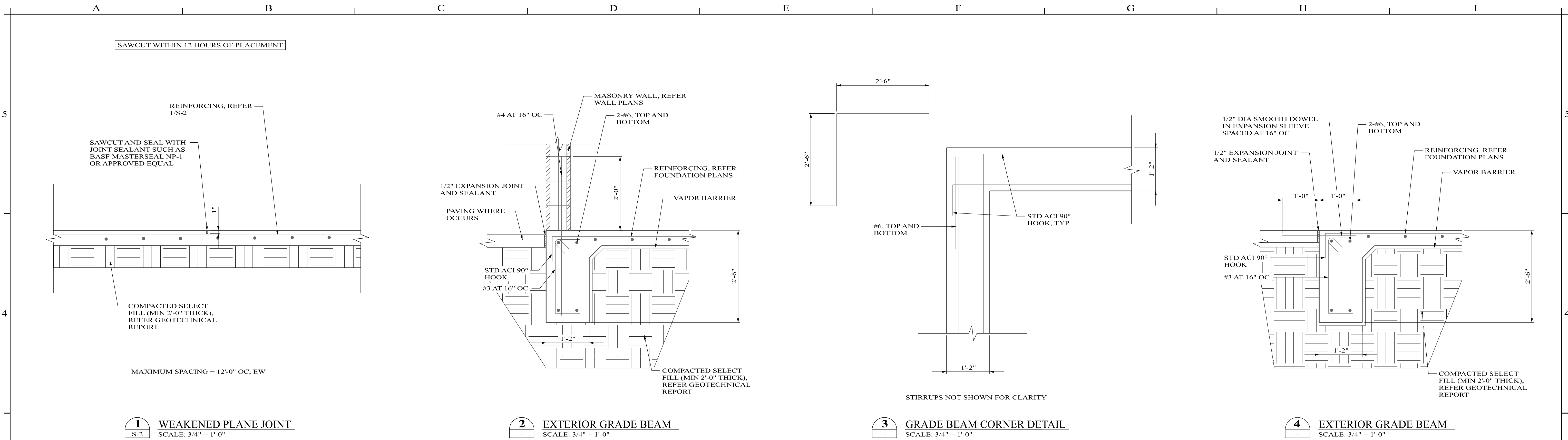
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BGP
DRAWN BY
KBP
CHECKED BY
BGP

SCALE
AS NOTED
DATE
05/24/2024

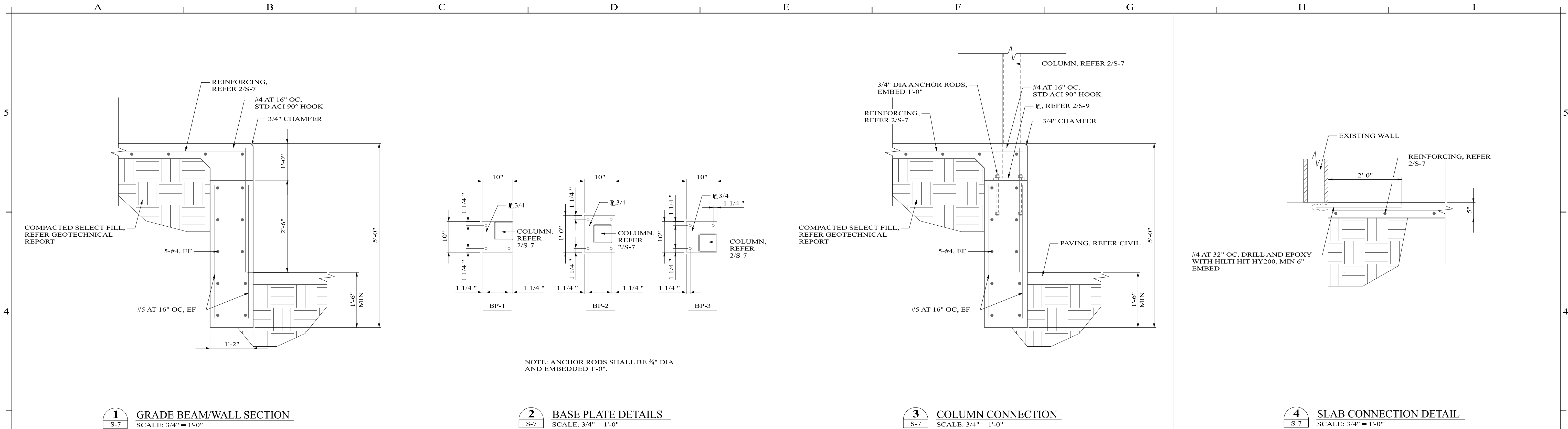
**SAN ANGELO RIVER STAGE IMPROVEMENTS
PHASE 1**

**LOADING DOCK
FOUNDATION AND FRAMING PLANS**

PROJECT NO.:
8647
SHEET No.
S-7

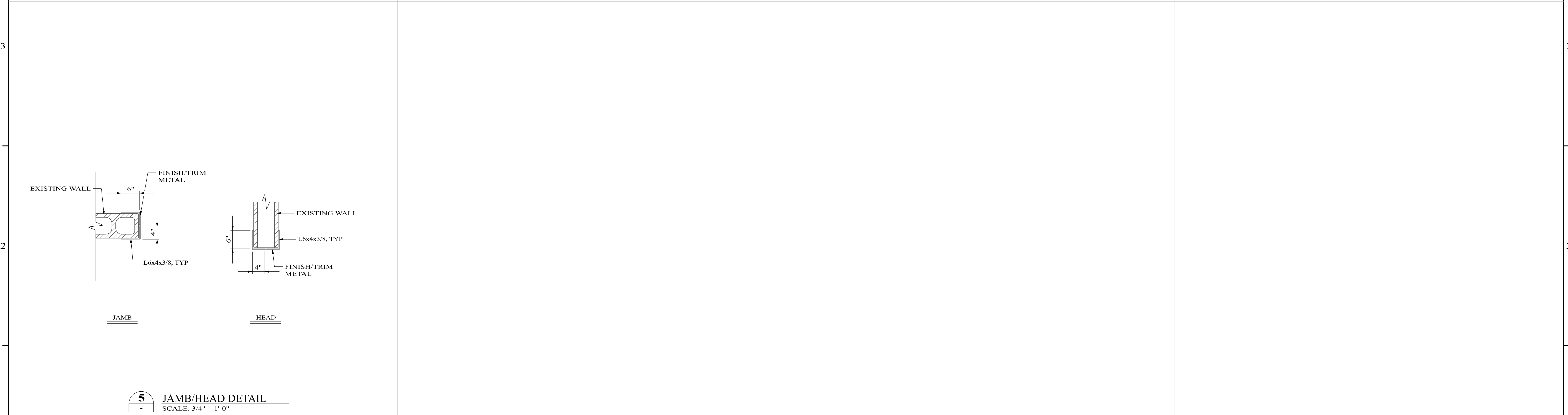
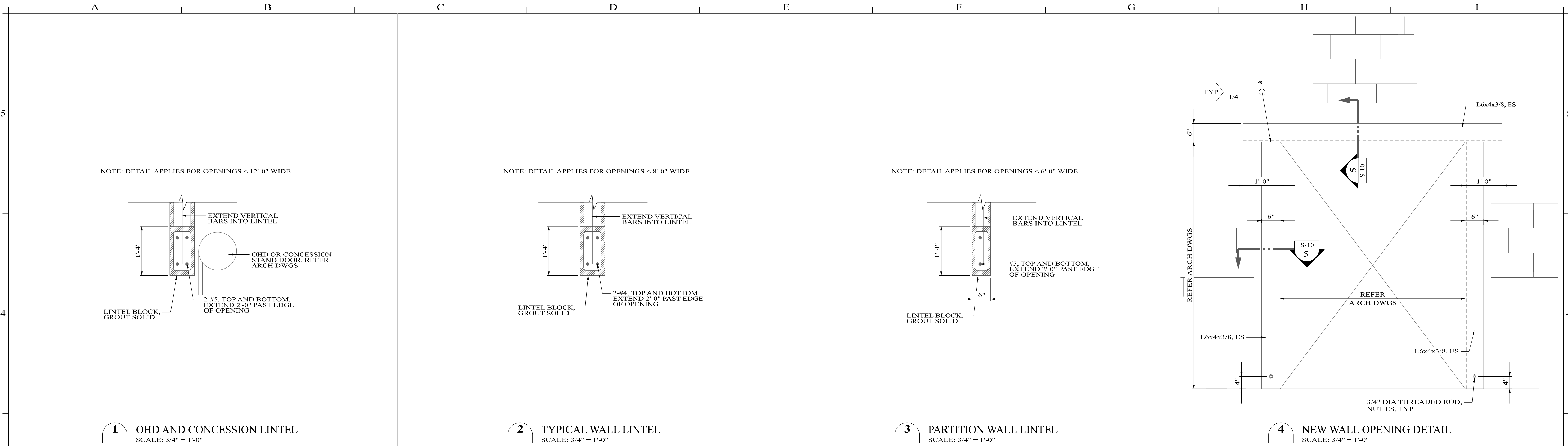


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						DRAWN BY KBP	DATE 05/24/2024		FOUNDATION DETAILS
						CHECKED BY BGP			

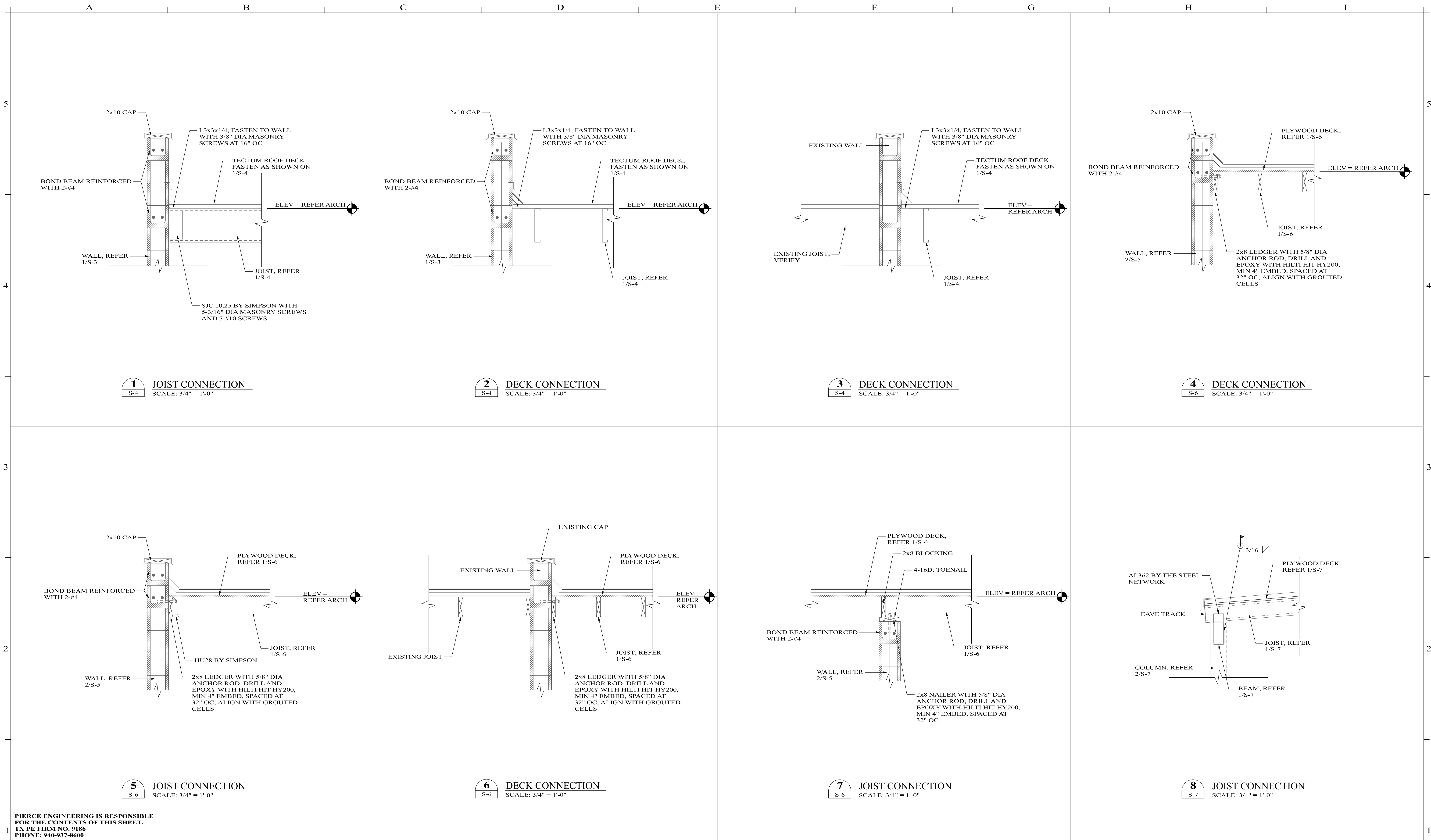


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						BGP	AS NOTED		8647
						DRAWN BY	DATE		FOUNDATION DETAILS (2 OF 2)
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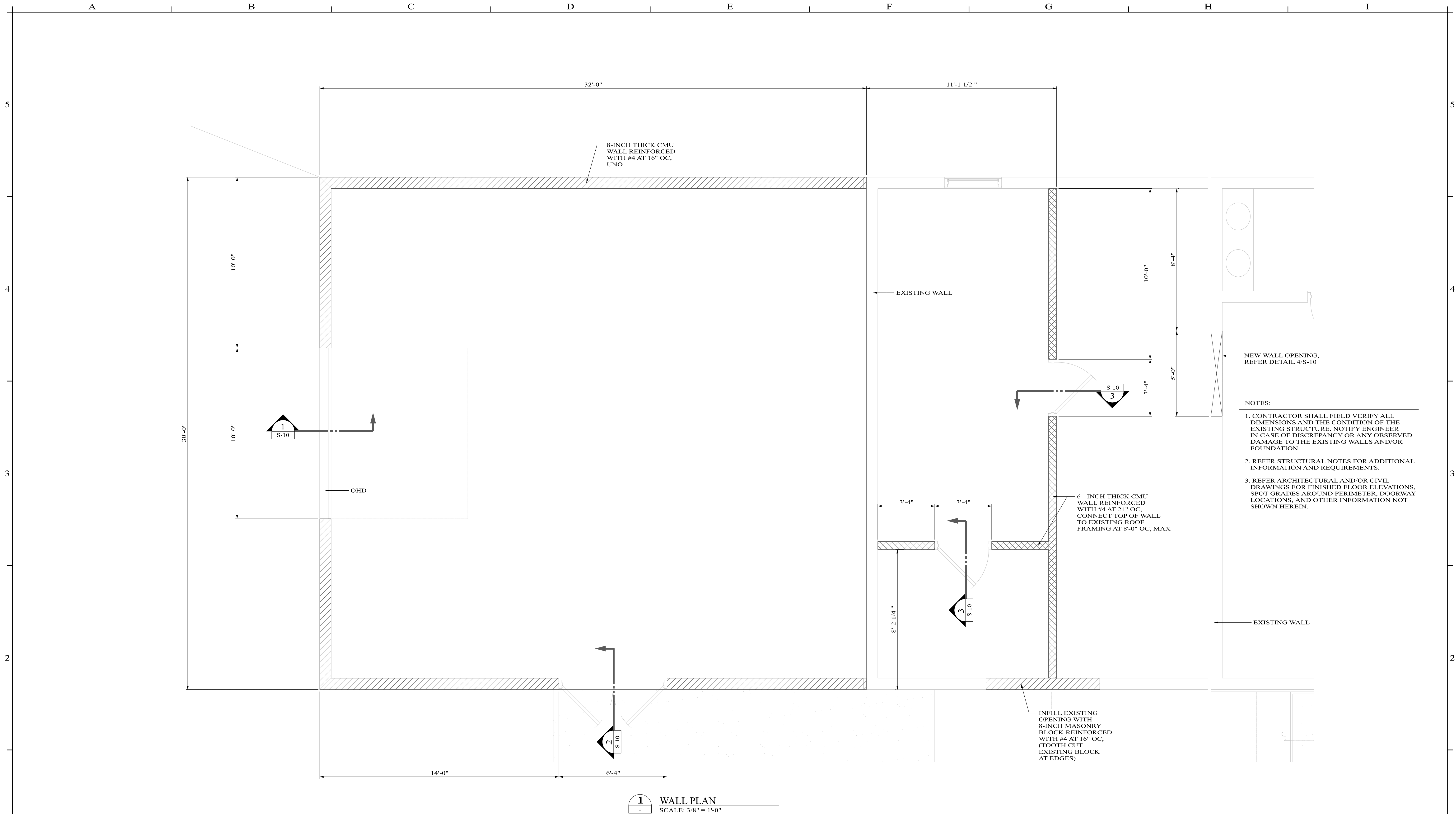


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						CHECKED BY BGP											
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NO.	REVISION	DATE				DRAWN BY KBP	DATE 05/24/2024		
						CHECKED BY BGP		FRAMING DETAILS	SHEET No. S-11

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	GENERAL		WOOD		CONCRETE MASONRY (CONTINUED)		SPECIAL INSPECTIONS																																																																																							
	1. THE STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FOLLOWING DESIGN CODES AND MATERIAL STANDARDS:		1. ALL WOOD CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF THE AITC.		8. SPACING OF VERTICAL JOINTS SHALL NOT EXCEED 25'-0". JOINT REINFORCING SHALL NOT BE CONTINUOUS THROUGH VERTICAL CONTROL JOINTS. CONTROL JOINTS SHALL BE CONTRACTION OR EXPANSION JOINTS.		1. SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE 2021 INTERNATIONAL BUILDING CODE, APPLICABLE MATERIAL STANDARDS FOR EACH CONSTRUCTION MATERIAL IDENTIFIED, AND THE PROJECT GEOTECHNICAL REPORT.																																																																																							
	THE 2021 INTERNATIONAL BUILDING CODE		2. SAWN LUMBER FRAMING MEMBERS SHALL BE VISUALLY GRADED NO. 2 SOUTHERN PINE, OR BETTER. DIMENSIONS SHOWN ON THE PLANS ARE NOMINAL. ACTUAL DIMENSIONS ARE SOMEWHAT SMALLER.		9. HORIZONTAL JOINT REINFORCEMENT SHALL BE FACTORY-FABRICATED, TRUSS-TYPE 9 GA. OR HEAVIER WIRE CONFORMING TO ASTM A 82. EXCEPT WHERE NOTED OTHERWISE, PLACE REINFORCEMENT CONTINUOUSLY AT A MAXIMUM VERTICAL SPACING OF 16" OC.		2. THE SPECIAL INSPECTOR SHALL BE QUALIFIED BY AN APPROVED AGENCY ACCORDING TO THE CITY'S REQUIREMENTS FOR THE SPECIAL INSPECTIONS.																																																																																							
	ACI 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE		3. LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS (Fb) OF 2,800 PSI AND A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI.				3. THE CONTRACTOR SHALL COORDINATE WITH AND NOTIFY THE SPECIAL INSPECTOR WHEN WORK IS READY TO BE INSPECTED.																																																																																							
	2. LOADS THAT HAVE BEEN USED IN THE STRUCTURAL DESIGN INCLUDE THE FOLLOWING:		4. ALL PLYWOOD SHALL BEAR AN APA GRADE TRADEMARK STAMP.				4. THE SPECIAL INSPECTOR SHALL VERIFY THAT ITEMS DETAILED IN THE CONSTRUCTION DOCUMENTS ARE CORRECTLY BUILT AND SHALL PREPARE, SIGN, AND FURNISH INSPECTION REPORTS TO THE CITY AND THE ENGINEER.																																																																																							
	DEAD LOADS		5. PLYWOOD ROOF SHEATHING SHALL BE 5/8" THICK MIN (SHEATHING GRADE). PLYWOOD SHALL BE INSTALLED WITH A FACE GRADING ACROSS SUPPORTS CONTINUOUSLY OVER AT LEAST 2 SPANS. PANEL EDGES PERPENDICULAR TO FACE GRAIN SHALL BE STAGGERED. PANEL EDGES PARALLEL TO FRAMING SHALL BE SUPPORTED DIRECTLY BY FRAMING. PLYWOOD SHALL BE FASTENED WITH 8D NAILS AT 4" ON CENTER AT DIAPHRAGM BOUNDARIES AND PANEL EDGES (BOUNDARY - BN, EDGE - EN). PLYWOOD SHALL BE FASTENED WITH 8D NAILS AT 12" ON CENTER AT INTERMEDIATE FRAMING (FIELD - FN).				5. THE SPECIAL INSPECTOR SHALL BRING ALL DISCREPANCIES TO THE ATTENTION OF THE CONTRACTOR. IF DISCREPANCIES ARE NOT CORRECTED, THE SPECIAL INSPECTOR SHALL IMMEDIATELY NOTIFY THE CITY AND THE ENGINEER PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK.																																																																																							
	DEAD LOADS HAVE BEEN CALCULATED TO INCLUDE THE ACTUAL WEIGHT OF ALL WORK SHOWN ON THE STRUCTURAL, ARCHITECTURAL, AND CIVIL DRAWINGS.		6. EXCEPT WHERE SHOWN OTHERWISE, ALL CONNECTIONS OF WOOD FRAMING MEMBERS SHALL UTILIZE SIMPSON "STRONG TIE" CONNECTORS, OR APPROVED EQUAL. ALL CONNECTORS SHALL BE SIZED TO SUPPORT THE FULL CAPACITY OF THE MEMBERS BEING CONNECTED. CONNECTORS THAT ARE VISUALLY EXPOSED SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT.				6. WHERE STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES ARE SHOP-FABRICATED, THE SPECIAL INSPECTOR SHALL VERIFY THAT THE DELIVERED SHOP-FABRICATED WORK COMPLIES WITH THE CONSTRUCTION DOCUMENTS.																																																																																							
	LIVE LOADS		7. NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED ONE-FOURTH OF THE JOIST DEPTH. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.				7. THESE SPECIAL INSPECTIONS ARE IN ADDITION TO INSPECTIONS REQUIRED ELSEWHERE IN THESE CONSTRUCTION DOCUMENTS.																																																																																							
	FLOOR 100 PSF		8. TOE-NAILS AND SCREWS SHALL BE DRIVEN AT AN ANGLE OF APPROXIMATELY THIRTY DEGREES WITH THE PIECES AND STARTED APPROXIMATELY ONE-THIRD OF THE LENGTH OF THE NAIL FROM THE END OF THE PIECE.																																																																																											
	ROOF 20 PSF		EARTHWORK AND FOUNDATIONS				CONCRETE SPECIAL INSPECTIONS																																																																																							
	3. COMPLETE SHOP DRAWINGS FOR THE STRUCTURAL WORK SHALL BE SUBMITTED FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION. A PERIOD OF AT LEAST 10 WORKING DAYS SHALL BE PROVIDED FOR THIS REVIEW. REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR CORRECT FABRICATION AND CONSTRUCTION OF THE WORK. NO CONSTRUCTION IS PERMITTED UNTIL ALL SHOP DRAWINGS ARE APPROVED BY THE OWNER'S REPRESENTATIVE.		1. FOUNDATION DESIGN IS IN ACCORDANCE WITH A GEOTECHNICAL REPORT BY ENPROTECH/HIBBS AND TODD (PROJECT NUMBER 23-8647) DATED DECEMBER 19, 2023. EXCERPTS FROM THE AFOREMENTIONED REPORT ARE PROVIDED BELOW FOR INFORMATION ONLY. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.				<table><tr><th>Structural Test or Special Inspection</th><th>Required Qualifications</th><th>Continuous</th><th>Periodic</th><th>Reference</th></tr><tr><td>1. Inspection of reinforcing steel, including prestressing tendons, and placement.</td><td></td><td></td><td>X</td><td>IBC 1908.4</td></tr><tr><td>2. Inspection of reinforcing steel welding - verify weldability and inspect all welds.</td><td></td><td>X</td><td></td><td></td></tr><tr><td>3. Inspection of anchors installed in concrete</td><td></td><td></td><td>X</td><td></td></tr><tr><td>4. Inspection of anchors installed in hardened concrete.</td><td></td><td></td><td></td><td></td></tr><tr><td>a. Adhesive anchors installed in horizontally or upwardly inclined orientations designed to resist sustained tension loads</td><td></td><td>X</td><td></td><td></td></tr><tr><td>b. Other anchors</td><td></td><td></td><td>X</td><td></td></tr><tr><td>5. Verify use of approved design mix.</td><td></td><td></td><td>X</td><td>IBC 1904.1, 1904.2, 1908.2, 1908.3</td></tr><tr><td>6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.</td><td></td><td>X</td><td></td><td>IBC 1908.10</td></tr><tr><td>7. Inspection of concrete and shotcrete placement for proper application techniques.</td><td></td><td>X</td><td></td><td>IBC 1908.6, 1908.7, 1908.8</td></tr><tr><td>8. Inspection for maintenance of specified curing temperature and techniques.</td><td></td><td></td><td>X</td><td>IBC 1908.9</td></tr><tr><td>9. Inspection of prestressed concrete:</td><td></td><td></td><td></td><td></td></tr><tr><td>a. Application of prestressing forces</td><td></td><td>X</td><td></td><td></td></tr><tr><td>b. Grouting of bonded prestressing tendons in the seismic-force-resisting system.</td><td></td><td>X</td><td></td><td></td></tr><tr><td>10. Erection of precast structural members</td><td></td><td></td><td>X</td><td></td></tr><tr><td>11. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.</td><td></td><td></td><td>X</td><td></td></tr><tr><td>12. Inspection formwork for shape, location and dimensions of the concrete member being formed.</td><td></td><td></td><td>X</td><td></td></tr></table>			Structural Test or Special Inspection	Required Qualifications	Continuous	Periodic	Reference	1. Inspection of reinforcing steel, including prestressing tendons, and placement.			X	IBC 1908.4	2. Inspection of reinforcing steel welding - verify weldability and inspect all welds.		X			3. Inspection of anchors installed in concrete			X		4. Inspection of anchors installed in hardened concrete.					a. Adhesive anchors installed in horizontally or upwardly inclined orientations designed to resist sustained tension loads		X			b. Other anchors			X		5. Verify use of approved design mix.			X	IBC 1904.1, 1904.2, 1908.2, 1908.3	6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.		X		IBC 1908.10	7. Inspection of concrete and shotcrete placement for proper application techniques.		X		IBC 1908.6, 1908.7, 1908.8	8. Inspection for maintenance of specified curing temperature and techniques.			X	IBC 1908.9	9. Inspection of prestressed concrete:					a. Application of prestressing forces		X			b. Grouting of bonded prestressing tendons in the seismic-force-resisting system.		X			10. Erection of precast structural members			X		11. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.			X		12. Inspection formwork for shape, location and dimensions of the concrete member being formed.			X	
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	6. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.		2. RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT ALLOW FOR POTENTIAL VERTICAL RISE OF APPROXIMATELY 1".																																																																																											
	7. THE CONTRACTOR SHALL REFER TO MECHANICAL, ELECTRICAL AND PLUMBING TRADES FOR SLEEVES, CURBS, INSERTS AND SIMILAR DETAILS NOT SHOWN. SIZE AND LOCATION OF ALL OPENINGS SHALL BE VERIFIED BY THE CONTRACTOR. ANY DEVIATION FROM OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL PRIOR TO CONSTRUCTION.		3. FOUNDATION EXCAVATION SHALL INCLUDE ALL EXCAVATION WITHIN THE STRUCTURE FOOTPRINTS AND IN THE ADJACENT AREAS WITHIN 5 FEET OF THE STRUCTURES.																																																																																											
	8. THE STRUCTURAL DRAWINGS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS.		4. THE GEOTECHNICAL ENGINEER SHALL OBSERVE ALL EARTHWORKING OPERATIONS AND THE REQUIRED TESTING FOR IMPLEMENTING THE RECOMMENDATIONS OF THE AFOREMENTIONED GEOTECHNICAL REPORT. THESE TESTS AND OBSERVATIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: -OBSERVATION AND TESTING DURING SITE PREPARATION AND GRADING -CONSULTATION AS REQUIRED DURING CONSTRUCTION -VERIFICATION THAT THE SUBGRADE IS SUITABLE FOR CONSTRUCTION																																																																																											
	9. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKERS AND OTHER PERSONS DURING CONSTRUCTION.		5. ALL EXISTING VEGETATION WITHIN THE BUILDING FOOTPRINTS SUCH AS TREES, BRUSH, AND STUMPS SHALL BE REMOVED FROM THE SITE. ANY SLOUGHED, LOOSE OR SOFT MATERIALS NEAR THE BASE OF THE FOUNDATION EXCAVATION SLOPES SHALL ALSO BE REMOVED.																																																																																											
	10. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING OF ALL STRUCTURAL WORK AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH, IN HIS OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS IN THE STRUCTURE.		6. ANY SOFT OR SPONGY AREAS OR ANY AREAS OF SUSPECTED EXISTING FILL WHICH WILL SUPPORT PROPOSED FILL MATERIAL, FUTURE STRUCTURES, OR PAVEMENT SHALL BE PROOF ROLLED. UNSTABLE AREAS IDENTIFIED BY PROOF ROLLING SHALL BE UNDERCUT TO A FIRM SUBGRADE. THE RESULTING VOID SHALL BE BACKFILLED WITH PROPERLY COMPACTED SELECT FILL MATERIAL. PROOF ROLLING SHALL BE PERFORMED USING A LOADED TANDEM AXLE TRUCK. CONTRACTOR SHALL COORDINATE FIELD TESTING WITH THE MATERIALS TESTING LAB.																																																																																											
	11. CONSTRUCTION MATERIALS SHALL NOT BE STORED ON FLOOR OR ROOF IN EXCESS OF THE DESIGN LIVE LOADS. IMPACT SHALL BE AVOIDED WHEN PLACING MATERIALS ON FLOOR OR ROOF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENFORCE THESE REQUIREMENTS.		7. BUILDING PADS SHALL CONSIST OF A MINIMUM OF 2 FEET OF COMPACTED, IMPORTED SELECT FILL. SELECT FILL SHALL BE PLACED IN MAXIMUM 6" THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698.																																																																																											
	12. IF ANY INCONSISTENCIES OR DISCREPANCIES OCCUR WITHIN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE GREATER QUANTITY OF ITEMS SHOWN AND / OR THE HIGHEST QUALITY PRODUCT OR INSTALLATION METHOD SHALL BE PROVIDED, UNLESS INSTRUCTED OTHERWISE BY THE ENGINEER. IT SHALL BE DEEMED THAT THE CONTRACTOR BID AND INTENDS TO EXECUTE THE MORE STRINGENT OR HIGHER QUALITY REQUIREMENT WITHOUT ANY INCREASE TO THE CONTRACT SUM OR CONTRACT TIME. CONTRACT ENGINEER IN CASE OF DISCREPANCY.		8. BOTH THE AREAS TO RECEIVE FILL AND FILL MATERIALS SHALL BE FREE OF ANY VEGETATION OR DEBRIS. SELECT FILL SHALL BE A NONEXPANSIVE MATERIAL WITH A LIQUID LIMIT LESS THAN 30 AND A PLASTICITY INDEX OF BETWEEN 5 AND 12. SELECT FILL SHALL BE CLASSIFIED AS SC, GC, OR CL BY THE USCS.																																																																																											
			9. SPREAD FOOTINGS AND GRADE BEAMS ARE DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 1.75 KSF AND 1.5 KSF RESPECTIVELY.																																																																																											
			10. LOCATE ALL UTILITIES AND UNDERGROUND SERVICES PRIOR TO PERFORMING EXCAVATION OF ANY KIND.																																																																																											
			11. THE CONTRACTOR SHALL VERIFY THE SUBGRADE ELEVATIONS AND SLOPES PRIOR TO PLACING THE STRUCTURE SLABS. SUBGRADE SHALL BE MODIFIED AS REQUIRED TO ACHIEVE ELEVATIONS AND SLOPES INDICATED ON THE DRAWINGS.																																																																																											
			12. JOINTS IN CONCRETE ABUTTING THE BUILDINGS SHALL BE THOROUGHLY SEALED TO PREVENT THE INFILTRATION OF SURFACE WATER.																																																																																											
	ABBREVIATIONS		CONCRETE MASONRY		STRUCTURAL STEEL		SOILS SPECIAL INSPECTIONS																																																																																							
	ALT ALTERNATE CLR CLEAR CONT CONTINUOUS EF EACH FACE EQ EQUAL ES EACH SIDE EW EACH WAY EXT EXTENSION FND FOUNDATION FTG FOOTING HCA HEADED CONCRETE ANCHOR OC ON CENTER OH OPPOSITE HAND OHD OVERHEAD DOOR SPA SPACES STD STANDARD TBD TO BE DETERMINED TOS TOP OF CONCRETE TOS TOP OF STEEL TYP TYPICAL UNO UNLESS NOTED OTHERWISE		1. REINFORCED CONCRETE MASONRY WALL CONSTRUCTION SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'm) OF 1500 PSI. THESE VALUES SHALL BE VERIFIED IN ACCORDANCE WITH NCMA TR 75B, "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING MASONRY".		1. STRUCTURAL STEEL SHALL BE NEW STEEL AND SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".		<table><tr><th>Structural Test or Special Inspection</th><th>Required Qualifications</th><th>Continuous</th><th>Periodic</th><th>Reference</th></tr><tr><td>1. Verify materials below shallow foundations are adequate to achieve the required bearing capacity.</td><td></td><td></td><td>X</td><td></td></tr><tr><td>2. Verify excavations are extended to proper depth and have reached proper material.</td><td></td><td></td><td>X</td><td></td></tr><tr><td>3. Perform classification and testing of compacted fill materials.</td><td></td><td></td><td>X</td><td></td></tr><tr><td>4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.</td><td></td><td>X</td><td></td><td></td></tr><tr><td>5. Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly.</td><td></td><td></td><td>X</td><td></td></tr></table>			Structural Test or Special Inspection	Required Qualifications	Continuous	Periodic	Reference	1. Verify materials below shallow foundations are adequate to achieve the required bearing capacity.			X		2. Verify excavations are extended to proper depth and have reached proper material.			X		3. Perform classification and testing of compacted fill materials.			X		4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.		X			5. Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly.			X																																																								
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			2. CONCRETE BLOCK SHALL BE NORMAL WEIGHT UNITS CONFORMING TO ASTM C 90, WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI.		2. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO ASTM A 500. GR. B. OTHER ROLLED SHAPES AND PLATES SHALL CONFORM TO ASTM A 36, UNLESS NOTED OTHERWISE.																																																																																									
			3. MORTAR SHALL CONFORM TO ASTM C 270 TYPE S. AGGREGATES FOR MORTAR SHALL CONFORM TO ASTM C 144. TYPE S MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI AT 28 DAYS. MASONRY CEMENT SHALL NOT BE PERMITTED.		3. HEADED CONCRETE ANCHORS (HCA) SHALL CONFORM TO ASTM A 108, HEADED ANCHORS.																																																																																									
			4. GROUT SHALL BE FINE GROUT CONFORMING TO ASTM C 476. AGGREGATES FOR GROUT SHALL CONFORM TO ASTM C 404. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. MORTAR SHALL NOT BE PERMITTED AS A SUBSTITUTE FOR GROUT.		4. ALL STRUCTURAL STEEL CONNECTIONS AND DETAILS SHALL CONFORM TO THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", DATED 2010.																																																																																									
			5. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60.		5. BOLTED CONNECTIONS FOR PRIMARY MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF THE RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS", DATED AUGUST 1, 2014. UNLESS NOTED OTHERWISE, ALL PRIMARY CONNECTIONS WITH HIGH STRENGTH BOLTS SHALL USE ASTM A 325 BOLTS AND HEAVY HEX NUTS TIGHTENED TO THE SNUG-TIGHT CONDITION.																																																																																									
			6. PROVIDE ADDITIONAL VERTICAL REINFORCING BARS AT FIRST THREE CELLS ADJACENT TO ALL CMU WALL OPENINGS, AT ALL CMU WALL CORNERS, AND WHERE INDICATED ON THE STRUCTURAL AND DESIGN DRAWINGS.		6. WELDED CONSTRUCTION SHALL CONFORM TO AWS D-1.1, "STRUCTURAL WELDING CODE." WELDING PROCESSES AND OPERATORS SHALL BE QUALIFIED IN ACCORDANCE WITH AWS STANDARD QUALIFICATION PROCEDURE. ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE E70, UNLESS NOTED OTHERWISE. ALL WELDS SHALL BE INSPECTED PER AWS STANDARDS. DEFICIENCIES SHALL BE CORRECTED.																																																																																									
			7. ALL CELLS CONTAINING REINFORCING BARS, BOLTS OR OTHER METAL ANCHORS SHALL BE GROUTED SOLID. ANY CELLS AT OR BELOW FINISHED GRADE SHALL BE GROUTED SOLID, WHETHER REINFORCED OR NOT.		7. STEEL MEMBERS SHALL NOT BE SPLICED EXCEPT WHERE SHOWN ON THE DRAWINGS.																																																																																									
					8. ALL STEEL BEAMS SHALL BE ERECTED WITH NATURAL CAMBER UP.																																																																																									
					9. ALL INTERIOR STEEL SHAPES, PLATES, AND PIPE SHALL BE PAINTED IN THE SHOP IN ACCORDANCE WITH THE SPECIFICATIONS. ALL BOLTED CONNECTIONS AND FIELD WELDS SHALL BE PAINTED AFTER ERECTION. ANY DAMAGE TO SHOP COATINGS SHALL BE TOUCHED UP AFTER ERECTION.																																																																																									
					10. EXTERIOR STEEL SHALL BE HOT-DIP GALVANIZED PER ASTM A 123. COATINGS THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE CORRECTED AFTER ERECTION.																																																																																									
					11. WELDS AT ARCHITECTURALLY EXPOSED STEEL SHALL BE GROUND SMOOTH.																																																																																									
	PIERCE ENGINEERING IS RESPONSIBLE FOR THE CONTENTS OF THIS SHEET. TX PE FIRM NO. 9186 PHONE: 940-937-8600																																																																																													
	NO.	REVISION	DATE	DOCUMENT FOR INTERIM REVIEW, NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	DESIGNED BY BGP	SCALE AS NOTED	SAN ANGELO RIVER STAGE IMPROVEMENTS PHASE 1		PROJECT NO.: 8647																																																																																				
				BRIAN G. PIERCE, P.E. 94837		DRAWN BY KBP	DATE 05/24/2024	STRUCTURAL NOTES		SHEET No. S-1																																																																																				
				DATE: 05/24/24		CHECKED BY BGP																																																																																								
	A	B	C	D	E	F	G	H	I																																																																																					



- NOTES:
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND THE CONDITION OF THE EXISTING STRUCTURE. NOTIFY ENGINEER IN CASE OF DISCREPANCY OR ANY OBSERVED DAMAGE TO THE EXISTING WALLS AND/OR FOUNDATION.
 2. REFER STRUCTURAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 3. REFER ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISHED FLOOR ELEVATIONS, SPOT GRADES AROUND PERIMETER, DOORWAY LOCATIONS, AND OTHER INFORMATION NOT SHOWN HEREIN.

PIERCE ENGINEERING IS RESPONSIBLE FOR THE CONTENTS OF THIS SHEET.
TX PE FIRM NO. 9186
PHONE: 940-937-8600

NO.	REVISION	DATE

DOCUMENT FOR INTERIM REVIEW, NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

BRIAN G. PIERCE, P.E. 94837

DATE: 05/24/24



Enprotec | Hibbs & Todd
402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-ht.com
PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DESIGNED BY
BGP
DRAWN BY
KBP
CHECKED BY
BGP

SCALE
AS NOTED
DATE
05/24/2024

**SAN ANGELO RIVER STAGE IMPROVEMENTS
PHASE 1**

**STORAGE ROOM ADDITION
WALL PLAN**

PROJECT NO.:
8647
SHEET No.
S-3

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 4, 2025

Item type: Regular Item

Caption:

Consider accepting an annexation petition for the following:

1. 9.712 acres of land, from Abstract A-8211 Survey A Willeke S-002, located west of Pendleton Parkway and south of Willeke Dr., creating an extension of Trippington Way, and setting a public hearing for April 15, 2025
2. 7.12 acres of land from Abstract A-8211 Survey A Willeke S-002, located west of Pendleton Parkway, creating an extension of a minor collector, Pinon Ridge Dr., and setting a public hearing for April 15, 2025 (Presentation made by Planning and Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This is the progression of the Prestonwood Addition with the approval of a preliminary plat in 2022. These areas currently have a comprehensive neighborhood plan designation and through this process a rezoning will come forward to zone the properties as RS-1 Single Family Residential.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

Staff is recommending that City Council accept this petition to initiate the annexation process. Note that this is NOT approval of the annexation, but simply begins the annexation process.

Attachments:

- | | |
|---------------------------------|-----------------------------------|
| 1. Application (1 page) | Application (1 page).pdf |
| 2. Exhibit A | Exhibit A.pdf |
| 3. Petition (1 page) | Petition (1 page).pdf |
| 4. Prestonwood Preliminary Plat | Prestonwood Preliminary Plat.docx |

Presentation:

Jon James

Approvals/Reviews:

Aaron Vannoy

Aaron Vannoy

Kimberly Garmany

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval



City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for Approval of a Zone Change

**Section 1: Basic Information**Name of Applicant(s): Mills Development, Inc.☒ Owner☐ Representative (Notarized Affidavit Required)**3845 Lake Ridge Drive**

San Angelo

Texas

76904

Mailing Address

City

State

Zip Code

325-656-7814

rockytemplin@suddenlink.net

Contact Phone Number

Contact E-mail Address

Pinion Ridge

San Angelo

Texas

76904

Subject Property Address

City

State

Zip Code

Abst: A-8211 S-0002, Survey: A WILLEKE, 17.189 ACRES

Legal Description (can be found on property tax statement or at www.tomgreencad.com)Existing Zoning: R&EProposed Zoning: RS-1Lot size: 50x100(Zoning Map available on [City Maps](#))**Section 2: Site Specific Details**Existing Use of Property: Vacant*Proposed Use of Property: Residential

*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

(By checking the boxes you indicate that you understand below rules and regulations for the Planning Commissions case.)

☒ An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner;

☒ No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.

☒ If approved, a zone change is applied to the property, not the property owner.

☒ The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a zone change request, the case must still go before City Council for final action.

☒ If a zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.

☒ Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between more restrictive and less restrictive zoning districts. These requirements are outlined in San Angelo's Zoning Ordinance. It is to the applicant's benefit to make sure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.

☒ One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.

☒ If the Planning Commission recommends denial of a request, the applicant will have ten (10) days to appeal this decision, in writing, to the City Council. If an appeal is made within three (3) days from the Planning Commission meeting, no re-notification fee will be required. Otherwise, there will be a nonrefundable \$35 fee to re-notify owners of nearby property of City Council's public hearing date. If Planning Commission's recommendation of denial is not appealed, it will be the final action on a request.

Remainder of 65.821 Ac.
Instrument No. 746162,
O.R.

A. WILLEKE
SURVEY NO. 2
ABSTRACT NO. 8211

9.712 Ac.

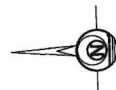
14.036 Ac.
Instr. No. 202304132,
O.P.R.

Remainder of 74.106 ac
Instrument No. 641530

SCALE: 1"= 60'

0 30 60 90 120
FEET

NOTE: Bearings shown herein are based on
the Texas Coordinate System of 1983 Central Zone.
Distances shown are NAD83 distances.



SKG
ENGINEERING LLC
SURVEYING • ENVIRONMENTAL • LAB/CAT
300 SOUTH ARLING STREET
SAN ANGELO, TEXAS 76901-1000
PHONE 325.651.1000
FAX 325.651.1999
WWW.SKG-LLC.COM

PROPOSED ANNEXATION OF 9.712 ACRES

**FIELD NOTES
PROPOSED ANNEXATION**

9.712 Acres

January 14, 2025
25-E-0004_9.712Ac

Being an area of 9.712 acres of land out of A. Willeke, Survey No. 2, Abstract No. 8211, Tom Green County, Texas and being out of that certain 65.821 acre tract described and recorded in Instrument Number 746162, Official Public Records of Tom Green County, Texas and that certain 14.036 acre tract described and recorded in Instrument Number 202304132, Official Public Records of Tom Green County, and said 9.712 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap marked "SKG ENGINEERS" found for the southwest corner of a certain 74.106 acre tract described and recorded in Instrument Number 641530, Official Public Records of Tom Green County, Texas and said beginning point having coordinates of **N:10478946.25, E:2240084.03** based on the Texas Coordinate System of 1983, Central Zone and being on the current City Limits line;

Thence with the south line of this tract and said 74.106 acre tract and along the current City Limits line, **S. 88°48'28" E.** a distance of **174.29** feet to the northeast corner of said 14.036 acre tract;

Thence with the east line of this tract and said 14.036 acre tract and departing said current City Limits line, **S. 01°11'32" W.** a distance of **41.96** feet to a ½" iron rod with cap marked "SKG ENGINEERS" found for an angle corner;

Thence with a southerly line of this tract, **S. 63°17'50" W.** at a distance of 200.00 feet passing a ½" iron rod with cap marked "SKG ENGINEERS" found for an angle corner of said 14.036 acre tract, in all a total distance of **373.58** feet to an angle corner of this tract;

Thence with a westerly line of this tract and crossing said 14.036 acre tract as follows:

N. 15°00'30" W. a distance of **195.03** feet to an angle corner of this tract;

N. 01°11'32" E. at a distance of 29.46 feet passing the north line of said 14.036 acre tract and south line of said 65.821 acre tract, in all a total distance of **71.76** feet to an angle corner of this tract;

Thence with a southerly line of this tract as follows:

N. 88°48'28" W. a distance of **185.78** feet to a ½" iron rod with cap marked "SKG ENGINEERS" found for an angle corner;

N. 01°11'32" E. a distance of **50.00** feet to a ½" iron rod with cap marked "SKG ENGINEERS" found for an angle corner;

N. 88°48'28" W. a distance of **702.68** feet to the southwest corner of this tract;

Thence with the west line of this tract and crossing said 65.821 acre tract as follows:

N. 01°11'32" E. a distance of **185.00** feet to an angle corner;

S. 88°48'28" E. a distance of **21.99** feet to an angle corner;

N. 01°11'32" E. a distance of **145.00** feet to the northwest corner of this tract;

Thence with the north line of this tract and continuing across said 65.821 acre tract as follows:

S. 88°48'28" E. a distance of **730.63** feet to an angle corner;

In a southerly direction with a non-tangent curve turning to the right, having a radius of 500.00 feet, central angle of 00°49'49", arc length of 7.25 feet, whose long chord bears **S. 00°46'37" W.** a distance of **7.25** feet to a point of tangency;

S. 01°11'32" W. a distance of **17.75** feet to an angle corner;

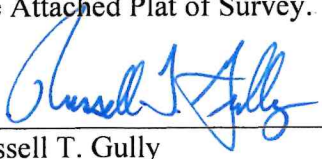
S. 88°48'28" E. a distance of **249.14** feet to the most northerly northeast corner of this tract and on the west line of a 20 foot wide alley and Prestonwood Addition Section Seven as per plat recorded in Cabinet G, Slide 392, Plat Records of Tom Green County, Texas and on said current City Limits line;

Thence in a southeasterly direction with said 20 foot wide ally and with a non-tangent curve turning to the left, having a radius of 2545.55 feet, central angle of 03°25'33", arc length of 152.21 feet, whose long chord bears **S. 38°22'17" E.** a distance of **152.18** feet to a ½" iron rod with cap marked "SKG ENGINEERS" found for a northeasterly corner of this tract and the southwest corner of said Prestonwood Addition Section Seven and a northwesterly corner of said Prestonwood Addition Section Six;

Thence with an easterly line of this tract and west line of said Prestonwood Addition Section Six, **S. 01°11'32" W.** a distance of **279.99** feet to the point of beginning and containing **9.712** acres of land.

Bearings recited hereon are based on Texas Coordinate System of 1983 Central Zone by GPS observation.

See Attached Plat of Survey.



Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400





**PROPOSED ANNEXATION
OF 7.477 ACRES**

SIG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

PHONE 325.655.1286
FAX 325.657.0169

7906 SOUTH ABE STREET
RIBODZ
SAN ANGELO, TEXAS 76903
PHONE 817.101.0700
www.sigeng.com

**FIELD NOTES
PROPOSED ANNEXATION**

7.477 Acres

January 14, 2025
25-E-0004_7.477Ac

Being an area of 7.477 acres of land out of A. Willeke, Survey No. 2, Abstract No. 8211, Tom Green County, Texas and being out of that certain 65.821 acre tract described and recorded in Instrument Number 746162, Official Public Records of Tom Green County, Texas and that certain 2.525 acre tract described and recorded in Instrument Number 746280, Official Public Records of Tom Green County, and said 7.477 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap marked "SKG ENGINEERS" found for the most northerly northwest corner of this tract and being the southwest corner of Lot 25, Block 10, Prestonwood Addition to the City of San Angelo, Tom Green County, Texas as per plat recorded in Cabinet G, Slide 379, Plat Records of Tom Green County, Texas and said beginning point having coordinates of **N:10480585.90, E:2239333.00** based on the Texas Coordinate System of 1983, Central Zone and being on the current City Limits line;

Thence with the north line of this tract and south line of said Block 10, Prestonwood Addition Section Six, **S. 89°03'25" E.** a distance of **166.20** feet to a ½" iron rod with cap marked "SKG ENGINEERS" found for the southeast corner of Lot 24, Block 10 of said Prestonwood Addition Section Six;

Thence with the east line of this tract and west line of a 20 foot wide alley and Prestonwood Addition Section Seven as per plat recorded in Cabinet G, Slide 392, Plat Records of Tom Green County, Texas as follows:

In a southerly direction with a non-tangent curve turning to the left, having a radius of 970.00 feet, central angle of 11°25'47", arc length of 193.50 feet, whose long chord bears **S. 11°42'22" E.** a distance of **193.18** feet to a ½" iron rod with cap marked "SKG ENGINEERS" found for a point of tangency;

S. 17°25'15" E. a distance of **408.63** feet to the southeast corner of this tract;

Thence departing from the current City Limits line and with the south line of this tract and crossing said 65.821 acre tract as follows:

S. 72°34'45" W. a distance of **170.00** feet to a point for an angle corner;

N. 17°25'15" W. a distance of **29.27** feet to a point for an angle corner;

N. 88°48'28" W. a distance of **728.31** feet to the southwest corner of this tract;

Thence with the west line of this tract and continuing across said 65.821 acre tract as follows:

N. 01°11'32" E. a distance of **190.00** feet to a point for an angle corner;

S. 88°48'28" E. a distance of **19.50** feet to a point for an angle corner;

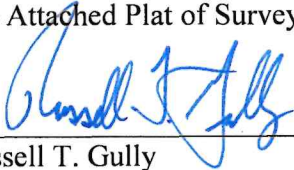
N. 01°11'32" E. a distance of **127.52** feet to the most westerly northwest corner of this tract and the north line of said 65.821 acre tract and on a line of a certain 1954.745 acre tract described and recorded in Volume 1175, Page 136, Official Public Records of Real Property of Tom Green County, Texas;

Thence with a northerly line of this tract and said 65.821 acre tract and a southerly line of said 1954.745 acre tract, **S. 89°03'25" E.** a distance of **540.75** feet to a ½" iron rod with cap found for the southwest corner of a said 2.525 acre tract;

Thence with the west line of this tract and said 2.525 acre tract, **N. 00°56'35" E.** a distance of **281.49** feet to the point of beginning and containing **7.477** acres of land.

Bearings recited hereon are based on Texas Coordinate System of 1983 Central Zone by GPS observation.

See Attached Plat of Survey.



Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400



PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF SAN ANGELO, TEXAS

The undersigned owner(s) of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby petition(s) your honorable Body to extend the present city limits so as to include as part of the City of San Angelo, Texas, the property described in Exhibit "A", by metes and bounds and attached herein.

Mills Development, Inc. certifies that the above described tract of land is contiguous and adjacent to the City of San Angelo, Texas, is not more than one-half mile in width, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: Rocky Templin
Printed Name: Rocky Templin
Title: President Date: 1-15-25

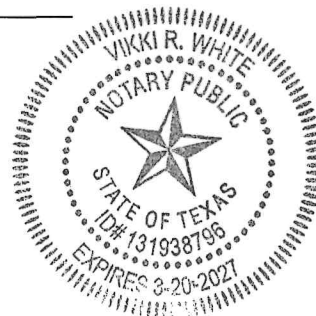
THE STATE OF TEXAS

COUNTY OF TOM GREEN

BEFORE ME, this instrument was acknowledged on 1-15-25 by person's name or entity.

Vikki R. White

Notary Public, State of Texas
My commission expires: 3-20-27





The City of

San Angelo, Texas

Planning Division

52 West College Avenue, 76903

February 21, 2022

Mr. Russell Gully
SKG Engineering, LLC
706 South Abe Street
San Angelo, TX 76903

Subject: PP22-01: Prestonwood Addition

To Whom It May Concern,

On Monday, February 21, 2022, the Planning Commission for the City of San Angelo **approved** your request for A request for approval of a Preliminary Plat of the Prestonwood Addition, located south of Appaloosa Trail and Sherwood Way, being 67.392 acres, determining that the plat generally conforms with the City's Comprehensive Plan and Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance, **subject to two conditions of approval.**

The **Conditions of Approval** for the approved plat are as follows:

1. The approval of this preliminary plat, lot sizes, and roadway configurations is subject to approval of the requested annexation for this land subdivision and concurrent Master Thoroughfare Plan Amendment; which relates to minor collectors Appaloosa Trail and Pinion Ridge Dr.
2. Prior to final signatures, a preliminary drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.004].

When you are ready to have this replat recorded with the Tom Green County Clerk, please present the Planning Division with suitably corrected copies for signature by City officials, in the form and manner prescribed on an attached instruction sheet. A minimum of three (3) Mylar film copies and three (3) paper copies are required. Instructions are included on the following page.

Please contact me at the Planning Division for further assistance at (325) 657-4210. Ext. 1533 or by email at rafael.alvarado@cosatx.us

Sincerely,

A handwritten signature in black ink, appearing to read "Rafael Alvarado".

Rafael Alvarado
Planner

**CITY OF SAN ANGELO, TEXAS
PLANNING DIVISION:**

**SPECIFICATIONS REGARDING SUBMISSION OF FINAL (RE)PLAT DOCUMENTS FOR
SIGNATURE BY CITY OFFICIALS AND, EVENTUALLY, FOR RECORDING WITH THE TOM
GREEN COUNTY CLERK**

Any City-approved subdivision or resubdivision is not considered to have been completed, until fully-executed film and paper copies of the plat or replat are filed for recording with the County Clerk. Prior to any such filing, **at least** six positive copies of each plat or replat must be furnished to the City's Planning Division. These six positive copies must have incorporated all formal modifications previously itemized by City officials as a condition for the (re)subdivision's approval. These same six copies must also be as specified below:

- A. Three of these positive copies must be made of Mylar film (or a comparable substitute) at least .003 inch thick and with a matte finish on the front side.
 - 1. The print on each film must be a "black line" suitable for permanent recording with the Tom Green County Clerk.
- B. The remaining three positive copies must be made of paper.
- C. All six required positive copies must include a signed certificate of ownership and dedication, acknowledged by notary.
 - 2. At least one film copy **must** bear original signatures certifying ownership and dedication.
 - 3. The owners' signature and acknowledgment by notary appearing on other required film and paper copies **may** be photocopies from original signatures.

Two film copies and one paper copy of each plat or replat will be returned to the proponents, with all signatures of municipal officials necessary for recording this document with the Tom Green County Clerk. Other required film and paper copies will remain at San Angelo's City Hall, in the records of various municipal agencies. Municipal officials will sign additional film or paper copies of approved (re)plats, in excess of the minimum six copies specified above, which may be desired for the proponents' personal or business records.

NOTE: Improvements to streets, drainage, water or sewer utilities are sometimes required in conjunction with an approved (re)subdivision. If so, then City officials will not sign any copies of the plat or replat, until those required improvements are actually installed or are otherwise ensured by an appropriate financial guarantee held by the City's Engineering Services Division and/or Water Utilities Department.

PLAT SUBMITTAL FOR SIGNATURES – CHECKLIST OF REQUIRED ITEMS

PLAT NAME: PRESTONWOOD ADDITION

The following items were conditions of approval and must be addressed **before** copies are provided for signature by City officials. Your initials next to each item below serve as verification that each item has already been submitted and approved, or addressed, in its entirety.

1. The approval of this preliminary plat, lot sizes, and roadway configurations is subject to approval of the requested annexation for this land subdivision and concurrent Master Thoroughfare Plan Amendment; which relates to minor collectors Appaloosa Trail and Pinion Ridge Dr.
2. Prior to final signatures, a preliminary drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.004].

I certify that all items checked above have been provided and addressed, and recognize that the signature of City officials (required for recording) are not obtainable until every item above has been correctly addressed. I furthermore recognize that permits will not be issued until recording information is provided, and that the recording data will be provided to the Planning & Development Administrator within seven calendar days, in accordance with San Angelo's Subdivision Ordinance.

Applicant

Date

FOR OFFICE USE ONLY:

Reviewed/Accepted by: _____ Date: _____

☐ Verified Complete ☐ Verified Incomplete (action needed): _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 4, 2025

Item type: Regular Item

Caption:

Discussion and direction for possible action on the following:

1. Amendments to Section 311 "Cultural District Overlay Zone" of the Zoning Ordinance
2. Amendments to Article 12.04 "Signs" of the Planning and Development Ordinance
3. Consider a resolution calling a joint public hearing of City Council and the Planning Commission regarding amendments to Section 311 "Cultural District Overlay Zone" of the Zoning Ordinance, Section 313 "Use Table" of the Zoning Ordinance, Section 304 "Commercial District Intent Statements", Article 12.04 "Signs" of the Planning and Development Ordinance and Section 420 "Offsite Signs" of the Zoning ordinance and establishing alternative notice procedures (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Direction from Council

Summary/History:

Discussion and direction for possible action on the following:

1. Amendments to Section 311 "Cultural District Overlay Zone" of the Zoning Ordinance
2. Amendments to Article 12.04 "Signs" of the Planning and Development Ordinance
3. Consider a resolution calling a joint public hearing of City Council and the Planning Commission regarding amendments to Section 311 "Cultural District Overlay Zone" of the Zoning Ordinance, Section 313 "Use Table" of the Zoning Ordinance, Section 304 "Commercial District Intent Statements", Article 12.04 "Signs" of the Planning and Development Ordinance and Section 420 "Offsite Signs" of the Zoning ordinance and establishing alternative notice procedures.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|---|
| 1. | CD overlay - draft uses | CD overlay - draft uses.pdf |
| 2. | Cultural Aerial | Cultural Aerial.pdf |
| 3. | Cultural District Overlay Zone (CD) - Draft 2-19-25 | Cultural District Overlay Zone (CD) - Draft 2-19-25.pdf |
| 4. | Amendment to Article_12.04 - S 2-13-2025 clean version | Amendment to Article_12.04 - S 2-13-2025 clean version.docx |
| 5. | Billboard Map | Billboard Map.pdf |
| 6. | Memo to PC and Council - Signs | Memo to PC and Council - Signs.docx |
| 7. | CC and PC Joint Hearing Zoning Resolution - final | CC and PC Joint Hearing Zoning Resolution - final.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

Use Category (see also Chap. 8)	Short Definition	*	Residential Districts								Nonresidential Districts									
			R & E	R S 1	R S 2	R S 3	R M 1	R M 2	M H P	M H S	C N	C O	C G	C H	C D	C B D	O W	M L	M H	CG / CH
A = Allowed		C = Conditional		S = Special Use							* = Specific Use May Apply. See					Regulations Article 4.				
Residential																				
Bed & Breakfast	a single-family dwelling offering overnight room accommodations	*	C	C	C	C	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Group Living	residential occupancy that does not meet the definition of "household living"	*	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	S
Household Living	residential dwelling by a "household"	*	A	A	A	A	A	A	A	A	C	C	C	C	A	A	C	C	C	C
Recovery Facility, Alcohol and Drug	residential programs that provide care and training or treatment for psychiatric, alcohol or drug problems	*	-	-	-	-	-	-	-	-	-	A	A	A	-	A	A	A	A	A
Short-Term Rentals	a single-family dwelling offering overnight accommodations	*	C	C	C	C	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Institutional and Civic																				
College	Institutions of higher learning	*	-	-	-	-	-	-	-	-	-	A	A	-	A	A	A	-	-	A
Community Services	public, nonprofit, or charitable uses providing service to the community		C	-	-	-	C	C	C	C	A	A	A	-	A	A	A	C	C	A

Day Care	care, protection and supervision for children or adults on a regular basis	*	-	-	-	-	A	A	-	-	A	A	A	-	A	A	A	C	C	A
Detention Facilities	facilities for detention of incarcerated people		-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	S	S	S

Golf Course, Golf Driving Range	facilities for golf, including practice areas	*	S	S	S	S	S	S	S	S	S	S	S	S	-	S	S	S	S	S
Hospital	medical or surgical care, with overnight care		-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C
Parks and Open Areas	natural areas consisting mostly of vegetative landscaping, outdoor recreation, gardens, etc.		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Religious Institutions	meeting areas for religious activities		C	C	C	C	C	C	-	C	A	A	A	A	C	A	A	A	A	A
Safety Services	public safety and emergency services		C	C	C	C	C	C	-	C	A	A	A	A	A	A	A	A	A	A
School	kindergarten-grade 9 public or private		A	A	A	A	A	A	-	A	A	A	A	-	A	A	-	-	-	-
School	high school public or private		C	C	C	C	C	C	-	C	A	A	A	-	A	A	-	-	-	-

Special Event, Type 1	fund-raising, business promotion, special and seasonal events	*	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Special Event, Type 2	carnival, concert, circus, fair or festival	*	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A	A	A	A	
Utilities, Basic	infrastructure that needs to be located in or near the area where the service is provided		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Commercial																					
Alcoholic Beverages Sales for On-Premises Consumption (added to Use Table 2003)	establishment where alcoholic beverages are sold for consumption on the premises, except for certain restaurants where such beverages are provided as a supplemental service	*												C	C	A	A		C	C	C
Auto and Boat Dealer	sales of cars, light trucks and boats	*	-	-	-	-	-	-	-	-	-	-	-	A	A	C	A	A	A	A	A
Campground/Recreational Vehicle Park	temporary, often overnight accommodations for camping units and recreational vehicles		S	-	-	-	-	-	S	-	-	-	S	S	-	-	S	S	S	S	

Mobile Food Units	Defined in Texas Food Establishment Rules	*	See Article 4 for Specific Use Regulations										A	A	A	A	A	A	A	A	A
Office	activities in an office setting focusing on business, government, professional, medical or financial services parking not		-	-	-	-	-	-	-	-	A	A	A	-	A	A	A	A	A		
Parking, Commercial	accessory to an allowed use, fees may be charged		-	-	-	-	-	-	-	-	C	A	A	A	A	A	A	A	A		
Recreation and Entertainment, Outdoor	large commercial uses that provide continuous recreation or entertainment		-	-	-	-	-	-	-	-	-	-	S	-	A	S	-	S	S		
Rental, Equipment	firms leasing or renting heavy vehicles, equipment and machinery under 3.5 tons to the public, may also provide product repair	*	-	-	-	-	-	-	-	-	-	-	C	A	-	C	C	A	A		
Retail Sales and Service	firms invdved in the sale [of] new or used products to the public, may provide personal services, entertainment or product repair	*	-	-	-	-	-	-	-	-	A	C	A	C	A	A	-	C	A		

Self-Service Storage	uses providing separate storage areas for individuals or businesses	*	-	-	-	-	C	C	-	-	C	C	A	A	C	A	A	A	A	A
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Vehicle Repair	service to passenger vehicles, light or medium trucks, other consumer motor vehicles, generally, the customer does not wait at site while service is being performed	*	-	-	-	-	-	-	-	-	-	-	C	A	C	C	C	A	A	A
Vehicle Service, Limited	direct services to vehicles where the customer generally waits nearby while the service is performed	*	-	-	-	-	-	-	-	-	A	C	A	A	A	A	A	A	A	A
Vehicle Wash	automatic or non-automatic facilities for washing vehicles		-	-	-	-	-	-	-	-	C	-	A	A	C	A	A	A	A	A
Veterinary Clinics, Small Animals	offices and clinics for small, non-hoofed animals		-	-	-	-	-	-	-	-	A	C	A	A	C	A	A	A	A	A

Industrial

Frac Sand/Proppant Transloading and Warehousing Operations	firms dealing in the warehousing, transloading, and/or transport of industrial silica sand, processed frac sand, or proppants to and from any site	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-
Industrial Service	firms servicing industrial, business or		-	-	-	-	-	-	-	-	-	-	-	C	A		C	A	A	A	A
Manufacturing and Production, Light	consumer machinery, equipment, products or byproducts firms involved in assembly, light manufacturing, processing, fabrication, or packaging of goods	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	#

See "other" use categories for certain light manufacturing allowed in CG/CH districts.

Manufacturing and Production, Heavy	firms involved in heavy manufacturing, production or fabrication of goods		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-
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Manufacturing, Craft by Artisan	processing and/or fabrication goods made ready for sale to consumers, on-site or elsewhere, where processing or fabrication is of substantially low intensity with an emphasis on handiwork		-	-	-	-	-	-	-	-	-	-	A	A	A	A	A	A	A	A
Warehouse and Freight Movement	firms involved in storage or movement of goods		-	-	-	-	-	-	-	-	-	-	C	A	C	A	A	A	A	A
Waste-Related Use	uses that receive recycled materials or wastes for disposal on-site or transfer to another location, uses that collect sanitary wastes, or that produce goods or energy from composting	*	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C

[illegible]

Passenger Terminals	facilities for the arrival or departure of airplanes, trains or buses		-	-	-	-	-	-	-	-	-	-	-	C	C		C	C	C	C	C
Plant Nursery	facilities producing flowers, shrubs, horticultural or household plants for retail or wholesale trade		A	-	-	-	-	-	-	-	-	-	-	-	A		-	A	A	A	A
Telecommunications Facilities	devices and supporting elements necessary to produce electromagnetic radiation or radio waves or operating to produce a signal	*	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	A	A	C
Any Use(s) Deemed Appropriate	only where such use can provide effective transition between less restrictive and zoning districts		S		S	S	S	S	S		S	S		S			S	S			

*

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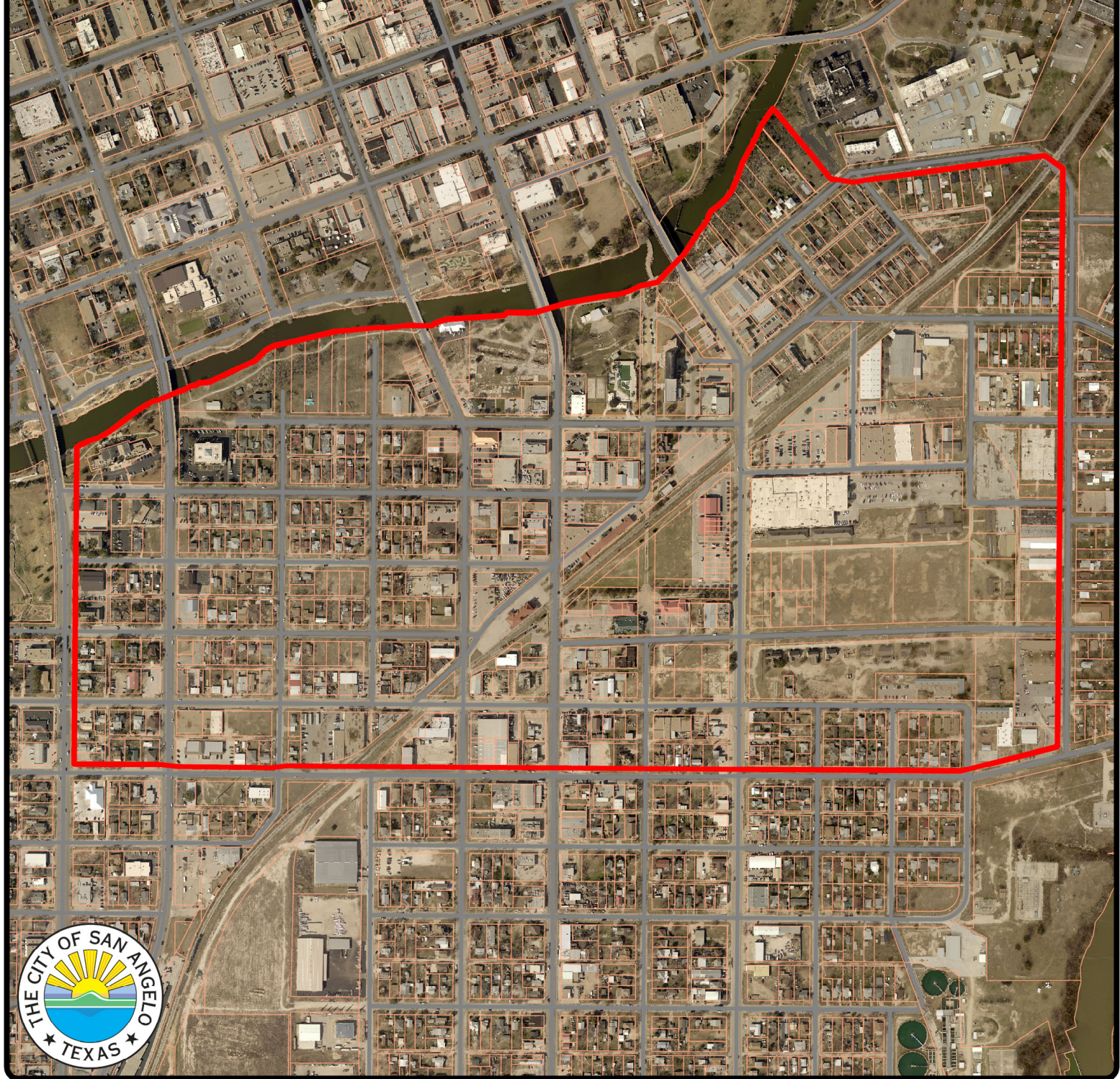
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Aerial Map
Cultural District Expansion

N

CULTURAL DISTRICT OVERLAY Zoning District

Sec 311

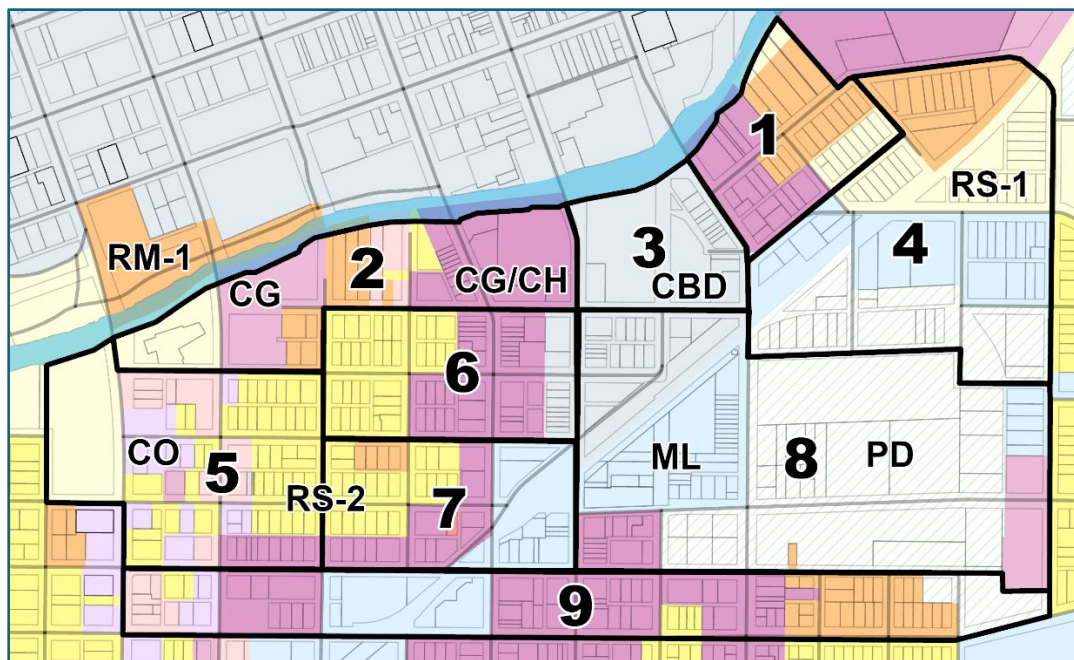
I. Purpose Statement

- a. The San Angelo City Council has declared that as a matter of public policy, the protection, enhancement, and perpetuation of districts of cultural importance and significance are necessary to promote the economic, cultural, educational, and general welfare of the public. It is recognized that San Angelo represents a unique convergence of time and place that shaped the identity of generations of citizens and produced significant historic, architectural and cultural resources that constitute their artistic heritage. This overlay zone is intended for the following purposes:
 - i. Protect the cultural areas which represent distinctive elements of San Angelo's historic, architectural, and artistic heritage.
 - ii. Foster civic pride and the preservation of cultural landmarks in this overlay zone.
 - iii. Enhance the district's attractiveness to visitors and promote stimulus to the economy.

II. Establishment

- a. The Cultural District Overlay (CD) zoning district shall be applicable in all base zoning districts within or partially within the overlay zone. The boundaries for the district shall be aligned with right-of-way lines, property lines, or other identifiable natural or man-made divisions. Allowed use of all property included in the Cultural District Overlay Zone shall continue to be governed by the base zoning district and all regulations pertaining thereto.

III. Map of the Cultural District Area



III. Procedure for Zoning Designations

- 1) As an overlay zoning district, the Cultural District Overlay (CD) shall be applicable in all zoning districts, or portions thereof within the district boundaries.
- 2) The area shall be mixed-used from residential household living, neighborhood commercial, office warehouse, manufacturing by artisans, and general commercial in nature; see Section 304 G. Cultural District Overlay (CD)
- 3) Cultural District Overlay (CD) is intended to provide opportunities to promote the traditional and cultural heritage of San Angelo as an artistic celebration of cultures which serves a variety of needs in a relatively confined area. The district is intended to include office, retail sales, repair and service businesses, commercial recreation and entertainment, as well as residential uses. Development should complement neighboring activities in the area and promote a variety marketplace concept to enhance our historical and cultural assets of Fort Concho, El Paseo de Santa Angela, Municipal Pool, San Angelo Fine Arts Museum, Welcome Center and the Concho River.
- 4) Short Term Rentals shall be allowed by right within the Cultural District subject to annual review set forth in Section 406.
- 5) Properties designated with a Historic Overlay or within a Historic District shall remain with those designations which fall within the Cultural District boundaries.
- 6) Outdoor storage is limited to 20% of the property
 - a. All outdoor storage by manufacturing and office warehouse, as well as previous uses of Heavy Commercial (CH) and Light Manufacturing (ML) shall

be screened with opaque fencing which the fencing then can display art and cultural scenes.

b. All outdoor screening or opaque fencing shall be reviewed under Sec. 212 or Sec. 213 as applicable of the Zoning Ordinance.

c. Exceptions:

- i. manufacturing by artisan can be up to 50% outdoor storage to display products for sale
- ii. Household living
- iii. Public art on public property

7) Parking requirements can be modified under Section 511 in the Cultural District Overlay.

a. Parking lots shall have a landscape buffer of a minimum 5' from all property lines adjacent to street frontages except for drive approaches

8) The Fort Concho Historic District sign regulations Section 12.04.018 are effective in the Cultural District Overlay

IV. Specific uses and sign types restricted or not allowed in the Cultural District Overlay

a. All Signs in the District shall follow Section 12.04.017 of the Sign Ordinance and Sec. 212 or Sec. 213 as applicable of the Zoning Ordinance.

b. All Banner style signs restricted to 30 days with no more than 3 time per year are banner signs allowed on a commercial property. and must be reviewed under the Sec. 212 or Sec. 213 as applicable of the Zoning Ordinance.

c. Electronic Message signs

i. Shall be reviewed under Sec;

ii. shall be limited to a 3'X5' size or smaller;

iii. and be dimmed from dusk to dawn;

iv. Shall be reviewed under Sec. 212 or Sec. 213 as applicable of the Zoning Ordinance;

d. Intermodal containers shall not allowed;

e. Community Services of itinerant sheltering or alcohol and drug treatment shall not be allowed

V. Development Standards in Cultural District Overlay

Standard	Commercial	Residential
----------	------------	-------------

Maximum Floor Area Ratio	3.00	2.00
Max Height	-	35
Minimum Lot Size	3000 Sq. Ft.	2500 Sq. ft.
Minimum Lot width	40 ft.	25 ft.
Minimum Lot Depth	50 ft.	30 ft.
Front Yard Setback from property line	-	5 ft.
Side Yard setback from property line	-	5 ft.
Rear Yard setback from property line	-	5 ft.

VI. Procedures for Design Review

- a. Review of applications within the Cultural District Overlay shall follow the procedures set forth under Sec. 212 (Historic Overlay or District) or Sec. 213 as applicable of the Zoning Ordinance.
- b. The provisions of the Cultural District Overlay apply specifically to exterior alterations, demolition, construction, moving in or removal of buildings, structures or objects within the boundaries of said overlay zone, on public or private property. Such activity proposed to be undertaken within a Cultural District Overlay shall be subject to approval of Design and Historic Review Commission and all conditions set forth therein, except as otherwise specified in the following sections Section 212 C Review by Planning Director.
- c. Public Art in this district shall be the purview of the Public Arts Commission and/or City Council
- d. In general design changes should meet the following requirements
 - i. River Corridor Master Development Plan: 2006 Edition (RCMDP)
 - ii. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.
 - iii. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.
 - iv. Embodies characteristics distinct to a type, period, or method of construction or architecture.
 - v. Is associated with the lives of persons significant in local, regional, state, national, or international history.
 - vi. Represents a distinctive and familiar visual feature of a neighborhood or of the city.
 - vii. Represents the works of a master designer, architect, builder, or craftsman.

Section 304

G. CD (Cultural District Overlay) The Cultural District Overlay is intended to provide opportunities to promote the traditional and cultural heritage of San Angelo as an artistic celebration of cultures which serves a variety of needs in a relatively confined area. The district is intended to include office, retail sales, repair and service businesses, commercial recreation and entertainment, as well as residential uses. Development should complement neighboring activities in the area and promote a variety marketplace concept to enhance our historical and cultural assets of Fort Concho and the Concho River.

Sec 313 Use Table

All of the use categories listed in the Table below are explained in Sec. 311 through 317. The second column of the use table contains an abbreviated explanation of the respective use category. If there is a conflict between the abbreviated definition and the full explanation in Sec. 311 through 317, the provisions of Sec. 311 through 317 shall control.

ARTICLE 12.04 SIGNS

Sec. 12.04.001 Purpose

- (a) The city council recognizes that in recent years the citizens of the city have supported the expenditure of money to beautify our river area and other parts of the city. It is in great part the beauty and appearance of this city that attracts visitors and permanent residents. In addition, new businesses and industries are increasingly basing their decisions to locate in a particular area on the quality of life in that area. Regulation of visual clutter can help preserve this quality and promote the steady growth that is vital to the continued economic health and prosperity of this city. Furthermore, it is recognized that traffic safety problems are created by the lack of control of the visual environment.
- (b) The control and regulation of signs, in a manner which recognizes the right and necessity of businesses to advertise and individuals to express ideas in a public forum, is vital to the goals of preserving the city's physical beauty and safety. An aesthetically pleasing environment adds to the city's quality of life, which in turn serves to attract new business and spawn economic development. The reasonable display of signs is a necessary public service and a necessity for the conduct of commerce and industry. The manner in which signs are displayed, and the safety of the general public are directly related to the economic vitality and the aesthetic quality of the surrounding property.
- (c) Signs left unregulated are a problem for the residents of the city in the following manner:
 - (1) Without abatement, abandoned or damaged signs are hazards to the public's safety and well-being.
 - (2) Signs can become a cause of garbage accumulation and an obstruction to light and air to adjoining properties.
 - (3) The proliferation of signs without rhyme or reason creates a situation in which the traveling motorist may be so distracted that dangerous driving conditions are created.
 - (4) Signs may be visually incompatible with their surroundings, both with the natural environment and with adjoining buildings. This is particularly true in residential districts, the River Corridor and the Fort Concho Historic District.
 - (5) Signs located in, or close to, the right-of-way and on corners create view obstructions which contribute to and cause accidents involving automobiles and pedestrians.
 - (6) Signs may detrimentally affect adjoining property values, causing said abutting property to become economically less competitive, lowering tax values and contributing to the decline of neighborhoods.
- (d) Therefore, the objectives of this article are as follows:
 - (1) To assure that each business or individual maintains adequately their right to communicate to the public.
 - (2) To ensure that the size, location and lighting of each sign meets the standards necessary to protect the health, welfare and safety of the public and preserves the values of adjacent properties.
 - (3) To ensure that passing motorists or pedestrians can be adequately informed by signs providing information and directions.
 - (4) To alleviate the proliferation of sign usage which is detrimental to the growth of the city and the safety and welfare of citizens traveling on city streets.
 - (5) To encourage businesses to provide an attractive means of informing, directing and attracting the shopper and prospective client.
 - (6) To protect and enhance the physical appearance of the city.

- (e) In summary, the city council finds that the visual clutter and confusion of unregulated signs contribute to traffic safety problems, is detrimental to the economic and commercial welfare of the community and detracts from the quality of life in the city. Specifically, control of portable and temporary signs and the placement of such signs reduces the visual clutter caused by portable and temporary sign proliferation and the danger of such signs causing view obstructions and distractions while still allowing for their use on a limited basis. Likewise, limits on the placement of billboard signs meets the aesthetic goal of reducing visual clutter and the general welfare goal of reducing traffic distractions, which are particularly acute in the case of billboard signs with their periodically changing content. Further, the provisions of this article establish minimum standards for signs that directly relate to the use of the property, traffic patterns and safety, the intensity of development and the intent of the various zoning districts. These standards are designed to promote the objectives and goals mentioned above and alleviate the problems caused by signs while preserving the ability of businesses and individuals to advertise and communicate in a reasonable manner while maintaining the public health, safety, welfare and quality of life.

Sec. 12.04.002 Definitions

Aggregate area. The sum of the area (in square feet) of all signs for a specific classification of sign.

Air-activated graphic or sign. Signs, devices or streamers (not including flags or pennants) caused to be moved, spun or activated by the movement of air.

Area.

- (1) **Freestanding, projecting and roof signs.** The advertising display surface area encompassed within any regular geometric figure which would enclose all parts of the sign. The structural supports or bracing of a sign shall not be counted as part of the sign face area unless such structure or bracing is made a part of the sign's message by including a symbol, logo or other figure, in which case the smallest rectangle that can encompass the area of said symbol or figure shall be included as part of the total message area calculations. Where a sign has two display faces back to back, the area of only one face shall be considered the sign face area.
- (2) **Wall sign with the background which borders or frames the message.** The sign area shall be the total area including the entire background plus the area of any symbols, figures or logos as described above.
- (3) **Wall sign with no border or frame.** The sign area shall be the area of the smallest rectangle which can encompass all words, letters, figures, emblems and other elements of the sign message.

Arterial street. Any street identified as an arterial street on the city's thoroughfare plan.

Attached sign. Any sign attached to a wall, sloping roof, marquee, fixed awning, fascia or canopy of a building.

Average ground level. The finished ground level at the midpoint of the exterior surface of a sign, or of a structure in the event that the sign is attached to the structure.

Banner. A piece of cloth, paper, plastic or other non-rigid material upon which a message is painted, printed or affixed.

Balloon. An inflatable bag (of rubber, plastic, mylar or other similar material) usually used as a toy or for decoration.

Billboard. Any freestanding sign that exceeds 250 square feet in area.

Curb line. The edge of the traveled portion of a street or roadway where the improved road surface meets the adjacent unimproved surface, sidewalk or other non-vehicular pathway.

Eave line. The projecting lower edge of a roof overhanging the wall of a building.

Electronic message sign. A sign whose informational content can be changed or altered on a fixed display screen composed of electrically illuminated segments, including LED (light emitting diode) signs, television screens, plasma screens, video boards, or other digital signs.

Erect. To build, construct, alter, reconstruct, pour, lay, move upon, attach, hang, place, suspend or affix and also includes the painting of wall signs or any physical operation on the premises that is required for the construction of a sign, including excavation, site clearance, fill and the like.

Flashing sign. Any directly or indirectly illuminated sign which exhibits changing natural or artificial light or color effects by any means.

Freestanding sign. Any permanent sign not affixed to a building except as provided in the definition of a standard roof sign.

- (1) **Back-to-back sign.** A structure with two parallel directly opposite signs with their faces oriented in opposite directions located not more than 15 feet apart. A back-to-back sign shall constitute one freestanding sign.
- (2) **Double-faced sign.** Any two adjacent signs on a single structure or separate structures with both faces oriented in the same direction and not more than ten feet apart at the nearest point between the two faces. A double-faced sign may be referred to as a side-by-side or stacked sign. A double-faced sign shall constitute one freestanding sign.
- (3) **V-type sign.** Two or three signs in the shape of the letter "V" or triangle when viewed from above with their faces oriented in different directions located not more than 15 feet apart at the closest points. All faces of a V-type sign shall be considered to constitute a single freestanding sign.

Grade level. The average horizontal level of a street, road, or highway surface.

Height. The height of a sign shall be the vertical distance between the highest part of the sign or its supporting structure, whichever is higher, and the highest adjacent grade. Highest adjacent grade means the highest natural elevation of the ground surface prior to construction immediately adjacent to the structural support of the sign.

Inflatable sign. A gas- or air-inflated figure, shape, or sign larger than 20 inches in diameter at its widest point.

Lot. A developed or undeveloped tract or parcel of land legally transferable as a single unit of land.

Lot frontage. The area fronting upon a street or road of a development at the time of application for a sign permit.

Major collector street. Any street identified as a major collector on the city's thoroughfare plan.

Multifamily residence sign. A sign placed upon a lot tract or parcel of land within a RM-1 (Low Rise Multifamily Residence) or RM-2 (High-Rise Multifamily Residence) zoning district.

Nonconforming sign. A sign, legally existing on the effective date of this article, which could not be built under the terms of this article or under the terms of the city's zoning ordinance.

Nonresidential use. Use of property in a district zoned for residential use but used lawfully for a nonresidential purpose.

Pennants. A series of small pieces of cloth, paper, plastic, metallic or other non-rigid material which are strung together on a narrow ribbon-like piece of cloth, plastic, rope or other rigid or non-rigid material. Said pieces of cloth, paper, plastic, metallic or other non-rigid material shall not measure more than 18 inches in length from the point of the piece's attachment to the ribbon-like material, to the piece's end.

Portable sign. A sign which is not designed or manufactured to be permanently anchored or affixed to the ground, building or other structure, but rather is designed or primarily used as a sign which is movable from place

to place and which includes but is not limited to signs affixed to a trailer or other portable structure and “A” frame or sandwich signs. This includes signs which have had wheels removed or have been modified in such a way as to be anchored to the ground unless such modifications clearly are intended to be permanent in nature and would prohibit the sign from being removed and reinstalled at another location.

Projecting sign. A sign affixed to any building wall, roof, marquee or other structural element which extends beyond the building wall, roof, marquee or other structural element more than 18 inches.

Property line. A line marking the boundary between two properties or between the property adjacent to a street or roadway and the right-of-way dedicated to the public for its current or future use as a street or road.

Public event banner. A banner hung across a street or public right-of-way advertising a civic event of interest to the general public.

Replacement value. The cost to replace an existing sign at the current retail price.

Ridge line. The intersection of two roof surfaces forming the highest horizontal line of the roof.

Roof sign. A sign attached to a roof extending more than three feet above the ridge line.

Setback. The distance from the leading edge of the sign to the curb line or property line, whichever is applicable under the terms of this article.

Sign. Any object, device, display, plaque, poster, painting, drawing or structure, or part thereof, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, message, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

Street edge. The edge of the traveled portion of a street, highway or roadway where the improved road surface meets the adjacent unimproved surface, sidewalk or other non-vehicular pathway. The verge of a street or road where a curb might usually be installed. See “Curb line” above.

Temporary sign. A sign that is not permanently affixed to a building, structure or the ground.

Wall and sloping roof signs. A sign affixed to the wall, roof, marquee or other structural element of any building, which does not project more than 18 inches from the wall, roof, marquee or other structural element, or extend more than three feet above the wall to which it is attached.

Sec. 12.04.003 Penalties and enforcement

- (a) Any person, firm or corporation violating any of the terms and provisions of this article shall be subject to a fine in accordance with the general penalty provision found in section 1.01.009 of this code. Each day such violation shall be continued, or shall be allowed to continue to exist, shall constitute a separate offense.
- (b) The owner or owners of any property or part thereof where a sign in violation of this article shall be constructed, placed or shall exist, and any architect, builder, contractor, agent, person, firm or corporation employed in connection therewith and who has knowledge of the commission of such violations, shall be guilty of a separate offense, and upon conviction thereof shall be fined as provided in this section.
- (c) In the event that a sign owner or owner of property upon which a sign is placed fails to comply with any provision of this article, any building inspector, code enforcement officer or peace officer may issue a citation to the violator.

Sec. 12.04.004 General provisions

- (a) *Building permit required.* A building permit shall be obtained prior to erection, repair, alteration or relocation of any sign except for routine maintenance or repair and/or replacement of sign faces. Acceptance of the permit by the applicant shall require compliance by the applicant with all requirements of the city's

construction codes. This section shall apply to all signs except those specifically exempted by subsection (c) of this section.

- (b) *Signs requiring electrical permit or incorporating electrical lighting or wiring.* No sign requiring an electrical permit or incorporating any electrical lighting or wiring shall be erected, repaired or improved upon by anyone not licensed and bonded for such work in the city.
- (c) *Exceptions to permit requirements.* those signs described below are allowed in any zoning district, unless otherwise specifically prohibited elsewhere in this article and do not require a permit. The signs listed below in compliance with this article are not to be included in determining the allowable number, type or area of signs as described elsewhere in this article. Nothing in this section shall exempt an individual from obtaining an electrical permit if required by the electrical code.
 - (1) *Flags.* Up to three flag poles with official flags of government jurisdictions, including but not limited to flags indicating weather conditions, and flags displaying colors or designs associated with a business, organization, school, sports teams, or similar non-commercial flags, are allowed. Other flags, or flags beyond this limit, shall be considered signs subject to freestanding sign requirements. (2) *Prohibition signs.* "No Trespassing," "No Parking" and other similar warning signs.
 - (3) *Miscellaneous information signs.* Miscellaneous permanent information signs for commercial use indicating address, hours and days of operation, whether a business is open or closed, credit card information and emergency address and telephone numbers. No such sign shall exceed four square feet in size.
 - (4) *Official signs.* Official federal, state or local governmental traffic, directional and informational signs and notices issued by any court, person or officer in performance of a public duty.
 - (5) *Safety and directional signs.* Parking lot and other private traffic directional signs and signs indicating the use of the parking lot (i.e., private, public or for lease), each not exceeding eight square feet in area. Such signs are to be limited to guidance of pedestrian or vehicular traffic within the premises on which they are located and that are not intended to advertise a product or service, other than the business name or logo, which may not encompass more than one-half the sign area.
 - (6) *Collection boxes.* Collection boxes no larger than 25 square feet or taller than three feet in height located on private property in any commercial or manufacturing zoning district.
 - (7) *Home occupation signs.* One non-illuminated sign erected to advertise legal home occupations as defined elsewhere in the city code. Such sign shall not exceed two square feet in size.
 - (8) *Residential identification signs.* Signs indicating the name or address of the occupants of the residence, not to exceed two square feet in area or greater than six feet in height.
 - (9) *Internal signs.* Signs not intended to be viewed from public streets or adjacent properties such as signs in interior areas of shopping centers or other commercial buildings, ball parks, stadiums and similar uses. 10) *Holiday decorations.* Decorations related to a holiday or celebration that are not used for advertising purposes.
 - 11) *Official Notices.* Official notices authorized by a court, public body, governmental agency, or public safety official.
- (d) *Uses allowed by special permit.* Signs for activities allowed by special permit shall meet the requirements of the zoning district in which the activity is located unless the sign is specifically allowed by the special permit approved by the city council. Special permits shall not be granted for the sole purpose of increasing the allowable signage for an activity or parcel of land.
- (e) *Violations.* No sign shall be erected, constructed or maintained except as provided in this article.

Sec. 12.04.005 Sign Regulations

- (a) *Residential districts.* Freestanding and attached signs as defined within this article are prohibited within districts zoned for residential use except where specifically authorized elsewhere in this article.
- (1) *Multifamily residence district regulations.* Any use authorized in RM-1 (Low Rise Multifamily Residence) and RM-2 (High Rise Multifamily Residence) zoning districts shall be allowed signage according to the following regulations, except where specifically prohibited elsewhere in the code:
- (A) *Area.* A multifamily residence sign shall be no larger than one-half square foot of sign area for one linear foot of lot frontage, not to exceed a maximum of 64 square feet.
 - (B) *Height.* A multifamily residence sign shall be no taller than one foot of height for each foot of setback from the property line, not to exceed eight feet in height. Five feet of height is allowed at the property line, provided a ten foot minimum setback is maintained from the curb line.
 - (C) *Number.* No more than one multifamily residence sign per street frontage is allowed.
 - (D) *Setback.* A multifamily residence sign must be set back ten feet from the curb line or zero feet from the property line, whichever is greater. Additionally, one foot of additional setback is required for each additional foot of height in excess of five feet.
- (2) *Nonresidential uses allowed within residential zoning districts.* Nonresidential uses allowed within a residential district shall be allowed signage according to the following regulations:
- (A) *Area.* A nonresidential use sign shall be no larger than one-half square foot of sign area for one linear foot of lot frontage, not to exceed a maximum of 64 square feet.
 - (B) *Height.* A nonresidential use sign shall be no taller than one foot of height for each foot of setback from the property line, not to exceed eight feet in height. Five feet of height is allowed at the property line, provided a ten-foot minimum setback is maintained from the curb line.
 - (C) *Number.* No more than one nonresidential use sign one per street frontage is allowed.
 - (D) *Setback.* A nonresidential use sign must be set back ten feet from the curb line or street edge or zero feet from the property line, whichever is greater. Additionally, one foot of additional setback is required for each additional foot of height in excess of five feet.
- (3) *Subdivision development signs.* A subdivision development sign is a sign identifying a residential development or subdivision and is designed to be permanent. The ongoing future maintenance of the sign shall be provided for prior to issuance of a permit or placement of the sign.
- (A) *Area.* A subdivision development sign shall be no larger than 48 square feet.
 - (B) *Height.* A subdivision development sign shall be no taller than six feet in height.
 - (C) *Number.* No more than two subdivision development signs per development are authorized.
 - (D) *Setback.* A subdivision development sign may not be placed closer than 15 feet from any curb line or zero feet for the property line, whichever is greater.
- (4) *Noncommercial signs visible from a public right-of-way.* Noncommercial signs, such as, but not limited to, real estate signs, garage sale signs, celebratory signs, political signs, construction signs, and holiday signs, may be placed on a residential lot subject to the following limitations:
- (A) *Number.* No more than two such signs per lot.
 - (B) *Area.* Each sign may be no larger than 9 square feet in area.
 - (C) *Height.* Such signs may not exceed four feet in height.
- (b) *Commercial districts.* Freestanding and attached signs shall be allowed as a matter of right in all commercial and manufacturing zoning districts, except as regulated elsewhere in this Article or the Code of Ordinances.

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- (1) *Freestanding signs.* Freestanding signs include pole signs, billboards, banners, and monument signs which shall be governed by the following regulations:

(A) *Area.*

(1) The aggregate area of all freestanding signs shall not exceed an amount equal to one and one-half square feet for each one linear foot of land on the lot's frontage abutting the primary street, except that a minimum 48 square feet of sign area is allowed regardless of lot frontage. Except as provided in 12.04.005(b)(1)(A)(2), in no case shall the sign area of any one freestanding sign exceed 250 square feet. These signs are classified as pole signs, banner signs, and monument signs. Only one street frontage shall be considered the primary street frontage on a lot.

(2) Except as prohibited elsewhere in this Article or the City's Code of Ordinances, signs in excess of 250 square feet shall be classified as a billboard and allowed as a matter of right in the following zoning districts:

(a) CH, OW, ML, and MH; and

(b) in CG and CG/CH districts in a designated area adjacent to the following thoroughfares:

- i. North Bryant Boulevard (U.S. Highway 87) from West 14th Street north to the city limits
- ii. North Chadbourne Street from 37th Street north to the city limits.
- iii. Pulliam Street from North Bell Street east to the city limits.
- iv. South Chadbourne Street from Avenue N south to the city limits.
- v. Loop 306 from Sherwood Way east to the city limits.
- vi. South Bryant Boulevard (U.S. Highway 87) from San Jacinto Street south to the city limits.
- vii. Sherwood Way from Clare Drive southwest to the city limits.
- viii. Arden Road from Sherwood Way west to the city limits.

- (3) Billboards are prohibited in the following areas:

- i. Cultural District Overlay Zone
- ii. Downtown District
- iii. Historic District and Overlays
- iv. River Corridor District
- v. Fort Concho Historic District and Sign Area
- vi. Historic Old Town District

- (A) Billboard signs may be of the only classified as freestanding signs. Freestanding billboard signs shall not exceed thirty-five (35) feet in height and all billboard sign structures shall observe the same yards and setbacks required for buildings or other structures in the district on which they are located.

- (i) No billboard sign shall be located nearer than one hundred twenty-five (125) feet to any residential district boundary line.
- (ii) Electronic message billboard signs may be of the freestanding type. Freestanding electronic billboard signs shall not exceed thirty-five (35) feet in height. All signs must be placed in compliance with state and federal regulations, even if more

restrictive than the foregoing regulations.

- (iii) Electronic message billboards shall observe the same yards and setbacks required for buildings or other structures in the district on which they are located.
- (iv) No electronic message billboard sign shall be located nearer than three hundred (300') feet to any residential district boundary line.
- (v) No electronic message billboard sign shall be located nearer than two hundred (200') feet to any public right of way intersection of local, major collectors or arterials.
- (vi) Electronic message billboard signs shall not consist of more than one (1) panel per side and each sign installation shall be separated from any other billboard sign installation by the following minimum distances:

All electronic message billboards shall not be located closer than 700' to any other electronic billboard and 500' to any traditional billboard.

A legal nonconforming billboard may be modified to an electronic message billboard. However the following additional conditions must be met:

- a. Removal of another existing legal nonconforming billboard.
- b. Electronic message billboard shall not be operated between the hours of 10:00 p.m. to 6:00 a.m. if it is within 300' of a residential district boundary line. Hours of operation to be continuous to accommodate emergency situations.
- (vii) An electronic message billboard shall display static messages only that should maintain a hold time of at least eight (8) seconds and each message change must be accomplished within two (2) seconds or less and must occur simultaneously on the entire sign face.
- (viii) The sign shall not be configured to resemble or simulate a warning or danger signal or any official lights or signs used to control traffic. The sign shall not display light of such intensity to cause glare on adjacent property, impair vision, or otherwise result in a nuisance to the public. The sign shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness based on surrounding light conditions.
- (ix) The electronic message billboard sign must contain a default mechanism that will freeze the sign in one position if a malfunction occurs.
- (x) Upon notification from proper law enforcement agencies, public safety or emergency management authorities, the sign operators shall display emergency information, public service announcements and other safety alerts.

(c) Area. In the ML and MH zoning districts, signs shall not exceed 750 square feet of copy area per face. In the CH, OW, CG and CG/CH zoning districts, signs shall not exceed 300

square feet of copy area per face. Sign extensions of not more than ten percent of the total sign area shall be permitted in addition to the maximum area permitted above.

(B) *Number.*

- (1) The maximum number of freestanding signs allowed shall be determined by the linear feet of land on the lot's frontage abutting the primary street, as follows:

Lot Frontage	Number of Signs Permitted
0 - 199.99'	One
200' - 349.99'	Two
350' - 499.99'	Three
500' - 699.99'	Four
700'+	Five

The maximum number of freestanding signs allowed on a lot shall be five. Only one street frontage shall be considered the primary street frontage on a lot.

- (2) All lots located at the intersection of two streets shall be allowed a minimum of one freestanding sign on each of both such street frontages. The message portion for only one sign on a lot located at the intersection of two streets may be placed at a 45 degree angle perpendicular to the street corner such that the sign is legible from each intersecting street.
- (C) *Setback.* Each sign shall be set back from the front property line, and any other property line which is adjacent to a major collector or arterial street, ten feet from the curb line or street edge or zero feet from the property line, whichever is greater. A maximum height of 20 feet shall be authorized at the property line. One foot of additional setback is required for each two feet of height. A five-foot minimum setback from the side property line shall be required. Where the side property line borders a residential lot, a 30-foot setback shall be required from said property line for a 75 square foot or less size sign. A 100-foot setback shall be required from said property line for a sign greater than 75 square feet where the property line borders a residential lot.
- (D) *Height.* Maximum sign height for each street classification shall be as follows:
- (1) Local and Collector Streets: 25 feet.
 - (2) Arterial Streets: 40 feet.
 - (3) Freeways and designated US Highways: 50 feet.
- (E) *Ground clearance.* The sign shall maintain a clearance from the ground of nine feet, unless the sign is a ground sign with the base of the sign within three feet of the average grade.
- (F) *Shared signs.* Contiguous lots may be treated as one development site for the purpose of calculating the number and area of allowed signage for the purpose of shared signage.
- (2) *Attached signs.* Attached signs shall be allowed on any building, wall or canopy within any commercial or industrial zoning districts and shall be governed by the following regulations:
- (A) *Area.* Total aggregate area of canopy, fixed awning, fascia, projecting or sloping roof signs attached to a structure shall not exceed 25 percent of the area of the wall on which the sign is attached.

- (B) *Setback.* No setback shall be required for any sign in the CBD zoning district. Projection over the public right-of-way shall be permitted in the CBD zoning district, provided the leading edge of any sign shall maintain a distance of at least 18 inches from the curb line or street edge. Any sign which projects into the public right-of-way shall maintain a minimum height of nine feet from the grade level to the bottom of the sign.
- (C) *Height.*
 - (1) No sloping roof sign shall project horizontally beyond the perimeters of the roof or vertically more than three feet above the roof ridgeline.
 - (2) No fascia sign shall extend more than three feet above the top of the wall to which the sign is attached.
 - (3) No projecting sign shall extend vertically or horizontally beyond the perimeter of the wall on which it is attached.
 - (4) Any projecting sign larger than 16 square feet that extends into the public right-of-way shall be subject to approval of city council on consideration of the purposes of this article, after notice and public hearing.
- (3) *Roof signs.* For purposes of this article, standard roof signs, excluding those on sloping roofs, shall be considered as freestanding signs, and as such shall conform to all of the requirements for freestanding signs contained within this article.

Sec. 12.04.006 Electronic Message Signs

The following requirements shall be applicable to all electronic message signs:

- (1) *Operational limitations for all signs.* All electronic message signs shall not have flashing, animation, or full motion video.
- (2) *Operational limitations for electronic message signs over 75 square feet in area.*
 - (A) Such signs shall contain static messages only with no scrolling messages or other appearance of motion, except for changeable messages as described below.
 - (B) Minimum display time. Each static message must be displayed for a minimum of eight seconds.
 - (C) Transition. The transition from one message to another must occur within two seconds and may not include flashing or the appearance of motion, with the exception of a fade out or in, dissolve, scroll, or similar transition that must be accomplished within the transition period.
- (3) *Brightness.*
 - (A) All such signs shall be equipped with light sensing devices or a scheduled dimming timer that will automatically dim the intensity of the light emitted by the sign during ambient low-light conditions and at night so that the sign does not exceed the maximum brightness levels allowed in this section.
 - (B) Maximum brightness shall not exceed 7,000 nits when measured from the sign's face at its maximum brightness during daylight hours and shall not exceed 1,000 nits when measured from the sign's face at its maximum brightness at night.
 - (C) If such sign is located within 100 feet of a property with residential zoning, the sign must be oriented such that no portion of the electronic sign face is visible from a residentially-zoned property or the brightness is reduced to no more than 250 nits at night.

- (D) Prior to the issuance of a permit for such sign, the applicant shall provide written certification from the sign manufacturer that the light intensity has been pre-set not to exceed the levels specified above.
- (E) The City may order a sign's brightness reduced, its minimum display time increased, or other operational characteristics altered if the Director of Public Works, or designee, finds that it interferes with or poses a traffic safety hazard.

Sec. 12.04.007 Portable signs

The following regulations shall be applicable to all portable signs as defined herein:

- (1) *General requirements.* A portable sign will be allowed as an additional freestanding sign provided it conforms to the following regulations:
 - (A) One portable sign shall be permitted per business or organization location.
 - (B) Portable signs shall not exceed 35 square feet in area.
 - (C) Portable signs shall be secured to the ground at a minimum of four separate points.
 - (D) All portable signs shall have permanently affixed thereto the names of the owner(s) of such signs.
 - (E) Illuminated portable signs shall meet all requirements of the city electrical code.
 - (F) Any flashing light or other device that gives the appearance of a flashing light shall be prohibited, except for electronic message signs meeting all applicable requirements:
 - (G) Use of a portable sign shall be limited to no more than 60 days aggregate per calendar year. A separate permit for each period of use must be obtained from the permits and inspections division prior to display of a portable sign. In no event shall a permit authorizing display for more than 30 consecutive days be issued.
 - (H) Portable signs must have affixed in a location readily visible from the public right-of-way a decal issued by the city permits and inspections division indicating the expiration date of the current permit period.
- (2) *Setback requirement.*
 - (A) No portable sign may be placed within the designated right-of-way or within ten feet of the curb line or street edge, whichever is farther from the roadway.
 - (B) A portable sign may not be used on a lot, tract or parcel of land if the above setback requirement cannot be met.
 - (C) A portable sign may not obstruct a fire lane, required parking space, or vehicle maneuvering area.

Sec. 12.04.008 Temporary signs

- (a) *Temporary signs are only permitted for the following types of signs:*
 - (1) *Construction/financing signs.* A sign announcing the character of a building enterprise or the purpose for which a building under construction or undergoing structural alteration or repair is intended, including but not limited to the names of architects, engineers, contractors, developers and financiers. One such sign per street frontage of a building under construction or undergoing structural alteration or repair is authorized, provided the area of such sign shall not exceed eight square feet in residential districts or 32 square feet in all other districts. These signs shall be removed within 14 days of the issuance of a certificate of occupancy or the closing of the sale of the property, whichever is later.

- (2) *Subdivision construction signs.* A subdivision construction sign is a temporary sign identifying a residential development or subdivision during the development of the subdivision. Such sign must be removed when 85 percent of the lots or dwellings are sold. A subdivision construction sign shall be no larger than 150 square feet. A subdivision construction sign shall be no taller than 12 feet in height. No more than two subdivision development signs per development are authorized per development. A subdivision construction sign may not be placed closer than 15 feet from any curb line or street edge or zero feet from the property line, whichever is greater.
 - (4) *Hazard signs.* A sign warning of construction, excavation, or similar hazard. A hazard sign is authorized only so long as the hazard exists.
 - (6) *Banners.* Banners are allowed only in commercial and manufacturing districts, may be no larger than 30 square feet or 10 percent of the area of the wall to which the banner is attached, and must be attached to a building, fence or other structure permanently affixed, installed or built upon the property. The area of a banner shall count against any sign area limitation for the property, such as the building sign area for banners attached to a building or the freestanding sign area for banners attached to a fence or other structure. Allowed for 30 days or less and only three times per year.
 - (10) *Temporary window signs.* Signs painted on a window or displayed in a window advertising a temporary sales event or promotion.
- (b) Unless specifically stated above, temporary signs are allowed with time limit of 60 days and must comply with the setback requirements for freestanding signs.

Sec. 12.04.009 Use of public right-of-way prohibited

No sign in any zoning district shall project into the public right-of-way in any street or alley with the following exceptions:

- (1) In the CBD zoning district, signs may extend outward from a building face into the public right-of-way, up to a distance no less than 18 inches from the street edge or curb line, and may overhang a sidewalk or public right-of-way at a height of no less than nine feet from the grade level to the bottom edge of the sign.
- (2) A public event banner may be hung in the right-of-way at locations designated by the city and with prior approval of the director of public works or his designee. Said banners shall only be hung in the manner and for the time period authorized by the director or his designee. The refusal of a request to hang a public event banner may be appealed to the city council if a written request for the appeal is received by the public works department no later than ten days from the refusal of the request. An appeal shall not be granted if the sole reason for refusal of the appellant's request is that another request was received prior to that of the appellant.

Sec. 12.04.010 View obstructions prohibited

- (a) *Generally.* No sign shall be located so as to obstruct the vision or sight distance of motor vehicle operators or pedestrians at any street intersection, crossing, ingress or egress or other point of traffic concentrations. Signs may not be installed so as to cause distraction or hindrance to motor vehicle operators at any street intersection, crossing, ingress or egress point.
- (b) *Intersection sight triangle.* Signs located on a corner lot and situated within 30 feet of the intersection of two street edges or curb lines shall maintain a clear space between three feet and nine feet above the grade level. Poles located within this area shall not exceed a diameter of eight inches.

Sec. 12.04.011 Illumination

- (a) *Sources.* Light sources shall not be of such brightness as to constitute a hazard to pedestrians or motor vehicle operators and shall be shielded so as not to be objectionable to adjacent and surrounding properties. All lighting, except as otherwise specified, shall be internal to the sign or of indirect illumination.
- (b) *Uniformity.* Except as permitted in this article for fluctuating time, temperature and/or electronic message signs, all lighting shall consist of constant illumination which is uniform in intensity.
- (c) *Electrical illumination.* All wiring materials used in the construction and operation of electrically illuminated signs shall be installed and maintained in accordance with the electrical code of the city.
- (d) *Flashing illumination.* Except as permitted in this article for fluctuating time, temperature and/or electronic message signs, flashing illumination is prohibited, including any illumination which involves movement or causes the illusion of movement resulting from the arrangement and timing of lighting.
- (e) *Elevated feature illumination.* Where lights are used for the purpose of illuminating or accenting building walls, signs, flags, architectural features, or landscaping, the light source is to be shielded so as not to be directly visible from off-site.

Sec. 12.04.012 Nonconforming uses

- (a) *Nonconforming signs.* Nonconforming signs are those which do not meet the intent and specifications of this article. Any permanently installed sign which existed at the time of adoption of this article that was legally erected prior to enactment of this article but fails to conform to the provisions specified herein shall be regarded as a nonconforming sign, which may remain in place so long as it is not abandoned, is kept in good repair, and is maintained in safe condition.
- (b) *Loss of legal nonconforming status.* A nonconforming sign shall immediately lose its nonconforming designation and must be brought into compliance with these regulations, or be removed, if:
 - (1) The sign is completely replaced; however, repair of the face or replacement of the faces to accommodate a new business does not constitute complete replacement;
 - (2) The sign is relocated;
 - (3) The sign is part of an establishment that discontinues its operation for a period of 365 consecutive days;
 - (4) The sign is structurally altered or enlarged; or
 - (5) The sign is damaged to an extent of greater than 60 percent of the estimated replacement value. A nonconforming sign which is damaged may be repaired so long as the cost of repair, including replacement parts (face, frame, etc.) and their installation, does not exceed 60 percent of the cost to replace the complete original sign structure, including supporting poles.

Sec. 12.04.013 Variance procedure

- (a) *Purpose.* In order to lessen practical difficulties and prevent unnecessary hardships, variance from the regulations may be granted. A practical difficulty of unnecessary hardship may result from:
 - (1) The size, shape or dimensions of a structure;
 - (2) The location of the structure;
 - (3) Topographic or physical conditions on the site or in the immediate vicinity; or
 - (4) Other physical limitations, such as street locations or traffic conditions in the immediate vicinity.

Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance. A variance may only be granted with respect to dimensional standards, such as height, area, and number of signs, or the location of a sign on a site..

- (b) *Application.* Application for a variance shall be made upon a form provided by the city and shall include the application for a sign permit. The applicant shall state on the application why compliance with the provisions of this article is not possible. The applicant shall pay the sign permit fee as a nonrefundable application fee upon submittal of the application to cover the cost of staff time and other expenses incidental to the review of the application.
- (c) *Action on application.* The planning commission shall act on the application. The planning commission may approve the application as submitted, approve the application for a variance subject to such modifications or conditions as it deems necessary to accomplish the purpose of this article or deny the application for the variance.
- (d) *Criteria for approval.* Before the planning commission acts on the variance application, the applicant must show a hardship exists, and the planning commission shall determine that all of the following are present:
 - (1) There are special circumstances or conditions applying to the land, buildings, topography, vegetation, sign structures or other matters on adjacent lots or within the adjacent right-of-way, which would substantially restrict the effectiveness of the sign in question; provided, however, that such special circumstances or conditions are unique to the particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises;
 - (2) Such special circumstances were not created by the applicant;
 - (3) The granting of the variance will be in general harmony with the purpose of this article and will not be materially detrimental to adjacent property, to the adjacent neighborhood, to the persons residing or working in the vicinity or to the public welfare in general;
 - (4) The variance applied for represents the minimum variance necessary in order to afford relief from the hardship;
 - (5) The variance applied for does not depart from the provisions of this article any more than is required to identify the applicant's business or use.
- (e) *Effect of variance.*
 - (1) Issuance of a variance shall authorize only the particular variation which is approved in the variance.
 - (2) Unless otherwise specified in the variance, an application to commence construction of improvements that were the subject of the variance request must be applied for and approved within 12 months of the date of the approval of the variance; otherwise, the variance shall automatically become null and void. Permitted time frames do not change with successive owners. Upon written request, only one extension of the 12-month period may be granted by the planning director if it is determined that conditions of the site and immediately surrounding area are substantially unchanged.
- (f) *Appeal.* An applicant for a sign variance, or the Planning Director, dissatisfied with the action of the planning commission relating to the issuance or denial of a variance shall have the right to appeal to the city council within 30 days after receipt of notification of such action. The city council shall give notice, follow publication procedure, hold hearings, and make its decision in the manner and accordance to the same procedures as provided in chapter 12, exhibit A, article 2, section 214.

Sec. 12.04.014 Sign maintenance and removal

- (a) *Sign maintenance.* Every sign shall be maintained in a safe, presentable and structurally sound condition at all times, including the replacement of defective parts, painting, repainting, cleaning and other acts required for maintenance. The owner of any property on which a sign is located and those responsible for maintenance of the sign shall be equally responsible for the condition of the sign and for the conditions of

the area in the vicinity of the sign and shall be required to keep this area clean, sanitary and free from noxious or offensive substances, rubbish, and flammable waste materials. The building official shall be the official responsible for compliance with this article, and if the sign does not comply with adequate safety standards the building official may require the removal of the sign in accordance with this article.

- (b) *Abandoned signs.* Except as otherwise provided in this article, any sign that is located on property that becomes vacant shall be deemed to have been abandoned. An abandoned sign is prohibited and shall be removed by the owner of the sign or owner of the premises.
- (c) *Dangerous or defective signs.* No person shall maintain or permit to be maintained on any premises owned or controlled by the person any sign in a dangerous or defective condition. Any such sign shall be removed or repaired by the owner of the sign or the owner of the premises.
- (d) *Removal of signs.* All abandoned signs and their supports shall be removed within 90 days from the date of abandonment or shall be covered, painted over or otherwise altered so as to no longer display or advertise any good or service. All dangerous or defective signs shall be removed within 30 days of receipt of notice from the code enforcement department, except that any sign posing an imminent threat to life, health or safety may be summarily removed or demolished. The city council shall have the authority to grant a time extension not exceeding an additional 30 days for removal. Should the responsible party or parties, after due notice (if such responsible party can be located after diligent search), fail to remove an abandoned, dangerous or defective sign, the city council shall conduct a hearing to determine if the sign is abandoned, defective or dangerous. Upon a finding by the city council that a sign is dangerous, defective or abandoned, the council may order the abatement of the nuisance sign. Such abatement may include demolition or removal of the sign and its supports. The city shall recover the costs of all such work from the property owner or the owner of the sign. Any sign so removed shall be stored or impounded and shall not be returned to the owner until all applicable charges are paid. If any sign remains unclaimed for a period of 30 days after its removal, the city may destroy, sell or otherwise dispose of the sign.

Sec. 12.04.015 Permit fees

Fees for the permits required by this article shall be set by the city council.

Sec. 12.04.016 Prohibited sign locations and types

- (a) *Prohibitions.* Unless specifically exempted elsewhere in this article, the following locations and types of signs are prohibited:
 - (1) *Prohibited locations.*
 - (A) Signs attached to or supported by any utility pole, parking meter, traffic sign post, traffic signal or any other official traffic-control device without the express permission of the city council are prohibited.
 - (B) Signs located in such a manner as to hinder or prevent free ingress or egress from any door, window, or fire escape are prohibited.
 - (C) Signs attached in any form, shape or manner which will interfere with any opening required for ventilation are prohibited.
 - (D) Signs erected, maintained, or painted upon a tree, rock or other natural feature are prohibited, excluding official dedicatory and commemorative plaques.
 - (E) Signs placed upon public rights-of-way, except as allowed elsewhere in this chapter, without the express permission of the city council are prohibited.
 - (2) *Prohibited types.*

- (A) *Air-activated graphics or signs.* Streamers, spinning devices or other similar moving or oscillating air-activated graphics or signs are prohibited.
- (B) *Banners and pennants.* Banners and pennants are prohibited in districts zoned for residential use.
- (C) *Animated or oscillating signs.* Animated or oscillating signs are prohibited, except for any such oscillating signs which rotate six or fewer revolutions per minute. Signs which include any flashing light or other device that gives the appearance of a flashing light are prohibited, except fluctuating time/temperature signs and electronic message signs meeting all applicable requirements.
- (D) *Vehicles or trailers displaying advertising.* Vehicles or trailers parked on a business premises or lot displaying advertising must comply with all other restrictions within this article for freestanding signs. If the vehicle or trailer is operable and properly registered and inspected, the advertising displayed will not be included in the calculation of the total sign area authorized by the property.
- (E) *Caution and warning signs.* Signs which resemble an official traffic sign or signal or which bear the words "Caution," "Danger," "Warning" or similar words are prohibited, unless they refer to actual physical hazards.
- (F) *Traffic-control sign, signal or device.* Signs which, by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with or construed as a traffic-control sign, signal or device, or the light of an emergency or road equipment vehicle, or which hide from view any traffic or street sign, signal or other traffic-control device, or signs which make use of words, symbols or characters in such a manner to interfere with, mislead, or confuse pedestrian or vehicular traffic, are prohibited.
- (G) *Inflatable sign, balloon, graphic or figure.* Signs, graphics or figures with a diameter greater than 20 inches inflated with air or any other gas, whether lighter than air or not, are prohibited.
- (b) *Enforcement and removal.* Any sign supported by, or attached to, a utility pole, parking meter, traffic sign post, traffic signal or any other official traffic-control device, which has not received the permission of the city council to be so attached, may be immediately removed by the city or its agent. Any temporary or portable sign placed or maintained in violation of this article may be removed without prior notice by the city or its agent. After the expiration of 72 hours from the delivery of notice to a party responsible for the display of the sign, the city may destroy, sell or make any other use desired of a sign so removed and impounded.
- (c) *Responsible parties.* Parties responsible for signs shall be identified as follows:
 - (1) A sign shall have printed upon it, in a legible manner, the name and address of the party responsible for the placement, maintenance and removal of the sign; or
 - (2) A sign shall clearly indicate through its advertising medium the party responsible for the placement, maintenance and removal of the sign.

All signs which do not comply with either subsection (1) or (2) above shall become the responsibility of the property owner upon whose property the sign is placed. Said responsibility shall include that of repair, maintenance or removal, as may be necessary.

Sec. 12.04.017. River Corridor District, Downtown District, Cultural District Overlays, Historic Overlay Sites and Districts

In addition to all other regulations within this article, the following regulations shall also apply within the area designated as the River Corridor District, Downtown District and Cultural District Overlays:

- (1) No freestanding sign shall exceed thirty (30) feet in height or seventy-five (75) square feet in area, or the regulations set forth for freestanding signs, section 12.04.005(b)(1), whichever is less.
- (2) Billboard signs are prohibited and in no case shall a variance allow such a sign.
- (4) Electronic message signs are restricted to 3'X5' or less and must be approved by the Design and Historic Review Commission
- (3) All signs, banners, pendants or other advertising in the River Corridor District, Downtown District, and Cultural District Overlays Historic District and Overlays zoned areas shall be reviewed by the Design and Historic Review Commission, or by the Planning Director where authorized, which may recommend placing specific conditions on the sign size, location, height, illumination, etc., more restrictive than provided in this article based on the individual site and location characteristics. The applicant may appeal any action of the Design and Historic Review Commission to the City Council, which shall have final authority.

Sec. 12.04.018 Fort Concho Historic District

The following regulations shall apply within the area designated as the Fort Concho Historic Landmark District and within 150 feet of this district:

- (1) No freestanding sign shall exceed 30 feet in height or 75 square feet in area, or the regulations set forth for freestanding signs, whichever is less.
- (2) Billboard signs are prohibited and in no case shall a variance allow such a sign.
- (3) All signs in the Fort Concho Historic District shall be reviewed by the Fort Concho Museum board, which may recommend specific conditions on the sign size, location, height or illumination based upon the individual site and location characteristics. The applicant may appeal any action of the Fort Concho Museum board to the city council, which shall have final authority.

Sec. 12.04.019 Historic Signs

A sign that has been in place for over 50 years, or is a replica or replacement of an original sign that is deemed historic and approved by the Design and Historic Review Commission, may be allowed to be continued, repaired, or replaced even if noncompliant with this Article, subject to approval by the Design and Historic Review Commission. A decision of the Commission may be appealed to the City Council within 10 days of the decision by the applicant or the Planning Director.

a. North Bryant Boulevard (U.S. Highway 87) from West 14th Street north to the City limits.

b. North Chadbourne Street from 37th Street north to the City limits.

c. Pulliam Street from North Bell Street east to the City limits.

d. South Chadbourne Street from Avenue N south to the City limits.

e. Loop 306 from Sherwood Way east to the City limits.

f. South Bryant Boulevard (U.S. Highway 87) from San Jacinto Street south to the City limits.

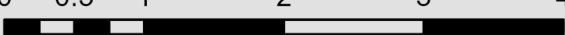
g. Sherwood Way from Clare Drive southwest to the City limits.

h. Arden Road from Sherwood Way west to the City limits.



Billboard/Off-Site Sign Map

Areas permitted:  Permits Issued 2020 - Present: 

Scale:  Miles

N



MEMO



Meeting

Date: February 24, 2024

To: Planning Commission

From: Planning Division, City of San Angelo

Request: A request to amend Chapter 12 Planning and Development, Article 12.04 Signs and remove and reserve Section 420 "Off-site signs".

Background: Since 2019 court cases have been heard about offsite signs verses onsite signs. In 2020, the City of San Angelo took action to place a moratorium on the designation between offsite and on-site signs. IN 2024 the Supreme Court gave a ruling where Cities can choose to regulate those signs differently. What we have done is modernize our current Sign Ordinance to reflect a definition of Billboard and Electronic Message signs and where those can and cannot be located. This takes away the designation of Off-site verses on-site and continues what we have been enforcing since 2020 through the moratorium.

- Firmly Establishes a Billboard size is over 250 sq. ft.
 - Allowed by right in Heavy Commercial (CH), Office Warehouse Light Manufacturing (LM) and Heavy Manufacturing (MH), as well as designated corridors – all unchanged from current ordinance
 - Billboards are prohibited – Cultural District Overlay Zone, Downtown Design District, Historic District and Overlay Zones, Historic Old Town District and the River Corridor District
 - Distances regulations for billboards
 - Between electronic message billboards – 700' linear on the same side of the road
 - Electronic message billboard 200' from a public right of way intersection of local, collector and arterial classified roadways
 - Electronic message billboard 300' from any residential zone district
 - Electronic message billboards – hold time of 8 seconds and 2 seconds for simultaneous message change
 - Between traditional billboards – 500' linear on the same side of the road
 - Traditional billboard 125' from any residential zone district
- Add definition of electronic message signs
 - Added a brightness section
- Signs height regulated by road classification, not by zoning district standard
 - Height. Maximum sign height for each street classification shall be as follows:
 - (1) Local and Collector Streets: 25 feet.
 - (2) Arterial Streets: 40 feet.
 - (3) Freeways and designated US Highways: 50 feet.

Signs which would not conform to the new Article 12.04 "Signs" would continue to be legal nonconforming until they apply for a new permit or destroyed by an act of God, Nature, or human interaction.

Attachments: Clean copy of the proposed ordinance with all proposed changes.

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

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

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

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

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

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

Section 1. A joint public hearing with City Council and Planning Commission shall be held Tuesday, April 1st 2025, at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of consideration and possible action on the following agenda items:

- a. First reading and public hearing of an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 3 “Use Regulations,” Section 304 “Commercial District Intent Statements,” regarding the creation of the Cultural District Overlay Zone (CD) development intent.
- b. First reading and public hearing of an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 3 “Use Regulations,” Section 311 “Cultural District Overlay Zone,” regarding the expansion of the Cultural District and development standards for the new Cultural District Overlay Zone (CD).
- c. First reading and public hearing of an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 3 “Use Regulations,” Section 311 “Use Table,” regarding updates to the Cultural District Overlay Zone (CD) allowed uses by right and by conditional use and excluded uses.

- d. First reading and public hearing of an ordinance amending Chapter 12 “Planning & Development,” Article 12.04 “Signs,” making amendments permanent that were previously only temporarily adopted by Ordinance No. 2020-108 on November 17, 2020, regarding off-site and on-site signs, and making further amendments regarding updates to definitions, classification of height by throughfare designation and other minor revisions.
- e. First reading and public hearing of an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 4 “Specific Use Standards,” by deleting Section 420 “Off-site Signs” in its entirety.

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

- a. Posting of a Special Joint Agenda in accordance with the Texas Open Meetings Act.
- b. As to all agenda items in Section 1 above, notice of the time and place of the joint public hearing shall be published in an official newspaper or a newspaper of general circulation in the City of San Angelo before the 10th day before the date of the joint public hearing.

PASSED and APPROVED this 4th day of March, 2025.

THE CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

NOTE: This application is a public record.

Public service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name:

Jimmy Barton

Address:

ZIP code:

76904

Home/mobile phone:

Office/mobile phone:

Resident of San Angelo since: (year)

1994

City Council Single-member District in which you reside:

District 1

Registered San Angelo voter? (yes or no)

yes

Occupation/business affiliation:

self employed technology business

Occupation/business address:

3157 Executive Drive

Title/position: owner
Email: [REDACTED]

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

(o) Yes

3. **Date**

1/22/2025

4. **Applying for:**

(o) Economic Development Corporation

5. **Recommended by:**

(Name): Harry Thompson

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

(o) Yes

7. **If no, which criteria?**

Not answered

8. **Tell us about yourself.**

Education and/or professional licenses:

Graduate of Eldorado High School

Graduate of Angelo State University (Business Management)

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

Vice President of the San Angelo Stock Show & Rodeo - 2011

Board Director - San Angelo Stock Show and Rodeo Foundation - 2020

Board Director - Angelo State University Foundation - 2023

Board Member - The Bank & Trust San Angelo Advisory Board - 2023

President - Christoval Volunteer Fire Department - 2020

Vice President - Ruidoso Jockey Club - 2023

Premium Sale Committee - SASSR - 2015

Previous municipal experience (positions, dates, where):

Just completed 3rd term as a board director for the Better Business Bureau

What personal qualifications can you bring to the board?

30 years of business experience. I have business interests in multiple industries. I have lived in the San Angelo area all of my life and lived inside the city for the last 30 years. I know San Angelo very well and am proud to call it my home. I feel like I can bring a passion for this city to the board.

What is your personal vision for the City?

I would love to see San Angelo to flourish with new economic development opportunities. I would enjoy being a part of a master plan that brought businesses to add jobs to our local economy. I see the need to add new industries, new facilities and new opportunities for our city and surrounding area.

Why do you want to serve on this board?

I enjoy giving back to my community. My wife and I are supporters of many non-profits in this area. We give our money and probably more importantly our time to several organizations here in San Angelo. I believe that I have the experience and the passion to serve on this board and be an asset to it.

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

I have been married to my wife Carol for 25 years. She is a Lakeview High graduate and was born and raised in San Angelo. We have one daughter (Landry) that is a Central High graduate and is currently a junior in college attending Texas Tech University studying finance.

The City Council adopted the Code of Ethics for members of the City Council and for the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation. Therefore, all members shall comply with the laws of the nation, the State of Texas and the City of San Angelo in the performance of their public duties. If you been convicted of a MISDEMEANOR or FELONY, and/or placed on probation, fined or given a suspended sentence such as pretrial diversion or deferred adjudication in court within the last ten years, disclosure of such should be forwarded under separate cover. For a complete copy of the Code of Ethics, contact the City Clerk's Office at [325-657-4405](tel:325-657-4405).

Thank you,
City of San Angelo, TX

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NOTE: This application is a public record.

Public service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1.

Personal information

Name:	Charles Lynn Young
Address:	[REDACTED]
ZIP code:	76904-7448
Home/mobile phone:	[REDACTED]
Office/mobile phone:	[REDACTED]
Resident of San Angelo since: (year)	1968-1988, 1999-Present
City Council Single-member	District 1
District in which you reside:	
Registered San Angelo voter? (yes or no)	Yes
Occupation/business affiliation:	Financial Services
Occupation/business address:	2741 Palo Duro Drive, San Angelo
Title/position:	Financial Advisor
Email:	[REDACTED]

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any

information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(o) Yes

3.

Date

02/24/2025

4.

Applying for:

(o) Zoning Board of Adjustment

5.

Recommended by:

(Name): Tom Thompson

6.

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

(o) Yes

7.

If no, which criteria?

Not answered

8.

Tell us about yourself.

Education and/or professional licenses:

Bachelor's Of Science in Economics, Texas A&M class of 1990

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

Board Member of the Permanent Endowment Committee at Sierra Vista Methodist Church (2023-Present)

At Large Member of the SAISD Reading Selection Committee (2021-Present)

Committee Member of the San Angelo Stock Show And Rodeo (2019-Present)

Previous municipal experience (positions, dates, where):

Parent in charge of Uniforms for the CHS Mighty Bobcat Band (2016-2020)

President of the Glenn Middle School PTA (2014-2017, 2018-2019)

Treasurer of the Glenn Middle School PTA (2017-2018)

Treasurer for the Fort Concho PTO (2007-2015)

Site Based Committee Glenn Middle School (2013-2014)

Treasurer of Western Little League (2011-2014)

Secretary of Western Little League (2010-2011)

Financial Secretary Sierra Vista Methodist Church Capital Building Campaign (2001-2003)

Chair of the Finance Committee at Sierra Vista Methodist Church (2000-2003)

What personal qualifications can you bring to the board?

I have a 35 year background in Financial Services starting my career with Aetna Life Insurance and Annuity Company, Aetna Retirement Services, Aetna Financial Services and Aetna Inc. working with the Faculty and Staff at Texas A&M University, The University of Texas in Austin and M.D. Anderson Medical Center in Houston.

What is your personal vision for the City?

I have seen San Angelo grow, struggle, expand in some areas and contract in others. The potential here is exciting and being able to be a part of that will be rewarding. I have spent my life looking long term and feel that San Angelo's growth potential, properly guided and thought out, partnering with Goodfellow AFB, ASU, Howard College, Shannon Medical Center and SAISD among others will benefit everyone here and in the surrounding communities. Building our city requires analysis and hard work and I enjoy both of those.

Why do you want to serve on this board?

I moved to San Angelo on my 1st birthday and grew up here. I attended McGill, Lee and graduated from Central. I moved away for college and moved back when I got married. I worked just as hard to move back to San Angelo as I did to move away for college. This is where I wanted to raise my children. I was taught by my parents to give back and to do what you can for those around you. I have taught my children those same lessons.

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

I have deep ties to San Angelo. My mother Judy Young still lives here as does my Father-in-law Tipton Lee. My wife is a Pediatrician here and we have raised a son and a daughter in this community and these public schools. We both work very hard to be involved in San Angelo and to give back.

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Thank you,
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