



City Council Agenda 5/6/2025

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held May 6, 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. Proclamation of April 13 -19, 2025 as National Public Safety Telecommunicators Week
- b. Proclamation of May 12-17, 2025 as National Salvation Army Week
- c. Proclamation of May 2025 as Motorcycle Awareness Month
- d. Proclamation of May 2025 as Historic Preservation Month

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 April 15, 2025, City Council and Planning Commission Joint Meeting minutes and April 15, 2025, City Council Regular Meeting minutes (Heather Stastny)
- b. Consider accepting the donation of a Channel Easement being 10.23 acres in the Town & County Business Park Addition, and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Patrick Frerich)
- c. Consider granting a 15-ft. wide easement to AEP Texas Inc., lying within 90.673 acres out of A-0204, S-0172, JF Fuchs Survey, Tract 34, east of Lake Nasworthy Dam, finding a public purpose in granting such an easement, and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)
- d. Consider approving a license agreement for three temporary monitoring wells in the City's right-of-way located at approximately 1733 Pulliam and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Kevin Pate)
- e. Consider approving Amendment #1 to Task Order #3 with CDM Smith, Inc. in the amount of \$165,485 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)
- f. Consider approving Change Order #4 for Howard St. Roadway Project with Reece Albert, Inc. for the total amount of \$73,025.85 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

- g. Consider approving a 3-year renewal with GoTo Communications under TIPS Contract 221003 for voice over IP phone service in the annual amount of \$59,575.69 and authorizing the City Manager to negotiate and execute all related documents (Bucky Hasty)
- h. Consider approving a Memorandum of Understanding with Mr. Sean Fuentes to authorize the construction of a 9-hole disc golf course at Jaime Padron Memorial Park and authorizing the City Manager to negotiate and execute all related documents (Carl White)
- i. Consider amending the current contract with Bentwood Country Club Estates to allow pumping of water from Lake Nasworthy and authorizing the City Manager to negotiate and execute all necessary documents (Shane Kelton)
- j. Consider approving and designating the Executive Director of Public Works as a signatory for the Texas Water Development Board (Shane Kelton)
- k. Consider ratifying COSADC's approval of the sale of approximately 27 acres of land at the Industrial Park to ATI Group at the appraised value of \$65,000 per acre according to a December 31, 2023, Appraisal Report by Robert W. Stribling, MAI; authorizing the Board President to negotiate and execute all related documents (Michael Dane)
- l. Consider a resolution approving updates to the Existing Sidewalk Standard Construction Details (S-FF-1 & S-FF-2) to align with the latest requirements of the COSA Sidewalk Ordinance and Texas Accessibility Standards pursuant to the American with Disabilities Act (Kevin Pate)
- m. Consider amending the Infill Incentives Program to allow developers a 12-month time period to receive a certificate of occupancy necessary to qualify for funding (Aaron Vannoy)
- n. Consider a resolution amending the Schedule of Fees and Charges to add fees for Airport Food Truck licenses (Tina Dierschke)
- o. Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, for COSADC land purchase (Tina Dierschke)
- p. Second reading of ordinances amending the following provisions of the City Code of Ordinances related to signs:
 - 1. Chapter 12 "Planning and Development," Article 12.04 "Signs"; and
 - 2. Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 4 "Specific Use Standards," by deleting Section 420 "Off-site Signs" (Aaron Vannoy)
- q. Second reading of an ordinance for Z25-02, a request to rezone from the Light Manufacturing zoning district to the General Commercial zoning district at the properties located at 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and from the Light Manufacturing zoning district to High Rise Multi-family Residential zoning district for the properties located at 1426 and 1428 Western Ct. (Aaron Vannoy)
- r. Second reading of ordinances for:
 - 1. Z25-03, a request to rezone from the General/Heavy Commercial zoning district to the Low Rise Multi-family Residential zoning district for properties at 217 & 221 E. Avenue K; and
 - 2. CP25-01, a request to amend the Comprehensive Plan from Industrial to Commercial for properties at 217 & 221 E. Avenue K (Aaron Vannoy)

- s. Second reading of an ordinance for Z25-07, a request to rezone from the Single-family Residential zoning district to the Neighborhood Commercial zoning district for the property located at 2621 S. Bryant (Aaron Vannoy)
- t. Second reading of an ordinance for Z25-09, a request to rezone from the Single-family Residential zoning district and the General Commercial zoning district to the Low Rise Multi-family Residential zoning district for the lot located on Lot 2 in Section 3 of Block 3 in Arden Acres Subdivision (Aaron Vannoy)
- u. Second reading of an ordinance for Z25-10, a request to rezone from the Single-family Residential zoning district to the Neighborhood Commercial zoning district, to allow park and recreational uses located at Kirby Park, located at 1401,1402 and 1403 Edmund Blvd. (Aaron Vannoy)
- v. Second reading and public hearing of ordinances for(SMD#6):
 - 1. Annexation of 9.712 acres out of A WILLKE Survey S-002; Abstract A-8211 in the Prestonwood addition
 - 2. Annexation of 7.477 acres out of A WILLKE Survey S-002; Abstract A-8211 in the Prestonwood addition
 - 3. Z25-11, a request to rezone from the Ranch and Estate zoning district to the Single-Family Residential zoning district on Pinion Ridge
 - 4. Z25-12, a request to rezone from the Ranch and Estate zoning district to the Single-Family Residential zoning district on Trippington Way (Aaron Vannoy)
- w. Second reading and public hearing of an ordinance for ROW25-01, a request to abandon the alley in Miles Addition, Block 41 between 4th & 5th St., east of Pecan St. (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. Presentation of the Downtown San Angelo, Inc. biannual report (Presentation made by DSA Executive Director Monica Ramos)
- b. Presentation and discussion regarding the Animal Services Task Force's recommendations (Presentation made by the Animal Services Task Force)
- c. Consider awarding bid PK-01-25 to Blink Marketing, Inc. (DBA Blink Signs), in the amount of \$209,045.53 sourced from HOT fund balance for Concho River wayfinding signage and authorizing the City Manager to negotiate and execute all related documents (Carl White)
- d. Discussion and possible action on the "Concho River Legacy Trail" project, including the following items:
 - 1. Consider a resolution endorsing private fundraising efforts to commission and install a series of sculptures entitled "Concho River Legacy Trail", which will depict the history of the Concho Valley. These sculptures are proposed for placement along the Concho River parks and within Santa Fe Park
 - 2. Authorize City staff to develop and issue a Request for Proposals (RFP) for the re-envisioning of the Concho River parks and Santa Fe Park. The RFP will seek professional services to create landscape plans that incorporate the proposed sculpture installations as

part of the "Concho River Legacy Trail."

(Presentation made by Parks and Recreation Director Carl White)

- e. First reading and public hearing of an ordinance approving Standards of Care for Recreation Summer Camp held at Recreation Centers for ages 5 through 13 (Presentation made by Recreation Manager Jesse Benes)
- f. Second reading of ordinances for amendments to the following sections of Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations":
 - 1. Section 311 "Cultural District Overlay Zone"
 - 2. Section 313 "Use Table"
 - 3. Section 304 "Commercial District Intent Statements" (Presentation made by Planning & Development Services Director Aaron Vannoy)
- g. First reading and public hearing of ordinances for:
 - 1. Z24-16, a request to rezone from the General Commercial/Heavy Commercial zoning district to the General Commercial zoning district at 2830 N. Chadbourne, 2802 N. Chadbourne and 2810 N. Chadbourne
 - 2. CP24-06, a request to amend the Comprehensive Plan from Neighborhood Center to Commercial at 2802, 2810, and 2830 N. Chadbourne (Presentation made by Planning and Development Services Director Aaron Vannoy)
- h. Discussion and possible action of North TIRZ Non-Profit policy update (Presentation made by Planning & Development Services Director Aaron Vannoy)
- i. Consider approving Tax Increment Reinvestment Zone incentive funding for 3 private projects totaling \$181,870.03 in the South TIRZ area (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 1005 S. Park St.
- b. Section 551.072 - Deliberations about real property regarding 3415 Johnson Ave.
- c. Section 551.072 - Deliberations about real property regarding airport hangar lease
- d. Section 551.072 - Deliberations about real property regarding 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

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. 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 1st day of May 2025, at 4:22 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.

Proclamation

Public Safety Telecommunications Professionals play a vital role in emergency response. Their responsibilities extend far beyond relaying information between the public and first responders. In critical situations—such as cases involving missing, abducted, or sexually exploited children—the information they gather and the actions they take often lay the groundwork for a swift and effective response.

When dealing with incidents involving suicidal callers or hostage situations, Public Safety Telecommunicators are frequently the first point of contact. Their ability to remain calm under pressure and their communication skills can be life-saving, preventing further escalation and providing critical support in real time.

These professionals serve as the first and most essential link between citizens in distress and emergency services. They are the calm voice on the other end of the line during what may be the worst moments of a person's life—offering guidance, compassion, and assistance. They also serve as a crucial lifeline to law enforcement officers, firefighters, and emergency medical personnel, providing real-time information, monitoring field activity, and ensuring responder safety.

The Public Safety Telecommunicators at the San Angelo Public Safety Communications Center have made outstanding contributions to our community—helping to apprehend criminals, suppress fires, provide life-saving medical assistance, and uphold public safety.

Despite the emotional and physical demands of their job, often working long hours and around the clock, these dedicated individuals remain committed to their mission. It is essential that we, at every level of government and within our communities, recognize and honor their lifesaving service.

Now, therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim April 13–19, 2025 as

NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

in San Angelo, Texas, and encourage all citizens to join me in expressing our deepest gratitude to the men and women whose diligence, dedication, and professionalism help keep our community safe.

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 6th day of May 2025.

Brenda Gunter
Mayor of the City of San Angelo

Proclamation

The Salvation Army's only business in this community of San Angelo, Texas, as everywhere, is still human business, undertaken with joy for the family of humankind to the greater glory of God and through sound, innovative and professional services. The Salvation Army serves the people of San Angelo with unshakable faith in all, no matter how desperate the situation and views all people as people with possibilities.

The Salvation Army acts on behalf of all the residents of our community, with neither salvation nor any other condition prerequisite, nor expecting any thanks, yet nonetheless welcoming community support.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim May 12-17, 2025 as

NATIONAL SALVATION ARMY WEEK

and urge all citizens to join me in saluting the steadfast men and women who bind up the broken hearted and renew the heart of our community by their quiet service of compassion.

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 6th day of May 2025.

Brenda Gunter
Mayor of the City of San Angelo

Proclamation

Poderosas MC, as members of the Texas Council of Clubs and Independent Riders; with support from the National Safety Council, TXDOT, and local motorcycle enthusiasts throughout the area, would like to remind all local road and highway travelers that the Month of May is nationally designated as Motorcycle Awareness Month.

During this time, motorists are reminded of the seasonal return and greater frequency of motorcycle enthusiasts to our Texas roadways. Due to the smaller size of motorcycles in comparison to other vehicles, motorcycles are often easily ignored or overlooked in regular traffic flow. This is why all motorists are encouraged to look twice for motorcycles at intersections, when performing lane changes, whenever passing other vehicles, including other motorcycles, or just when generally traveling near motorcycles.

Also, motorcyclists are encouraged to operate their motorcycles in a defensive manner that is within the laws and regulations of the respective roads being traveled. Respectively, all motorists and motorcyclists are equally encouraged to look twice as they drive or ride; both during Motorcycle Awareness Month and throughout the year so that we can all promote safety and end the streak of accidents, injuries, and deaths on our Texas roads.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim May as

MOTORCYCLE AWARENESS MONTH

in San Angelo, Texas, and encourage everyone to share the road safely while remembering to look twice for motorcycles.

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 6th day of May 2025.

Brenda Gunter
Mayor of the City of San Angelo

Proclamation

Historic Preservation Month was first recognized as an annual week-long celebration in 1973, commemorating preservation progress and the benefits associated with such efforts. The National Trust later extended the week to a month in 2005 to “provide an even greater opportunity to celebrate the diverse and unique heritage of our country’s cities and states.”

In our city, Downtown San Angelo Inc. serves to revitalize and preserve San Angelo’s vibrant historic downtown by employing the Main Street 4-Point Approach; design, economic restructuring, organization and promotion, to develop the historic central business district of downtown San Angelo into a unified element of cultural and economic vitality. With over 20 official years invested in San Angelo’s rich history, Downtown San Angelo Inc. has seen the district grow & transform while preserving our City’s historic charm.

Preserving historic buildings not only improves the appearance of our city but also safeguards and tells the story of where our town came from while guiding our community to where we are going now. Historically preserved sites like Fort Concho, the Roosevelt Hotel, and Old Central Firehouse all capture what was, and is even now, important today: our people and needs.

Preservation connects our past and future in a way that benefits every citizen and local business, relationally and economically, by weaving together a strong braid of legacy and further growth.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas on behalf of the City Council, do hereby proclaim the month of May 2025 as

HISTORIC PRESERVATION MONTH

in San Angelo, Texas and urge the community to celebrate and recognize the progress of preservation and revitalization of our distinctive and diverse history.

In witness whereof, I have hereunto set my hand and caused the seal of Official Seal of the City of San Angelo, to be affixed this 6th day of May 2025.

Brenda Gunter
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, April 15, 2025

Present:

Mayor Brenda Gunter
Pro tem Lucy Gonzales, SMD 4
Council Member Tommy Hiebert, SMD 1
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 1:01 p.m. on Tuesday, April 15, 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 Council Member Tommy Hiebert.

3. Proclamations/Recognitions

April 13-19, 2025 was proclaimed as Animal Care & Control Appreciation Week.

Charlotte Anderson was recognized.

4. Public Comment

Citizen Evelyn Smith (SMD 5) spoke about TIRZ funding for non-profit organizations.

5. Consent Agenda

- a. Approval of the April 1, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Award of Task Order #9 under IDIQ PW-01-23 to Freese and Nichols, Inc. in the amount of \$161,928 for a GIS Gap Assessment and Strategic Plan, and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)
- c. Approval of TIPS Contract 25010501 for the purchase and installation of thirteen HVAC roof units at the Chase State Building and Texas Workforce Building from Duncan Mechanical Services, Inc. in the amount of \$188,181.60 and authorizing the City Manager to negotiate and execute all related documents (Bob Bluthardt)
- d. Rejection of all bids received for RFB AP-01-25 Construct South Hangar Access Taxilane (Justin Fletcher)
- e. Approval of an amendment to the current Meet and Confer agreement with the San Angelo Police Officers Coalition in establishing open testing for the Civil Service Exam under Article III, Hiring Process (Veronica Sanchez)
- f. Adoption of a resolution authorizing the City Manager to apply for and accept a Motor Vehicle Crime Prevention Authority grant for the Police department to combat motor vehicle burglary and theft (Jeremy Cannady)

- g. Adoption of a resolution to adopt the City of San Angelo Comprehensive Safety Action Plan (Patrick Frerich)

Citizen Jamal Schumpert (SDM 4) suggested the City send a copy of the Safety Action Plan to SAISD; and requested additional information regarding item 5b.

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve the Consent Agenda as presented. The motion carried unanimously (6) ayes to (0) nays.

6. Regular Agenda

- a. First reading and public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, for COSADC land purchase (Presentation made by Finance Director Tina Dierschke)

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

- b. First reading and public hearing of ordinances for:
 - 1. Z24-16, a request to rezone from the General/Heavy Commercial zoning district to the Heavy Commercial zoning district at 2830 N. Chadbourne, and to the General Commercial zoning district at 2802 & 2810 N. Chadbourne
 - 2. CP24-06, a request to amend the Comprehensive Plan from Neighborhood Center to Commercial at 2802, 2810, and 2830 N. Chadbourne (Presentation made Planning and Development Services Director Aaron Vannoy)

Citizen Jamal Schumpert (SDM 4) spoke in opposition to the proposed zone change.

Direction: Council requested the item to be tabled and heard at the May 6 Council meeting for further research and discussion.

- c. First reading and public hearing of an ordinance for Z25-02, a request to rezone from the Light Manufacturing zoning district to the General Commercial zoning district at the properties located at 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and from the Light Manufacturing zoning district to High Rise Multi-family Residential zoning district for the properties located at 1426 and 1428 Western Ct. (Presentation made by Planning and Development Services Director Aaron Vannoy)

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

- d. First reading and public hearing of ordinances for:
 - 1. Z25-03, a request to rezone from the General/Heavy Commercial zoning district to the Low-Rise Multi-Family Residential zoning district for properties at 217 & 221 E. Avenue K; and
 - 2. CP25-01, a request to amend the Comprehensive Plan from Industrial to Commercial for properties at 217 & 221 E. Avenue K (Presentation made by Planning and 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 unanimously (6) ayes to (0) nays, with no public comment.

- e. First reading and public hearing of an ordinance for Z25-07, a request to rezone from the Single-family Residential zoning district to the Neighborhood Commercial zoning district for the property located at 2621 S. Bryant (Presentation made by Planning and 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 unanimously (6) ayes to (0) nays, with no public comment.

- f. First reading and public hearing of an ordinance for Z25-09, a request to rezone from the Single-family Residential zoning district and the General Commercial zoning district to the Low-Rise Multi-Family Residential zoning district for the lot located on Lot 2 in Section 3 of Block 3 in Arden Acres Subdivision (Presentation made by Planning and Development Services Director Aaron Vannoy)

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

- g. First reading and public hearing of an ordinance for Z25-10, a request to rezone from the Single-family Residential zoning district to the Neighborhood Commercial zoning district, to allow park and recreational uses located at Kirby Park, located at 1401,1402 and 1403 Edmund Blvd. (Presentation made by Planning and Development Services Director Aaron Vannoy)

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

- h. First reading and public hearing of ordinances for(SMD#6):
 - A. Annexation of 9.712 acres out of A WILLKE Survey S-002; Abstract A-8211 in the Prestonwood addition
 - B. Annexation of 7.477 acres out of A WILLKE Survey S-002; Abstract A-8211 in the Prestonwood addition
 - C. Z25-11, a request to rezone from the Ranch and Estate zoning district to the Single-Family Residential zoning district on Pinion Ridge
 - D. Z25-12, a request to rezone from the Ranch and Estate zoning district to the Single-Family Residential zoning district on Trippington Way (Presentation made by Planning and Development Services Director Aaron Vannoy)

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

- i. First reading and public hearing of an ordinance for ROW25-01, a request to abandon the alley in Miles Addition, Block 41 between 4th & 5th St., east of Pecan St. (Presentation made by Planning and 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 unanimously (6) 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:

8. Follow Up and Administrative Issues

- a. ~~Consideration of items discussed in Closed Session, if needed~~
- b. Consider approving various Board nominations:
Public Housing Authority: Barbara Brown to a third term and Jaime Colvin to a fourth term, both ending April 2027

Motion: Council Member Hiebert 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~~

9. Adjournment

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, 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 2:05 p.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Heather Stastny, City Clerk

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

City of San Angelo, Texas
Special Joint City Council/Planning Commission Meeting
Tuesday, April 15, 2025

City Council Members Present:

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

Planning Commission Present:

Chair Luke Uherik, SMD 1 Representative
Brittany Davis, Mayoral Representative
Joe Self, SMD 2 Representative
Kandi Pool, SMD 3 Representative
Liz Albert, SMD 4 Representative
Lyndon Roberts-Galindo, SMD 5 Representative
Patrick Baughman, SMD 6 Representative

1. Call to Order – City Council

With a quorum of the City Council members present, Mayor Gunter called the special session of the San Angelo City Council to order at 8:30 a.m. on Tuesday, April 15, 2025, at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Call to Order – Planning Commission

With a quorum of the Planning Commission members present, Luke Uherik called the special session of the Planning Commission to order at 8:30 a.m. on Tuesday, April 15, 2025, at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

3. Joint Meeting Agenda

- a. First reading and public hearing of ordinances for amendments to the following sections of Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations":
 1. Section 311 "Cultural District Overlay Zone"
 2. Section 313 "Use Table"
 3. Section 304 "Commercial District Intent Statements" (Presentation made by Planning & Development Services Director Aaron Vannoy)

Citizens Scott Sustek (SMD 5), Roy Zesch (SMD 5), Joe Chavarria (SMD 3), Monica Ramos (SMD 6), Brie Perks (SMD 3), Lynn Shipley (SMD 6), Steve Eustis (SMD 1), Christopher Roque (SMD 5), Julie Raymond (SMD 5), and County resident Ray Zapata spoke in favor or opposition to the proposed Cultural District Overlay Zone, expressing a range of views regarding its potential cultural, economic, and community impacts.

Motion: Commissioner Davis made a motion, seconded by Commissioner Baughman, to approve the Cultural District Overlay Zone, amending 311 of the Zoning Ordinance, creating a new land use of Cultural District Overlay Zone (CD) in Section 304 of the Zoning ordinance and amending Use Table 313. The motion carried (7) ayes to (0) nays.

Motion: Council Member Thomas made a motion, seconded by Mayor Gunter, to approve the Cultural District Overlay Zone, amending 311 of the Zoning Ordinance, creating a new land use of Cultural District Overlay Zone (CD) in Section 304 of the Zoning ordinance and amending Use Table 313. The motion tied (3) ayes to (3) nays with Council Members Gonzales, Hesse Smith, and Miller casting the dissenting votes.

Motion: Council Member Thomas made a motion, seconded by Mayor Gunter, to approve the item as previously stated, with the item being heard on the Regular Agenda at the next

Council meeting on May 6, 2025, to allow for additional discussion. The motion carried (5) ayes to (1) nay with Council Member Gonzales casting the dissenting vote.

- b. First reading and public hearing of ordinances amending the following provisions of the City Code of Ordinances related to signs:
1. Chapter 12 "Planning and Development," Article 12.04 "Signs"; and
 2. Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 4 "Specific Use Standards," by deleting Section 420 "Off-site Signs" (Presentation made by Planning and Development Services Director Aaron Vannoy)

Citizens Monica Ramos (SMD 6), Michael Martinez (SMD 3) and Susan Mertz (SDM 5) requested future considerations and clarifications to the proposed ordinance changes.

Motion: Commissioner Pool made a motion, seconded by Commissioner Roberts-Galindo, to approve Article 12.04 Signs Ordinance and amending Section 420 of the zoning Ordinance as presented, with continued discussions regarding portable signs, temporary signs and sign permit fees. The motion carried (7) ayes to (0) nays.

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve the item as presented. The motion carried unanimously (6) ayes to (0) nays.

4. Follow Up and Administrative Issues

5. Adjournment – Planning Commission

Motion: Commissioner Uherik made a motion, seconded by Commissioner Davis, to adjourn. There being no further business, the Planning Commission adjourned at 12:14 p.m.

6. Adjournment – City Council

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to adjourn. There being no further business, the City Council adjourned at 12:14 p.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Heather Stastny, City Clerk

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Consider accepting the donation of a Channel Easement being 10.23 acres in the Town & County Business Park Addition, and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Patrick Frerich)

Staff Recommendation:

Accept

Summary/History:

The owners (Town & Country Food Stores, Inc.) of 10.23 acres property located in the Red Arroyo between Jackson Street and US 87S have offered to donate the ownership of the property to the City. The property falls completely within the bounds of the Red Arroyo and is almost entirely encompassed within the FEMA Regulatory Floodway, thus making the property undevelopable. City ownership of this property would be beneficial for stormwater management purposes.

Funding Source(s):

Financial Impact:

The City will pay for all closing costs which are expected not to exceed \$5,000.

Other Information/Recommendation:

Staff recommends accepting the donation of the property from Town & Country Food Stores, Inc.

Attachments:

1. TOWN & COUNTRY BUSINESS PARK ADDN PLAT 224466 TOWN & COUNTRY BUSINESS PARK ADDN PLAT 224466.pdf

Presentation:

Sarah Tackett, Patrick Frerich

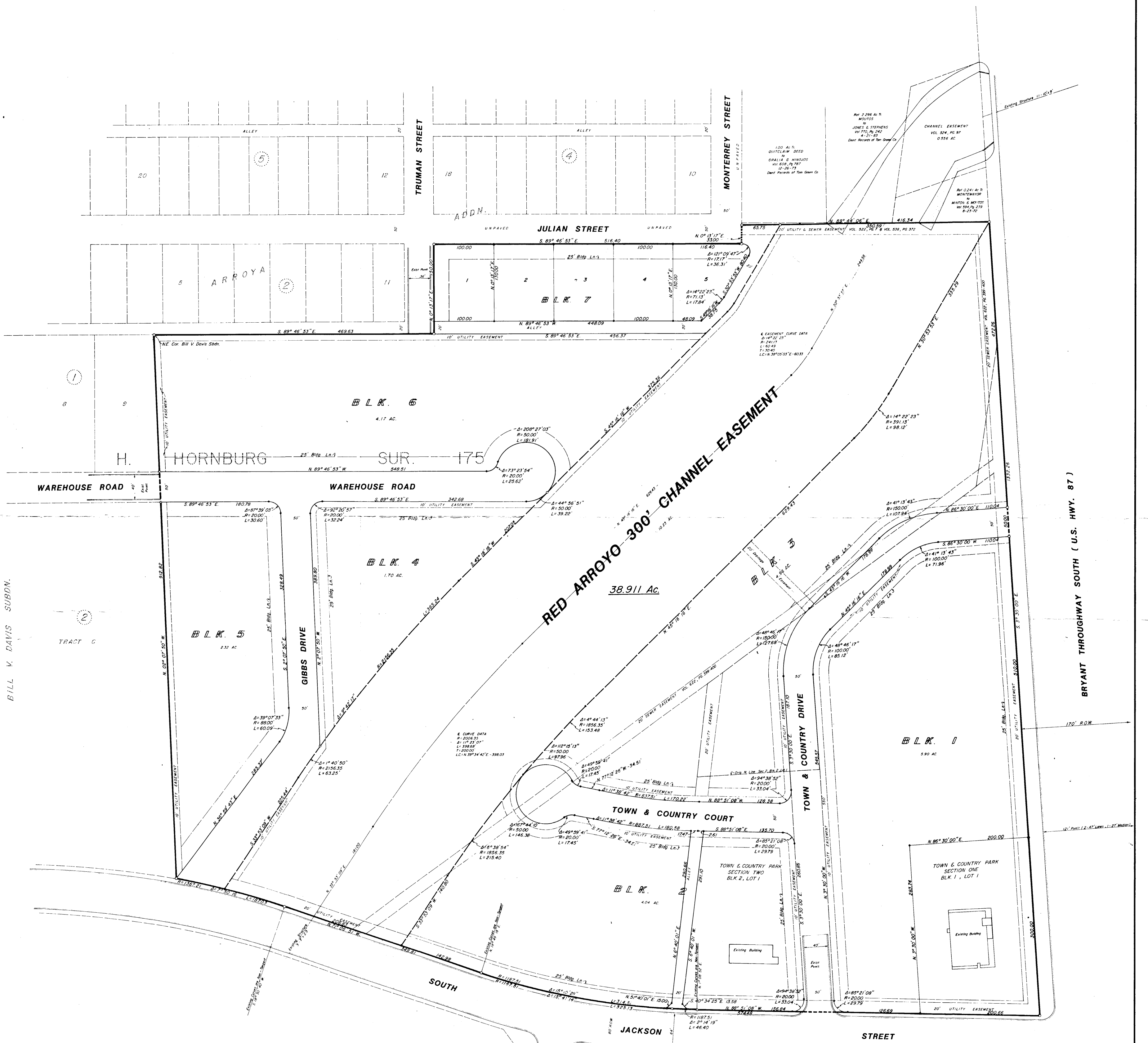
Approvals/Reviews:

Sarah Tackett

Created/Initiated

Sarah Tackett
Patrick Frerich
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Final Approval



PLANNING COMMISSION

Approved for Recording This
Day of June, 1984, City
Planning Commission of San Angelo,
Texas.
David J. Schuler
Chairman

CITY ENGINEER/WATER SURV.

Approved for Recording This
Day of June, 1984, City
Engineer of San Angelo, Texas.
BY: *Allen H. Nelson*
Chloe White

CITY COUNCIL

Approved for Recording This
Day of June, 1984, City
Council of San Angelo, Texas.
Tom A. Blum
Mayor

224466

COUNTY CLERK

Filed for Record This 27th
Day of June, 1984, at 2:18
County Clerk of Tom Green Co.,
Texas.
Marie Russell, Co. Clk.
Deborah Holbach, Deputy

STATE OF TEXAS

COUNTY OF TOM GREEN

This instrument was acknowledged before
me on the 27th day of June, 1984,
Notary Public in and for the State of Texas.
My commission expires 12/31/85

ACKNOWLEDGMENT/DEDICATION

I, Town & Country Food Stores, Inc., do hereby adopt
this plat as the subdivision of my (our) property
and dedicate for the use of the public the alleys,
streets and easements as shown.

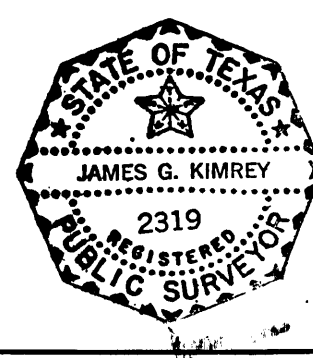
FINAL PLAT
TOWN & COUNTRY BUSINESS PARK ADDITION
MULTI-FAMILY & COMMERCIAL USE

An Addition to the City of: SAN ANGELO, TEXAS

Owner / Developer: TOWN & COUNTRY FOOD STORES, INC.

Prepared by: S.K. ENGINEERING

Date: MAY 21, 1984



SURVEYOR'S CERTIFICATE

Know all men by these presents: That I,
James G. Kimrey, do hereby
certify that I prepared this plat from
an actual and accurate survey of the land,
and that the corner monuments shown thereon
were properly placed under my personal
supervision, in accordance with the rules
for land subdivision by the City Planning
Commission of the City of San Angelo; and
I further certify that the tract of land
herein placed lies within the city limits
within five miles of the city limits,
of the City of San Angelo, Texas.

James G. Kimrey
REGISTERED PUBLIC SURVEYOR NO. 2319

DESCRIPTION:
Being 38.911 acres of land out of the H. Hornburg
Survey No. 175, San Angelo, Tom Green County,
Texas. Composed of Town & Country Park Sec. One,
Blk. 1, Lot 1 (1.540 AC), Town & Country Park
Sec. Two, Blk. 2, Lot 1 (2.200 AC), and 35.171
AC of undivided acreage.



ENGINEERING
SAN ANGELO, TEXAS

FILED FOR RECORD
1984 AUG 27 PM 2:18

MARIE RUSSELL
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

THE STATE OF TEXAS)
COUNTY OF TOM GREEN) I, HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED
ON THE DATE AND TIME STAMPED HEREON BY ME AND WAS DULY RECORDED IN
VOL. 4, PAGE 636-37, OF THE Plat
RECORDS OF TOM GREEN COUNTY, TEXAS ON August 27, 1984

Marie Russell
MARIE RUSSELL, COUNTY CLERK
TOM GREEN COUNTY, TEXAS

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Consider granting a 15-ft. wide easement to AEP Texas Inc., lying within 90.673 acres out of A-0204, S-0172, JF Fuchs Survey, Tract 34, east of Lake Nasworthy Dam, finding a public purpose in granting such an easement, and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

A utility Easement is needed by AEP for a reliability project behind the Nasworthy Dam. This project will clean up AEP's assets as well as mitigate the fire risk for AEP and COSA. An old line from 1960 will be removed; a new line will be added for the customers to the east for a more reliable circuit.

Funding Source(s):

Financial Impact:

n/a

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|---------------------------------------|------------------------------------|
| 1. | AEP Easement_Lake Nasworthy Dam | CityOfSAeasmentDOCUMENT.pdf |
| 2. | Nasworthy Dam_Aerial with coordinates | CityofSAEASMENTSKETCHEARTHVIEW.pdf |

Presentation:

Sarah Tackett

Approvals/Reviews:

Sarah Tackett
Sarah Tackett

Created/Initiated
Approved

Brandon Dyson
Brandon Dyson
Heather Stastny
Shane Kelton
Heather Stastny

Approved
Approved
Approved
Approved
Final Approval

EASEMENT AND RIGHT OF WAY

CITY OF SAN ANGELO, ("Grantor"), for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by **AEP TEXAS INC.**, a Delaware Corporation, whose address is P.O. Box 2121, Corpus Christi, Texas 78403 ("Grantee") the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto Grantee, its successors and assigns, a perpetual easement and right of way for electric distribution lines, consisting of poles made of wood, metal, or other materials, cross arms, static wires, guys, wire circuits, underground cables and conduits, communication circuits, metering equipment and all necessary or desirable appurtenances (including, but not limited to, transformers, meters, vaults, and service pedestals) over, under, across, and upon a portion of the following described land located in Tom Green County, Texas, to wit:

Exhibit "A"

A 15 foot wide easement lying wholly within 90.673 acres out of Abst: A-0204 S-0172, Survey: J F FUCHS, Tract 34 (East of Lake Nasworthy Dam as Recorded in Tom Green County, Texas.

More specifically, the strip of land covered by this Easement and Right of Way shall be 15 feet in width, as described by GPS waypoints as depicted on Exhibit "A", attached hereto, made a part hereof and incorporated herein for all applicable purposes. Notwithstanding the foregoing, the actual as-built location of the electric line shall locate, define and establish the easement. (the "Easement Area")

Together with the right of ingress and egress over, under, across and upon the Easement Area and Grantor's adjacent land for the purpose of constructing, operating, reconstructing on poles or burying and replacing underground cables and conduits (including necessary ditching and backfilling), enlarging, inspecting, patrolling, repairing, maintaining, upgrading and removing said lines, circuits, underground cables and conduits, poles, wires and appurtenances; the right to relocate along the same general direction of said lines, cables, and conduits; and the right to remove from the Easement Area all structures, obstructions, trees and parts thereof, using generally accepted vegetation management practices, (whether from the Easement Area or that could grow into the Easement Area) which may, in the reasonable judgment of Grantee, endanger or interfere with the safe and efficient operation and/or maintenance of said lines, cables, conduits or appurtenances or ingress and egress to, from or along the Easement Area.

Grantor reserves the right to use the Easement Area subject to said Easement and Right of Way in any way that will not interfere with Grantee's exercise of the rights hereby granted. However, Grantor shall not construct or permit to be constructed any house or other above ground structure on or within the Easement Area containing Grantee's improvements without the express written consent of Grantee.

TO HAVE AND TO HOLD the above described easement and rights unto the Grantee, its successors and assigns forever. Grantor binds itself, assigns, and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, 2025.

[Rest of this page intentionally left blank-Signature page follows]

TX250693
WR#89058649

Grantor
Name: City Of San Angelo

By: _____
City Of San Angelo, City Manager: Daniel Valenzuela

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TOM GREEN

This instrument was acknowledged before me on this _____ day of _____, 2025, by
Daniel Valenzuela,
City Manager of the City Of San Angelo, Texas, a home-rule municipal corporation, on behalf of said corporation by
authority of its governing body.

NOTARY PUBLIC, State of Texas

(Seal)

Exhibit "A"

WR: 89058649

Easement #: 250693

Depiction of a 15' wide AEP Easement

Exhibit A

A 15 foot wide easement lying wholly within 90.673 acres out of Abst: A-0204 S-0172, Survey: J F FUCHS, Tract 34 (East of Lake Nasworthy Dam as Recorded in Tom Green County, Texas.

Starting Point
Lat:31.385682
Long:-100.476945

82 ft

Ending Point
Lat:31.385624
Long:-100.476691

WR:89058649
TX:250693
MH
D.D. Lat/Long
WGS1984

(519,125)

(560,157)
130376
10 D

Coordinate System
Map Datum: NAD1983
N.T.S.

Location: COSA Property
City: San Angelo
County: Tom Green



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Consider approving a license agreement for three temporary monitoring wells in the City's right-of-way located at approximately 1733 Pulliam and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Kevin Pate)

Staff Recommendation:

Approve

Summary/History:

The three new monitoring wells will be located approximately (1) 75' west of North Schroeder Ave. off of Spaulding Street in the city ROW, (2) approximately 135' north of the intersection of Schroeder Ave. and Spaulding St. in the city ROW, and (3) approximately 210' west of Schroeder Ave. in line with previously installed well MW-5 in the city ROW located behind the Cal's gas station. A 2' x 2' area will be removed for the well installation, but it will be replaced/repaved with a well pad. No lane closures will be necessary. There are no sidewalks in the area.

Funding Source(s):

Financial Impact:

n/a

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|--|--|
| 1. | R-O-W_CONST_PMT_APP_Sunoco | R-O-W_CONST_PMT_APP_Sunoco.pdf |
| 2. | San Angelo 2025 Proposed MW Installation Map | San Angelo 2025 Proposed MW Installation Map.jpg |
| 3. | 38 Cal's San Angelo Prop MW locat | 38 Cal's San Angelo Prop MW locat.pdf |

Presentation:

Sarah Tackett

Approvals/Reviews:

Sarah Tackett
Sarah Tackett
Brandon Dyson
Kevin Pate
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval



City of San Angelo

Right-of-Way Construction Permit Application

Registration # _____

Permit# _____

Expiration Date: _____

APPLICANT INFORMATION

Sunoco, LLC

Company's Legal Name (Owner of Facilities)

2 Righter Parkway	Wilmington	DE	19803
Address	City	State	ZIP Code

302-485-4081	-	jdfultz@evergreenresmgt.com
(Area Code) Telephone#	24-Hour Emergency Phone#	Email Address

Jeremy Fultz	Management Operations	302-485-4081	jdfultz@evergreenresmgt.com
Contact Person 1	Title	Phone#	Email Address

Contact Person 2	Title	Phone#	Email Address
------------------	-------	--------	---------------

Is your Company authorized to do business in the State of Texas? (Please check one) Yes ☒ No ☐

CONTRACTOR INFORMATION

Groundwater and Environmental Services, Inc.

Company's Legal Name (Owner of Facilities)

12705 S Kirkwood Drive	Stafford	TX	77477
Address	City	State	ZIP Code

888-540-0804	awakefield@gesonline.com	
(Area Code) Telephone#	24-Hour Emergency Phone#	Email Address

Amber Wakefield	Staff Geologist	281-965-0171	awakefield@gesonline.com
Contact Person 1	Title	Phone#	Email Address

Fabian Salinas	Principal Project Manager	888-540-0804 x3338	fsalinas@gesonline.com
Contact Person 2	Title	Phone#	Email

Address Is your Company authorized to do business in the State of Texas? (Check one) Yes ☒ No ☐

Name and Address of Registered Agent for Service of Process:

Completed forms and attachments must be returned with original signatures (no photocopies) to the address below in person or by mail.

Right-of-Way Construction Permit Application

ADDITIONAL INFORMATION

By separate attachment, please furnish the following

- o Certificate of Insurance (for applicant – should be filed with Risk Management Office with copy to City Engineer).
- o Provide name, address, and phone number of subcontractors, and type(s) of work to be performed by each.
- o Items required on checklist [P.6].

Location and Description of Work (include street names, termination points and linear feet of cable work):

Approximately 75 feet west of North Schroeder Avenue off of Spaulding Street in the city ROW,
approximately 135 feet North of the intersection of Schroeder Avenue and Spaulding street in the city
ROW, and approximately 210 feet west of Schroeder Avenue in line with previously installed well MW-5
on the city right of way located behind the Cal's 38 gas station.

Will any pavement be removed, including utility locates? (Check one) Yes ☒ No ☐

-A 2 foot by 2 foot area will be removed for the well installation but it will be replaced / repaired with a well pad.

Will traffic lane or sidewalk closure(s) be required? (Check one) Yes ☐ No ☒ work will be completed off the shoulder and cones / flags will be placed behind trucks on the shoulder. No lane closures will be necessary. No sidewalks in work area.

If traffic lane or sidewalk closure is required, a detailed traffic control panel or temporary street closure plan is required, even if a permit is not needed. The plan must be submitted with the permit application or 30 days before work is done, if only notice is provided (that is, if no permit application, traffic lane closure is limited to the times set forth in the Right-of-Way Management ordinance).

Anticipated Start Date: May 5, 2025 Anticipated Completion Date: May 9, 2025

Must obtain locates from City. Confirmation of City locate: _____

Must call DIG-TESS at (800) 344-8377 DIG-TESS Confirmation Number _____

No Work May Begin Until all Locates are Marked in the Field.

INSTRUCTIONS FOR APPLICANT

- Applicant must submit Application with a copy of plans; a copy of a legible site-specific traffic control plan or street closure plan, if required; a line drawing or aerial photo; and all items required on checklist. Plans must follow ordinance requirements, street names and legend.
- Application must be signed by someone authorized to bind Owner of facilities.
- Forty-eight hours before commencing work, the contractor shall contact the Office of City Engineer (325) 657-4201.
- Contact the City of San Angelo Traffic Operations Division (325) 657-4377, 48 hours prior to working within 500 feet of a signalized intersection.
- Locate marks must be removed when work is complete.
- This Permit will become null and void if construction is not begun on or before _____, 20____.
- The Construction Permit must remain on Project Site when work is being performed.

INTERNAL USE ONLY

Date Received: _____

☐ Complete

☐ Bonds ☐ Insurance ☐ Map ☐ Email Notification Sent _____

☐ Incomplete. Missing items: _____ ☐ Email Notification Sent _____

Right-of-Way Construction Permit Application

I HAVE READ AND UNDERSTAND THE STREETS AND SIDEWALK ORDINANCE (ARTICLE 4.08) AND STANDARDS FOR RIGHT-OF-WAY CONSTRUCTION AS SET FORTH IN THE "CITY OF SAN ANGELO. ENGINEERING SERVICES POLICY. ELECTRIC UTILITY. CABLE. TELECOMMUNICATIONS AND OTHER FACILITIES IN RIGHT-OF WAY".

The undersigned authorizes the City of San Angelo to verify any and all information provided as determined necessary. In addition, the undersigned understands that failure to provide the requested information or providing false information on this form or related attachments may result in disqualification.

THE APPLICANT (OWNER OF FACILITIES) ACKNOWLEDGES THAT APPLICANT HAS REVIEWED AND IS FAMILIAR WITH THE CITY'S STREETS, SIDEWALKS AND CURB CUTS ORDINANCE (ARTICLE 4.08 OF THE CITY OF SAN ANGELO CODE OF ORDINANCES), "CITY OF SAN ANGELO. ENGINEERING SERVICES POLICY. ELECTRIC UTILITY. CABLE. TELECOMMUNICATIONS AND OTHER FACILITIES IN City RIGHT-OF WAY", AND APPLICABLE STATE LAW, AND AGREES THAT APPLICANT SHALL BE BOUND BY SAID ORDINANCE AND POLICY, INCLUDING BUT NOT LIMITED TO THE INDEMNITY PROVISIONS THEREIN. SUCH LIABILITY SHALL INCLUDE, BUT IS NOT LIMITED TO, LIABILITY FOR ALL DAMAGE TO CITY PROPERTY, AND EXPENSES FOR CLEANUP, REMOVAL, REPAIR AND REPLACEMENT OF CITY PROPERTY NECESSARY TO RESTORE THE PROPERTY TO THE SAME CONDITION IT WAS IN PRIOR TO THE DAMAGE INCURRED, PLUS REIMBURSEMENT FOR COSTS INCURRED BY CITY FOR EMERGENCY RESPONSE, IF ANY, RELATING TO DAMAGE TO CITY PROPERTY ARISING OUT OF THE APPLICANT'S CONSTRUCTION WORK UNDER THE PERMIT.

Right-of-Way Construction Permit Application

FACILITY OWNER/APPLICANT: (Company Name) Sunoco, LLC

By (Authorized Representative): 

Authorized Representative Printed Name and Title: Jeremy Fultz / Management Operations

STATE OF DELAWARE §
COUNTY OF NEW CASTLE §

This instrument was acknowledged before me on the 9 day of April, 20 25, by

Jeremy Fultz, as SR. SPECIALIST, of

Sunoco LLC, on behalf of said entity by authority of its governing board.

BONNIE FLYNN
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 12-26-2027


Notary Public, State of Delaware
My Commission Expires: 12-26-2027

Right-of-Way Construction Permit Application

CONTRACTOR: (Company Name) Groundwater + Environmental Services

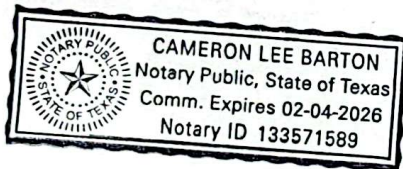
By (Authorized Representative): Amber Wakefield

Authorized Representative Printed Name and Title: Amber Wakefield / Staff Geologist

STATE OF TEXAS §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on the 15 day of April, 2025, by
Amber Wakefield, as Staff Geologist, of
Groundwater + Environmental Services, on behalf of said entity by authority of its governing board.

Cameron Lee Barton
Notary Public, State of Texas
My Commission Expires: 02-04-2026



Right-of-Way Construction Permit Application

CHECKLIST FOR PERMIT FOR RIGHT-OF-WAY (R-O-W) USE

Use of this checklist does not remove responsibility of the R-O-W User to review and meet all of the requirements of the R-O-W Management ordinance and other ordinances of the City. It is for convenience only. R-O-W User must meet all requirements, whether listed in the checklist or not. All federal, state and local laws must be followed. Notify the City of San Angelo Office of City Engineer 48 hours before work commences.

Nothing in the City ordinances, policies or permit process allows the applicant to violate any property ownership, to be on third-party facilities or to violate deed restrictions or other private restrictions. It is your responsibility to obtain permission and advise permit staff of any applicable restrictions.

Each place the document advises you to "**STOP**" is there to prevent the denial of your permit. Certain items are required before a permit application can be granted. If you do not have or are unable to produce such items, your permit will be denied.

- **Step One: Registration - All R-O-W Users must have completed all Registration requirements prior to filing an application.**
If you are not registered, **STOP** the permit process and file your registration **FIRST**.
- **Step Two: Authority to Use R-O-W Identified.**
All R-O-W Users must identify under what authority they are allowed to use in the R-O-W. That is, whether they are applying pursuant to authorization under a franchise (identify Franchising authority and date of issuance), a license (identify Licensor and date of issuance) or state law (cite the authorizing statute).
- **Step Three: Permission to Use Other R-O-W or Property.**
If a R-O-W user is seeking placement upon city facilities, the R-O-W User must have an Agreement with the City to allow placement on those facilities before a permit application is filed. If you do not have such an Agreement, **STOP** the permit process and obtain the Agreement first.

If the installation planned by the R-O-W User will place facilities within or across land or R-O-W owned by another governmental entity, such as federal, state, transit authority or a private entity such as a railroad or utility R-O-W, you must have permission from that other entity before filing your permit. (Examples include permission from TxDOT to cross highway R-O-W or from a railroad or transit authority to cross railroad R-O-W.) If network node placement will involve a pole owned by another R-O-W User, provide pole attachment agreement.
- **Step Four: Identify Owner, Contractor(s) and Subcontractor (s).**
Identify the owner of the facilities (which should be registered - see Step One), an emergency contact and all contractors and subcontractors, including telephone, email address and physical address.
- **Step Five: Identify location.**
 - o Identify each location for which a permit is sought. Attach additional sheets if necessary.
 - o Indicate if installation will cause entry onto private property.
 - o For network nodes installations, indicate if installation will be in a residential area, underground area, design district, historic district, park or other specially regulated location.
- **Step Six: Attach and appropriately label plans showing location and route.**
Show as required or applicable:
 - o Proposed, approximate location and route of all facilities and the applicant's plan for R-O-W construction on a set of scaled, dimensioned construction plans.
 - o Plan/profile sheet.
 - o GIS shape file.
 - o Before and after street view.
 - o An aerial map.
 - o Indicate current R-O-W lines and any existing city facilities.
 - o Show any proposed underground conduit or other facilities, including depth and dimensions of such facilities.

-
- o Type of casing pipe required, overhead lines, network nodes, ancillary equipment, or any other facilities to be installed;
 - o Drawings of any bores, trenches, handholes, manholes, switch gear, transformers, pedestals, network nodes, micro-network nodes, or other facilities.
 - o Show a cross-sectional profile.
 - o Provide sectional dimensional drawing for installation of pole to include anchor, any proposed ground equipment and location, provide required completed industry standard individual pole load analysis performed and sealed by an engineer licensed by the State of Texas.
 - o If a street, sidewalk or trail will be affected, provide temporary traffic control / street closure/ safety plan.
 - o Provide detailed plans to remove and replace asphalt or concrete in streets, sidewalks or trails.
 - o Show erosion control measures.
 - o Identify all existing utilities and any existing or potential utility conflicts and methods to be used to protect existing structures, facilities or other already existing installations.
 - o Engineering plans, which will be on a scale of one (1) inch equals fifty (50) feet unless otherwise approved by City Manager.
 - o Other _____

Network Nodes or other attachments:

- o Provide evidence there will be no radio, structural or other interference with public safety, traffic light signal system or other City communications systems or components.
- o Show electric voltage to be used.
- o Show any projecting attachments.
- o If the network node will be concealed or camouflaged, show how that will be accomplished, and if it will not be concealed or camouflaged, please attach an explanation as to why it will not be concealed or camouflaged.
- o All exposed wires be sheathed or enclosed in conduit.
- o Show size and that it meets required size limits.
- o If on a municipal service pole, see instructions for such installation.

- **Step Seven: Time for installation.**

- o Show start date: _____
- o Length of time to complete installation: _____

- **Step Eight: Sign acknowledging indemnity and certify representative status.**

Attachments



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/07/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Solutions & Services, Inc. 619 Amboy Avenue Edison NJ 08837	CONTACT NAME: Frank Jacobs PHONE (A/C, No, Ext): (732) 738-6080 E-MAIL ADDRESS: fjacobs@issi-nj.com FAX (A/C, No): (732) 738-6081
INSURED Groundwater & Environmental Services, Inc. 12705 So. Kirkwood Road Suite 220 Stafford TX 77477	INSURER(S) AFFORDING COVERAGE INSURER A: Great Divide Insurance Company INSURER B: Nautilus Insurance Company INSURER C: Key Risk Insurance Company INSURER D: INSURER E: INSURER F:
	NAIC # 25224 17370 10885

COVERAGES**CERTIFICATE NUMBER:** CL2461408109**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ XCU Included ☒ Contractual Liability GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y	Y	GLP202300017	07/01/2024	07/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employee Benefits \$ 1,000,000
C	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☒ MCS-90 ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY	Y	Y	BAP202299617	07/01/2024	07/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Medical payments \$ 5,000
B	UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0			FFX202300118	07/01/2024	07/01/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WCA202299217	07/01/2024	07/01/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	PROFESSIONAL/ POLLUTION			CCP200563423	07/01/2024	07/01/2025	LIMIT: \$ 5,000,000 AGGREGATE: \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of San Angelo is included as Additional Insured with regards to the General Liability and Automobile Liability as respects the operations of the Insured. A Waiver of Subrogation applies subject to state rules and regulations. Waiver of Subrogation and Additional Insured status are subject to written contract requirements.

REF: Right-of-Way Construction Permit

CERTIFICATE HOLDER**CANCELLATION**

The City of San Angelo 72 W. College Avenue San Angelo TX 76903	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	---

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Subcontractor Information

Envirotech Drilling Services (EDS)

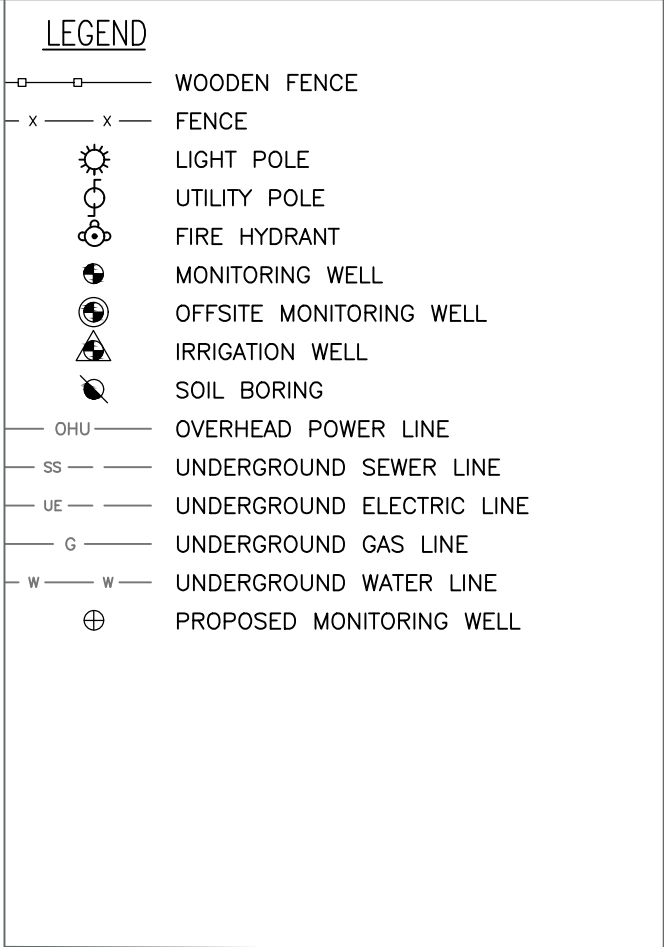
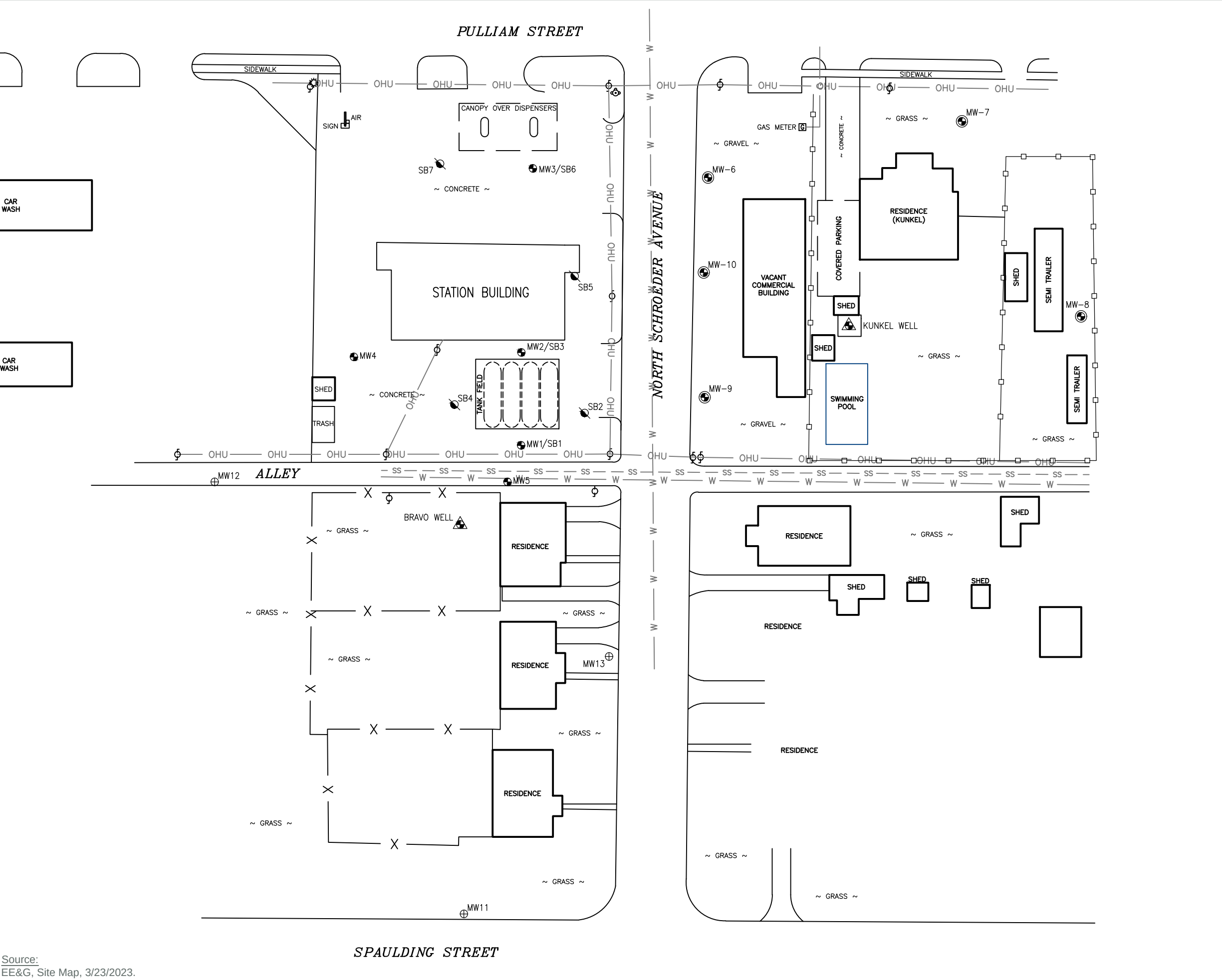
- Erica Ottomers Smallwood
- 226 E Tidwell Rd. Houston, TX 77022
- 713-202-0373
- Monitoring Well Installation

Photos of Completed Monitoring Well Construction



N:\Graphics\Graphics\3600-Houston\Sunoco\38 Cal's San Angelo\38 Cal's San Angelo SM.dwg, B(SM 50), TPeters

Source:
EE&G, Site Map, 3/23/2023.

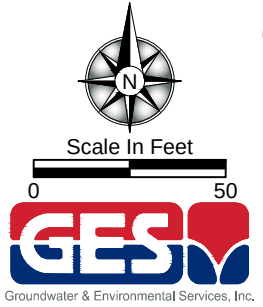


Proposed Monitoring Well Location Map

Sunoco LLC
Cal's #38
1733 Pulliam Street
San Angelo, Texas

Drawn
T.P.
Designed
A.W.
Approved
F.S.

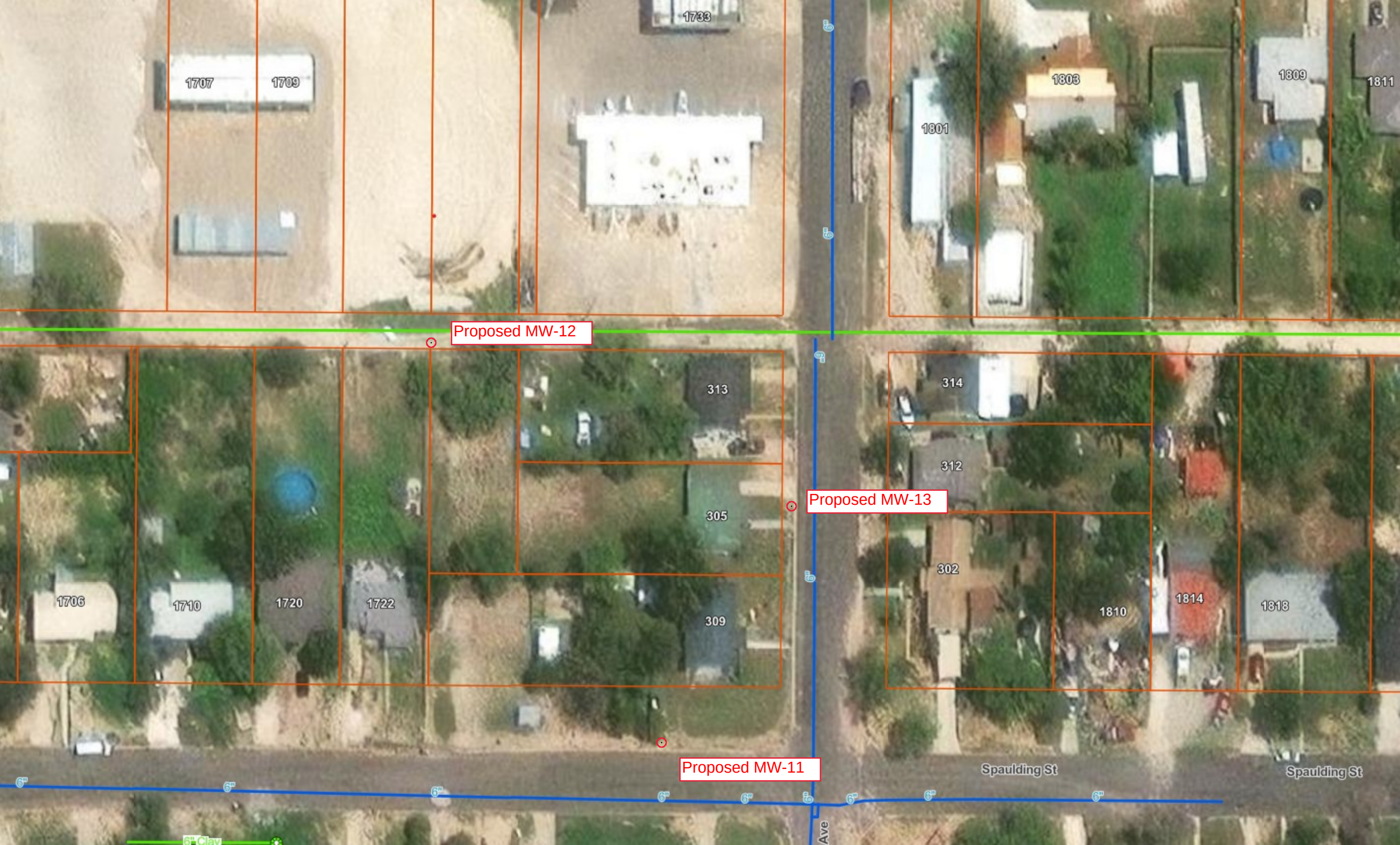
Date
04/14/25
Figure





Proposed Well Map
Cal's 38
1733 Pulliam Street
San Angelo, TX

Legend
● Feature 1
■ Proposed



Proposed MW-12

Proposed MW-13

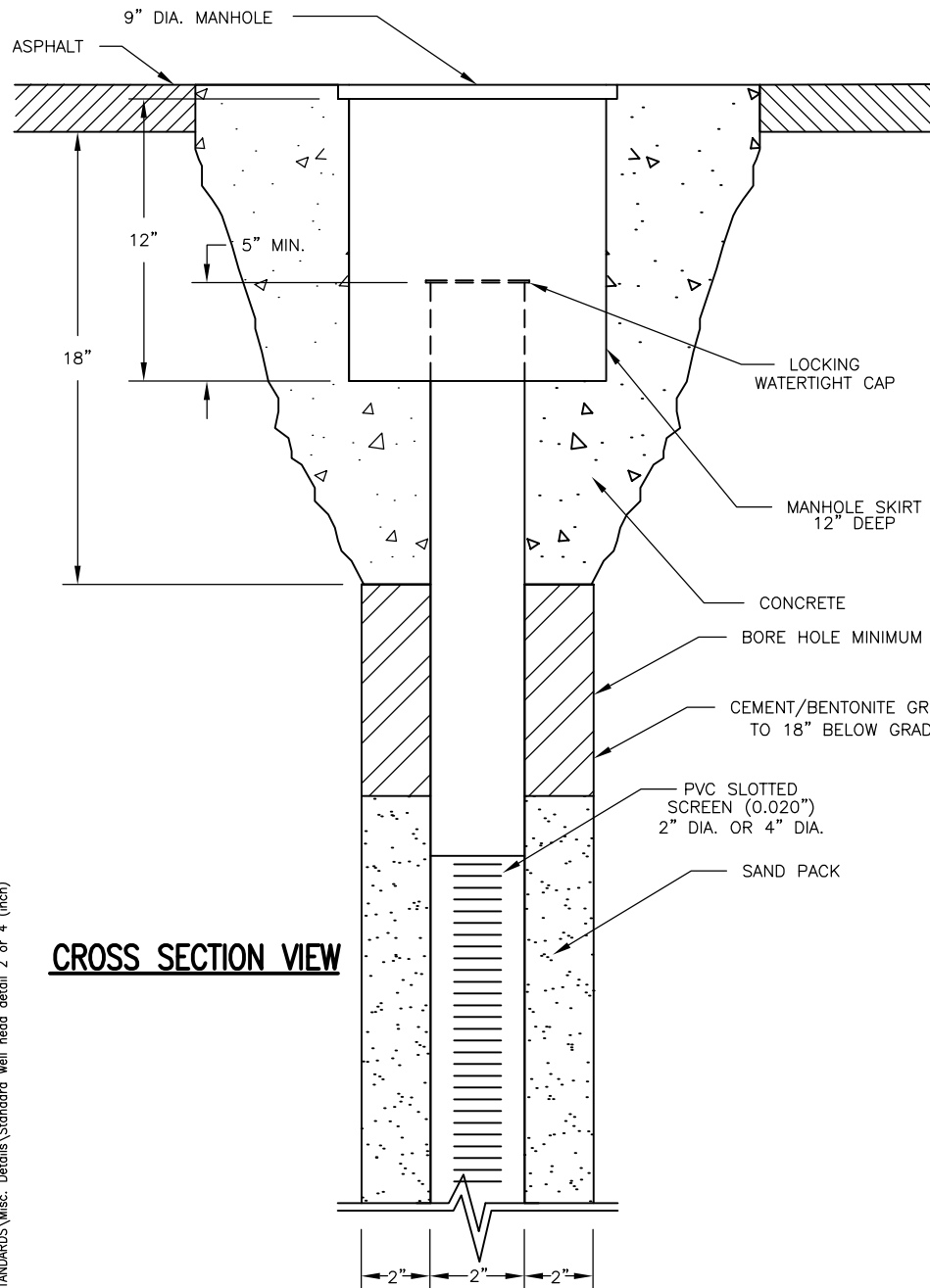
Proposed MW-11

Spaulding St

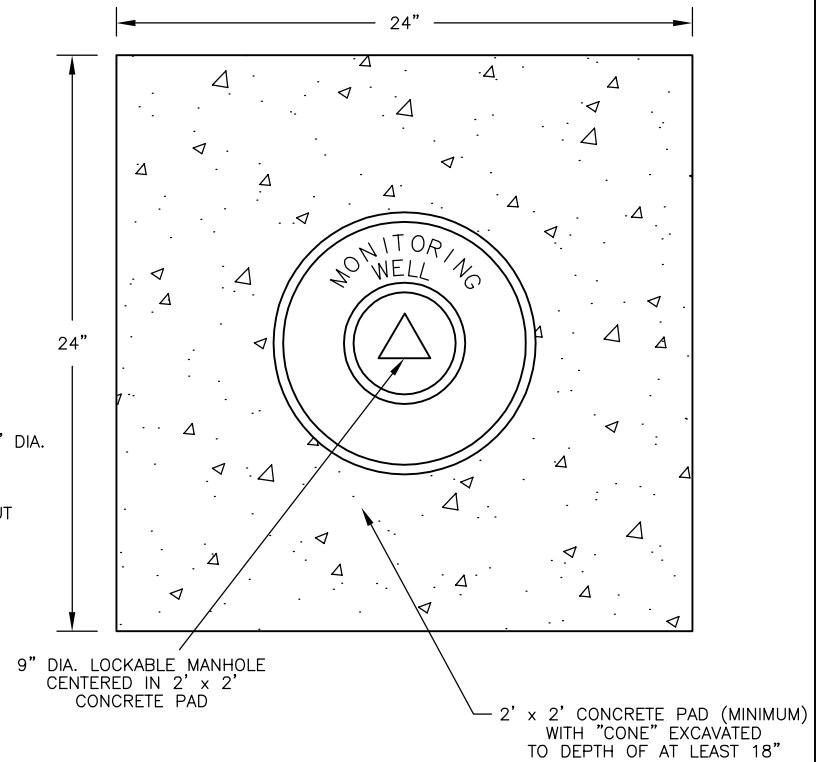
Spaulding St

Ave

6\"/>



CROSS SECTION VIEW



TOP VIEW

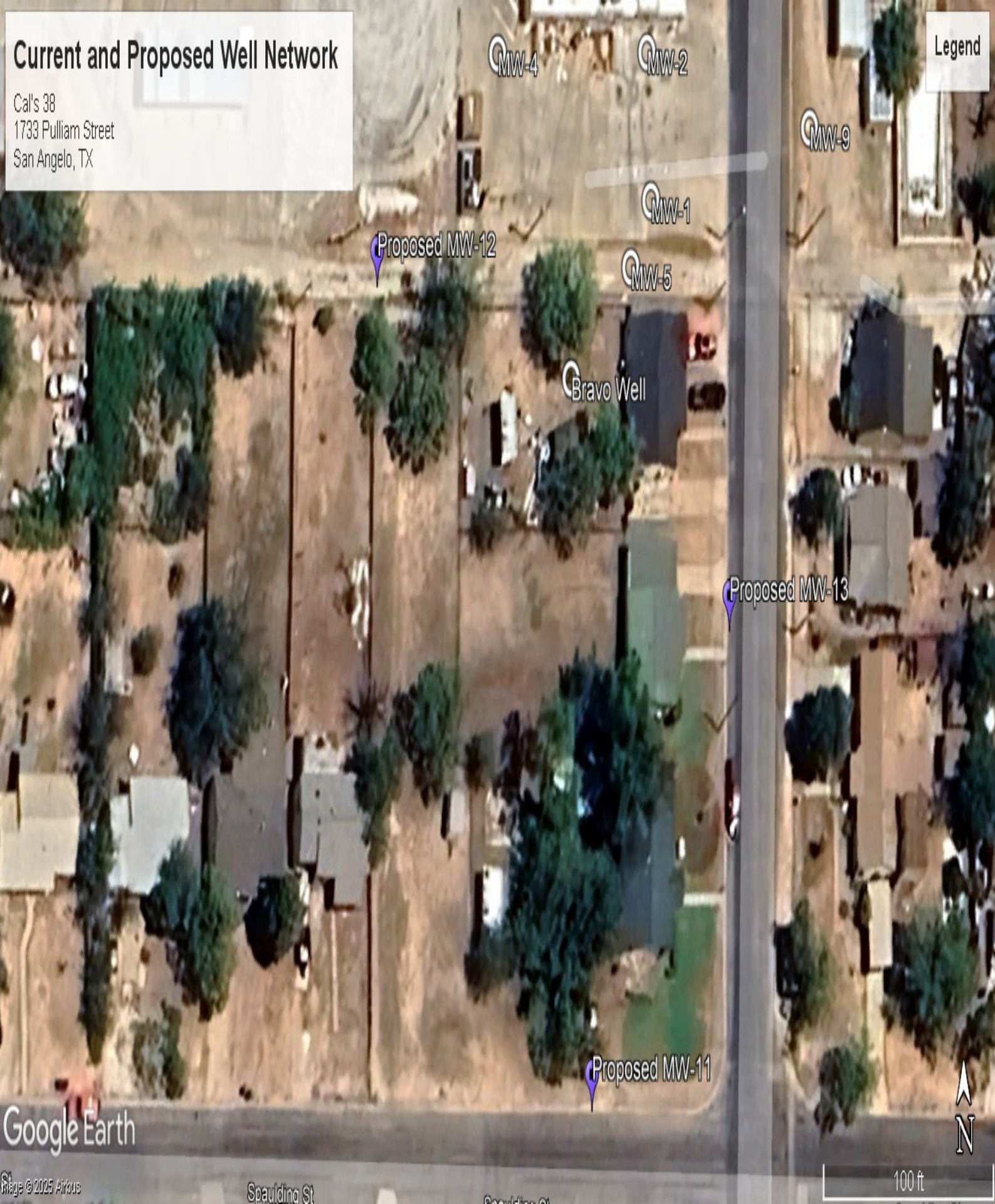
STANDARD SPECIFICATIONS FOR MONITORING WELL DETAIL
NOT TO SCALE



Current and Proposed Well Network

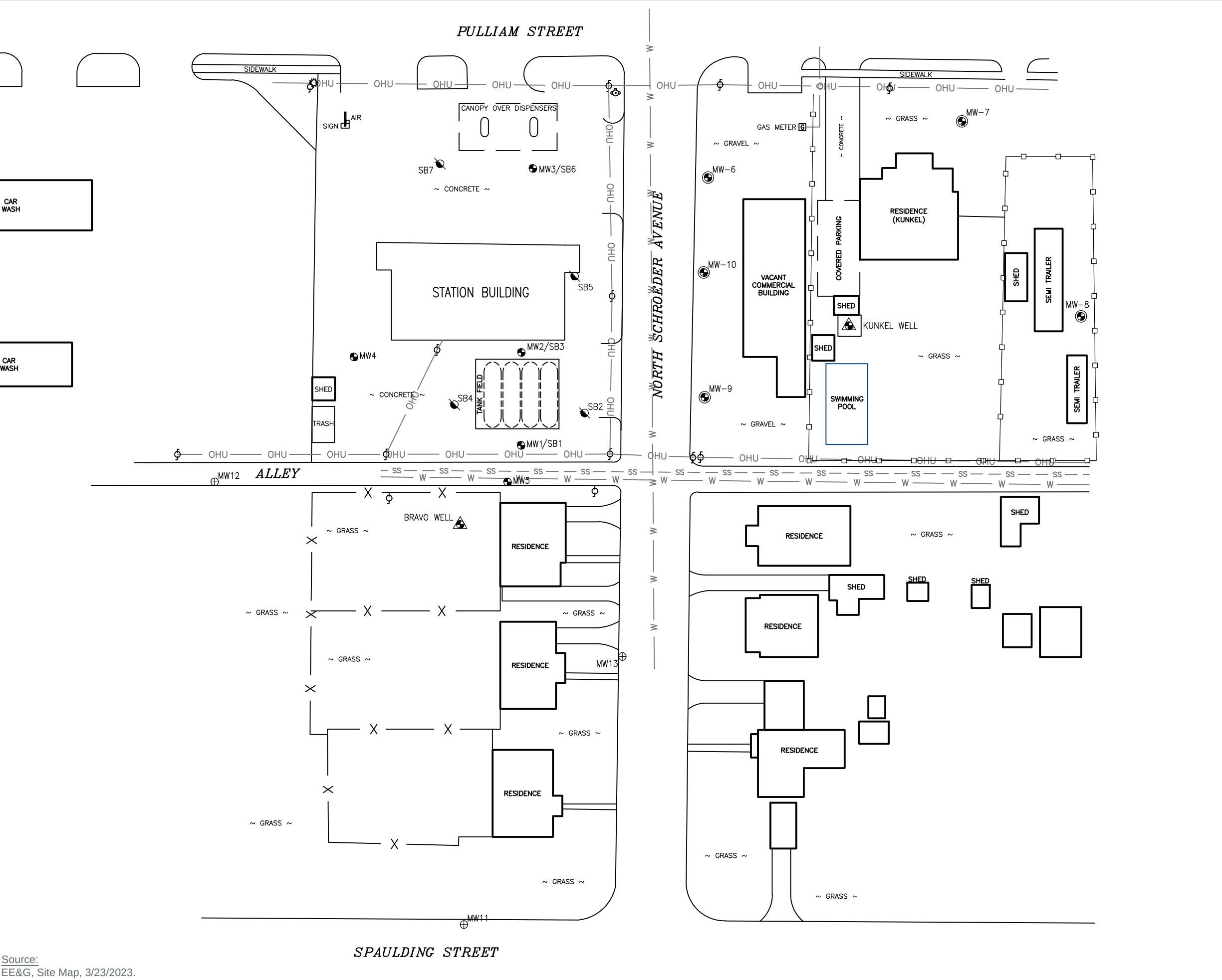
Cal's 38
1733 Pulliam Street
San Angelo, TX

Legend



N:\Graphics\Graphics\3600-Houston\Sunoco\38 Cal's San Angelo\38 Cal's San Angelo SM.dwg, B(SM 50), TPeters

Source:
EE&G, Site Map, 3/23/2023.



LEGEND

	WOODEN FENCE
	FENCE
	LIGHT POLE
	UTILITY POLE
	FIRE HYDRANT
	MONITORING WELL
	OFFSITE MONITORING WELL
	IRRIGATION WELL
	SOIL BORING
	OVERHEAD POWER LINE
	UNDERGROUND SEWER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	PROPOSED MONITORING WELL

Proposed Monitoring Well Location Map

Sunoco LLC
Cal's #38
1733 Pulliam Street
San Angelo, Texas

Drawn
T.P.
Designed
A.W.
Approved
F.S.

Scale In Feet
0 50

Groundwater & Environmental Services, Inc.

Date
04/14/25
Figure

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Public Works

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Consider approving Amendment #1 to Task Order #3 with CDM Smith, Inc. in the amount of \$165,485 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

COSA and CDM Smith executed Task Order #3 (the "TO3") on March 29, 2023, whereby CDM Smith agreed to provide professional engineering services for the Lake Nasworthy Sewer Trunk Main and Lift Station Improvements, Construction Phase Services, and Resident Project Representative (RPR) Services. Due to issues beyond the control of CDM Smith, the project has exceeded its original contract period and a time extension is necessary to complete the final phase of work associated with the project. This amendment will extend the Construction Phase and RPR services by 62 days, compensating CDM with \$165,485 for the extended technical services being provided.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
535	535-0640-800.07-30	LK0002	\$165,485

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | 22-00056_TO3_LNasworthy_Amd1_Prof Svcs
Scope_ 20250421 | 22-00056_TO3_LNasworthy_Amd1_Prof Svcs
Scope_ 20250421.pdf |
|----|---|---|

Presentation:

Shane Kelton

Approvals/Reviews:

Charles Michalewicz

Pete Madrid Jr.

Patrick Frerich

Shane Kelton

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Approved

Approved

Final Approval

PROFESSIONAL SERVICES AGREEMENT AMENDMENT 1

This Amendment 1 to Task Order #3, Contract 22-000056, under the Master Services Agreement (MSA) dated March 31, 2020, between the City of San Angelo, Texas (“COSA”) and CDM Smith, Inc. (“ENGINEER”) is entered into to be effective as of the date last executed below (“Effective Date”).

RECITALS

WHEREAS, the COSA and ENGINEER executed Task Order #3 (the “TO3”) on March 29, 2023, whereby ENGINEER agreed to provide professional engineering services for the Lake Nasworthy Wastewater System Improvements, Construction Phase Services Plus Resident Project Representative (RPR) Services (the “Project”).

WHEREAS, as development of the Project progressed, COSA and ENGINEER have determined that an extension of the time frame for ENGINEER’s professional services, including associated compensation thereof, was not originally contemplated in TO3, and said additional work will make an extension of the contract time frame necessary. ENGINEER’s additional services are further described herein as Amendment 1;

WHEREAS, ENGINEER and COSA have agreed to modify TO3; and

WHEREAS, the ENGINEER has requested and COSA approves allocation of an additional **\$165,485.00** (One hundred sixty-five thousand four hundred eighty-five dollars) in compensation for the additional professional services described in the Amendment 1.

NOW, THEREFORE, in consideration of the mutual promises contained herein, COSA and ENGINEER agree to amend TO3 as follows:

AMENDMENT 1 DETAILS

1. Add the following new tasks as Section 3.1 in “Exhibit A”:
 - xiv. **Task 1.4.16: Extended Construction Phase Services**
 - xv. **Task 1.5.1: Extended RPR Services**
 - xvi. **Task 1.6: Overtime for RPR Services**
2. Include the completion timeframes for the following new tasks as listed below:
 - xiv. **Task 1.4.16 – Extended Construction Phase Services**
 - a. **Extended Construction Phase Services provided up to an additional 62 calendar days.**
 - xv. **Task 1.5.1 – Extended RPR Services**
 - a. **Extended RPR Services provided up to an additional 62 calendar days.**

xvi. Task 1.6 – RPR Overtime

- a. 1.6.1 – RPR services associated with overtime at 10d-on, 4d-off performed within the time frame consistent with Task 1.5; 28 occurrences, no schedule extension claimed.**
- b. 1.6.2 – RPR services associated with overtime at 12 consecutive workdays; 2 occurrences, no schedule extension claimed.**

- 3.** The following detailed scopes for these additional services, by Task, are provided below. The budgets associated with each Task are provided under separate attachment.

xiv. Task 1.4.16: Extended Construction Phase Services

The original time period for the performance of ENGINEER's Services under Task 1.4 stipulated 730 calendar days, or completing March 28, 2025.

AECO's formal NTP was dated August 16, 2023 and construction contract substantial completion date was set at March 18, 2025, with final completion date of April 17, 2025. The City and ENGINEER made considerable efforts to compel AECO's start of construction for the S. Concho A Lift Station, including its kickoff meeting on September 14, 2023 and subsequent monthly coordination meetings of key project delivery team staff. As noted in the coordination meetings in January and February of 2024, the S. Concho A Lift Station site was cleared of pipeline work and equipment by February 2024.

AECO did not mobilize to the S. Concho A Lift Station site until October 21, 2024. A formal Notice To Cure letter was hand-delivered to AECO on January 13, 2025 due to their lack of construction progress after review, discussion, and rejection of AECO's baseline schedule submitted November 19, 2024 showing substantial and final completion 42-days later than their contracted completion dates.

McKee stated in the project meeting on September 17, 2024 that their work had progressed as far as possible, delayed until AECO substantially completes the S. Concho A Lift Station so that McKee can re-mobilize to complete bypass and shutdowns of the four existing lifts stations. McKee's Pipeline construction contract completion date is currently July 17, 2025.

As a direct result of AECO's delay, and as requested by COSA, ENGINEER's contract completion of its Task 1.4 is hereby extended sixty-two (62) calendar days, to May 30, 2025, and includes associated pricing to continue providing construction phase services through this stated period of the Pipeline and S. Concho A Lift Station scopes of work.

Construction Phase Services that are submitted by May 15, 2025 will be reviewed and responded to by the ENGINEER on or by May 30, 2025.

ENGINEER will be relieved of any remaining Construction Phase Services after May 30, 2025 associated with TO3, except as noted herein.

- a. ENGINEER's final inspection (one, for both Pipeline and new Lift Station) and Certification Letter to the COSA (reference [TAC Ch. 217.14 \(a\)\(1\) & \(a\)\(2\)](#)) that the project as constructed has been completed substantially in accordance with the intent of the plans, specifications, Contract Documents, and approved change orders, and thus, allowing the South Concho A Lift Station to be placed into operation, to be scheduled no later than July 31, 2025.
- b. Submit ENGINEER's Final Payment request for professional services associated with TO3 through May 30, 2025.

xv. Task 1.5: RPR Services

Reference Task 1.4.1 above. As a result of AECO's construction delays, ENGINEER's contract completion of Task 1.5 is hereby extended sixty-two (62) calendar days, to May 30, 2025, and includes associated pricing to continue providing construction phase services through this stated period of the Pipeline and S. Concho A Lift Station scopes of work.

Those Resident Project Representative (RPR) Services that can be completed by May 30, 2025 will be completed by ENGINEER. ENGINEER will be relieved of any remaining responsibilities for RPR Services after May 30, 2025 associated with TO3, except as noted herein.

- a. ENGINEER will compile the Project's electronic records it has received and archived through May 30, 2025 for electronic transfer to COSA with ENGINEER's Final Payment request.

xvii. Task 1.6: RPR Overtime

At the pipeline project kickoff meeting 5/16/2023, the Pipeline contractor (McKee) requested changing their allowed contract work period to 10d On and 4d Off. McKee agreed to a \$1,500 premium for each 10d On and 4d Off work period with on-site observations by ENGINEER's RPR. 28 events were completed from 7/5/2023 through 8/24/2024, totaling \$49,000. Reference CPR 08A and CPR 10A.

McKee also requested a 12 consecutive days work period on two occasions. One at 6/19/2023 through 6/30/2023 and another from 12/11/23 to 12/22/2023. McKee agreed to a \$4,500 premium for these two 12d work periods, totaling \$9,000. Reference CPR 10A and CPR 10B.

On 6/23/2023, CoSA confirmed approval of the requested work periods for McKee with the understanding that this will result in a net zero-cost change to the City, as follows; overtime events associated with RPR services will be recorded as two line items, 1) a deduct from McKee's contract with the City, then 2) that same amount added to ENGINEER's contract with the City.

4. In TO3, add the Amendment 1 line-item Tasks and respective Lump Sum line-item fees set forth in the table below.

Task 1.4.1: Extended Construction Phase Services	\$ 37,237.00
Task 1.5.1: Extended RPR Services	\$ 77,248.00
Task 1.6: RPR Overtime	\$ 51,000.00

AMENDMENT 1, TOTAL AMOUNT **\$ 165,485.00**

5. Capitalized terms not defined herein shall have the same meaning as in TO3.

This Amendment 1 shall be deemed a part of TO3 and shall be binding on the parties. Except as amended herein, the terms and conditions of TO3 remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Amendment 1 to be duly executed, intending to be bound thereby.

CITY OF SAN ANGELO

CDM SMITH, INC.

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Engineering Services

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Consider approving Change Order #4 for Howard St. Roadway Project with Reece Albert, Inc. for the total amount of \$73,025.85 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

This Change Order #4 in the amount of \$73,025.85, covers additional reflective pavement markings. This change order will also add 62 calendar days to the original construction days for impacts to the construction schedule beyond the control of the contractor.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Street Bond	534-3200-800-07.30	ST0006	\$73,025.85

Financial Impact:

Original Contract Amount:	\$7,435,902.89
Previous Change Orders	
Change Order No. 1:	\$(39,565.89)
Change Order No. 2:	\$ 10,450.00
Change Order No 3:	\$133,760.00
Current Change Order Amount:	\$73,025.85
Contingency used:	N/A

Revised Contract Amount:	\$7,613,572.8 5
---------------------------------	--------------------

Other Information/Recommendation:

Attachments:

- | | | |
|----|---------------------------|-------------------------------|
| 1. | Change Order No. 4 Howard | Change Order No. 4 Howard.xls |
|----|---------------------------|-------------------------------|

Presentation:

Patrick Frerich

Approvals/Reviews:

Charles Michalewicz	Created/Initiated
Pete Madrid Jr.	Approved
Kevin Pate	Approved
Shane Kelton	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



City of San Angelo
RFB: ES-01-21; Change Order Form
Southwest Boulevard Improvements; Phases A & B

CHANGE ORDER NO. 4

CONTRACTOR: REECE ALBERT, INC.

Item No.	Item Description	Bid Quantity	Unit	Bid Unit Price	Proposed Unit Price (Add. Qty.)	Bid Total Price	Add Quantities	Deduct Quantities	Revised Quantities	Adjusted Total Price
1.03	REMOVING CONC (CURB AND GUTTER)	714	LF	\$ 11.18		\$ 7,982.52	65.00		779	\$ 8,709.22
2.35	CURB RAMPS (TY 7)	10	EA	\$ 2,133.40		\$ 21,334.00	8.00		18	\$ 38,401.20
2.31	CONC CURB & GUTTER (TY I)	6,123	LF	\$ 24.39		\$ 149,339.97	65.00		6,188	\$ 150,925.32
						\$ -			0	\$ -
						\$ -			0	\$ -
						\$ -			0	\$ -
						\$ -			0	\$ -
						\$ -			0	\$ -
						\$ -			0	\$ -

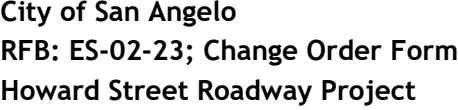
Contract Adjustment

Original Contract Completion Date:	N/A	Original Contract Amount:
Original Contract Construction Days:	N/A	Previous Change Orders:
Prior Days Added:	N/A	Change Order No. 1:
		Change Order No. 2:
		Change Order No. 3:
Days Added this Change Order:	N/A	Change Order No. 4:
Revised Contract Construction Days:	N/A	Current Change Order Amount:
Revised Contract Completion Date:	N/A	Revised Contract Amount:

Comments

1. Ramps per FHWA at Southwest and Southland intersection.

[illegible]



CONTRACTOR: REECE ALBERT, INC.

[illegible]

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Bucky Hasty, IT Manager, Information Technology

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Consider approving a 3-year renewal with GoTo Communications under TIPS Contract 221003 for voice over IP phone service in the annual amount of \$59,575.69 and authorizing the City Manager to negotiate and execute all related documents (Bucky Hasty)

Staff Recommendation:

Approve

Summary/History:

Three-year agreement for an annual charge for our voice over IP telephone service which serves all City, Fire and PD departments.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Bucky Hasty

Approvals/Reviews:

Bucky Hasty	Created/Initiated
Bucky Hasty	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved

Heather Stastny

Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Consider approving a Memorandum of Understanding with Mr. Sean Fuentes to authorize the construction of a 9-hole disc golf course at Jaime Padron Memorial Park and authorizing the City Manager to negotiate and execute all related documents (Carl White)

Staff Recommendation:

Approve

Summary/History:

Mr. Sean Fuentes, local businessman and disc golf advocate, along with the San Angelo Disc Golf Club (Club) are proposing to add a new 9-hole disc golf course at Jaime Padron Memorial Park located at 2730 Ben Ficklin Road.

The Parks and Recreation Advisory Board recommended approval of the proposal. We are seeking City Council approval to authorize the City Manager to negotiate and execute an agreement with Mr. Fuentes to allow the disc golf course to be created at the park.

Mr. Fuentes and the Club will pay for all the related expenses and installation and will assist with ongoing maintenance of the course.

Funding Source(s):

Financial Impact:

Approving this item has no fiscal impact on the City.

Other Information/Recommendation:

Attachments:

1. Proposal for disc golf course at Padron Park Proposal for disc golf course at Padron Park.pdf

Presentation:

Carl White

Approvals/Reviews:

Carl White

Carl White

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Final Approval



Padron Park

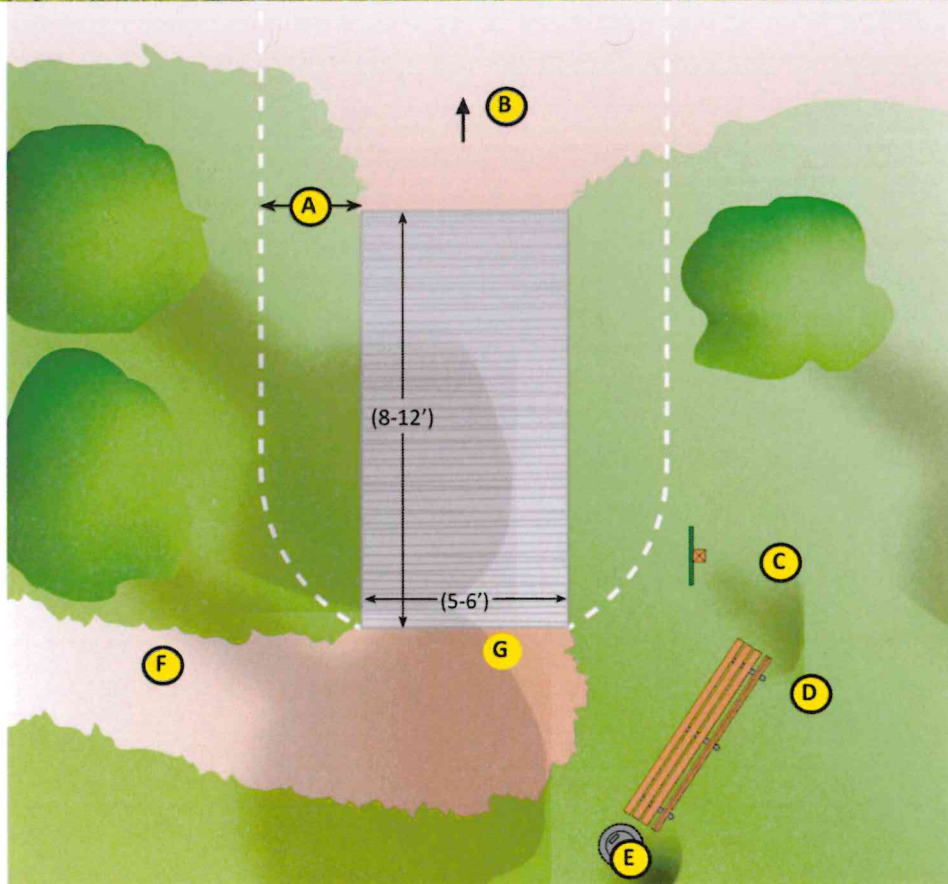
9 Baskets - Long Tees

EDIT

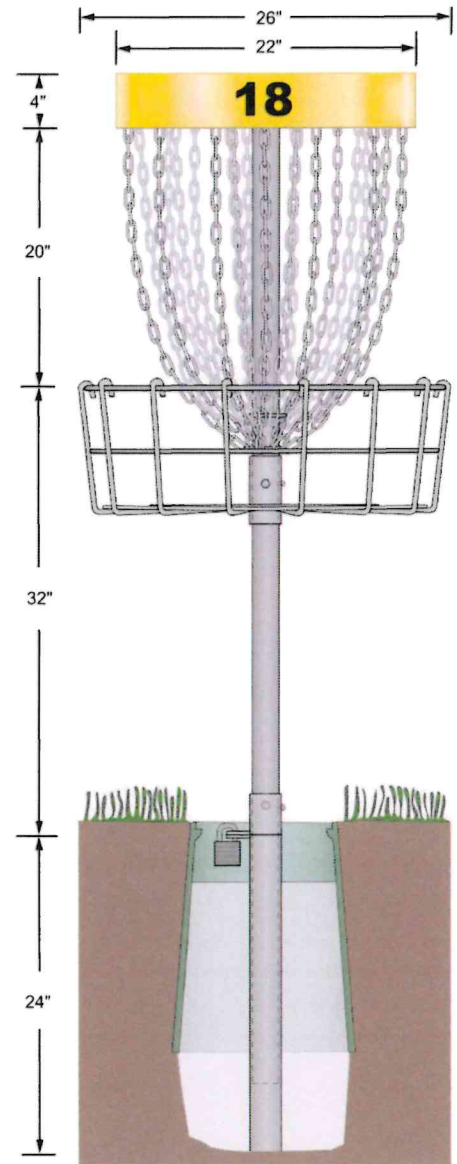
9 Holes • Par 27 • 2692 ft



CONCRETE TEE PADS (PROPOSED 6x10)



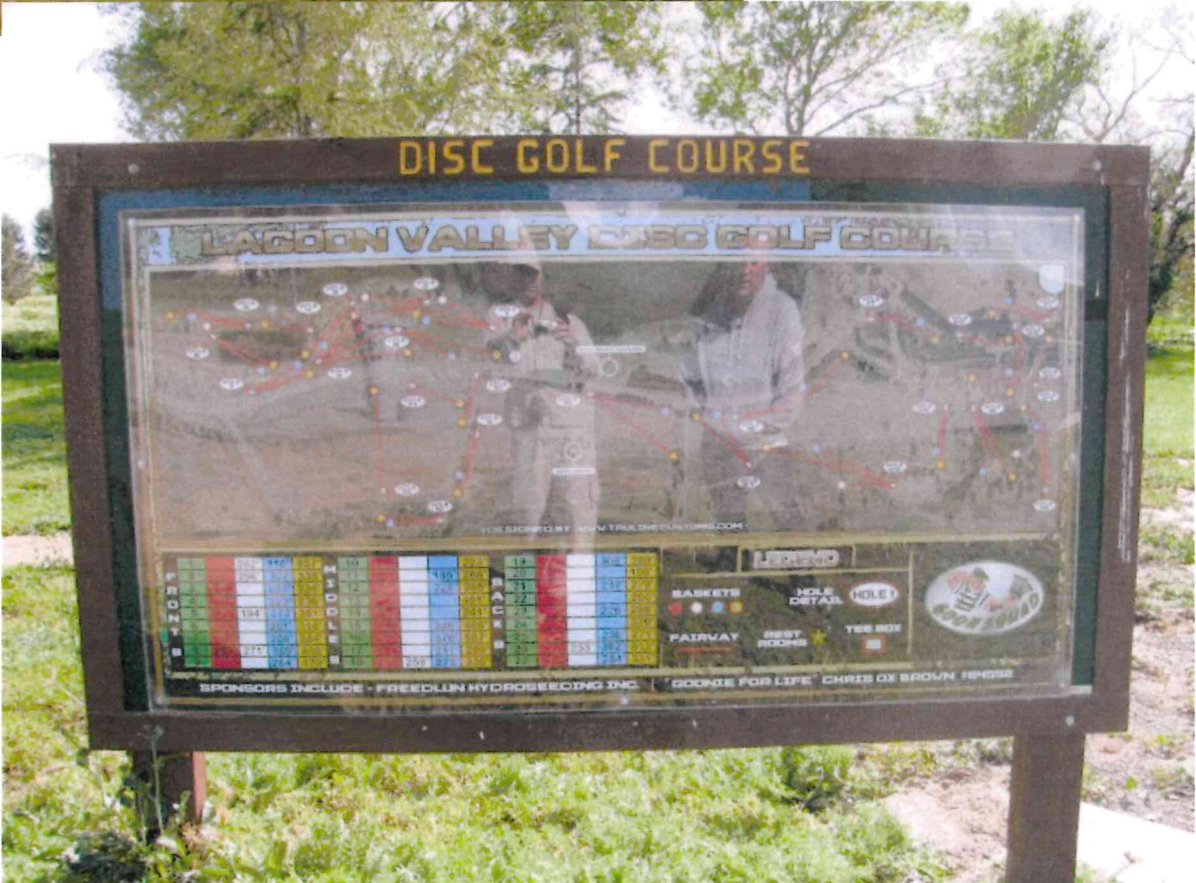
BASKET, INNOVA DISCATCHER PRO 28



TEE PAD SIGN (WILL HAVE HOLE SPONSOR, HOLE #, SHOT LINE, PAR, DISTANCE)



MAIN SIGN (WILL HAVE COURSE MAP, RULES, CLUB BULLETIN, SUGGESTION BOX)



San Angelo Disc Golf Club

"Driving Change, Throwing For Good"

Proudly Presents

Proposal for Disc Golf Course at/and Adoption of Jaime Padron Memorial

Prepared For

*San Angelo Parks & Recreation Department
Carl White, Parks & Recreation Director
Roger Havlak, Parks Senior Manager*

Prepared By

*Sean Fuentes, Co-Founder
seanfuentesbusiness@outlook.com*

*Michael Delaughter, Co-Founder
mikedelaughter@gmail.com*

“The Who, What, Where & Why”

It's important to understand who we are and what our vision entails. The information below will provide a brief explanation of those details.

The Who

San Angelo Disc Golf Club is composed of community members living in the Concho Valley with a passion for the sport of disc golf. The club will work to establish itself as a beacon of positivity and look to serve its community through charity and outreach.

The What

Our vision includes the installation of a 9-basket disc golf course that will act as our “home base” for the club and its members.

The Where

We have identified Jaime Padron Memorial Park as the ideal location for the aforementioned course and “home base”. The park is adjacent to the Southside Recreation Center- a hub for youth recreational activity and is located within a densely populated residential area well within walking distance for most residents. The park is also wide open, with 5+ acres that will not only provide ample room for the course but also provide space and the proper visibility for both players and pedestrians alike to ensure the safety of everyone. (Ref. 2.1)

The Why

Many factors go into our reasoning, but at the heart of our mission is and will always be to grow the sport of disc golf and give back to our community through charity and outreach.

BENEFITS

The benefits of the club formation, course installation and adoption of Jaime Padron Memorial Park will directly affect (3) parties;

1. The City of San Angelo
2. The Community & Residents
3. The Club

BENEFITS TO THE CITY OF SAN ANGELO

The adoption of the park and installation of the course will positively benefit the City of San Angelo and its Parks & Rec. Dept. by;

- **REDUCING** crime, vandalism, and unsavory behavior within the park by promoting and fostering a safe and positive environment and the natural increase of random traffic to deter malicious activity. (Ref. 1.1, 2.0)
- **COMBATING** littering through the enforcement of the PDGA Disc Golfers Code, local law, and active efforts of the Club to maintain a clean, litter-free park and course. (Ref. 1.1, 1.8)
- **DECREASING** the cost of park maintenance by combating littering, aiding the city in park and course clean-up, and volunteering club time and manpower to maintain the course fairways and equipment. (Ref. 1.1, 1.5, 1.8)
- **INCREASING** tourism and revenue for the City of San Angelo and its many small businesses as San Angelo grows to be a major hub for disc golf. (Ref. 1.3, 1.5, 2.0)
- **PROVIDING** additional outdoor recreation that will lead to happier, healthier citizens and appeals to active disc golfers who will appreciate a new, permanent course and a healthy mix of playable courses. (Ref. 1.3, 1.6, 1.9, 2.0)
- **PROMOTES & ENHANCES** communication and collaboration within the Disc Golf community, its clubs, members, and the City of San Angelo (Ref. 1.5)
- All course equipment and material in addition to the construction and maintenance of the course will be **PRIVATELY FUNDED & MAINTAINED BY THE CLUB.**

BENEFITS TO THE COMMUNITY AND RESIDENTS

The adoption of the park and installation of the course will positively benefit the community and residents of San Angelo by;

- **REDUCING** crime, vandalism, and unsavory behavior within the park. (Ref. 1.1, 1.9)
- **PROMOTING** getting outdoors and being active, which has benefits for our health that can't be matched indoors and has been shown to decrease stress and anxiety! (Ref. 1.2, 1.6, 1.9)
- **PROVIDING** a unique recreational activity with an extremely low entry cost that is inclusive to all, including those with disabilities and impairments. (Ref. 1.3, 1.2)
- **GIVING BACK** to our fellow community members through various charity and outreach work. (Ref. 1.3, 1.7)

BENEFITS TO THE CLUB

The adoption of the park and installation of the course will positively benefit the Club by;

- **PROVIDING** a “home” for our club to host meetings and club events.
- **CREATING** a space for the Club and its members to take pride in maintaining and establishing as one of San Angelo's many beautiful courses worth playing in Texas. (Ref. 1.8)
- **USHERING** in a new era of disc golf public relations within the City of San Angelo will allow the Club and its members to positively impact the city and its citizens through acts of charity, outreach, and networking within the community. (Ref. 1.3, 1.5)

IMPACTS

The construction and installation of a disc golf course are relatively cheap, especially when compared with the cost of construction, material, and equipment of other sports and recreational activities. It is also very small in footprint, especially when compared with those same sports and recreational activities. (Ref. 1.4, 1.8)

In our exact situation, outside of the tees, baskets, and required signs, there is not anything else that would need to be constructed as the sport of disc golf utilizes the natural flora to dictate the flow of the game.

Construction will be swift and deliberate, with clear and precise plans of execution (see proposed timeline, attached) utilized to minimize downtime and hampering of park traffic. Although there is a proposed layout (see proposed layout, attached) ample time to play out, trial, and demo the layout is necessary to allow for changes to be made and to understand how the design promotes or hinders the free flow of the park before making the course permanent. (Ref. 2.1)

- The PERMANENT course will include (9) tees and (10) baskets. The construction of the tees and installation of the baskets will be done in a manner that will ensure the attractiveness of the landscape is maintained and will provide ample visibility for players and pedestrians.
- There will be (9) signs posted next to each tee that provides distance, par, preferred shot selections, and any pertinent details related to the course or hole. There will also be (3) arrows/signs to indicate mandatory shot paths.
- There will be a PERMANENT sign or fixture with the general course layout, rules, Disc Golf Code of Conduct (provided by PDGA), club meetings and events, and any information related to the club, course, or park posted at all times. We will also honor and express gratitude to the City and Parks & Rec Dept here.

The official formation of the Club will fall secondary to the construction of the course due to the course serving as our “home base” that will aid in our membership drive and build excitement for the introduction of a new club- meaning the initial impact of our activities and outreach can’t be felt until we can get the course up and running.

We do intend to build our founding membership base through volunteer work on the course and through networking within the community and word of mouth to bolster our support when the course and Club are official.

The Club will have a professional structure comprised of typical board member roles and will work to organize as a non-profit organization as the Club develops.

SUPPORTING FACTS & REFERENCES

(1.0) - Conkell, C. and Tuten, C. (1999). Disc golf: a lifetime activity. *Strategies*. 12(4), 19-21.

(1.1) - Schmid, S. (1995). Par for the course: disc golf is a great way to revitalize vandalized and underutilized parks. *Athletic Business*. 19(9), 22.

(1.2) - Gladwell, V. F., Brown, D. K., Wood, C., Sandercock, G. R., & Barton, J. L. (2013). The great outdoors: How a green exercise environment can benefit all. *Extrem Physiol Med*. <https://doi.org/10.1186/2046-7648-2-3> (1.3) - (n.d.). 5 Reasons Why Disc Golf Is Right For Your Community. Udisc.com. <https://udisc.com/why-disc-golf>

(1.4) - Hotchkiss, C. (6). *DISC GOLF: SPORT FOR SUSTAINABLE COMMUNITY* [Master's Thesis, University of Rhode Island]. Digital Commons. <https://digitalcommons.uri.edu/cgi/viewcontent.cgi?article=1410&context=theses>

(1.5) - Wilson, N. (2022, November 7). *How Disc Golf Events Impact The Local Economy*. Roguediscs.com. <https://roguediscs.com/blog/how-disc-golf-events-impact-the-local-economy>

(1.6) - Rawhide Youth Services (2016, July 12). *13 Physical and Mental Health Benefits of Disc Golf*. Rawhide.org. <https://www.rawhide.org/blog/sports/13-physical-and-mental-health-benefits-of-disc-golf/>

(1.7) - PDGA (n.d.). *Course Development: Why Disc Golf*. PDGA.com. <https://www.pdga.com/course-development/why-disc-golf>

(1.8) - Mahoney, H. K. (5). *An Economic Study of the Richmond Hill Disc Golf Course* [Undergraduate Research, University of Lexington, Kentucky]. Sport's Destination. <https://www.sportsdestinations.com/management/economics/economics-richmond-hill-disc-golf-course-17080>

(1.9) - Streeter, A. (2022, September 15). *5 SCIENCE-BACKED REASONS WHY DISC GOLF IS GOOD FOR YOUR MENTAL HEALTH*. Sabattus Disc Golf. <https://sabattusdiscgolf.com/blogs/sdg-newsbytes/5-science-backed-reasons-why-disc-golf-is-good-for-your-mental-health>

(2.0) - (n.d.). *Disc Golf Benefits for the Community*. Infinite Discs Blog. <https://blog.infinitediscs.com/courses/disc-golf-benefits-for-the-community/>

(2.1) - Houck, J. (1998, April 16). *A Checklist For Good Course Design*. Houck Design. <https://www.houckdesign.com/checklist.php>

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Pete Madrid Jr., Operations, Operations

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Consider amending the current contract with Bentwood Country Club Estates to allow pumping of water from Lake Nasworthy and authorizing the City Manager to negotiate and execute all necessary documents (Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

The current contract with Bentwood C.C., L.L.C. allows the domestic limited liability company to pump water from a diversion point located in Lake Nasworthy. According to their current contract, Bentwood cannot use the Lake Nasworthy diversion point if the South Pool of Twin Buttes Reservoir drops below 1,925 feet in elevation. At present, the water level in the South Pool is at 1,926.20 and may drop below the contractual elevation without significant rainfall. To address this issue, an amendment to the existing contract with Bentwood Country Club will permit them to pump water from Lake Nasworthy, even when water levels in the South Pool fall below the 1,925-foot mark. This amendment is to compensate for the water loss that Bentwood is experiencing due to restricted flows in their private water line caused by the construction of the Lake Nasworthy Wastewater Improvement Project.

Amendment No. 4 will become null and void when both parties mutually agree that the water flow restriction has been alleviated, or on September 30, 2025, whichever occurs first.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. 20240605 DIVERSION FACILITATION AGREEMENT 20240605 DIVERSION FACILITATION AGREEMENT
amendment No. 4 amendment No. 4.pdf

Presentation:

Shane Kelton

Approvals/Reviews:

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

DIVERSION FACILITATION AGREEMENT

between

THE CITY OF SAN ANGELO, TEXAS

and

BENTWOOD C.C., L.L.C.

AMENDMENT NO. 4

This amendment is entered into this ____ day of May, 2025 (the “**Amendment No. 4 Effective Date**”), by and between The City of San Angelo (the “**City**”), a Texas home-rule municipality, and Bentwood C.C., L.L.C., a domestic limited liability company with a principal place of business at 2111 Club House Lane, San Angelo, Texas 76904 (“**BCC**”) (each a “**Party**” and collectively the “**Parties**”).

RECITALS

1. On July 31, 2019, the Parties entered into the Diversion Facilitation Agreement (the “**Agreement**”) that, subject to its terms and conditions, allows water charged to Certificate of Adjudication No. 14-1313 to be diverted from a point on the perimeter of Lake Nasworthy located near 2111 Club House Lane in San Angelo, Texas.

2. The Agreement provides that none of its provisions may be amended except by a written amendment signed by an authorized representative of each Party.

3. The Parties intend to amend the Agreement only as specifically and expressly provided below.

4. BCC relies in part on water supplied by private pipeline in the amount 1,000 gallons per minute (the “**Groundwater Line**”).

5. Restrictions in flow in the Groundwater Line related to damage associated with the Lake Nasworthy Sewer Improvement Project have reduced the volume of groundwater delivered to BCC by as much as 400 gallons per minute.

6. BCC wishes to temporarily acquire water from the City at the Diversion Point an amount that offsets the loss in volumes delivered to BCC through the Groundwater Line.

7. BCC has the legal ability to be bound by this agreement, and its signatory representative below is fully authorized to enter into this agreement with the City and to bind BCC to the terms set forth below.

Each of the recitals above are true and correct and form a material part of the consideration of this amendment. Based on these recitals, and on the commitments specified below, the City and BCC agree as follows:

AMENDMENT OF THE AGREEMENT

A. Section 3.4 of the Agreement is amended to read as follows:

3.4 Notwithstanding anything in Section 1.2 to the contrary, BCC may make diversions from the Diversion Point pursuant to this Section 3.4 until the time specified below, if BCC satisfies all other terms of this Agreement.

- (a) BCC may divert from the Diversion Point an amount of water not to exceed 400 gallons per minute until the earlier of September 30, 2025, or the date that the Parties mutually agree that the flow restriction in the Groundwater Line is removed.
- (b) If flow in the Groundwater Line again becomes restricted because of damage associated with the Lake Nasworthy Sewer Improvement Project after the date that the Parties have agreed pursuant to subsection (a) above that the initial restriction has been removed, but before September 30, 2025, BBC may again divert from the Diversion Point an amount not to exceed 400 gallons per minute until the earlier of September 30, 2025, or the date that the Parties mutually agree that the subsequent flow restriction in the Groundwater Line is removed.

B. This amendment does not alter any provision of the Agreement except as expressly provided for herein. To the extent any provision of this amendment conflicts with any term or condition of the Agreement, the terms and conditions of the Agreement control. All rights, privileges, and obligations provided for pursuant to this Amendment No. 4 automatically terminate on September 30, 2025, without notice or any other action required by the City or BBC.

C. This amendment may be executed in any number of separate counterparts by the Parties, and each such counterpart shall be deemed an original instrument, but such counterparts together shall constitute one agreement for all purposes.

IN WITNESS WHEREOF, City and BCC have executed this amendment to be effective on May 6, 2025.

-- SIGNATURES APPEAR ON THE FOLLOWING PAGE --

BENTWOOD C.C., L.L.C., A DOMESTIC LIMITED
LIABILITY COMPANY

CITY OF SAN ANGELO, A TEXAS HOME RULE
MUNICIPALITY

By: _____
William Kevin Collins, Manager

By: _____
Daniel Valenzuela, City Manager

Attest:

Heather Stastney, City Clerk

Approved as to Form

Brandon Dyson, Interim City Attorney

Approved as to Content:

Shane Kelton, Executive Director
of Public Works

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Pete Madrid Jr., Operations, Operations

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Consider approving and designating the Executive Director of Public Works as a signatory for the Texas Water Development Board (Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

On November 5, 2024, the city council approved a resolution to accept the Hickory Groundwater Supply System Expansion - Contract 1, which is funded by the Texas Water Development Board (TWDB) under the Drinking Water State Revolving Fund (DWSRF) Project Number 62856. As part of the reimbursement process, the TWDB is now requiring local governing bodies to approve and designate the position responsible for signing the reimbursement and project close-out forms. Approving and designating the Executive Director of Public Works as the signatory authority for these TWDB forms will expedite the submission of all documents related to TWDB projects since this position provides direct oversight over these projects.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|---|--|
| 1. doc03531620250422095100 | doc03531620250422095100.pdf |
| 2. 2024-11-05_(5o)_Resoltuion_2024-091_Hickory_Groundwater.docx (002) | 2024-11-05_(5o)_Resoltuion_2024-091_Hickory_Groundwater.docx (002).pdf |

Presentation:

Shane Kelton

Approvals/Reviews:

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

SIGNATORY AUTHORITY DELEGATION

The following positions have or have been delegated the authority by the governing body of

City of San Angelo

to approve, sign, execute, or certify the following documents through the life of the

Hickory Aquifer Wellfield Phase II List Type: project

TWDB Project No. **62856**

Document Type	Responsible Position(s) (Titles Only-not individuals' names) Authorized to Approve/ Sign/ Execute/ Certify Each Document
SRF Project Signage Certification (TWDB-1109A)	
Davis-Bacon Certifications (DB-0154)	
Final US/American Iron & Steel or BABA Certifications (TWDB-1105-B, TWDB-1106-B, TWDB-1110-B)	
Final Construction Work Acceptance	

If any of these delegations change during the course of the project, the governing body agrees to inform TWDB in writing of the change(s) within five business days of their occurrence.

Signed by (type name): **[Click here to type name](#)**

Signature _____ Date: **[Click to enter date](#)**

RESOLUTION 2024-091**A RESOLUTION OF THE SAN ANGELO CITY COUNCIL ACCEPTING THE HICKORY GROUNDWATER SUPPLY SYSTEM EXPANSION – CONTRACT 1 – NEW PRODUCTION WELLS PROJECT UNDER TEXAS WATER DEVELOPMENT BOARD (TWDB) DRINKING WATER STATE REVOLVING FUND (DWSRF) PROJECT NUMBER 62856**

WHEREAS, the Hickory Groundwater Supply System Expansion – Contract 1 – New Production Wells Project (the “Project”) is complete per the plans and specifications; and

WHEREAS, in accordance with TWDB DWSRF requirements City Council desires to closeout and accept the Project; and

WHEREAS, in accordance with TWDB DWSRF requirements City Council desires to acknowledge the warranty period for the Project.

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

Section 1: The City Council accepts the Project as constructed by the Contractor under contract dated April 7, 2022, between Hydro Resources – Mid Continent, Inc., and the City of San Angelo, as approved by final inspection of Enprotec / Hibbs & Todd, Inc.

Section 2: The City Council establishes the warranty period under the provision of the contract to have been effective commencing on August 31, 2023, and continuing in full force and effect until August 30, 2024, at 12:00 A.M., midnight.

ADOPTED this 5th day of November 2024.

ATTEST:

DocuSigned by:

3E086DDE78834E2
Heather Stastny, City Clerk

THE CITY OF SAN ANGELO, TEXAS:

Signed by:

65CC121DADB840E
Brenda Gunter, Mayor

APPROVED AS TO FORM:

DocuSigned by:

9A482A61406744A...
Brandon Dyson, Interim City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Consider ratifying COSADC's approval of the sale of approximately 27 acres of land at the Industrial Park to ATI Group at the appraised value of \$65,000 per acre according to a December 31, 2023, Appraisal Report by Robert W. Stribling, MAI; authorizing the Board President to negotiate and execute all related documents (Michael Dane)

Staff Recommendation:

Approve

Summary/History:

ATI Group has expressed an interest in purchasing approximately 27 acres of land at the Industrial Park with the intent of constructing build to suit facilities for its potential clients. The appraised value, according to the latest appraisal, is \$48,000 to \$65,000 for 7–12-acre tracts, based on location, brush clearing and available infrastructure. The subject property is located close to the highway, cleared of all brush and the infrastructure is in place. The COASDC Board unanimously approved the sale at a price of \$65,000 per acre, the exact acreage to be determined by a survey on the ground, at their meeting on April 23, 2025.

Funding Source(s):

Financial Impact:

Approximately \$1,755,000 in revenue dependent upon actual surveyed acreage and customary closing costs.

Other Information/Recommendation:

Attachments:

1. Phase 2 Lot Exhibit Phase 2 Lot Exhibit.pdf

Presentation:

Michael Dane

Approvals/Reviews:

Robert Schneeman
Michael Dane
Brandon Dyson
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Pete Madrid Jr., Operations, Engineering Services

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Consider a resolution approving updates to the Existing Sidewalk Standard Construction Details (S-FF-1 & S-FF-2) to align with the latest requirements of the COSA Sidewalk Ordinance and Texas Accessibility Standards pursuant to the American with Disabilities Act (Kevin Pate)

Staff Recommendation:

Approve

Summary/History:

The Existing Sidewalk Standard Construction Details (S-FF-1 and S-FF-2) are being updated to align with the latest requirements of the City of San Angelo (COSA) Sidewalk Ordinance and the Texas Accessibility Standards. The revised details (S-FF-1 and S-FF-2) have been presented to the Development Task Force for review, with comments being incorporated therein.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | S-FF-1 | S-FF-1.pdf |
| 2. | S-FF-2 | S-FF-2.pdf |
| 3. | Resolution_Sidewalk Construction Details | Resolution_Sidewalk Construction Details.pdf |

Presentation:

Kevin Pate

Approvals/Reviews:

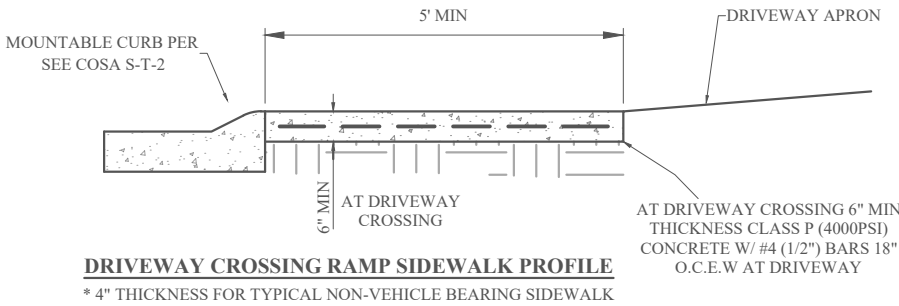
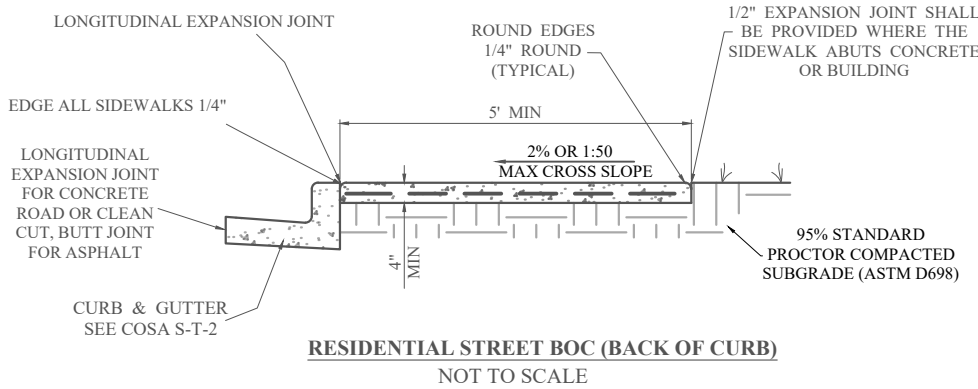
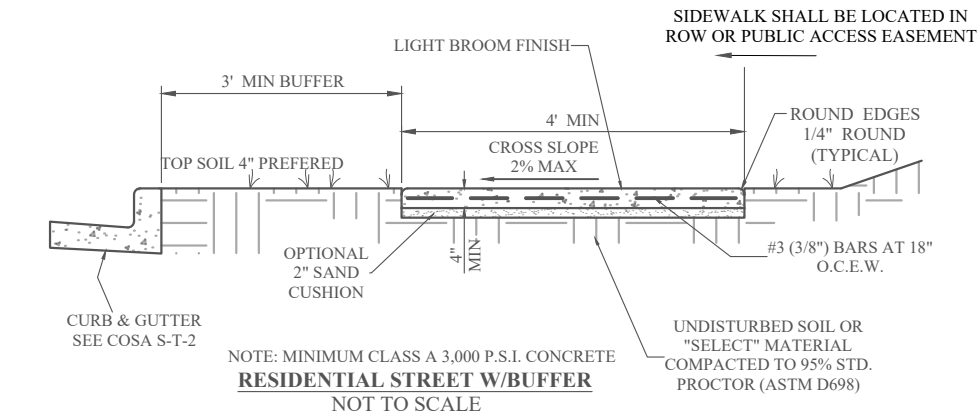
Pete Madrid Jr.

Created/Initiated

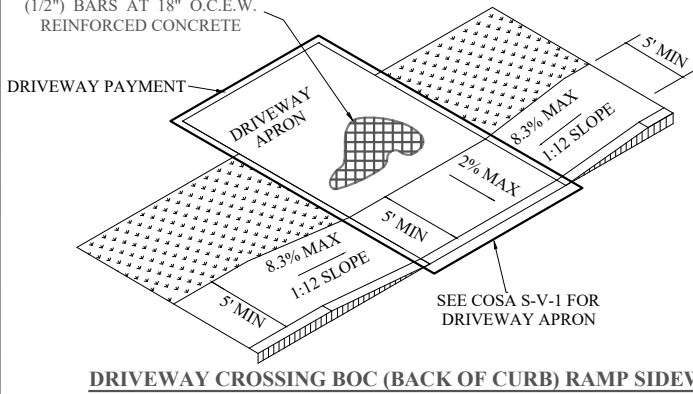
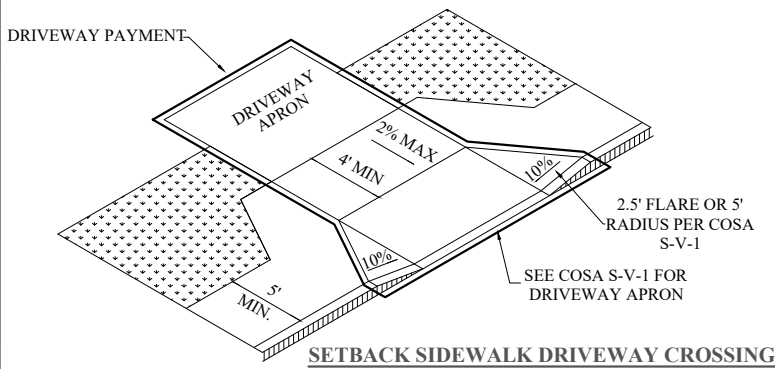
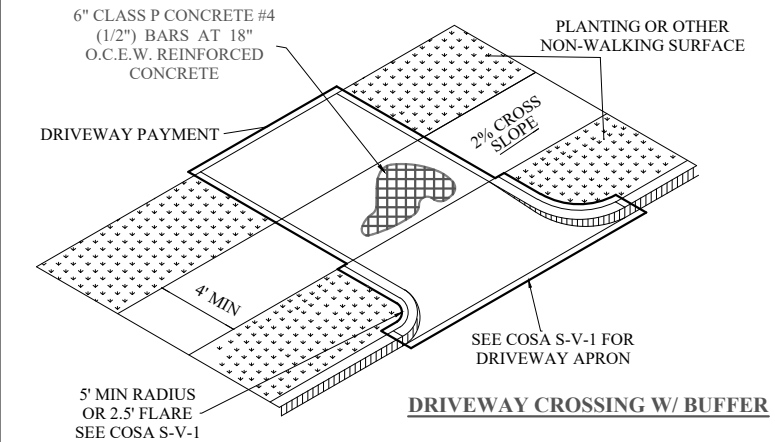
Pete Madrid Jr.	Approved
Kevin Pate	Approved
Shane Kelton	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

RESIDENTIAL CONCRETE SIDEWALKS

ALL SIDEWALK 4" THICK #3 (3/8") BAR 18" O.C.E.W MAXIMUM RUNNING SLOPE 5% OR EQUAL TO ROADWAY

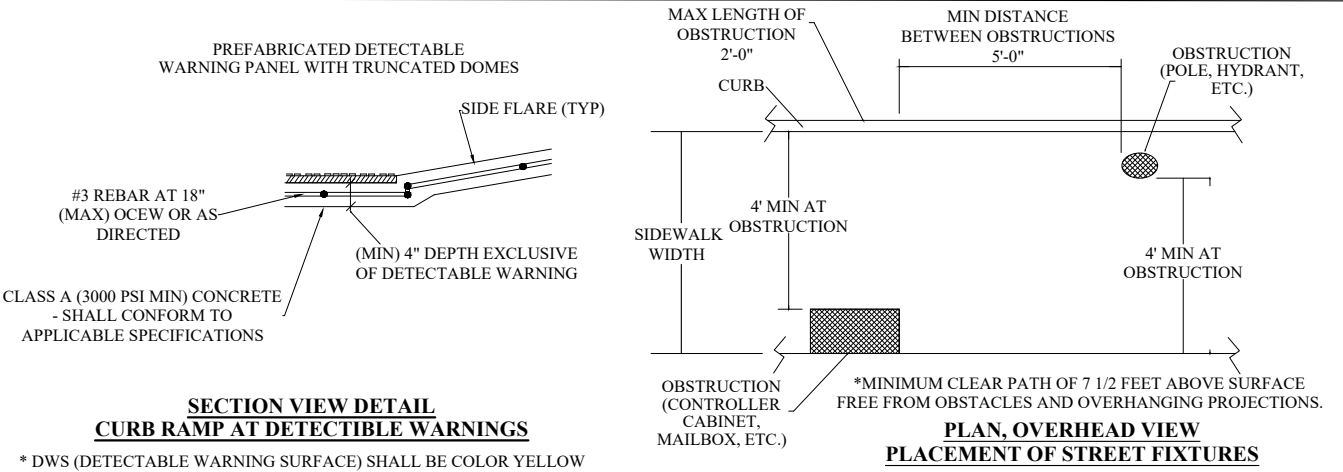
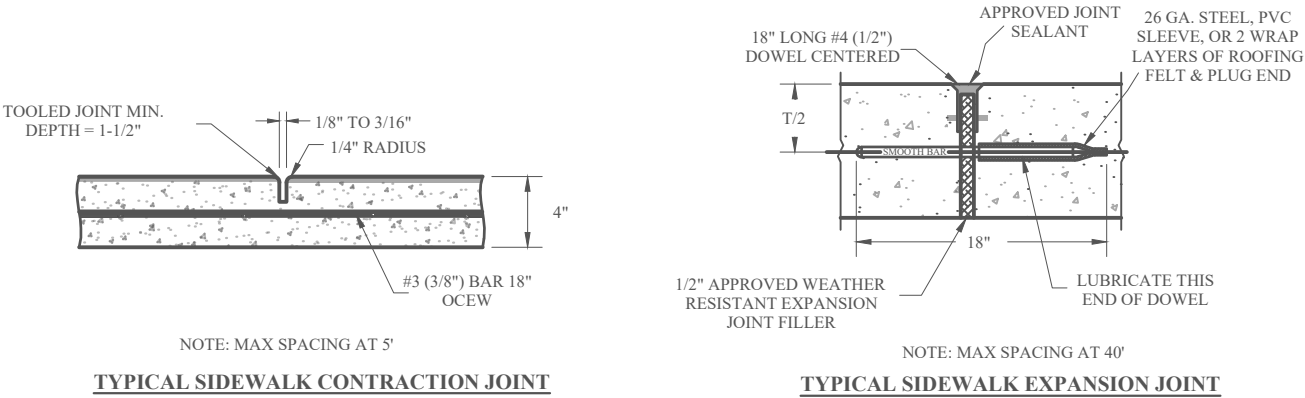


SIDEWALK TREATMENT AT DRIVEWAYS



RESIDENTIAL ZONING SIDEWALK ABUTTING LOCAL ROADS & MINOR COLLECTORS							
SIDEWALKS WIDTH	MINIMUM SEPARATION BOC (BACK OF CURB)	MINIMUM DRIVEWAY FLARE	RAMP SLOPE	CROSS SLOPE	FLARE	GROOVED CONTRACTION JOINTS	EXPANSION JOINTS
4 FEET	3' BOC	2.5' Minimum	8.3% OR 1:12 MAXIMUM	2% OR 1:50 MAXIMUM	10% MAX	4'	32'
5 FEET	0'					5'	40'

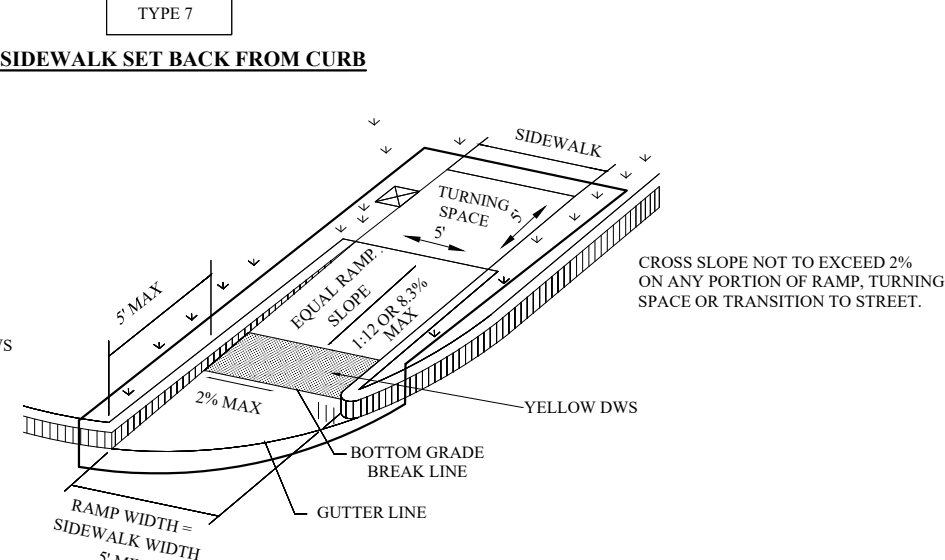
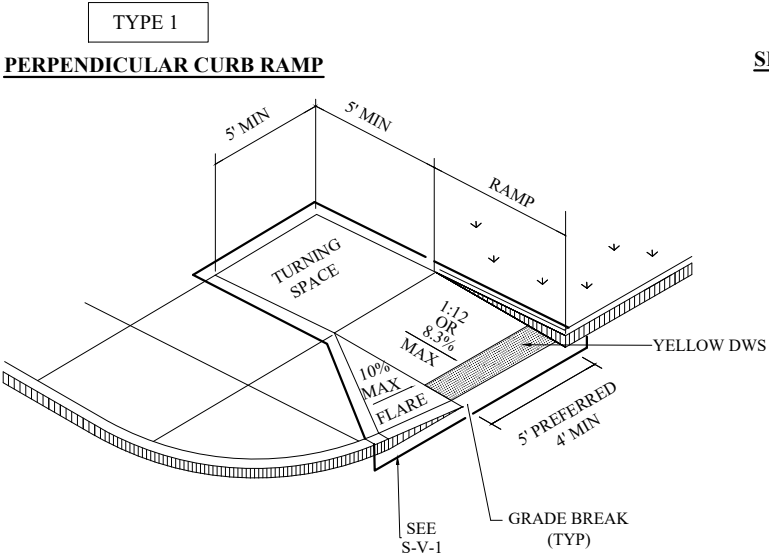
* SIDEWALKS MAY BE ADJACENT TO THE BACK OF CURB ON LOCAL ROADS AND MINOR COLLECTORS IF 5' IN WIDTH



GENERAL NOTES:

- 6" SUB-GRADE SHALL BE COMPACTED TO AN EQUIVALENT OF 95% STANDARD PROCTOR DENSITY (ASTM D698).
- LIGHT BROOM FINISH IS PREFERRED.
- LONGITUDINAL SLOPE OF SIDEWALK SHALL NOT EXCEED 5% OR 1:20, AND CROSS SLOPE OF SIDEWALK SHALL NOT EXCEED 2% OR 1:50.
- RAMPS MAY NOT EXCEED 8.3% OR 1:12 SLOPE.
- WET SUB-GRADE SHALL BE CORRECTED PRIOR TO PLACEMENT OF CONCRETE.
- ACROSS DRIVEWAYS, SIDEWALK SHALL BE A MINIMUM OF 6" REINFORCED CLASS "P" 4000 PSI CONCRETE WITH #4 (1/2") BARS AT 18" O.C.E.W. SEE CONCRETE APPROACH SHEET COSA S-V-1.
- ALL SIDEWALKS REQUIRE A MINIMUM OF 4" CLASS "A" 3000 PSI REINFORCED CONCRETE WITH #3 BAR (3/8"), 18" O.C.E.W (ON CENTER EACH WAY) OR 36 LB/CY STEEL FIBER REINFORCEMENT.
- 1/2" EXPANSION JOINT WILL BE PROVIDED WHERE THE SIDEWALK ABUTS EXISTING CONCRETE OR BUILDING.
- SIDEWALKS SHALL COMPLY WITH COSA ORDINANCE 2022-020: LDSO (CH 12 C) CHAPTER 9 SECTION 5 "SIDEWALKS"
- REFERENCE TXDOT STANDARD PED-18 (PEDESTRIAN FACILITIES CURB RAMPS) FOR GUIDELINES AND EXAMPLES.
- FOR REQUIREMENTS ON DWS (DETECTABLE WARNING SURFACE), REFER TO PROWAG (PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES).

TXDOT CURB STANDARDS



PRELIMINARY
FOR REVIEW ONLY

CITY OF SAN ANGELO

RESIDENTIAL MINOR COLLECTOR
& LOCAL ROADS
CONCRETE SIDEWALKS S-FF-2
MARCH 2025

Resolution No. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF SAN ANGELO, TEXAS TO APPROVE REVISIONS TO
THE SIDEWALK STANDARD CONSTRUCTION DETAILS
(S-FF-1 & S-FF-2)**

WHEREAS, Chapter 12, Exhibit C, Chapter 10, Section III(B)(3) of the San Angelo Code of Ordinances requires that methods, materials and specifications (including graphic specifications) for improving public streets, alleys and drainage facilities within the City of San Angelo and its extraterritorial jurisdiction become effective upon ratification of a resolution by City Council (the “Specifications”); and

WHEREAS, the Specifications related to the existing Sidewalk Standard Construction Details (S-FF-1 and S-FF-2) require updates to align with the latest requirements of the City sidewalk ordinance and the Texas Accessibility Standards; and

WHEREAS, the revised details (S-FF-1 and S-FF-2) have been presented to the Development Task Force for review, with comments being incorporated therein; and

WHEREAS, City staff recommends that City Council adopt the revised Sidewalk Standard Construction Details (S-FF-1 and S-FF-2) attached hereto.

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

That the Specifications related to the existing Sidewalk Standard Construction Details (S-FF-1 and S-FF-2) be revised as shown on **Exhibit “A”** attached hereto.

ADOPTED on this the 6th day of May, 2025.

ATTEST:

CITY OF SAN ANGELO

Heather Stastny, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO CONTENT

APPROVED AS TO FORM

Kevin Pate, City Engineer

Brandon Dyson, Interim City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 6, 2025

Item type: Regular Item

Caption:

Consider amending the Infill Incentives Program to allow developers a 12-month time period to receive a certificate of occupancy necessary to qualify for funding (Aaron Vannoy)

Staff Recommendation:

Direction from Council

Summary/History:

Over time, we have determined the timeline of 8 months from permit issuance to certificate of occupancy may not be enough for all contractors to meet. There have been time delays due to subcontractors, materials shortages, and weather events. Extending the time from 8 months to 12 months still holds the contractors accountable but allows for some flexibility in the construction timeline.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Empowerment Zone #1 - Infill Incentives - Draft Empowerment Zone #1 - Infill Incentives - Draft.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Morgan Chegwiddden
Brandon Dyson

Created/Initiated
Approved
Approved
Approved

Aaron Vannoy
Heather Stastny

Approved
Final Approval

City of San Angelo Infill Incentive Programs

The City of San Angelo has developed two infill development incentive programs. Developers may choose to participate in one, but not both, for a development project. City Council has authorized funding for these incentives. Once that funding has been depleted, no further incentives will be given until such time that Council takes official action allocating additional funds.

Option #1 – Infill Incentive for new home construction

- \$5,000 incentive per unit for the construction of single-family homes, duplexes, and apartments up to 8 units within the neighborhoods included in the City's Neighborhood Revitalization Plan
- This incentive is available for any project meeting the program guidelines on a first-come, first-served basis.
- To be eligible, a developer must obtain building permits for the proposed homes and register with the Office of Community and Housing Support, which will reserve funding. The developer has 128 months to submit proof of a Certificate of Occupancy to receive the funds.

Option #2 – Empowerment Zone #1 Infill Incentives

- Boundaries are the same as new home incentive – neighborhoods included in the City's Neighborhood Revitalization Plan
- A developer should submit incentive requests to the Office of the Planning Director for review. Incentives will be negotiated through a written agreement between the developer and the City.
- The following incentives may be authorized by City staff:
 - Waiver or reduction of fees related to the construction or remodel of buildings in the Zone, including fees related to building or related permits, the inspection of buildings, or impact fees.
 - Reimbursement for the provision of roll-off containers and associated haul-on, haul-off and tipping charges.
 - Waiver or reduction of sewer and water tap fees.
 - Waiver or reduction of zoning, subdivision, or related development application fees.
- The following incentives must be approved by the City Council:
 - Agreements refunding municipal sales tax on sales made within the zone for a period of not more than ten years for the purpose of benefitting the zone.
 - Agreements abating municipal property taxes on property within the zone subject to the duration limits of Section 312.204 of the Tax Code.
 - City participation in up to 50% of the cost of water or sewer line extension necessary to serve property being developed within the Zone.
 - Economic Development agreements as provided in Chapter 380 of the Texas Local Government Code.
 - City Council may require baseline performance standards to encourage the use of alternative building materials that address concerns relating to the environment, building costs, maintenance, or energy consumption.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jonathan Flores, Budget Manager, Budget

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Consider a resolution amending the Schedule of Fees and Charges to add fees for Airport Food Truck licenses (Tina Dierschke)

Staff Recommendation:

Adopt

Summary/History:

Division managers together with Budget staff review fees annually and make updates based on factors such as inflation, changes in processes, and other related expenses that impact the cost of providing services to the public. Proposed changes are submitted during the annual fee review process and are included in the upcoming fiscal year's budget. This recommendation is in accordance with applicable laws, regulations, and guidelines.

AIRPORT FEES

The Airport received approval to begin issuing licenses to permitted food truck vendors at the March 18, 2025, council meeting. Airport tenants and users have expressed interest in additional food varieties closer to the airport. The proposal allowed the Airport Director to execute agreement documents with food truck vendors to provide service in a designated food truck vending lot. This resolution amends the fee schedule to allow the collection of a food truck license fee and organizes all Airport fees under a single heading.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Airport Fund			\$1,200

Financial Impact:

Food truck licenses will generate \$1,200 of revenue to the Airport fund annually.

Other Information/Recommendation:

Attachments:

1. Resolution Adopting Schedule of Fees and
Charges DRAFT - Airport

Resolution Adopting Schedule of Fees and Charges
DRAFT - Airport.docx

Presentation:

Tina Dierschke, Justin Fletcher

Approvals/Reviews:

Jonathan Flores
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Final Approval

RESOLUTION

A RESOLUTION OF THE CITY OF SAN ANGELO CITY COUNCIL AMENDING THE SCHEDULE OF FEES AND CHARGES RELATED TO AIRPORT FEES

WHEREAS, a schedule of fees and charges was formally adopted by Resolution by the City of San Angelo City Council on September 15, 2020; and

WHEREAS, the City Council desires to amend the adopted schedule of fees and charges by adjusting fees applicable to Airport Fees.

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

Part 1. That, the City of San Angelo Schedule of Fees and Charges is amended by deleting airport fees in their entirety and REPLACING as detailed in Exhibit “A”, attached hereto and incorporated herein.

Part 2. That all other provisions related to the Schedule of Fees and Charges shall remain unchanged by this Resolution.

PASSED, APPROVED and ADOPTED on this the 16th day of July 2024.

ATTEST:

THE CITY OF SAN ANGELO, TEXAS:

Heather Stastny, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Tina Dierschke, Director of Finance

Brandon Dyson, City Attorney

EXHIBIT "A"

Airport fees

- (a) *Parking:*
 - (1) Airport parking permit for cabs: \$25
 - (2) Airport parking permit for buses/shuttles: \$25
- (b) *Badges:*
 - (1) Airport badges fee - GA&FEDERAL Enforcement: \$45
 - (2) Airport Badge fee - Security Identification Display Area: \$60
 - (3) Lost Badge fee: \$100
- (c) *Hangers:*
 - (1) T-Hanger 40 Foot Unit: \$205/Monthly
 - (2) T-Hanger 60 Foot Executive Unit: \$300/Monthly
 - (3) T-Hanger Storage units C, D, E, F: \$90/Monthly
 - (4) T-Hanger Storage units A, B: \$120/Monthly
- (d) *Security:*
 - (1) Security Fee-Recore Lock: \$100
 - (2) Security Fee-Keys: \$25
- (e) *Miscellaneous:*
 - (1) Fuel Flowage fee: \$0.085/gallon
 - (2) Landing Fees: \$0.75/per 1,000 LBS
 - (3) Airport Conference Room: \$16/HR
 - (4) Aircraft tiedown fee: \$35/Monthly
 - (5) Terminal Usage fee- Air charter operation with seating capacity of 70 or less: \$1,545.
 - (6) Terminal Usage Fee -Air charter operation with 71 or more: \$2,079.
 - (7) Passenger Facility Charge: \$4.50 per commercial passenger.
 - (8) Aeronautical Use of Land: \$0.12/SF/YR
 - (9) Non-Aeronautical Use of Land: \$0.28/SF/YR
 - (10) Food Truck fee: \$300/YR

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jonathan Flores, Budget Manager, Budget

Meeting Date: May 6, 2025

Item type: Regular Item

Caption:

Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, for COSADC land purchase (Tina Dierschke)

Staff Recommendation:

Approve

Summary/History:

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

- COSADC Land Purchase

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Development Corporation			\$1,400,000

Financial Impact:

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

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | |
|---------------------------------------|---|
| 1. 2024 04-15 Ordinance - COSADC Land | 2024 04-15 Ordinance - COSADC Land.docx |
| 2. BA Memo - COSADC Land Purchase | BA Memo - COSADC Land Purchase.pdf |

Presentation:

Tina Dierschke

Approvals/Reviews:

Jonathan Flores

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Final Approval

AN ORDINANCE OF THE CITY OF SAN ANGELO AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, FOR COSADC LAND.

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

WHEREAS, the resources necessary for these changes are available.

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

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

INTRODUCED with public hearing on the 15th day of April 2025, and finally PASSED on this 6th day of May 2025.

ATTEST:

THE CITY OF SAN ANGELO, TEXAS:

Heather Stastny, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Tina Dierschke, Finance Director

Brandon Dyson, Interim City Attorney

Exhibit A

**City of San Angelo
Proposed Budget Amendment**

Fund	Total Revenue Amendment	Total Expense Amendment	Net Benefit/(Cost)
Development Corporation	-	1,400,000	(1,400,000)
\$	-	\$ 1,400,000	\$ (1,400,000)

**City of San Angelo
Proposed Budget Amendment
Additional Information**

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
Land Purchase	Development Corporation	-	1,400,000	(1,400,000)
		\$ -	\$ 1,400,000	\$ (1,400,000)

Memo

To: Tina Dierschke, Finance Director
From: Michael Dane, Interim Economic Development Director
Date: 04/15/2025
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Purchase of 251.874 +/- acres of land by the City of San Angelo Development Corporation

Source of Funding:

Development Corporation Fund Balance

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

Sale of the land and purchase by COSADC was approved at the April 1, 2025 City Council meeting.

Project/Budget to be amended	Revenue	Expense
Development Corporation Fund Balance		1,400,000

Additional Comments:

The COSADC Board, at their meeting on March 26, 2025 approved a project to purchase a portion of the City property and in turn convey it to SPLRR by means of an economic development agreement. This will enable SPLRR to expand and diversify its current operation and allow for the potential development of a rail served industrial park.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Second reading of ordinances amending the following provisions of the City Code of Ordinances related to signs:

1. Chapter 12 "Planning and Development," Article 12.04 "Signs"; and
2. Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 4 "Specific Use Standards," by deleting Section 420 "Off-site Signs" (Aaron Vannoy)

Staff Recommendation:

Summary/History:

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|---|---|
| 1. Billboard Map | Billboard Map.pdf |
| 2. Case Memo to PC and Council - April 15th Signs | Case Memo to PC and Council - April 15th Signs.docx |
| 3. Adopting Ordinance Deleting Sec. 420 | Adopting Ordinance Deleting Sec. 420.docx |
| 4. Adopting Ordinance Signs | Adopting Ordinance Signs.docx |

Presentation:

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy

Created/Initiated
Approved

Brandon Dyson
Aaron Vannoy
Heather Stastny

Approved
Approved
Final Approval

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.

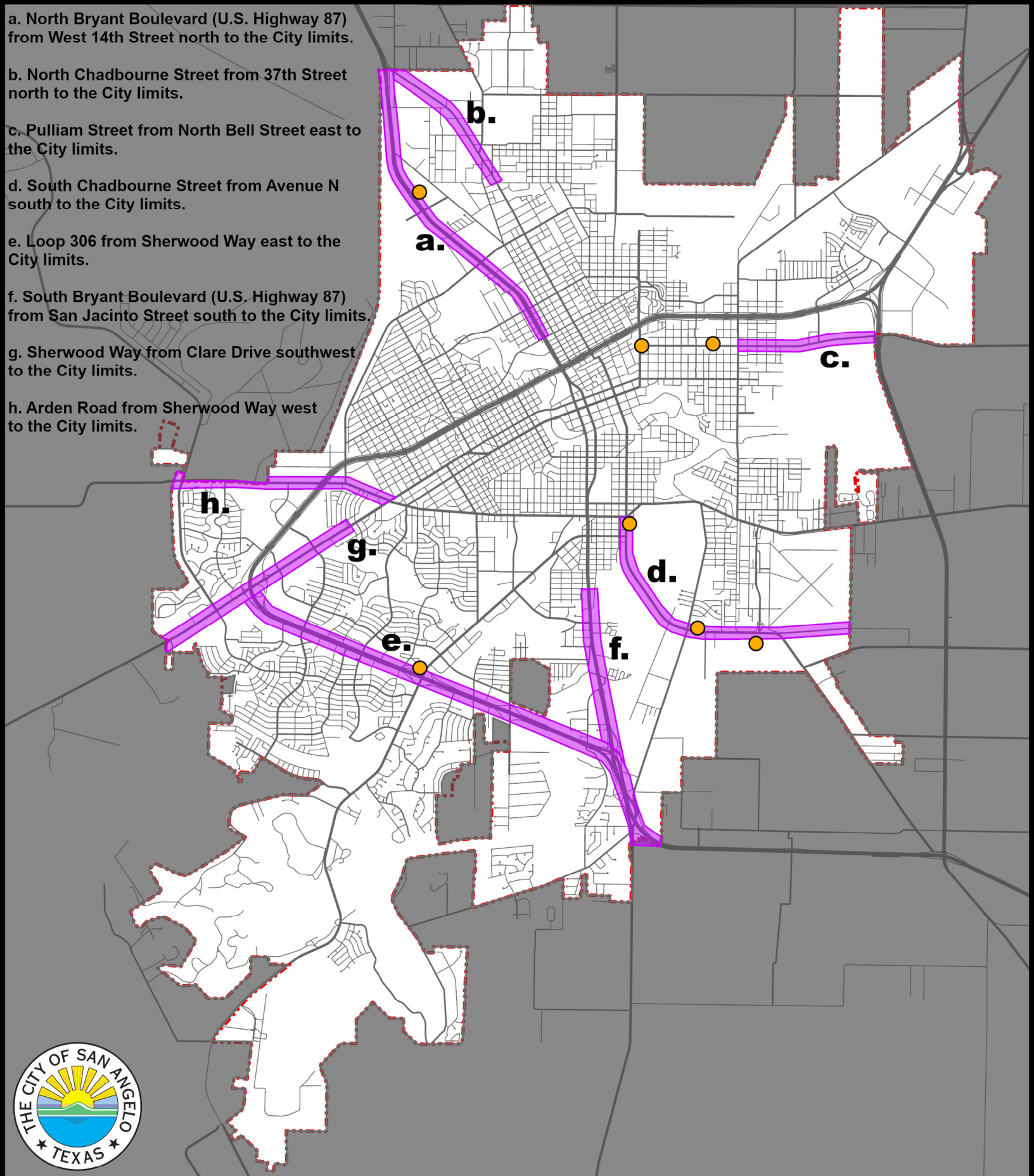
d. South Chadbourne Street from Avenue N south to the City limits.

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.

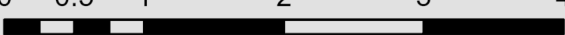
g. Sherwood Way from Clare Drive southwest to the City limits.

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: April 15, 2024

To: Planning Commission and City Council

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 – 500' linear on the same side of the road
 - Electronic message billboard 125' from any residential zone district
 - Electronic message billboards – hold time of 8 seconds and 2 seconds for simultaneous message change; animation
 - Between traditional billboards – 500' linear on the same side of the road
 - Traditional billboard 125' from any residential zone district
 - These are standards which meet TXDOT
- Add definition of electronic message signs
 - Added a brightness section requires dimming at night in general but dimmer closer to residential zoning districts.
- 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: 45 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.**
- **Recommend to table the following items for further discussion with Sign Industry and Community**

- Portable Signs
 - Change for 180 days aggregate per property to 90 days aggregate
 - This change will significantly impact small businesses and the portable sign companies have to follow rules and permitting; why do temporary signs and banners do not?
- Temporary signs
 - Vehicle and Trailer
 - Must be currently registered and operable
 - Must be owned by the business owner
 - Must advertise the business where sign located otherwise – needs a permit for a portable sign

Other non-permitted signs

Feather or Bow signs are allowed up to 2 per property and 6' in height. Limited to 72 hours then removed like a temporary sign.

Significant increase in this type of sign, currently illegal as an air or wind activated sign.

*****Request for direction from Council to review Sign Permit fees in the 2026 Budget cycle*****

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

ORDINANCE 2025

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT A "ZONING ORDINANCE," ARTICLE 4 "SPECIFIC USE STANDARDS," BY DELETING SECTION 420 "OFF-SITE SIGNS"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, City Council previously adopted Ordinance No. 2020-108 on November 17, 2020, in response to litigation before the United States Court of Appeals for the Fifth Circuit that was ultimately heard and decided by the United States Supreme Court; and

WHEREAS, Ordinance No. 2020-108 temporarily deleted the distinction between "on-site" and "off-site" signage in the City's sign ordinance to allow time for the litigated issues regarding that distinction to be resolved; and

WHEREAS, that litigation has now been resolved and City staff, having worked under Ordinance No. 202-108 for over four years now, recommends that the temporary amendments made thereby should be made permanent; and

WHEREAS, on the 15th day of April, 2025, the Planning Commission for the City of San Angelo and the City Council after having held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 4 "Specific Use Standards," by deleting Section 420 "Off-Site Signs" in its entirety.

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

Section 1. CHAPTER 12 "PLANNING AND DEVELOPMENT," Exhibit A "Zoning Ordinance," Article 4 "Specific Use Standards," is amended by deleting Section 420 "Off-Site Signs" in its entirety and reserving said section for future expansion of the City of San Angelo Code of Ordinances.

Section 2. 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 3. This Ordinance shall be effective upon passage.

INTRODUCED with public hearing the 15th day of April, 2025, and finally PASSED this 6th day of May, 2025.

THE CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of
Planning and Development Services

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

ORDINANCE 2025
AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12
“PLANNING AND DEVELOPMENT,” ARTICLE 12.04 “SIGNS”; PROVIDING FOR
SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, City Council previously adopted Ordinance No. 2020-108 on November 17, 2020, in response to litigation before the United States Court of Appeals for the Fifth Circuit that was ultimately heard and decided by the United States Supreme Court; and

WHEREAS, Ordinance No. 2020-108 temporarily deleted the distinction between “on-site” and “off-site” signage in the City’s sign ordinance to allow time for the litigated issues regarding that distinction to be resolved; and

WHEREAS, that litigation has now been resolved and City staff, having worked under Ordinance No. 2020-108 for over four years now, recommends that the temporary amendments made thereby should be made permanent, along with other amendments as detailed herein; and

WHEREAS, on the 15th day of April, 2025, the Planning Commission for the City of San Angelo and the City Council after having held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend Chapter 12 “Planning and Development,” Article 12.04 “Signs” of the City of San Angelo Code of Ordinances.

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

Section 1. CHAPTER 12 “PLANNING AND DEVELOPMENT,” Article 12.04 “Signs” of the City of San Angelo Code of Ordinances is hereby replaced in its entirety and amended as shown on **Exhibit “A”**.

Section 2. 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 3. This Ordinance shall be effective upon passage.

INTRODUCED with public hearing the 15th day of April, 2025, and finally PASSED this 6th day of May, 2025.

THE CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of
Planning and Development Services

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

Exhibit "A"
ARTICLE 12.04 SIGNS¹

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 insure 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 insure 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.

¹State law reference(s)—Authority of municipality to regulate signs, V.T.C.A., Local Government Code, ch. 216State law reference(s)—.

- (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.
- (1996 Code, sec. 12.601; Ordinance adopted 1-21-03)

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.

(1996 Code, sec. 12.602; Ordinance adopted 1-21-03)

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.

(1996 Code, sec. 12.618; Ordinance adopted 1-21-03)

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.* Temporary signs, as defined by section 12.04.008, and those signs described below are allowed in any zoning district unless otherwise specifically prohibited elsewhere in this article and do not require a permit. Temporary signs and the signs listed below otherwise 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.

(1996 Code, sec. 12.603; Ordinance adopted 1-21-03)

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.

- (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.

(1) *Freestanding signs.* Freestanding signs shall be governed by the following regulations:

(A) *Area.* 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. In no case shall the sign area of any one freestanding sign exceed 250 square feet then classified as a freestanding billboard sign. Only one street frontage shall be considered the primary street frontage on a lot.

(B) *Number.*

- (i) 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.

- (ii) 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.
- (iii) This is not relating to Billboard signs larger than 250 square feet that are in the zoning districts allowed as a matter of right and in the designated thoroughfares as described in section 12.04.005(c)(2).
- (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 zoning district shall be as follows:
- (i) Local and Collector streets: 25 feet.
- (ii) Arterial Streets: 45 feet.
- (iii) 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.

- (G) *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 or fronts.
 - (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.*
 - (i) No sloping roof sign shall project horizontally beyond the perimeters of the roof or vertically more than three feet above the roof ridgeline.
 - (ii) No fascia sign shall extend more than three feet above the top of the wall to which the sign is attached.
 - (iii) No projecting sign shall extend vertically or horizontally beyond the perimeter of the wall on which it is attached.
 - (iv) 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 12.04, 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.

(1996 Code, sec. 12.604; Ordinance adopted 1-21-03; Ordinance adopted 12-21-04; Ordinance adopted 7-1-14; Ordinance 2017-11-159, § 1, adopted 11-21-17)

- (c) *Billboard regulations in Commercial districts.* Except as otherwise prohibited herein, Billboard signs shall be allowed as a matter of right in the following zoning districts:
 - (1) CH, OW, ML, and MH; and
 - (2) Billboard signs in CG and CG/CH districts are allowed in a designated area adjacent to the following thoroughfares:
 - (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.

(3) *Area Billboards.*

- (A) Any freestanding sign that exceeds 250 square feet in area.
- (B) In the ML and MH zoning districts, signs shall not exceed 700 square feet of copy area per face.
- (C) In the CH, OW, CG and CG/CH zoning districts, signs shall not exceed 300 square feet of copy area per face.
- (D) Sign extensions of not more than ten percent of the total sign area shall be permitted in addition to the maximum area permitted above.

(4) *Height.* Billboard signs shall meet the same height requirements as set forth for freestanding signs in section 12.04.005(b)(1)(D).

(5) Restrictions for all Billboards:

- (1) No billboard sign shall be located nearer than one hundred twenty-five (125) feet to any residential district boundary line.
- (2) Billboards must be at least five hundred foot (500') of separation from each other on the same side of the street.
- (3) All billboard signs must be placed in compliance with state and federal regulations, even if more restrictive than the foregoing regulations.

(6) Billboards and Electronic Message Billboards are prohibited in the following areas:

- (A) Historic Districts – Old Town, Ft. Concho. and Downtown and Historic Overlay Zone.
- (B) Cultural Overlay District
- (C) River Corridor Overlay District
- (D) Downtown Overlay District

(7) Electronic message Billboards regulations

- (A) No electronic message billboard sign shall be located nearer than one hundred and twenty-five feet (125') feet to any residential district boundary line.
- (B) Existing Electronic Message Billboard must dim by 250 nits from 10 PM to 5AM when located nearer than one hundred and twenty-five feet (125') to any residential district boundary.
- (C) Electronic message billboard signs shall not consist of more than one (1) panel per side.
- (D) 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.
- (E) 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.
- (F) The electronic message billboard sign must contain a default mechanism that will freeze the sign in one position if a malfunction occurs.
- (G) 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.

- (8) *Ground clearance.* Signs shall maintain a minimum 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.
- (9) *Setback.* Each billboard 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, 25 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.
- (10) *Definition of "adjacent".* For the purposes of this subsection, a billboard sign is considered adjacent to a thoroughfare if the following statements are both true:
 - (A) The supporting post is placed at a distance no greater than 75 feet from the right-of-way line of the listed thoroughfare; and
 - (B) The message portion of the billboard sign is placed at an angle perpendicular to the right-of-way line of the thoroughfare, such that the message faces traffic flow on that thoroughfare only.
- (11) *Identification.* Every billboard sign erected in the city shall bear a clearly marked means of identification, attached to the fascia or structure, which can be easily read and is clearly visible. This identification shall show the name of the owner of the sign.

(1996 Code, sec. 12.605; Ordinance adopted 1-21-03)

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 125 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. By Petition of property owners or residents within 500' of sign, then the City of San Angelo may investigate for nuisance through Code Compliance Division.

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 of Sec 12.04.006.
 - (I) Use of a portable sign shall be limited to no more than 180 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.
 - (J) 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.

(1996 Code, sec. 12.606; Ordinance adopted 1-21-03; Ordinance adopted 3-21-06; Ordinance adopted 7-1-14)

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 to 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.
 - (3) *Hazard signs.* A sign warning of construction, excavation, or similar hazard. A hazard sign is authorized only so long as the hazard exists.
 - (4) *Banners.* Banners are allowed only in commercial and manufacturing districts and 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.
 - (5) *Temporary window signs.* Signs painted on a window or displayed in a window made of cloth or paper advertising a temporary sales event or promotion.
- (b) Unless specifically stated above, temporary signs are allowed with a time limit of 60 days and must comply with the setback requirements for freestanding signs.

(1996 Code, sec. 12.607; Ordinance adopted 1-21-03)

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 districts, 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.

(1996 Code, sec. 12.608; Ordinance adopted 1-21-03)

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.

(1996 Code, sec. 12.609; Ordinance adopted 1-21-03)

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.

(1996 Code, sec. 12.612; Ordinance adopted 1-21-03)

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.

(1996 Code, sec. 12.613; Ordinance adopted 1-21-03)

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 any dimensional standard, 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.

(1996 Code, sec. 12.614; Ordinance adopted 8-17-04)

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.

(1996 Code, sec. 12.615; Ordinance adopted 1-21-03)

Sec. 12.04.015 Permit fees

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

(1996 Code, sec. 12.616; Ordinance adopted 1-21-03)

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.

(1996 Code, sec. 12.617; Ordinance adopted 1-21-03; Ordinance 2017-11-159, § 2, adopted 11-21-17)

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

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, Cultural District Overlays and Historic Districts and 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.
- (3) Electronic message signs are limited to 15 square feet and prohibited and in no case shall a variance allow such a sign in the Historic Districts or Historic Overlay designated properties.
- (3) All signs, banners or other advertising in the River Corridor District, Downtown District, and Cultural District Overlays 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.

(1996 Code, sec. 12.610; Ordinance adopted 1-21-03; Ord. No. 2019-121 , § 5, 9-17-19)

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 restriction 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.

(1996 Code, sec. 12.611; Ordinance adopted 1-21-03)

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 by the Commission may be appealed to the City Council within 10 days of the decision by the applicant or the Planning Director.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for Z25-02, a request to rezone from the Light Manufacturing zoning district to the General Commercial zoning district at the properties located at 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and from the Light Manufacturing zoning district to High Rise Multifamily Residential zoning district for the properties located at 1426 and 1428 Western Ct. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This is a City-initiated project to have a significant area along Knickerbocker to be rezoned from Light Manufacturing (LM) to General Commercial (CG) and (RM-2) High Rise multifamily. The area is built out primarily for general commercial - retail sales and services or offices. The multifamily units are 3 stories and thus fit the RM-2 zoning district best. The change from Light Manufacturing (LM) allows all the current land uses. The business supports this change in zoning and the Planning Commission recommends it by a vote of 7-0 for approval.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------------------|---------------------------------------|
| 1. | Z25-02 Knickerbocker Staff Report | Z25-02 Knickerbocker Staff Report.pdf |
| 2. | Knickerbocker Z25-02 Ordinance | Knickerbocker Z25-02 Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Final Approval



STAFF REPORT: Z25-02

Planning Commission: March 24, 2025

City Council 1st reading: April 15, 2025

APPLICATION TYPE:		CASES:	
Zone Change		Z25-02: 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and 1426 and 1428 Western Ct	
SYNOPSIS:			
A request for approval of a zone change from (ML) Light Manufacturing to (CG) General Commercial at the properties located at 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and from (ML) Light Manufacturing to (RM-2) High Rise Multi-family Residential for the properties located at 1426 and 1428 Western Ct.			
LOCATION:		LEGAL DESCRIPTION:	
999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and 1426 and 1428 Western Ct		WESTERN PROPERTIES ADDITION SEC ONE-B Tract 4, 2E, 2D and SEC ONE-A Tract 3A and SEC ONE-C Tract 5 KOONCE SUBDIVISION Part of Lot 3 and 4 thru 6 ALLISON OFFICE ADDITION, BLK 1, SEC 1-A Tract B, A-2, & A-3	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #5 – Karen Hesse Smith Neighborhood – ASU/College Hills	Currently: ML Requesting: CG & RM-2	Commercial	Total Acres: 23.587
NOTIFICATIONS:			
27 notifications sent on 03/07/25. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of the request of a zone change from (ML) Light Manufacturing to (CG) General Commercial at the properties located at 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and from (ML) Light Manufacturing to (RM-2) High Rise Multi-family Residential for the properties located at 1426 and 1428 Western Ct.			
PROPERTY OWNER/PETITIONER:			
Petitioner: City Planning Division			
STAFF CONTACT:			
Rae Lineberry Planner (325) 657-4210, ext 1533 Rae.lineberry@cosatx.us			

Additional Information: The properties are currently being used as commercial or multi-family. They are either legally non-conforming or have a conditional use. Staff evaluated the area and general commercial zoning and multi-family residential fits the current uses and will not require any of the properties to continue their conditional uses.

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 proposed zoning is removing the light manufacturing that is not currently being used, and staff cannot find a history of light manufacturing use on those properties. The proposed zoning will allow the area to continue as commercial and the apartments to continue as multi-family residential along Knickerbocker Rd and Western Ct.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The proposed zoning does not conflict with the zoning ordinance and allows the businesses to continue as is. It also aligns with the Comprehensive Plan, as it is commercial.
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 is compatible with the surrounding area, as it is mainly commercial along Knickerbocker Rd.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* Staff believes that in 2000 when the zoning ordinance was updated, they made most of the area around the railroad a light manufacturing zoning. As time has evolved, the area has become commercial not light manufacturing. This proposed change will update the zoning district to match what is currently there.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Commercial zoning along a major arterial fits the community need.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The properties will meet the commercial development pattern along Knickerbocker Rd.

Recommendation:

Staff recommend **approval** of the request of a zone change from (ML) Light Manufacturing to (CG) General Commercial at the properties located at 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and from (ML) Light Manufacturing to (RM-2) High Rise Multi-family Residential for the properties located at 1426 and 1428 Western Ct.

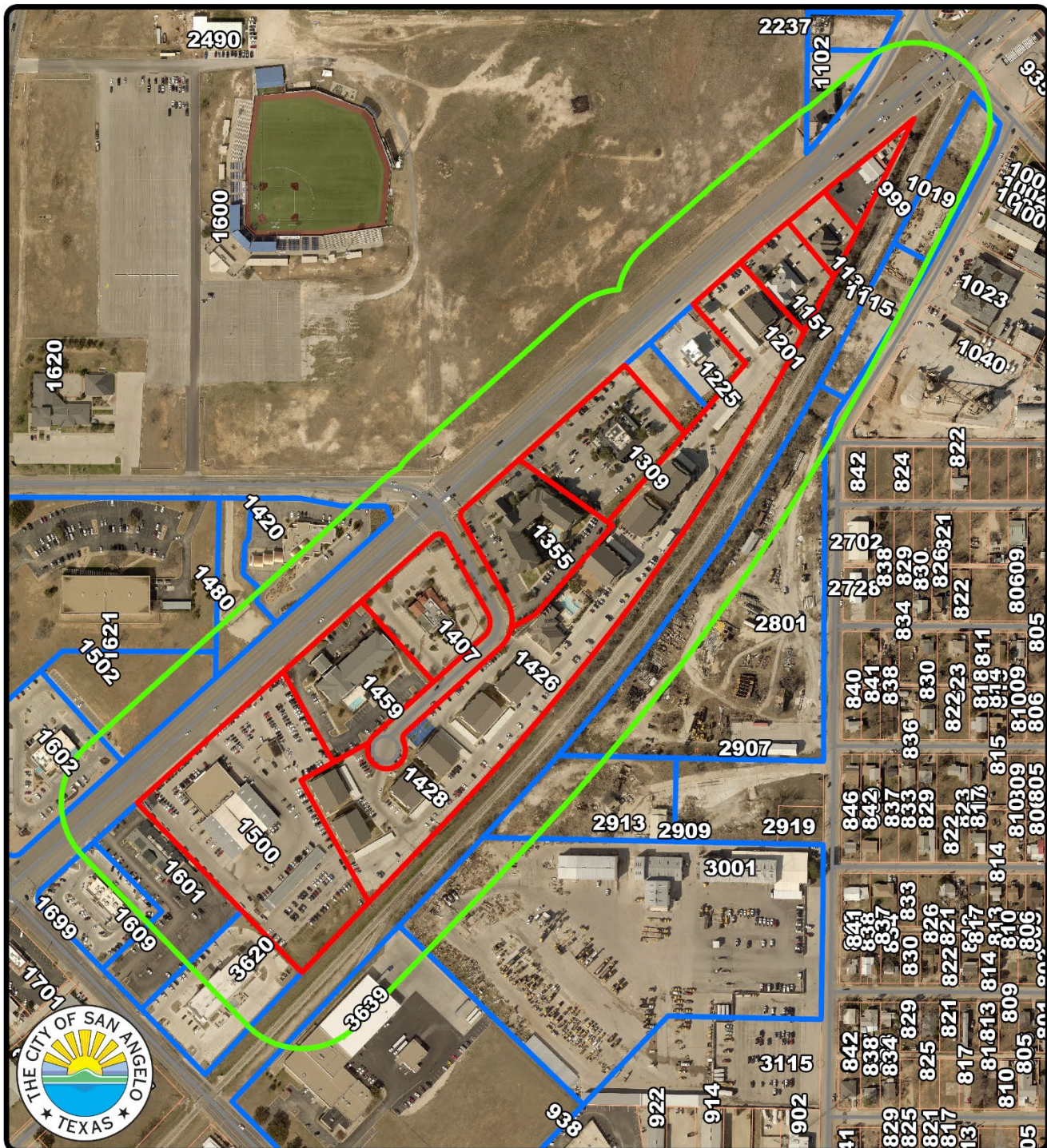
Attachments:

Notification Map

Zoning Map

Vision Plan Map

March 24, 2025



200' Notification Map

Z25-02: Knickerbocker Zone Change

Council District: #5 Karen Hesse Smith

Neighborhood: ASU - College Hills

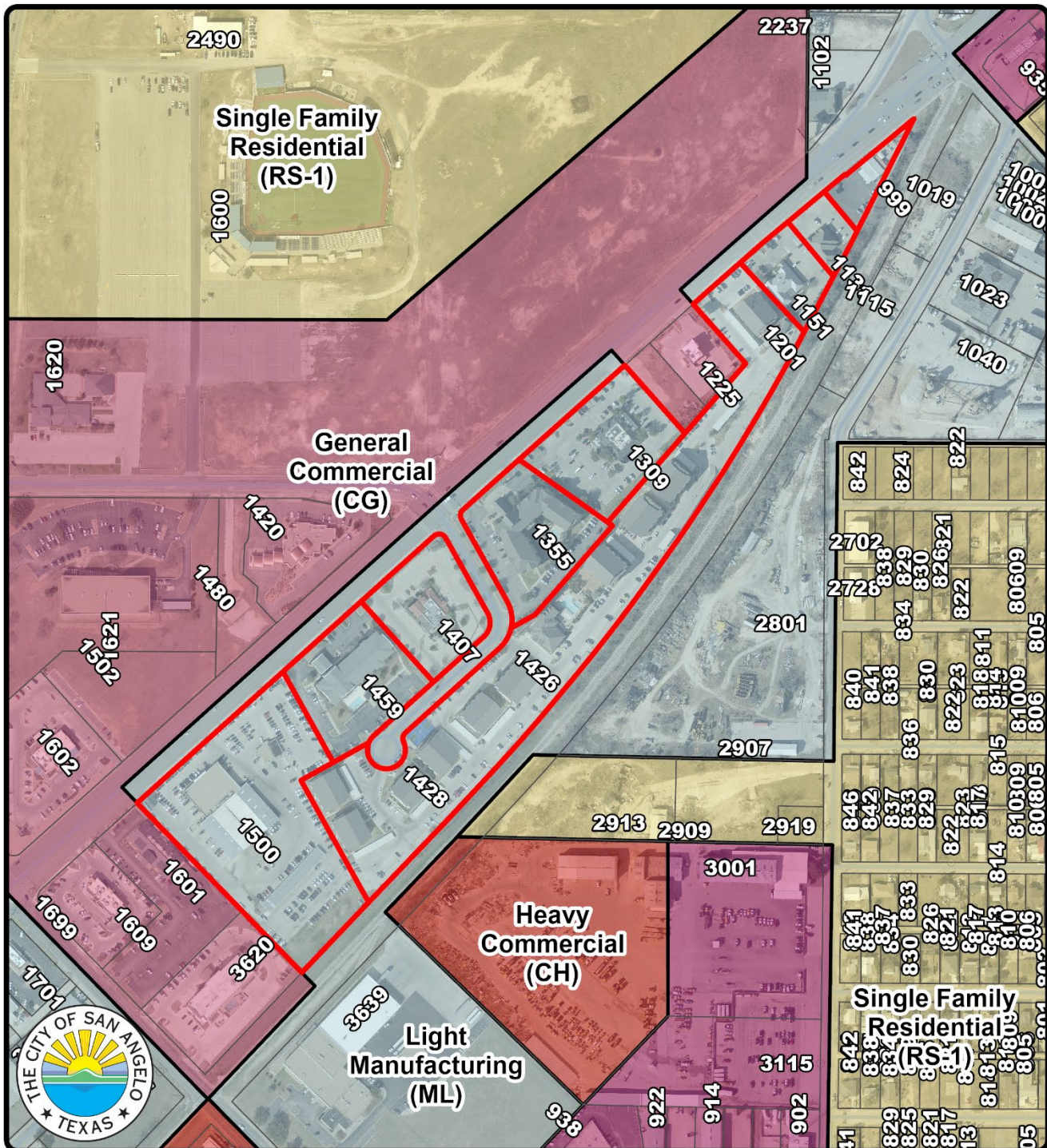
200' Range:

Subject Property: _____

Notified Properties:

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles





Zoning Map

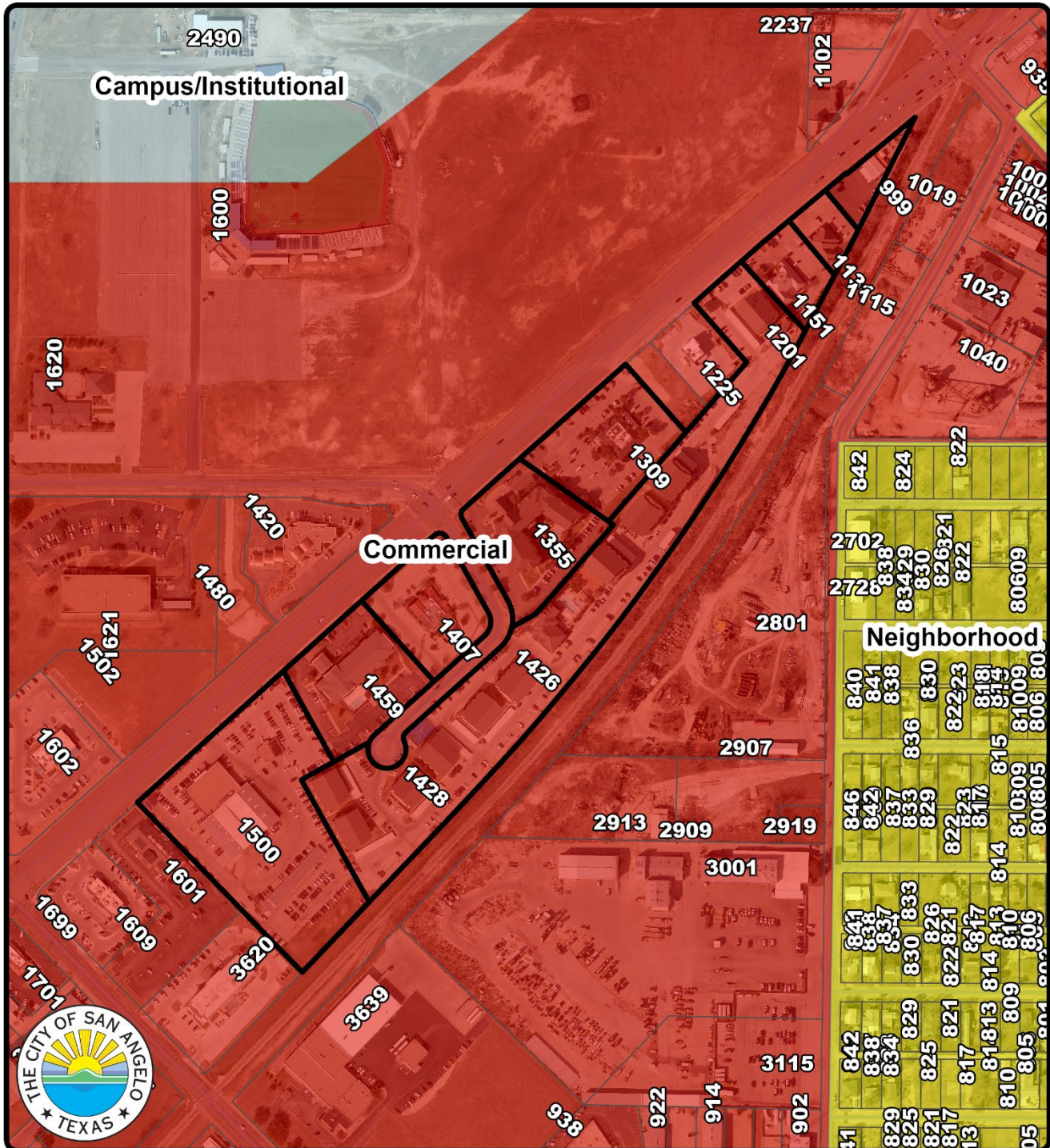
Z25-02: Knickerbocker Zone Change

Council District: #5 Karen Hesse Smith
Neighborhood: ASU - College Hills

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles





Vision Map Z25-02: Knickerbocker Zone Change

Council District: #5 Karen Hesse Smith
 Neighborhood: ASU - College Hills

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **APPROXIMATELY 23.587 ACRES LOCATED AT 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, AND 1500 KNICKERBOCKER; FROM LIGHT MANUFACTURING (ML) TO GENERAL COMMERCIAL (CG) AND PROPERTIES LOCATED AT 1426 AND 1428 WESTERN CT FROM LIGHT MANUFACTURING (ML) TO HIGH RISE MULTI-FAMILY RESIDENTIAL (RM-2); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE**

RE: Z25-02: 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, AND 1500 Knickerbocker and 1426 and 1428 Western Ct

WHEREAS, on the 24th day of March, 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 proposed General Commercial (CG) and High Rise Multi-Family Residential (RM-2) Zoning District; and,

WHEREAS, on the 15th day of April, 2025, City Council held a public hearing on Z25-02, 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) AND HIGH RISE MULTI-FAMILY RESIDENTIAL (RM-2) ZONING DISTRICT:

The real property located at 999, 1131, 1151, 1201, 1309, 1355, 1407, 1459, and 1500 Knickerbocker and 1426 and 1428 Western Ct, described as Western Properties Addition

Section One-B Tract 4, 2E, 2D and Section One-A Tract 3A and Section One-C Tract 5; Koonce Subdivision part of Lot 3 and 4 thru 6; Allison Office Addition, Block 1, Section 1-A Tract B, A-2, & A-3 within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit “A” of this Ordinance.

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

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

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

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

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

INTRODUCED on the **15th day of April, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of May, 2025**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

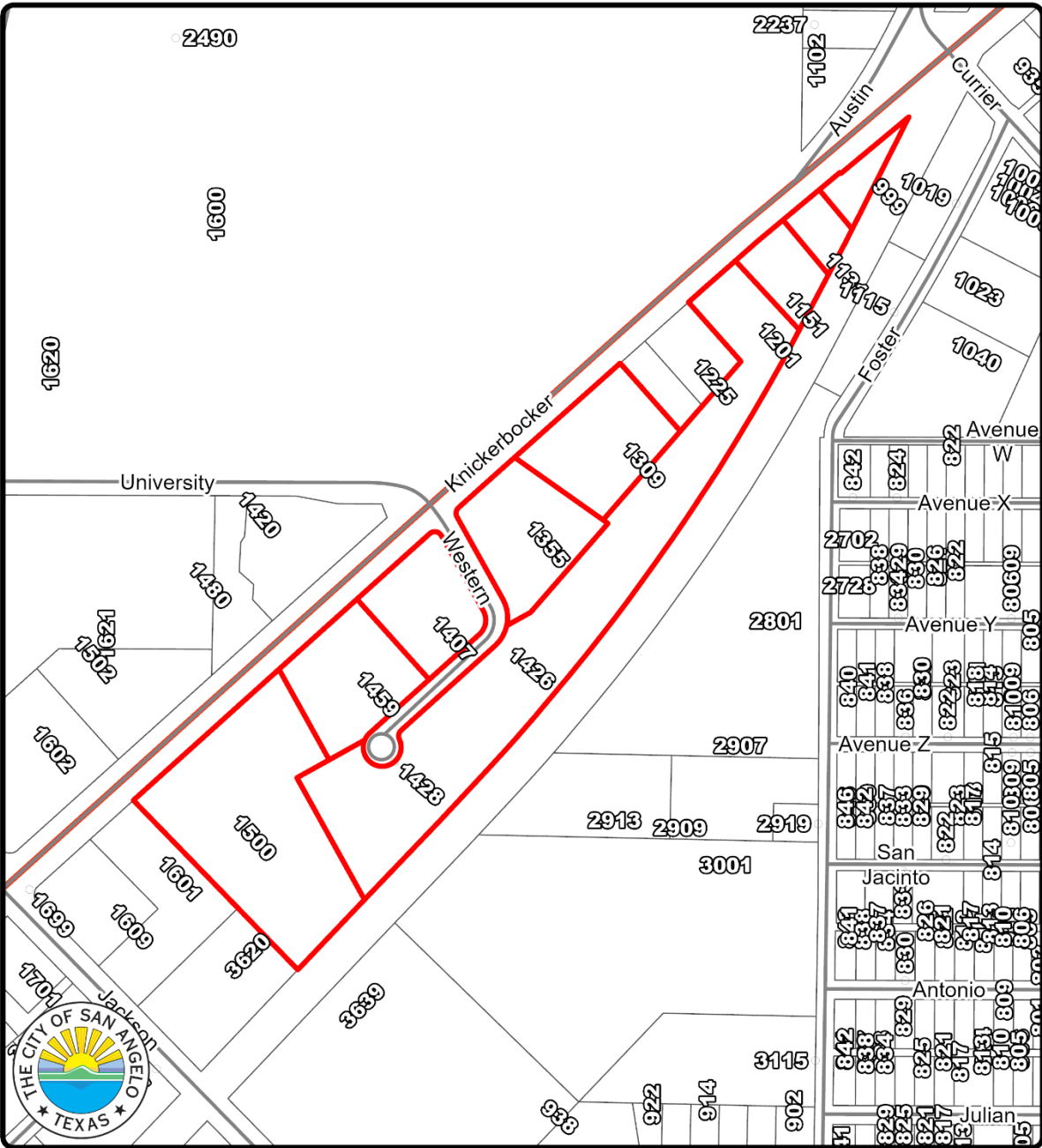
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

Exhibit “A”



Ordinance Map
Z25-02: Knickerbocker
Council District: #5 Karen Hesse Smith
Neighborhood: ASU - College Hills

Subject Property: —
Existing Zoning: ML
Requested Zoning: RM-2 at
1426 & 1428 Western Ct., CG elsewhere

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles
N
▲

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Second reading of ordinances for:

1. Z25-03, a request to rezone from the General/Heavy Commercial zoning district to the Low Rise Multi-family Residential zoning district for properties at 217 & 221 E. Avenue K; and
2. CP25-01, a request to amend the Comprehensive Plan from Industrial to Commercial for properties at 217 & 221 E. Avenue K (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The area was formerly commercial and has a current zoning of General/Heavy Commercial (GC/CH). The applicant wants to develop the land with some affordable housing units. This area is ready for redevelopment; it is located close to major thoroughfares like Oakes St, Ave L, Chadbourne St and Christoval Rd. The area is adjacent to the South Concho river and next to Lone Wolf Bridge. While the area has some small-scale commercial, new housing can continue the revitalization of the area and is compatible with surrounding uses. The Planning Commission recommends approval with a 7-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------------------|--|
| 1. | Z25-03 & CP25-01 Staff Report | Z25-03 & CP25-01 Staff Report.pdf |
| 2. | 217 & 221 Ave K Z25-03 Ordinance | 217 & 221 Ave K Z25-03 Ordinance.docx |
| 3. | 217 & 221 Ave K CP25-01 Ordinance | 217 & 221 Ave K CP25-01 Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy

Aaron Vannoy

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval



STAFF REPORT: Z25-03 & CP25-01

Planning Commission: March 24, 2025

City Council 1st reading: April 15, 2025

APPLICATION TYPE:		CASES:	
Zoning & Comp Plan Amendment		Z25-03 & CP25-01: Lot 5A of Block 109 Ft Concho Addition	
SYNOPSIS:			
A request for approval of a zone change from (CG/CH) General/Heavy Commercial to (RM-1) Low Rise Multi-family Residential and a Comprehensive Plan Amendment from Industrial to Commercial for the property located at 217 & 221 E Avenue K.			
LOCATION:		LEGAL DESCRIPTION:	
217 & 221 E Avenue K		Acres: 1.412, Lot: 1C, Blk: 109, Subd: FORT CONCHO ADDITION, 3RD R/P IN BLK 109 Acres: 0.298, Blk: 109, Subd: FORT CONCHO ADDITION, N130' OF LOTS 4 & 5 Acres: 0.149, Blk: 109, Subd: FORT CONCHO ADDITION, N130' OF LOT 6	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #3 – Harry Thomas Neighborhood – Ft Concho	Currently: CG/CH Requesting: RM-1	Currently: Industrial Requesting: Commercial	Acres: 1.859
NOTIFICATIONS:			
18 notifications sent on 3/07/25. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from (CG/CH) General/Heavy Commercial to (RM-1) Low Rise Multi-family Residential and a Comprehensive Plan Amendment from Industrial to Commercial for the property located at 217 & 221 E Avenue K.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Wilde Engineering			
STAFF CONTACT:			
Rae Lineberry Senior Planner (325) 657-4210, ext 1533 Rae.lineberry@cosatx.us			

Additional Information: The subjects of this zone change are vacant lots that the owner has received administrative approval of a replat creating one lot out of the three to build multi-family residential. The vision plan for this area is Industrial but does not fit the current uses on the surrounding properties. To the north is two-family residential and general commercial and the water treatment center. To the south is commercial and ranch and estate residential.

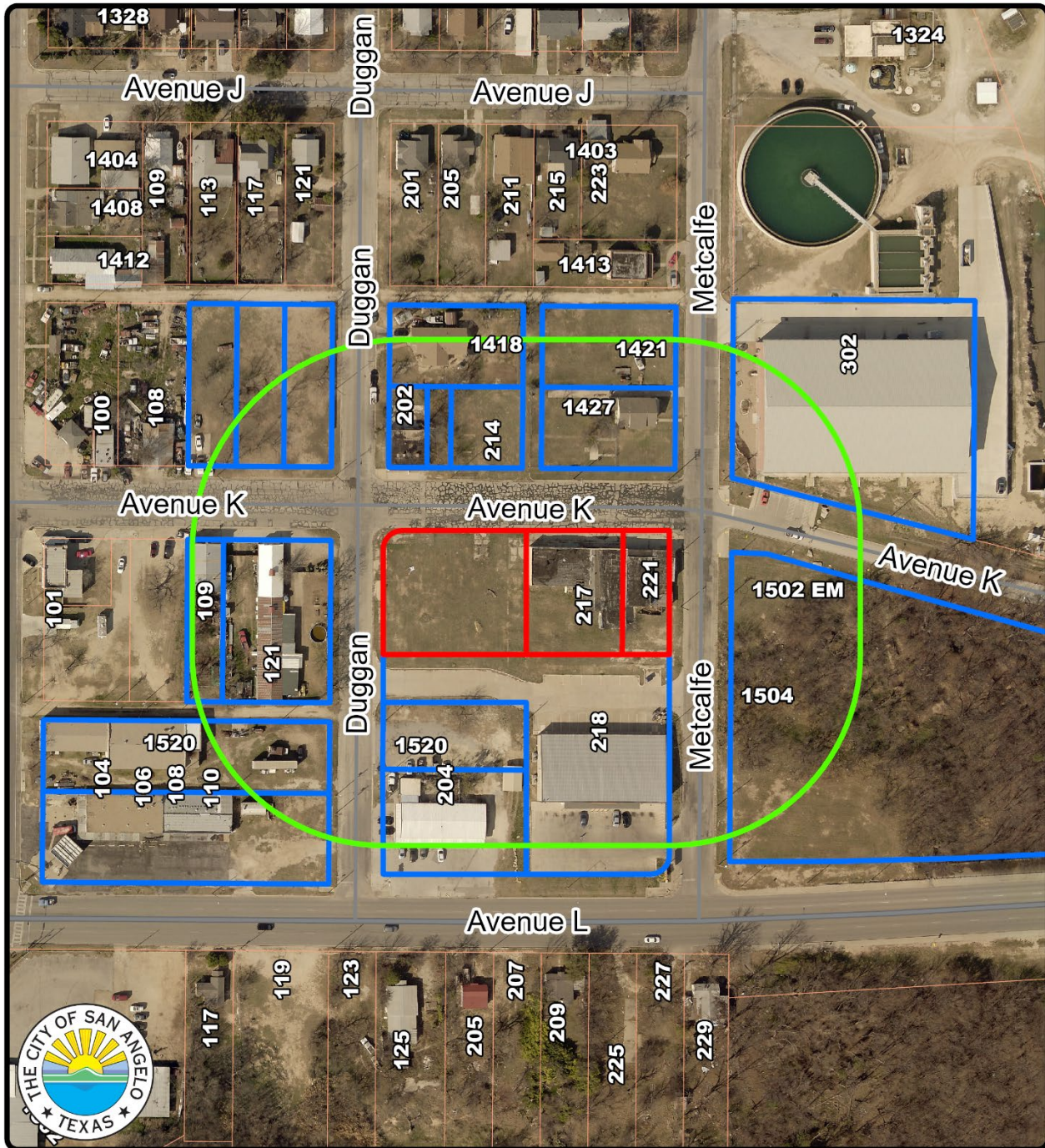
1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** Two-family residential and a couple of commercial uses are to the north of this property. This proposed zoning and comprehensive plan amendment will compliment the mix of residential and commercial uses already in the area.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning does not conflict with the zoning ordinance and will encourage development on vacant lots.
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 is compatible with the surrounding area, as it is currently used as a mix of residential and commercial.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** A zone change toward multi-family residential is necessary for the applicant's plans to develop the lot as residential.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Granting this request will help development on currently vacant lots.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The properties will meet the development pattern of a mix of residential and commercial in the area.

Recommendation:

Staff recommend **approval** of a zone change from (CG/CH) General/Heavy Commercial to (RM-1) Low Rise Multi-family Residential and a Comprehensive Plan Amendment from Industrial to Commercial for the property located at 217 & 221 E Avenue K.

Attachments:

Notification Map
Zoning Map
Vision Plan Map



200' Notification Map

Z25-03 & CP25-01: 217, 221 E Ave K

Council District: #3 Harry Thomas

Neighborhood: Ft. Concho

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

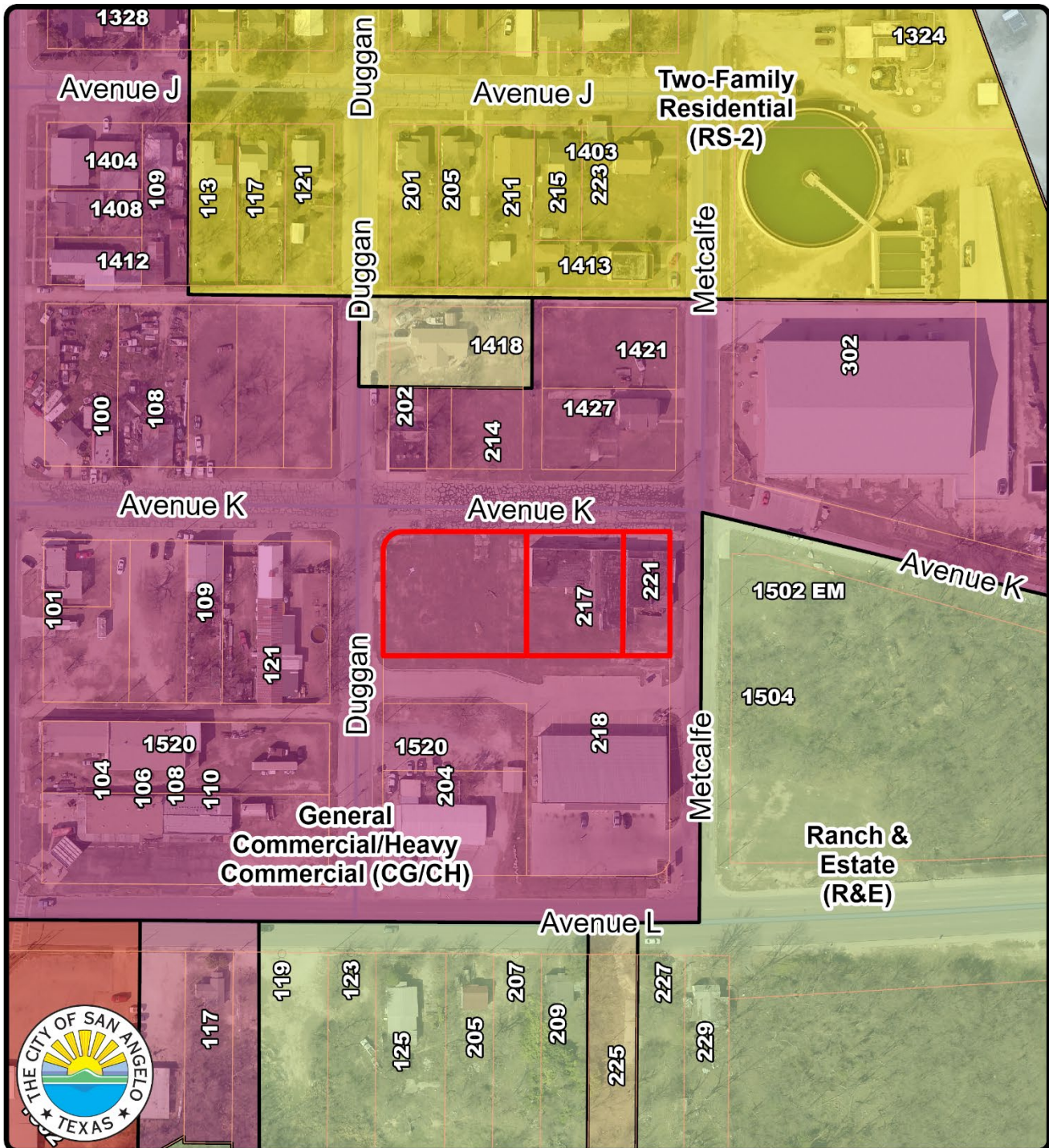
200' Range: 

Subject Property: 

Notified Properties: 

N





Zoning Map

Z25-03 & CP25-01: 217, 221 E Ave K

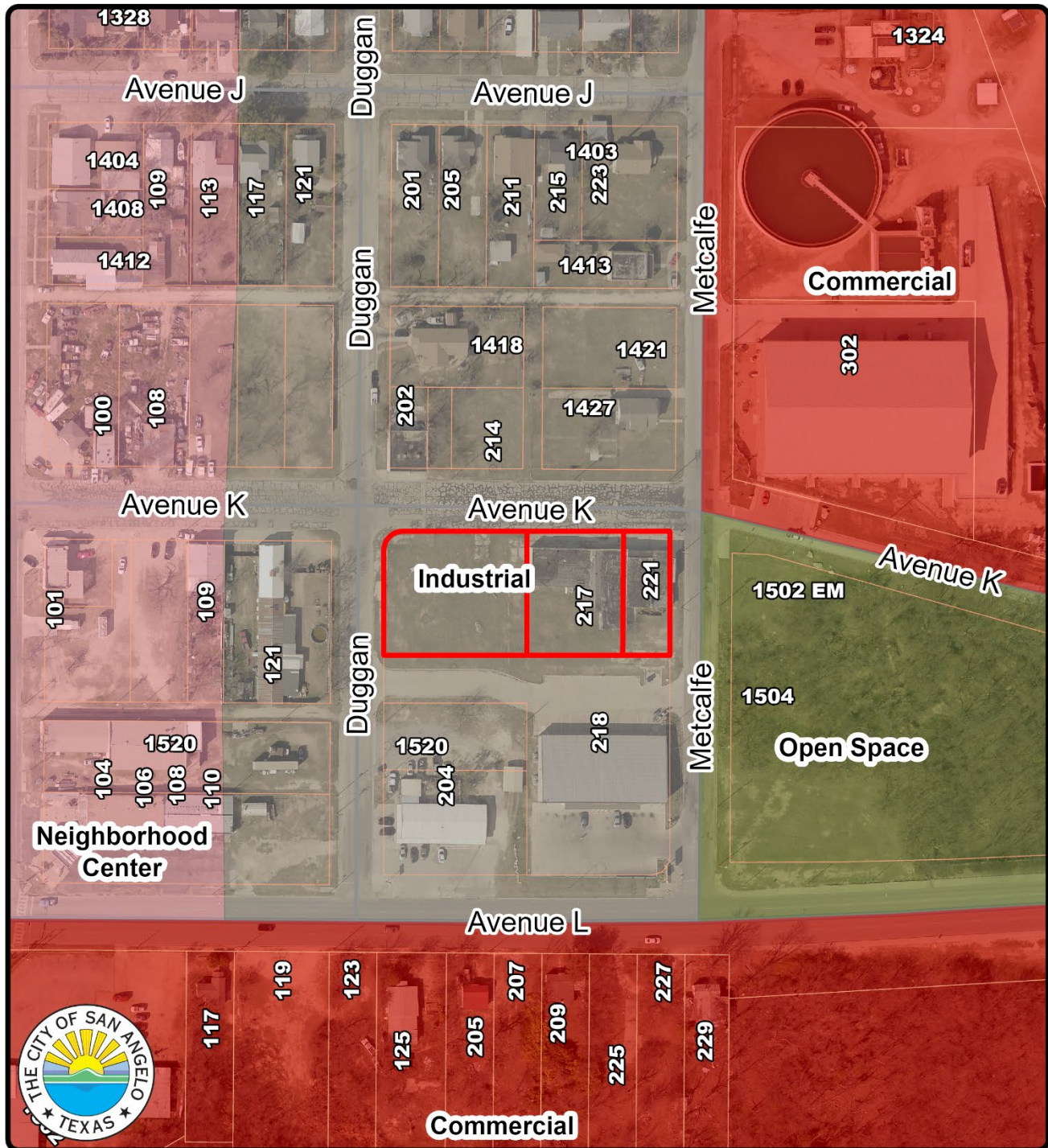
Council District: #3 Harry Thomas

Neighborhood: Ft. Concho

Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles





Vision Map

Z25-03 & CP25-01: 217, 221 E Ave K

Council District: #3 Harry Thomas
 Neighborhood: Ft. Concho

Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **APPROXIMATELY 1.859 ACRES LOCATED AT 217 & 221 E AVENUE K**; FROM GENERAL/HEAVY COMMERCIAL (CG/CH) TO LOW RISE MULTI-FAMILY RESIDENTIAL (RM-1); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-03: 217 & 221 E Avenue K

WHEREAS, on the 24th day of March, 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 proposed Low Rise Multi-Family Residential (RM-1) Zoning District; and,

WHEREAS, on the 15th day of April, 2025, City Council held a public hearing on Z25-03, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property located at 217 and 221 E Avenue K, described as Acres: 1.412, Lot: 1C, Blk: 109, Subd: FORT CONCHO ADDITION, 3RD R/P IN BLK 109, Acres: 0.298, Blk: 109, Subd: FORT CONCHO ADDITION, N130'OF LOTS 4 & 5, and Acres: 0.149, Blk: 109, Subd: FORT CONCHO ADDITION, N130'OF LOT 6 within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit "A" of this Ordinance.

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

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

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

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

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

INTRODUCED on the **15th day of April, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of May, 2025**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

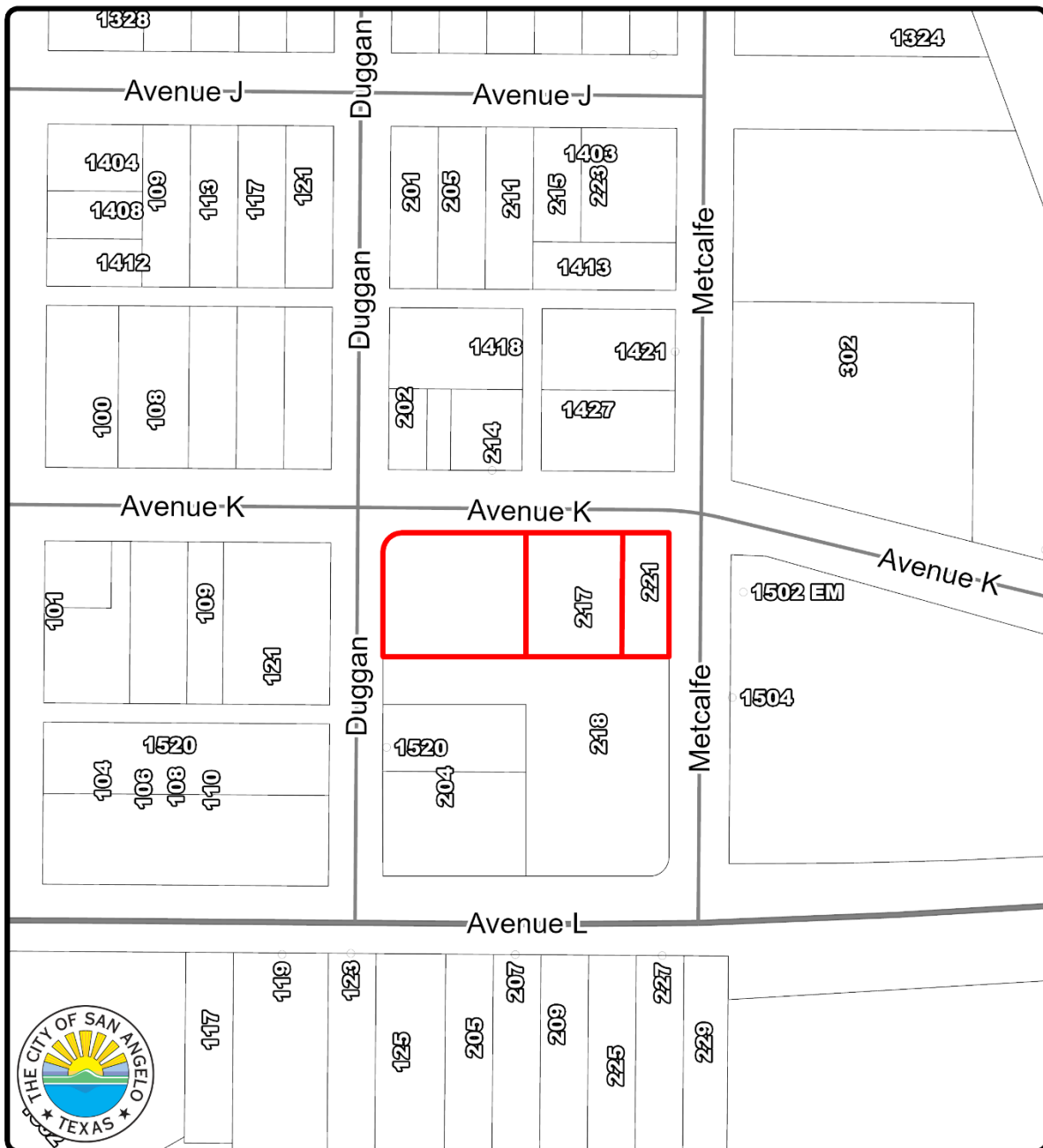
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

Exhibit “A”



Ordinance Map

Z25-03 & CP25-01: 217, 221 E Ave K

Council District: #3 Harry Thomas

Neighborhood: Ft. Concho

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property:

**Zone Change: CG/CH
to RM-1**

Comp. Plan: Industrial to Commercial



AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS LOCATED AT **APPROXIMATELY 1.859 ACRES LOCATED AT 217 & 221 E AVENUE K**; FROM INDUSTRIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: CP25-01: 217 & 221 E Avenue K

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

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

WHEREAS, on the 24th day of March, 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 proposed Comprehensive Plan amendment; and,

WHEREAS, on the 15th day of April, 2025, City Council held a public hearing on CP25-01, 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 Future Land Use Plan Map, a component of the adopted Comprehensive Plan for the City of San Angelo be and the same is hereby amended to change the Future

Land Use designation from Industrial to Commercial for the following described parcel as outlined below:

The real property located at 217 and 221 E Avenue K, described as Acres: 1.412, Lot: 1C, Blk: 109, Subd: FORT CONCHO ADDITION, 3RD R/P IN BLK 109, Acres: 0.298, Blk: 109, Subd: FORT CONCHO ADDITION, N130'OF LOTS 4 & 5, and Acres: 0.149, Blk: 109, Subd: FORT CONCHO ADDITION, N130'OF LOT 6 within the City of San Angelo, Tom Green County, Texas.

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

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

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

INTRODUCED on the **15th day of April, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of May, 2025**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

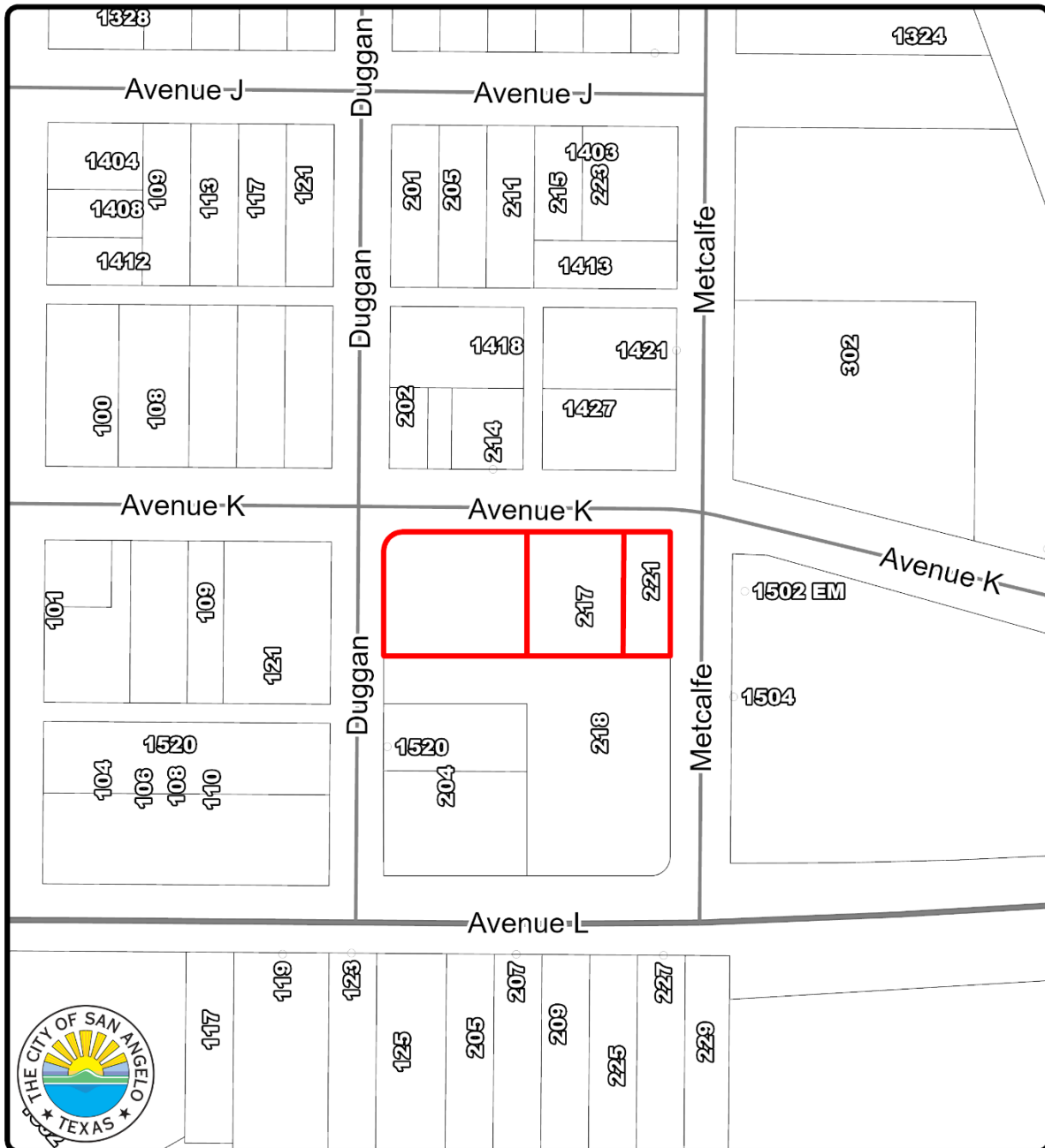
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

Exhibit "A"



Ordinance Map

Z25-03 & CP25-01: 217, 221 E Ave K

Council District: #3 Harry Thomas

Neighborhood: Ft. Concho

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: —

Zone Change: CG/CH
to RM-1

Comp. Plan: Industrial
to Commercial

N



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for Z25-07, a request to rezone from the Single-family Residential zoning district to the Neighborhood Commercial zoning district for the property located at 2621 S. Bryant (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This is a single lot rezoning request along the S. Bryant corridor. This is adjacent to other properties which have recently been rezoned to Neighborhood Commercial. The property owner is not sure of the development at this point, but gaining the proper zoning is the first step. While residential is to the west, this area of our community has been slowly changing to commercial projects which have limited impacts on the residential areas and the major corridor traffic. The Planning Commission recommends approval with a 7-0 vote on March 24, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--------------------------|-------------------------------|
| 1. | Z25-07 - Staff Report v2 | Z25-07 - Staff Report v2.docx |
| 2. | Z25-07 - Ordinance v2 | Z25-07 - Ordinance v2.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Final Approval

STAFF REPORT
PLANNING COMMISSION – March 24, 2025
City Council First Reading – April 1, 2025

APPLICATION TYPE:		CASE:	
Zone Change		Z25-07: 2621 S Bryant Blvd.	
SYNOPSIS:			
A request for approval of a zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN) for the property located at 2621 S Bryant.			
LOCATION:		LEGAL DESCRIPTION(S):	
2621 S Bryant, northwest of intersection of W Ave W and S Bryant Blvd.		Acres: 0.145, Lot: 9, Blk: 9, Subd: LA VILLITA HEIGHTS ADDN	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Neighborhood – Rio Vista	Current: RS-1 Proposed: CN	Neighborhood Center	.145 acres
THOROUGHFARE PLAN:			
• S Bryant Blvd – Major Arterial • W Ave W – Local Road			
NOTIFICATIONS:			
21 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN).			
PROPERTY OWNER/PETITIONER:			
Owner: Francisco J. Gloria			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Ext. 1550 austin.reed@cosatx.us			

Information:

The subject of this zone change is a residential lot intersecting with S Bryant which used to contain an older residential structure but is now vacant. The applicant wishes to redevelop this property for a use that has not yet been determined but has mentioned storage or offices. A subsequent Conditional Use may be necessary. The vision plan for this property is already Neighborhood Center, which aligns with the requested zone change. Bordering to the west is residential, and bordering to the north, east, and south is more Commercial Neighborhood. The Planning Commission approved a very similar zone change to CN exactly one block north of here at the previous meeting.

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 "Neighborhood Center", which aligns perfectly with "Commercial Neighborhood" 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. The existing lot dimensions would be compliant with our CN standards should a zone change be approved.
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 would be compatible with the surrounding area. The subject property fronts South Bryant, a major arterial road, and Neighborhood Commercial at the end of a street would not likely threaten the character of the neighborhood.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.*
A zone change towards Neighborhood Commercial is necessary for the applicant's plans to redevelop these lots for non-residential purposes.
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 an existing vacant property on a major thoroughfare.

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 a major thoroughfare.

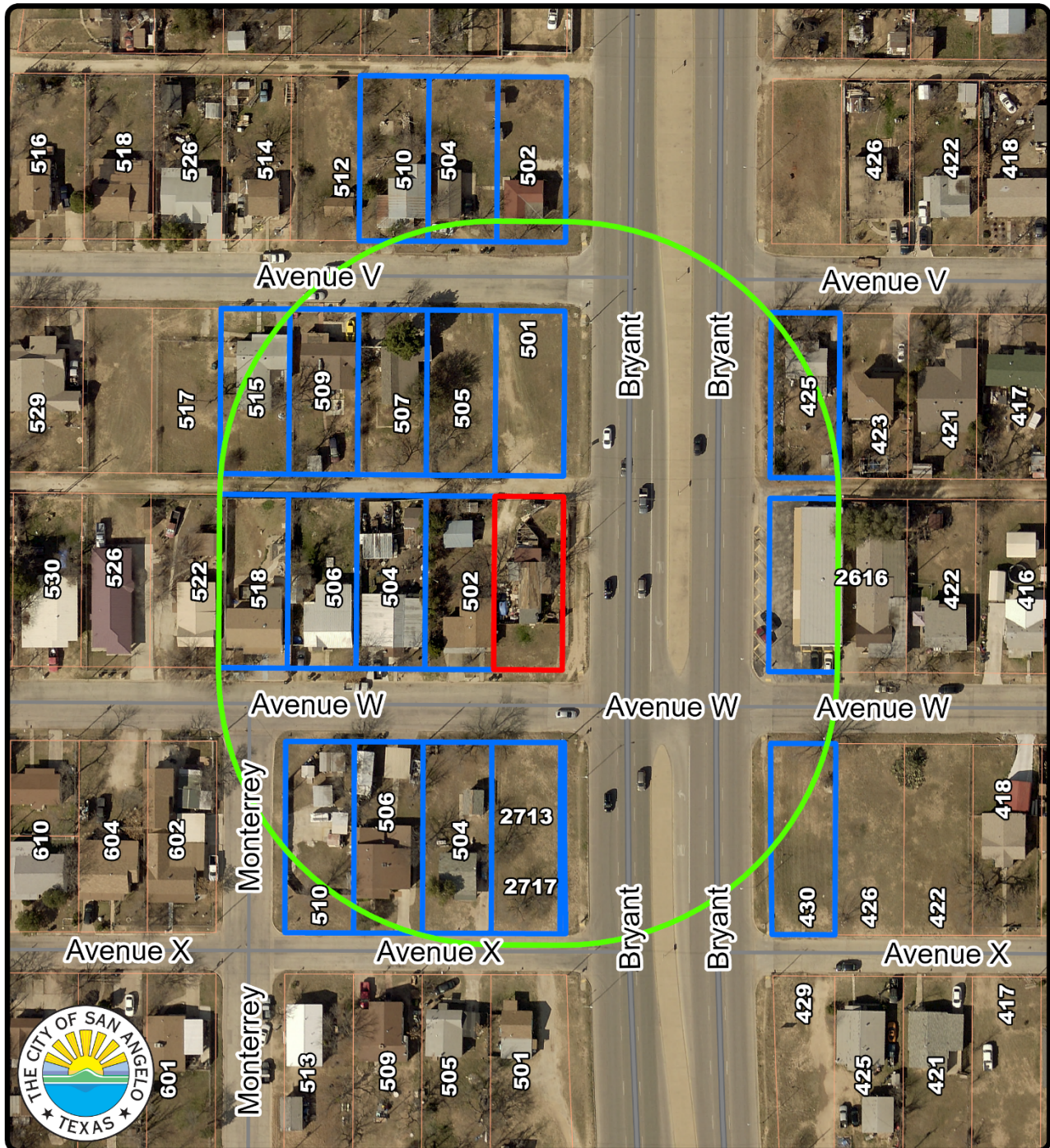
Recommendation:

Staff recommend **APPROVAL** of the zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN).

Attachments:

Notification Map
Aerial Map
Zoning Map
Vision Map

Notification Map



200' Notification Map
Z25-07: 2621 S Bryant Blvd.

Council District: #3 Harry Thomas
 Neighborhood: Rio Vista

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

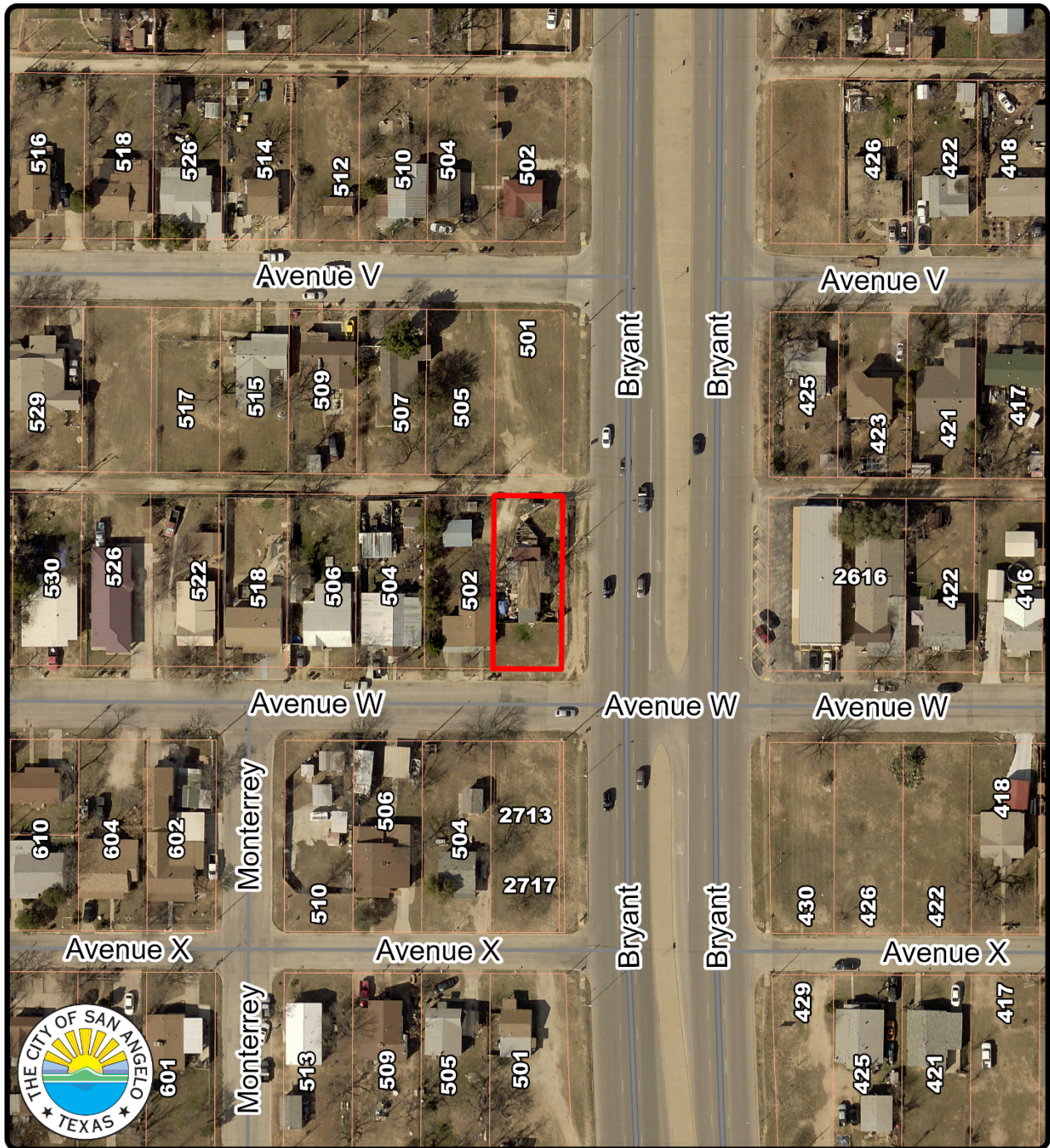
200' Range: —

Subject Property: —

Notified Properties: —



Aerial Map



Aerial Map

Z25-07: 2621 S Bryant Blvd.

Council District: #3 Harry Thomas

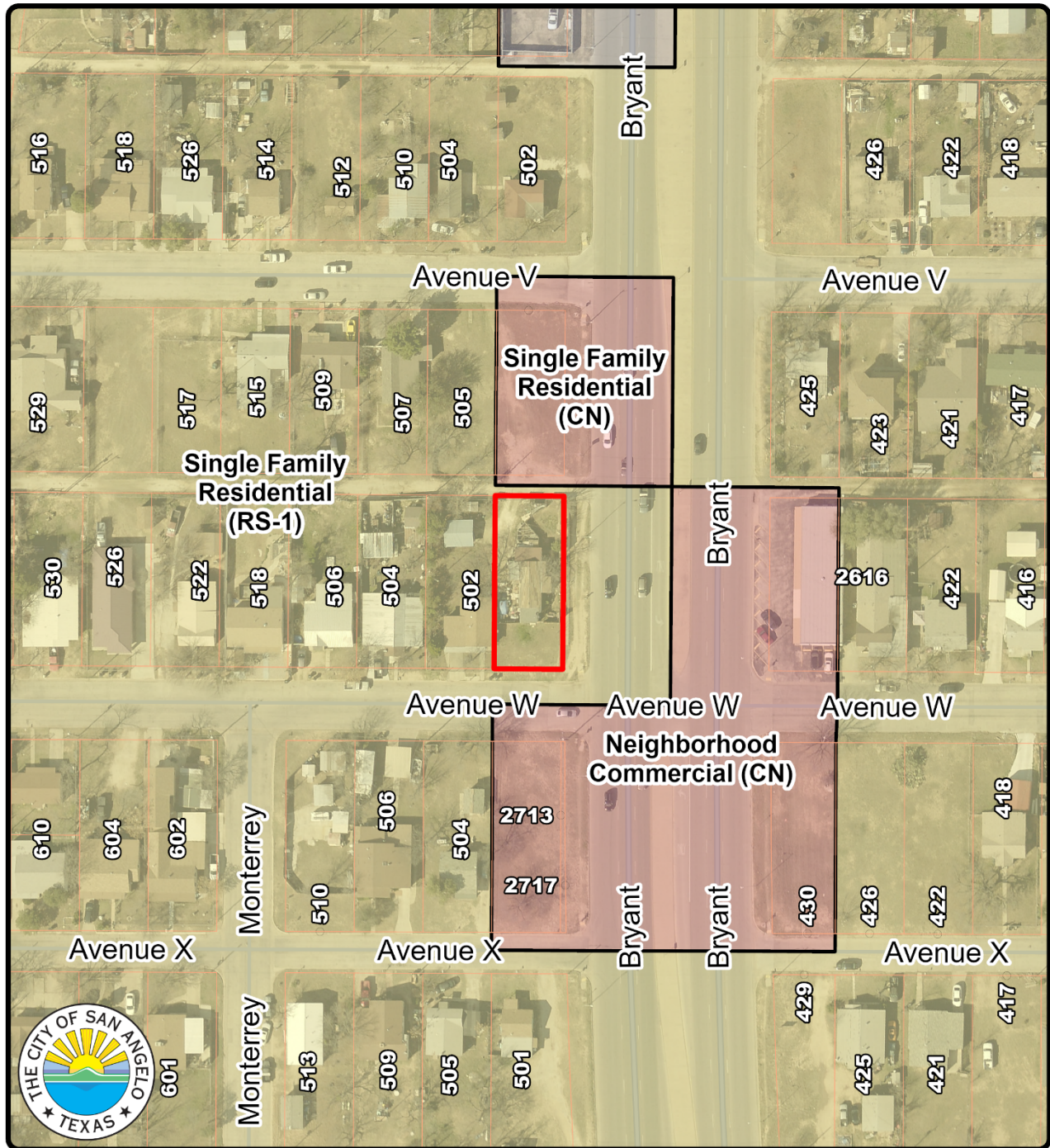
Neighborhood: Rio Vista

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: —



Zoning Map



Zoning Map

Z25-07: 2621 S Bryant Blvd.

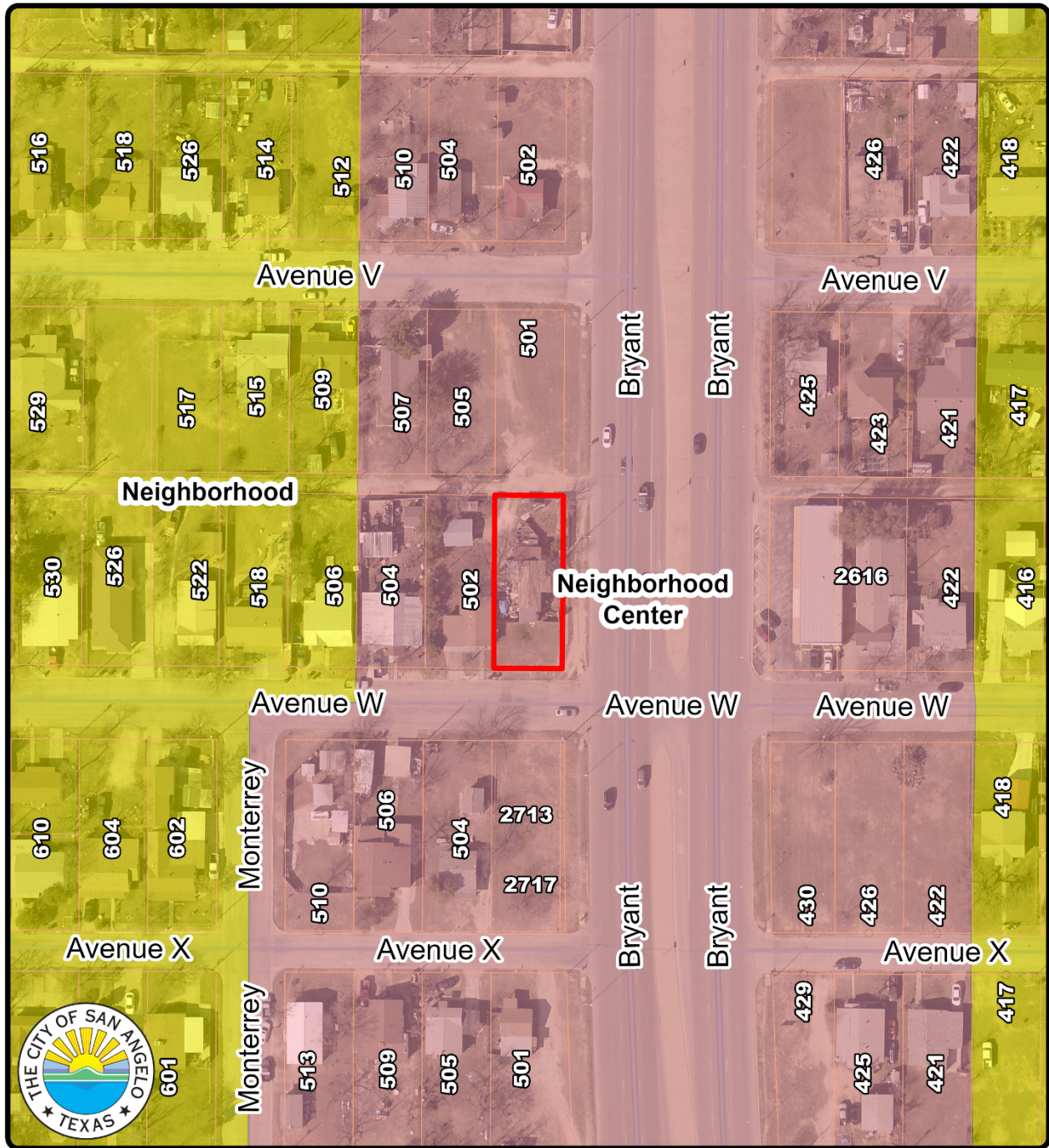
Council District: #3 Harry Thomas
Neighborhood: Rio Vista

Subject Property: —

Scale: 0 0.010.01 0.02 0.03 0.04 Miles



Vision Plan



200' Notification Map
Z25-07: 2621 S Bryant Blvd.

Council District: #3 Harry Thomas
Neighborhood: Rio Vista

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: —



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 0.145 ACRES LOCATED ON LOT 9 IN BLOCK 9 OF THE LA VILLITA HEIGHTS ADDITION**; FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO THE NEIGHBORHOOD COMMERCIAL (CN) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-07: 2621 S Bryant Boulevard

WHEREAS, on the 24th day of March 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 Neighborhood Commercial (CN) Zoning District; and,

WHEREAS, on the 15th day of April 2025, City Council held a public hearing on Z25-07, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property being approximately 0.145 acres described as Lot 9 in Block 9 of the La Villita Heights Addition, within the City of San Angelo, Tom Green County, Texas, as more particularly described and depicted on Exhibit “A” of this Ordinance. (“Zone Change Map”).

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

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

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

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

INTRODUCED on the **15th day of April 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of May 2025**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

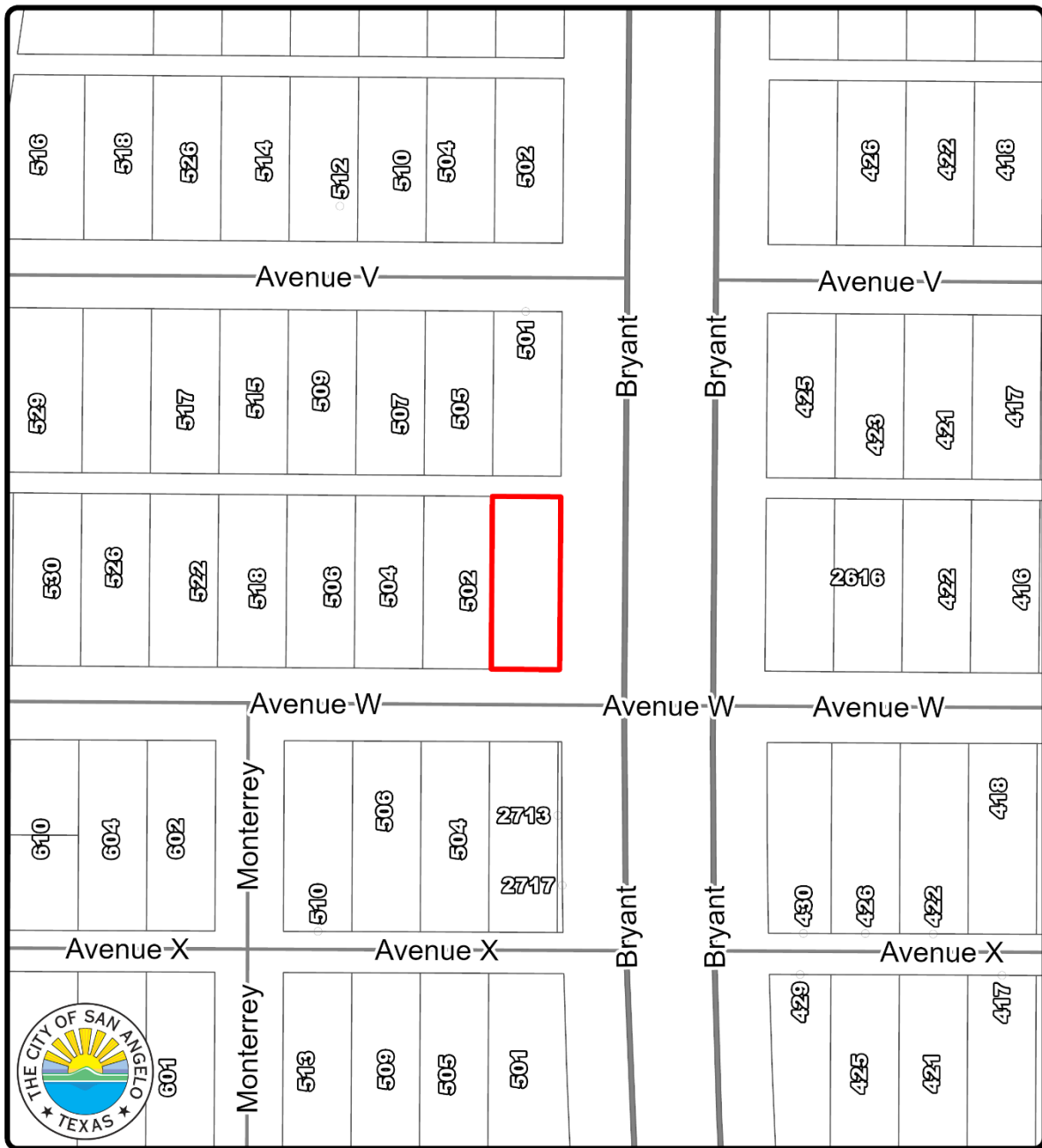
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map

Z25-07: 2621 S Bryant Blvd.

Council District: #3 Harry Thomas

Neighborhood: Rio Vista

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

Subject Property: —

Existing Zoning: RS-1

Requested Zoning: CN



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning Commission

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for Z25-09, a request to rezone from the Single-family Residential zoning district and the General Commercial zoning district to the Low Rise Multi-family Residential zoning district for the lot located on Lot 2 in Section 3 of Block 3 in Arden Acres Subdivision (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The area has been speculated over the past decade for housing; at times single family and at others multifamily. The current applicant is moving forward with plans for multifamily housing for the area. Portions of the current lots show in our plan as commercial. These areas would be rezoned from general commercial (CG) to low-rise residential (RM-1) and the single-family residential (RS-1) will move to low-rise multifamily. RM-1 low-rise multifamily can be multiple housing structure types - single family, two-family, structures up to 35' in height and 2 1/2 stories tall. The zoning is a flexible zoning controlled by the density, urban design plan, and their overall phasing of the project. This is the first step in the development process. Planning Commission recommends approval with a vote of 7-0 on March 24, 2025

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | Z25-09 Staff Report | Z25-09 Staff Report.docx |
| 2. | Northwest & Green Hill Z25-09 Ordinance | Northwest & Green Hill Z25-09 Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy

Aaron Vannoy

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval



STAFF REPORT: Z25-09

Planning Commission: March 24, 2025

City Council 1st reading: April 15, 2025

APPLICATION TYPE:		CASES:	
Zone Change		Z25-09: Northwest Dr & Green Hill Rd	
SYNOPSIS:			
A request for approval of a zone change from (RS-1) Single-family Residential and (CG) General Commercial to (RM-1) Low Rise Multi-family Residential for the property located west of Northwest Dr and Green Hill Rd.			
LOCATION:		LEGAL DESCRIPTION:	
West of Northwest Dr and Green Hill Rd		Acres: 40.561, Lot: 2 SEC 3, Blk: 3, Subd: ARDEN ACRES, 2ND R/P IN BLK 3 SEC 3	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #6 – Larry Miller Neighborhood – Bluffs	Currently: RS-1 & CG Requesting: RM-1	Currently: Neighborhood & Commercial	Acres: 40.561
NOTIFICATIONS:			
11 notifications sent on 3/07/25. Received 2 in favor and 1 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from (RS-1) Single-family Residential and (CG) General Commercial to (RM-1) Low Rise Multi-family Residential for the property located west of Northwest Dr and Green Hill Rd.			
PROPERTY OWNER/PETITIONER:			
Petitioner: SKG Engineering			
STAFF CONTACT:			
Rae Lineberry Senior Planner (325) 657-4210, ext 1533 Rae.lineberry@cosatx.us			

Additional Information: The subject of this zone change is a large vacant lot where the owner would like to build multi-family residential. The vision plan for this area is Neighborhood and Commercial, which fits multi-family residential. The area to the north has requested a conditional use for multi-family residential, and to the south is already multi-family residential and a few general commercial uses.

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.** This proposed zoning will complement the mix of multi-family residential and general commercial uses already in the area.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning does not conflict with the zoning ordinance and will allow development on vacant lots.
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 is compatible with the surrounding area, as it is currently used as a mix of multi-family residential and general commercial.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** A zone change towards multi-family residential is necessary for the applicant's plans to develop the lot as residential.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Granting this request will help development on a currently vacant lot.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The property will meet the development pattern of a mix of multi-family residential and general commercial in the area.

Recommendation:

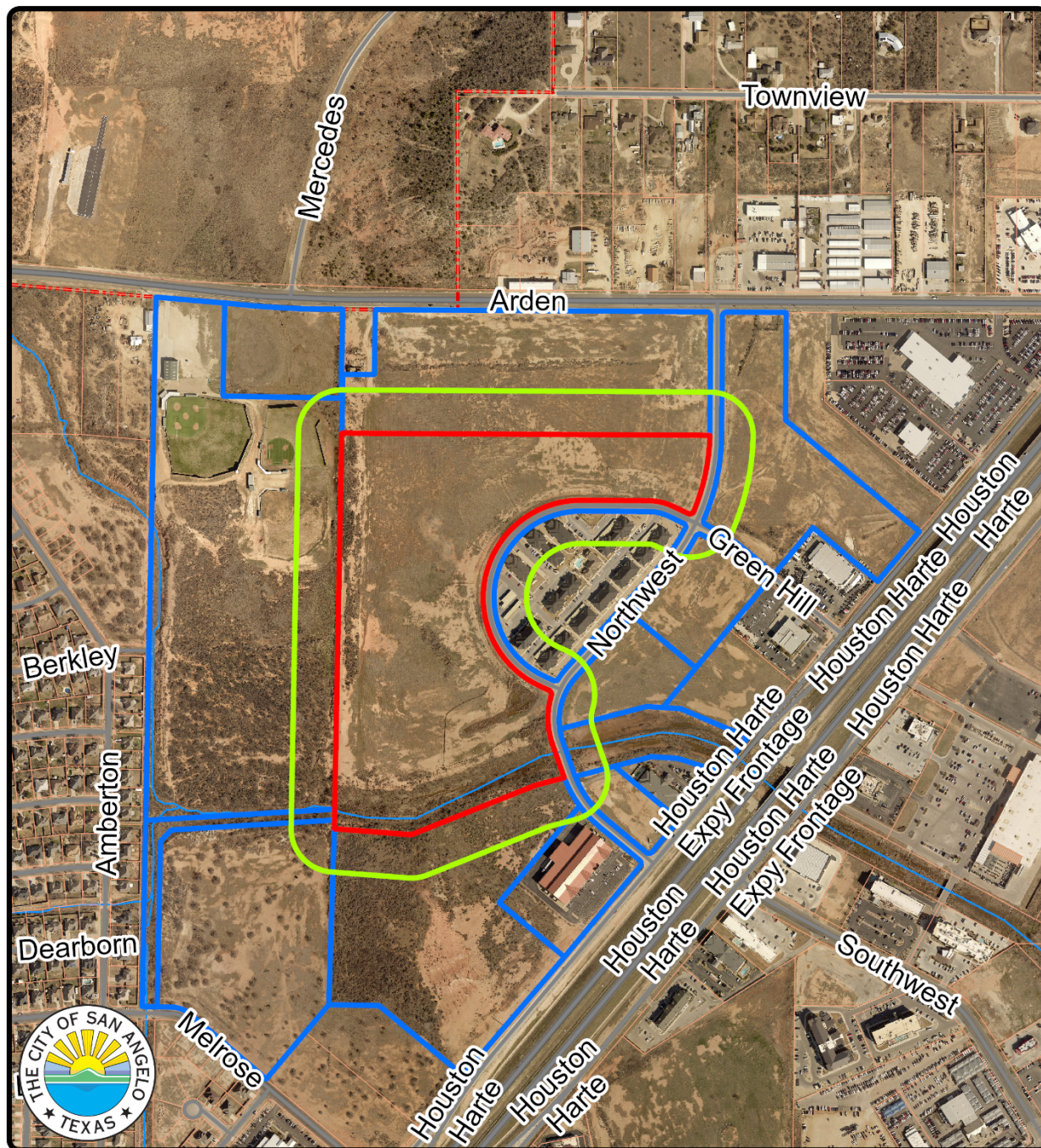
Staff recommend **approval** of a zone change from (RS-1) Single-family Residential and (CG) General Commercial to (RM-1) Low Rise Multi-family Residential for the property located west of Northwest Dr and Green Hill Rd.

Attachments:

Notification Map

Zoning Map

Vision Plan Map



200' Notification Map
Z25-09: Northwest & Green Hill Dr.

Council District: #6 Larry Miller
 Neighborhood: Bluffs

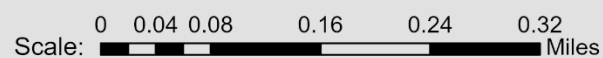
Scale: 0 0.04 0.08 0.16 0.24 0.32 Miles

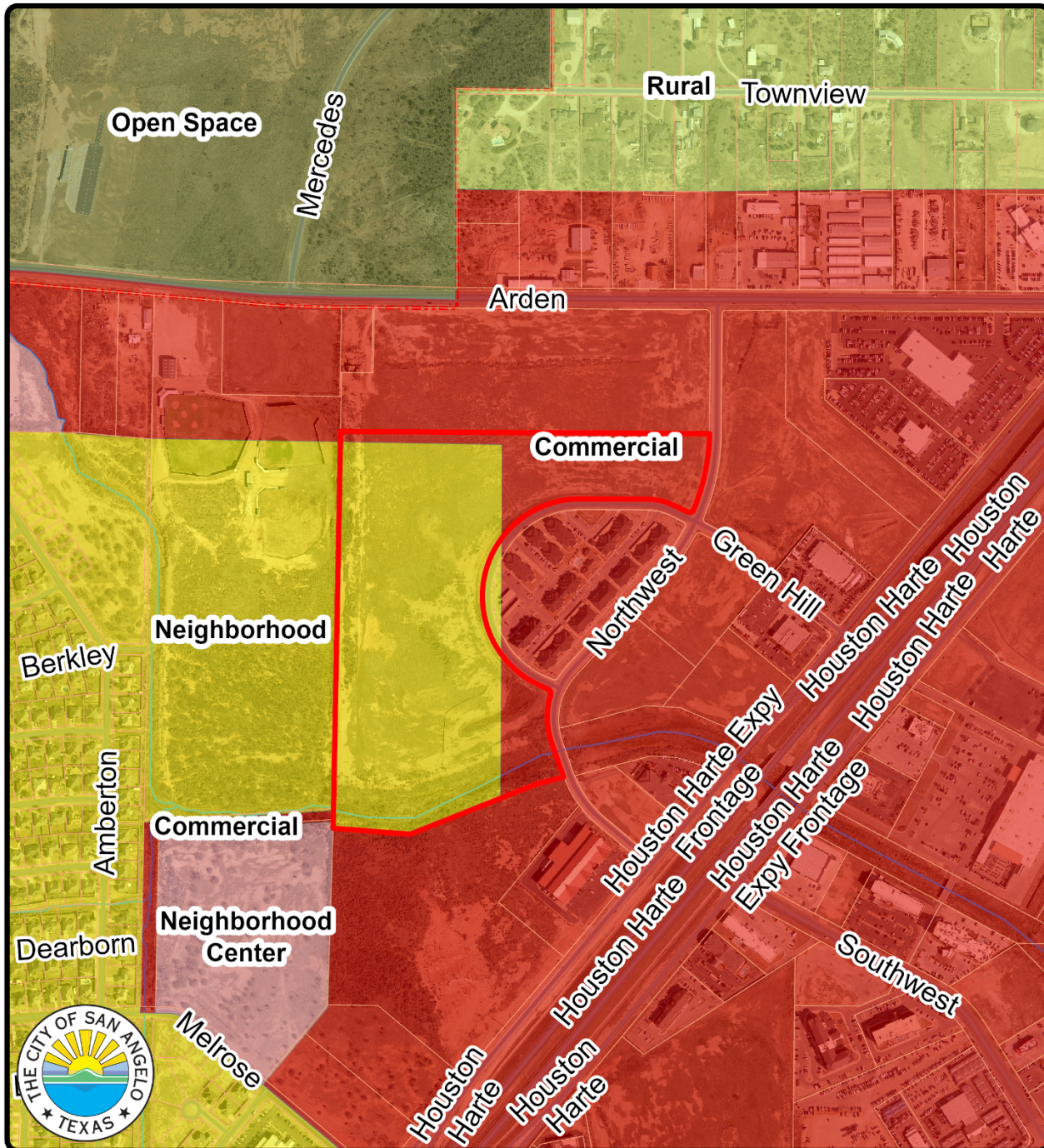
200' Range: —

Subject Property: —

Notified Properties: —







Vision Map

Z25-09: Northwest & Green Hill Dr.

Council District: #6 Larry Miller

Neighborhood: Bluffs

Subject Property: —

Scale: 0 0.04 0.08 0.16 0.24 0.32 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 ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **APPROXIMATELY 40.561 ACRES LOCATED WEST OF NORTHWEST DRIVE AND GREEN HILL ROAD**; FROM SINGLE-FAMILY RESIDENTIAL (RS-1) AND GENERAL COMMERCIAL (CG) TO LOW RISE MULTI-FAMILY RESIDENTIAL (RM-1); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-09: Northwest Dr and Green Hill Rd

WHEREAS, on the 24th day of March, 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 proposed Low Rise Multi-Family Residential (RM-1) Zoning District; and,

WHEREAS, on the 15th day of April, 2025, City Council held a public hearing on Z25-09, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property located West of Northwest Drive and Green Hill Road, described as 40.561 acres from Arden Acres Subdivision, 2nd Replat in Section 3, Block 3, Lot 2 within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit "A" of this Ordinance.

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

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

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

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

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

INTRODUCED on the **15th day of April, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of May, 2025**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

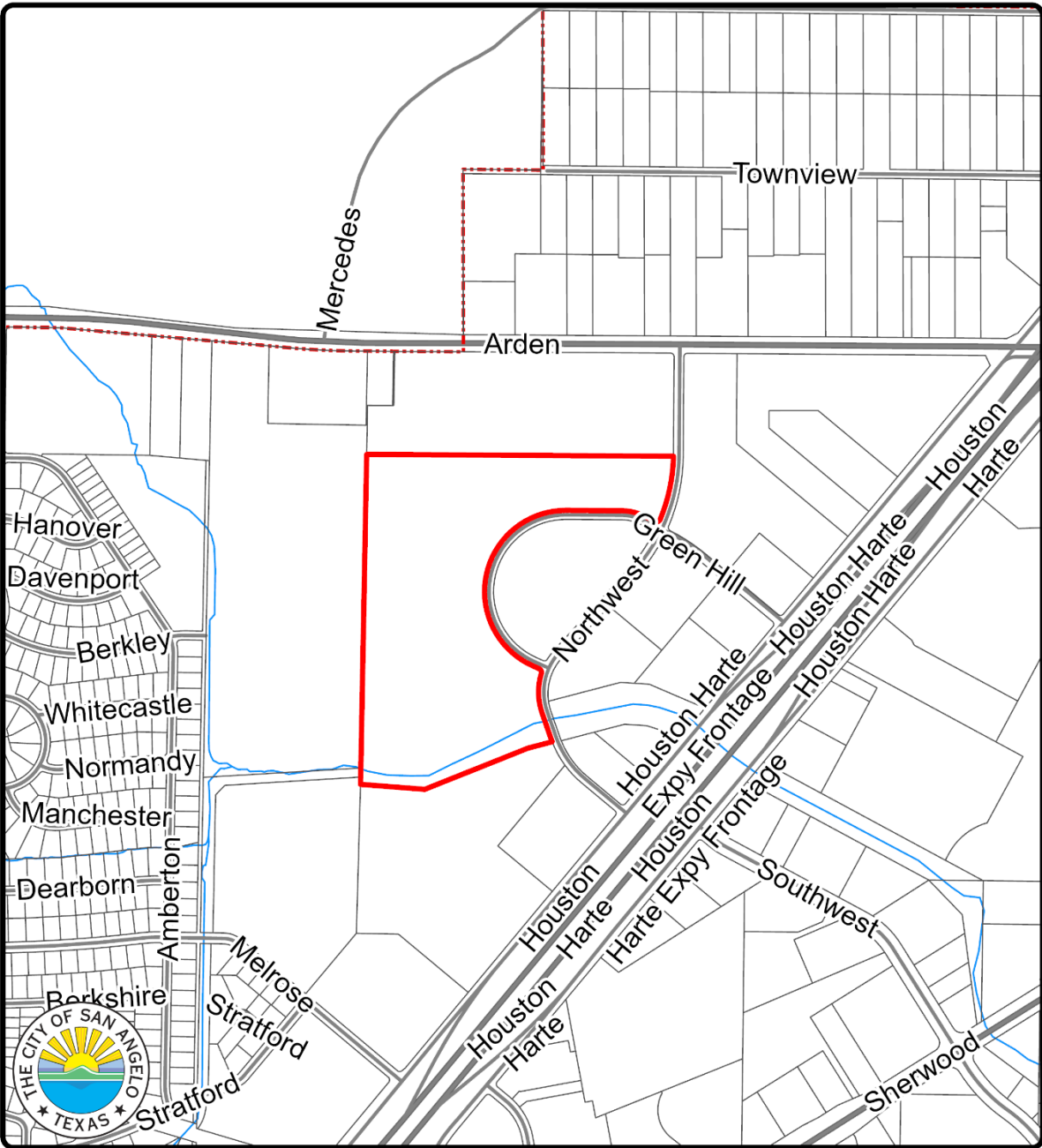
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

Exhibit "A"



Ordinance Map
Z25-09: Northwest & Green Hill Dr.

Council District: #6 Larry Miller
Neighborhood: Bluffs

Scale: 0 0.05 0.1 0.2 0.3 0.4 Miles

Subject Property: —
Existing Zoning: RS-1 and CG
Requested Zoning: RM-1



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for Z25-10, a request to rezone from the Single-family Residential zoning district to the Neighborhood Commercial zoning district, to allow park and recreational uses located at Kirby Park, located at 1401,1402 and 1403 Edmund Blvd. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This City-initiated rezoning will assist Parks and Recreation by allowing the proper zoning for park and recreation uses for current and future users of the park areas at Kirby Park. The Neighborhood Commercial zoning district is the same as in Unidad Park, which allows for the splash pad and associated signage. The zoning district will allow additional uses for Kirby Park like recreation classes, vendors like mobile food units and future community events like festivals.

Planning commission recommenced approval March 24,2025 with a 7-0 affirmative vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | Z25-10 - Staff Report 1401 1402 1403 Edmund | Z25-10 - Staff Report 1401 1402 1403 Edmund.pdf |
| 2. | Z25-10- Ordinance Edmund-Kir] | Z25-10- Ordinance Edmund-Kir].docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Final Approval

STAFF REPORT
PLANNING COMMISSION – March 24, 2025
City Council First Reading – April 15, 2025

APPLICATION TYPE:		CASE:	
Zone Change	Z25-10: 1401, 1402 and 1403 Edmund		
SYNOPSIS:			
This is a request for a zone change from the Single-Family Residential (RS-1) zoning district to Neighborhood Commercial (CN) for three city owned parcels located at 1401, 1402, and 1403 Edmund			
LOCATION:	LEGAL DESCRIPTION(S):		
1401 and 1402 Edmund	Acres: 14.157, Subd: FIRST ASSEMBLY OF GOD ADD, LT 5 BEING 14.1540 AC SEC 1 Acres: 7.125, Abst: A-1656 S-0191, Survey: J MOEHL, 7.1250 ACRES Acres: 2.996, Abst: A-1656 S-0191, Survey: J MOEHL, 3.0000 ACRES		
SM DISTRICT /	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood – Angelo Heights	Current: RS-1 Proposed: CN	Open Space	24.282 acres
THOROUGHFARE PLAN:			
• Edmund – Minor Arterial in progress of CIP project and future upgrades to walking path connectivity for community			
NOTIFICATIONS			
11 notifications were mailed; 0 in support and 0 in opposition			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN).			
PROPERTY OWNER/PETITIONER:			
Owner: City of San Angelo			
STAFF CONTACT:			
Aaron Vannoy Planning and Development Services Director (325) 657-4210, Ext. 1542 aaron.vannoy@cosatx.us			

Information:

The subject of this zone change is essentially Kirby Park between the 1400 Blk of Edmund. The purpose is to allow for compliance with a proposed donor sign for the new splash pad; as well as allowing other uses by right like Mobile Food Units, Exercise classes, party rentals, and all other park-like functions. We are doing this by rezoning the property from RS-1 single family residential to neighborhood commercial (CN) this would allow for more flexibility when the park is needed for different community events or is the Parks Department has a lease contract with a vendor to provide programming which might conflict with residential zoning. The long-term goal is through a revised comprehensive plan update and a revised zoning ordinance to provide a parkland and open space zoning district which allows these items to move forward.

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 "Open Space", which in older plans refers to park spaces. In this case we do believe it is a match and compatible. I do believe Park spaces in the future will be more dynamic from open space to programmed space to stay in contact with nature, the community, and general recreation. .

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. The existing lot dimensions would be compliant with our CN standards should a zone change be approved.

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 would be compatible with the surrounding area. The subject properties front on South Edmund, a minor arterial road, and Neighborhood Commercial for a park space on this portion of the street would not threaten but enhance the character of the neighborhood.

4. Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.

A zone change towards Neighborhood Commercial is necessary for the applicant's plans to come into compliance and would allow more flexibility in the future for known and proposed activities.

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.*

This neighborhood commercial, being low intensity zoning at this location may help meet the needs of the community and granting this request would help to promote the 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.*

Neighborhood commercial zoning at this location would help to maintain a logical pattern of development where park spaces are embedded within neighborhoods and residential but make connectivity to the larger community via a major thoroughfare.

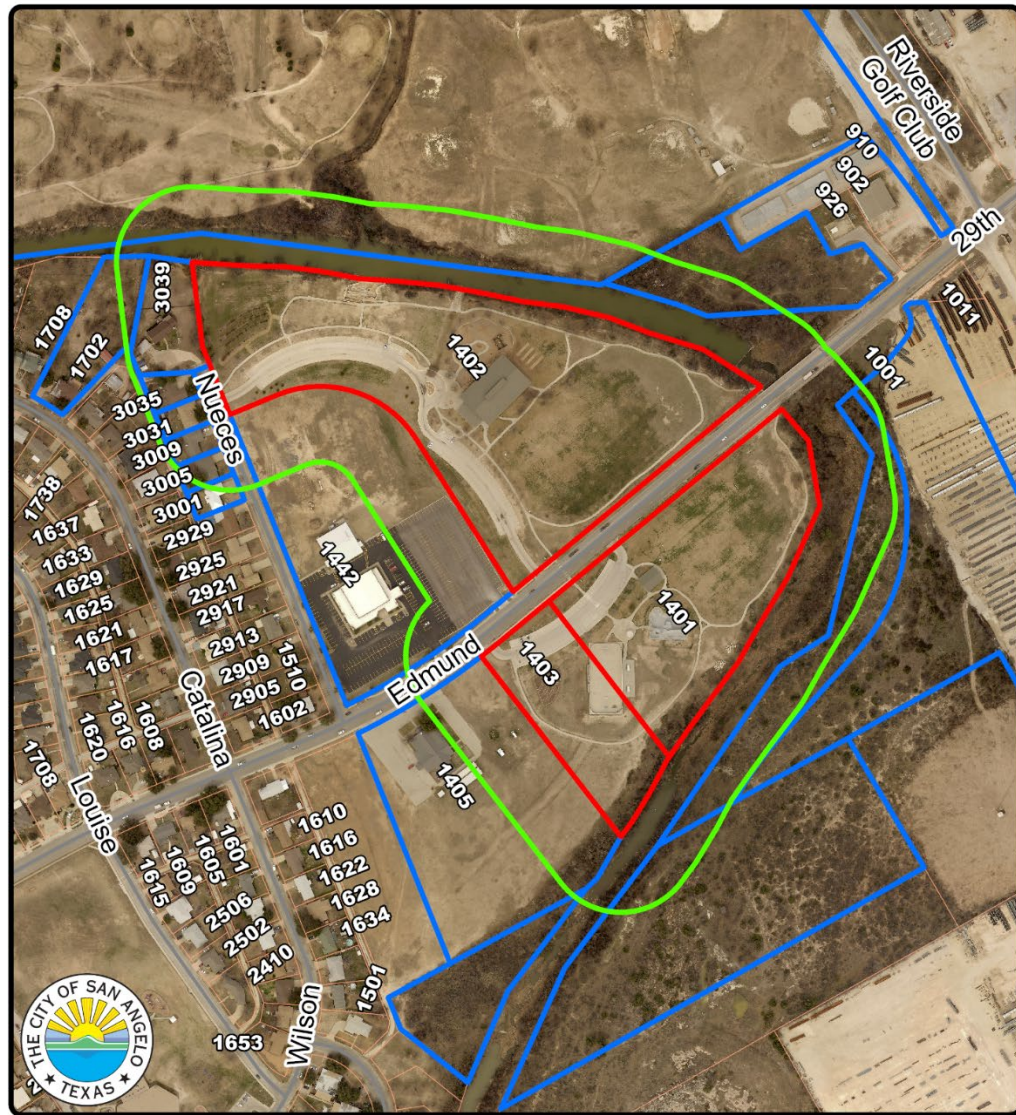
Recommendation:

Staff recommend **APPROVAL** of the zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN).

Attachments:

Notification Map
Aerial Map
Zoning Map
Aerial Map

Notification Map



200' Notification Map

Z25-10: 1401-1403 Edmund Blvd.

Council District: #2 Tom Thompson

Neighborhood: Angelo Heights

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

200' Range: —

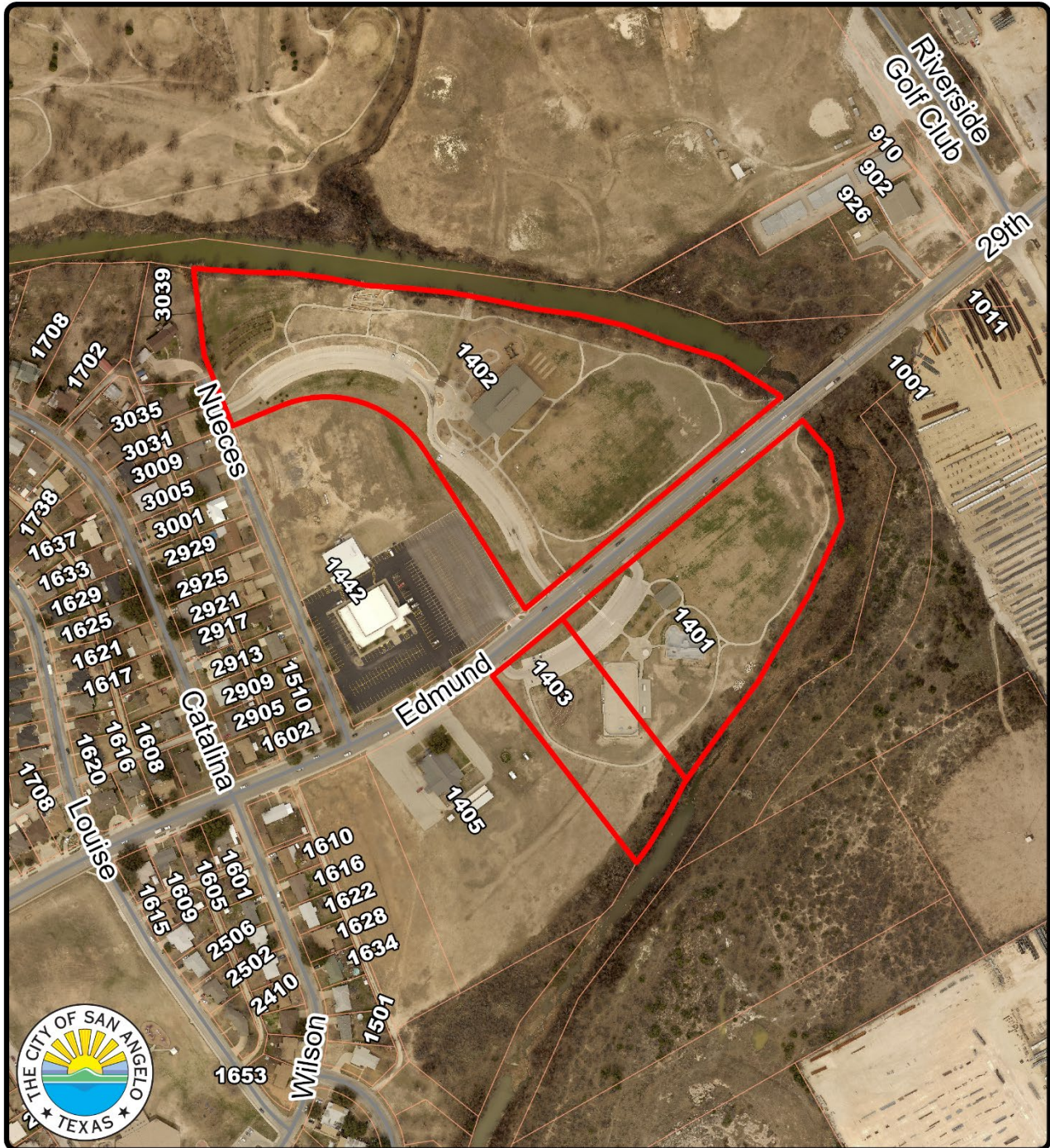
Subject Property: —

Notified Properties: —

N



Aerial Map



Aerial Map

Z25-10: 1401-1403 Edmund Blvd.

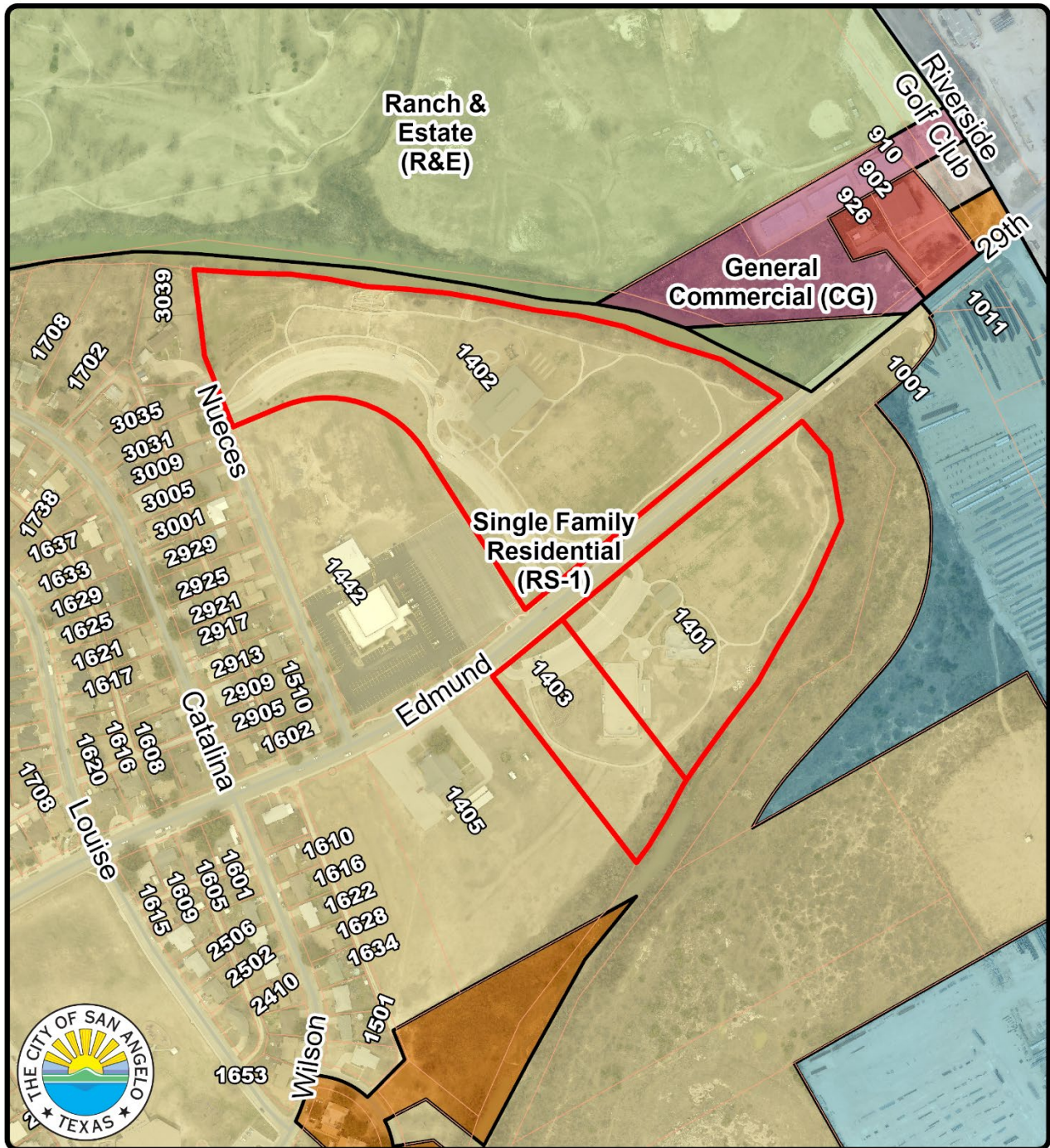
Council District: #2 Tom Thompson
Neighborhood: Angelo Heights

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles



Zoning Map



Zoning Map

Z25-10: 1401-1403 Edmund Blvd.

Council District: #2 Tom Thompson

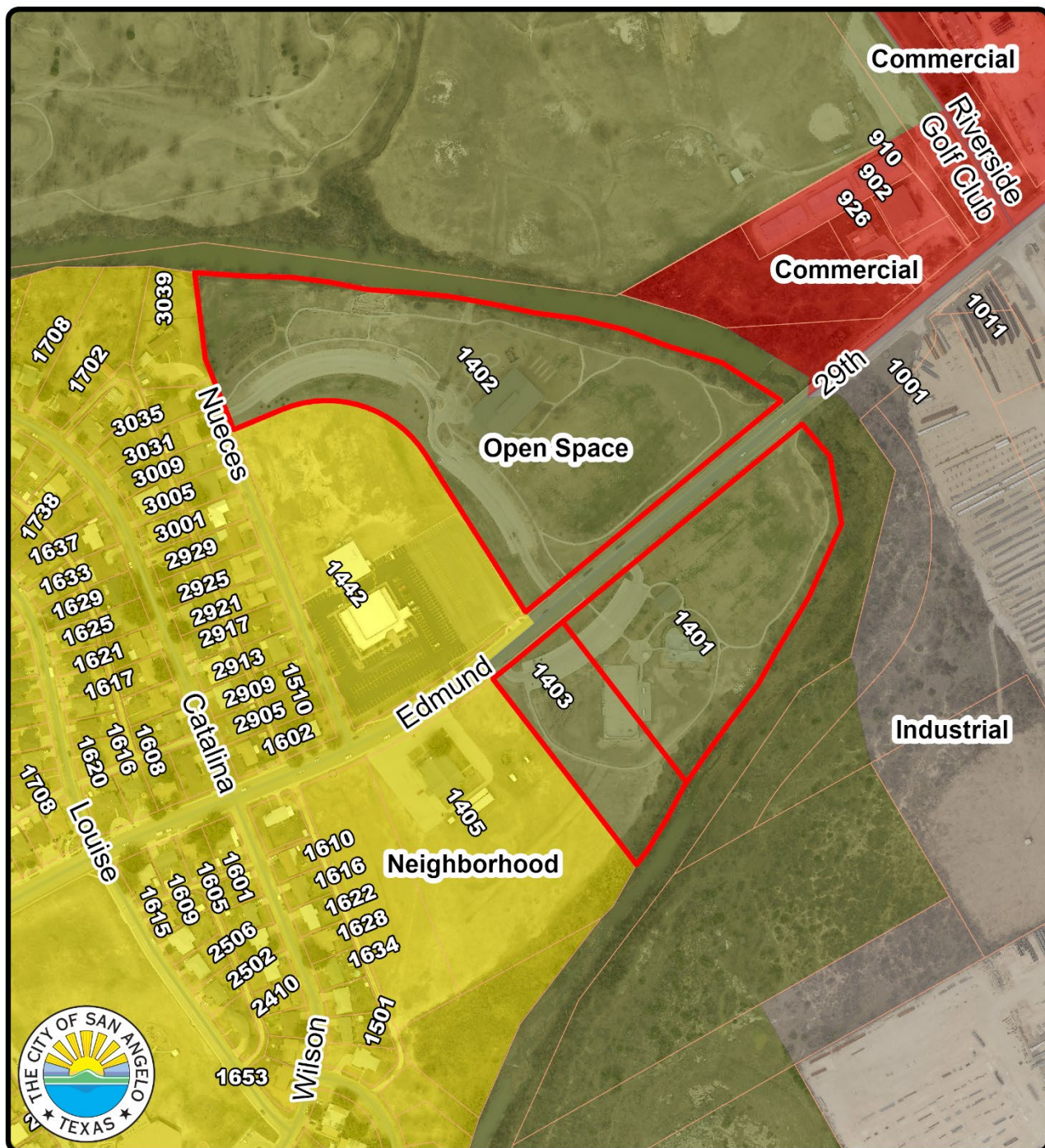
Neighborhood: Angelo Heights

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles



Vision Plan



Vision Map

Z25-10: 1401-1403 Edmund Blvd.

Council District: #2 Tom Thompson

Neighborhood: Angelo Heights

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 7.125 ACRES IN THE J MOEHL SURVEY ABSTRACT A-1656 S-0191 AND 3.00 ACRES IN THE J MOEHL SURVEY ABSTRACT A-1656 S-0191 and 14.7157 ACRES OF THE FIRST ASSEMBLY OF GOD ADDITION SECTION 1, LOT 5** FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO THE NEIGHBORHOOD COMMERCIAL (CN) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-10: 1401, 1402, 1403 Edmund Blvd.

WHEREAS, on the 24th day of March 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 Neighborhood Commercial (CN) Zoning District; and,

WHEREAS, on the 15th day of April 2025, City Council held a public hearing on Z25-10, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property being approximately 14.157 acres described as Lot 5 in Section 1 of the First Assembly of God Addition and 7.125 acres of the J Moehl survey being abstract A-1656 S-0191, and 3.00 acres of the J Moehl survey being abstract A1656 S-0191, 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 **15th day of April 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of May 2025**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

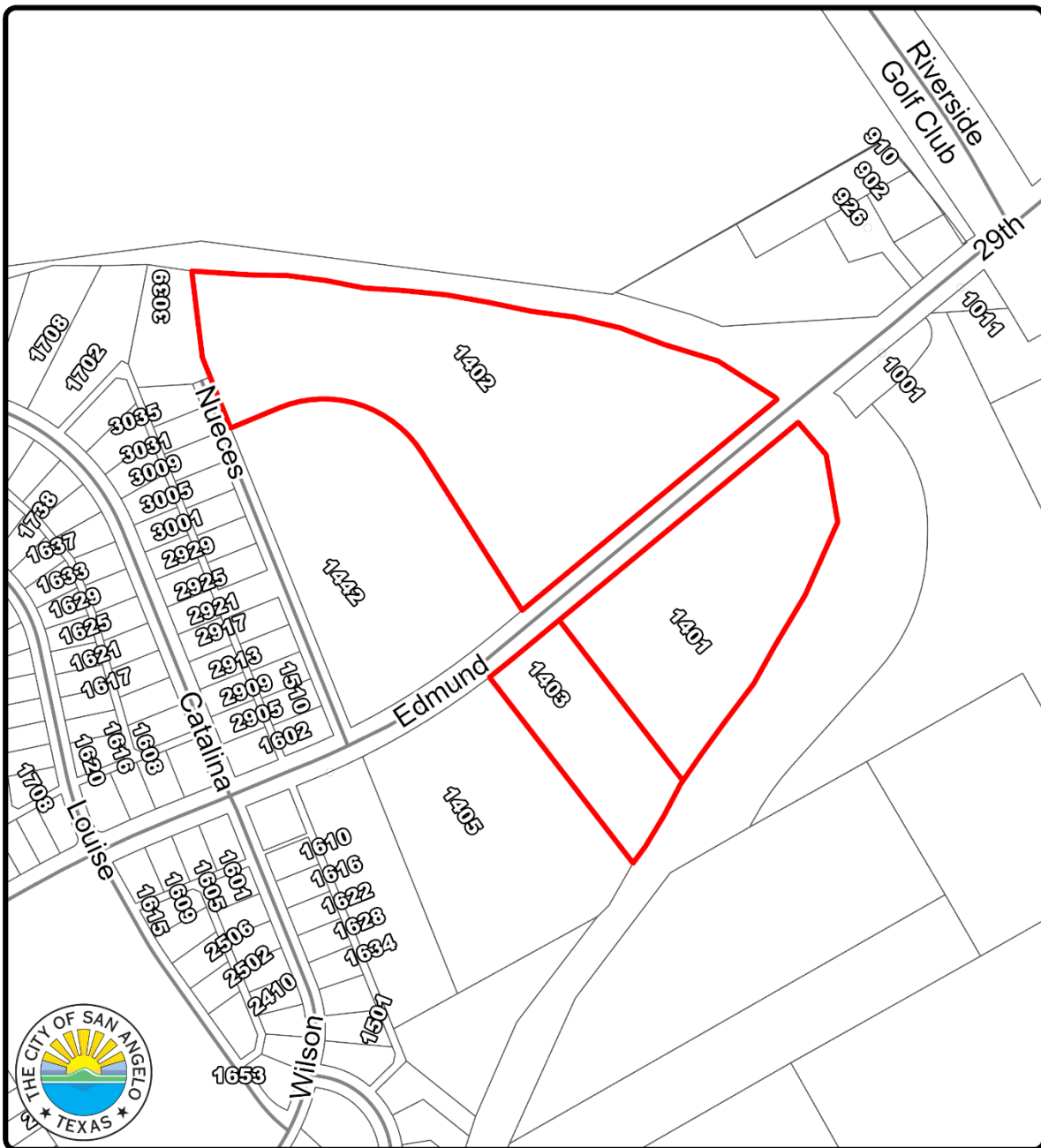
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map

Z25-10: 1401-1403 Edmund Blvd.

Council District: #2 Tom Thompson

Neighborhood: Angelo Heights

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

Subject Property: 

Existing Zoning: RS-1

Requested Zoning: CN

N



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 6, 2025

Item type: Consent Item

Caption:

Second reading and public hearing of ordinances for(SMD#6):

1. Annexation of 9.712 acres out of A WILLKE Survey S-002; Abstract A-8211 in the Prestonwood addition
2. Annexation of 7.477 acres out of A WILLKE Survey S-002; Abstract A-8211 in the Prestonwood addition
3. Z25-11, a request to rezone from the Ranch and Estate zoning district to the Single-Family Residential zoning district on Pinion Ridge
4. Z25-12, a request to rezone from the Ranch and Estate zoning district to the Single-Family Residential zoning district on Trippington Way (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The property is an expansion of the City Limits within the Prestonwood addition as planned per their adopted preliminary plat. This will include detention areas for stormwater as well as RS-1 single family lots along Trippington Way and Pinion Ridge. The petition to hear the annexation was adopted 7-0 at the City Council meeting on March 4th, 2025. The zoning cases were heard on March 24th, 2025 at the Planning Commission with the recommended vote of approval being 7-0.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|---|--|
| 1. Z25-11- Ordinance] Pinon Ridg] - final | Z25-11- Ordinance] Pinon Ridg] - final.docx |
| 2. [Z25-11- Ordinance] Trippingto] - Final | [Z25-11- Ordinance] Trippingto] - Final.docx |
| 3. Z25-11 and Z25-12 - Staff Report Pinon and Trippington Way | Z25-11 and Z25-12 - Staff Report Pinon and Trippington Way .docx |
| 4. [Pinion Ridge voluntary Land An] - final (1) | [Pinion Ridge voluntary Land An] - final (1).docx |

5. [Trippington Way voluntary Land]- final (1) [Trippington Way voluntary Land]- final (1).docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy

Aaron Vannoy

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY ZONING THE FOLLOWING PROPERTY IN CONJUNCTION WITH ANNEXATION: **APPROXIMATELY 9.712 ACRES IN THE A. WILLEKE SURVEY ABSTRACT A-8211 S-0002**, TO THE SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-11: Pinion Ridge

WHEREAS, on the 24th day of March 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 Single-family residential (RS-1) Zoning District; and,

WHEREAS, on the 15th day of April 2025, City Council held a public hearing on Z25-11, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property being approximately 9.712 acres in the A. Willeke survey abstract A-8211 S-0002, 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 **15th day of April 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of May 2025**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

[illegible]

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 ZONING THE FOLLOWING PROPERTY IN CONJUNCTION WITH ANNEXATION: **APPROXIMATELY 7.477 ACRES IN THE A. WILLEKE SURVEY ABSTRACT A-8211 S-0002**, TO THE SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-12: Trippington Way

WHEREAS, on the 24th day of March 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 Single-family residential (RS-1) Zoning District; and,

WHEREAS, on the 15th day of April 2025, City Council held a public hearing on Z25-12, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property being approximately 7.477 acres in the A. Willeke survey abstract A-8211 S-0002, 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 **15th day of April 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of May 2025**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

STAFF REPORT
PLANNING COMMISSION – March 24, 2025
City Council First Reading – April 15, 2025

APPLICATION TYPE:		CASE:	
Zone Change		Z25-11 and Z25-12: Pinon Ridge and Trippington Way	
SYNOPSIS:			
This is a request for a zone change from the non-zoned land to Single-Family Residential (RS-1) for two properties being annexed, one along Pinon Ridge being 9.712 acres and the second along Trippington Way being 7.427 acres			
LOCATION:		LEGAL DESCRIPTION(S):	
Extension of Pinon Ridge and Extension of Trippington Way			
SM DISTRICT /	ZONING:	FUTURE LAND USE:	SIZE:
SMD #6 – Larry Miller Neighborhood – Bonham	Current: R&E Proposed: RS-1	Neighborhood	17.139 acres
THOROUGHFARE PLAN:			
• Trippington Way – Local Street • Pinon Ridge – Minor Collector			
NOTIFICATIONS			
37 notifications were sent : 18 sent in support; 0 in opposition			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from non-zoned land to Single-family residential (RS-1).			
PROPERTY OWNER/PETITIONER:			
Owner: Mills Development			
STAFF CONTACT:			
Aaron Vannoy Planning and Development Services Director (325) 657-4210, Ext. 1542 aaron.vannoy@cosatx.us			

Information:

Property has been preliminarily plated since 2022. This area was designated on the preliminary plat with single family homes development standards thus meeting the RS-1 Zoning District once annexed into the City of San Angelo

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 Comprehensive Plan identifies this area as Neighborhood. Given the existing RS-1 currently in the area, the proposal is in keeping with that use.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The proposed rezoning will not conflict with the Zoning Ordinance.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.* The proposed use is compatible with the surrounding area.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* This area has been vacant and adding single-family homes will help the community to grow.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Affordable housing is a community need. Our community continues to see a need for single family housing.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The property in question is well suited for the proposed project and will meet the development needs.

Recommendation:

Staff recommend **APPROVAL** of the zone change from non-zoned land to Single-family residential (RS-1).

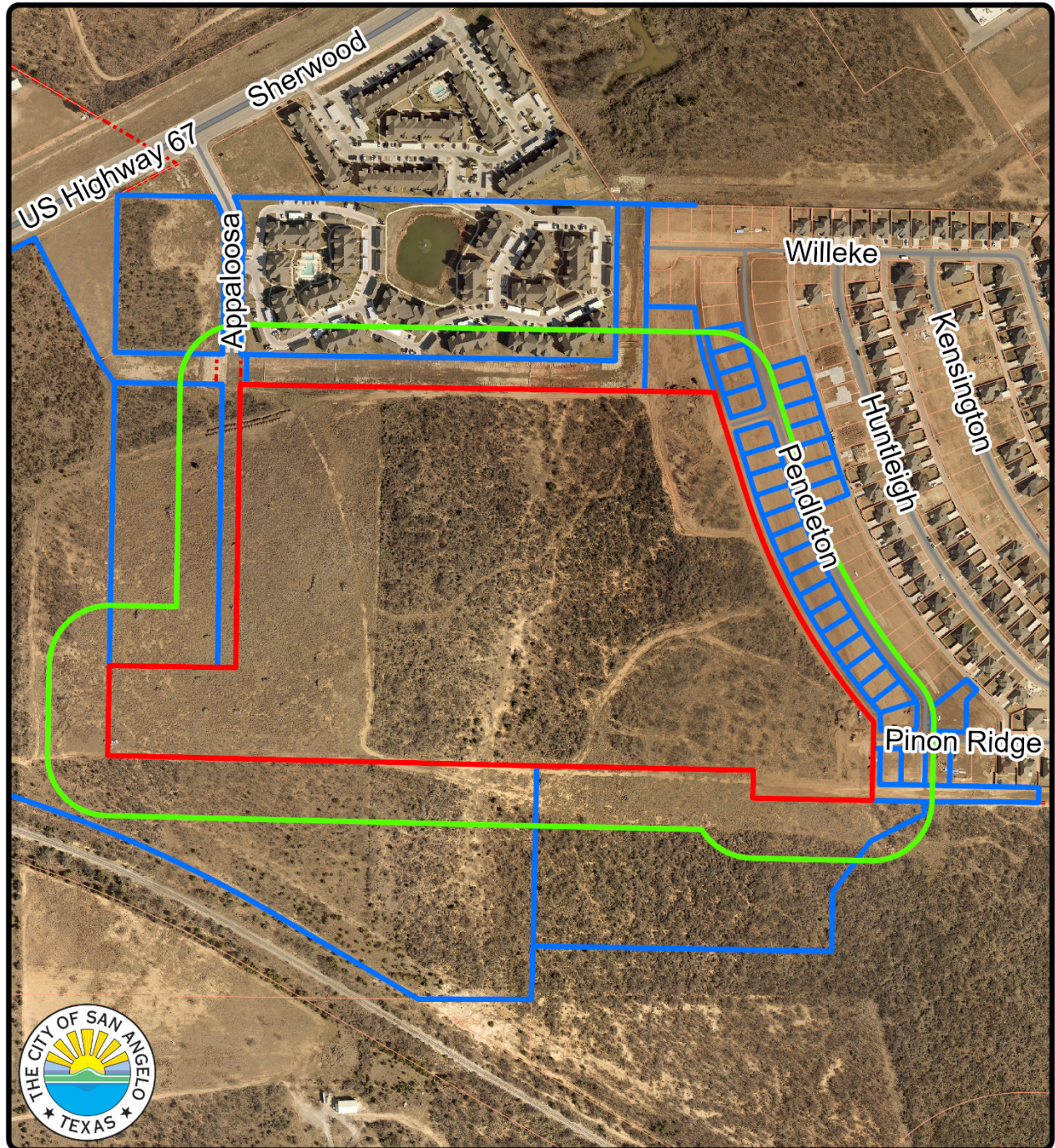
Attachments:

Notification Map

Aerial Map

Zoning Map

Aerial Map



200' Notification Map

Z25-11 & Z25-12: Pinon and Trippington

Council District: #6 Larry Miller
Neighborhood: Bonham

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles

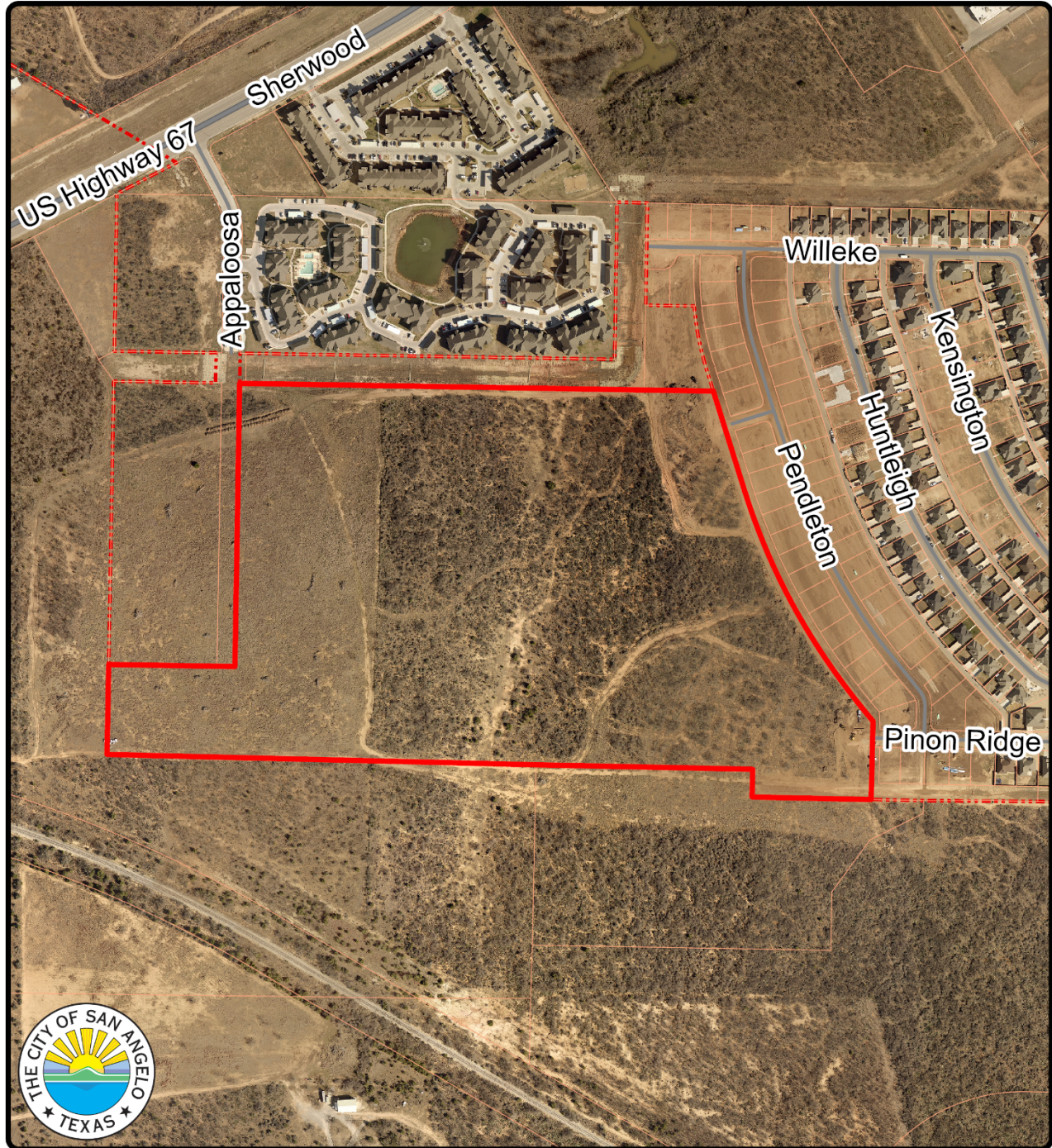
200' Range: 

Subject Property: 

Notified Properties: 



Aerial Map



Aerial Map

Z25-11 & Z25-12: Pinon and Trippington

Council District: #6 Larry Miller

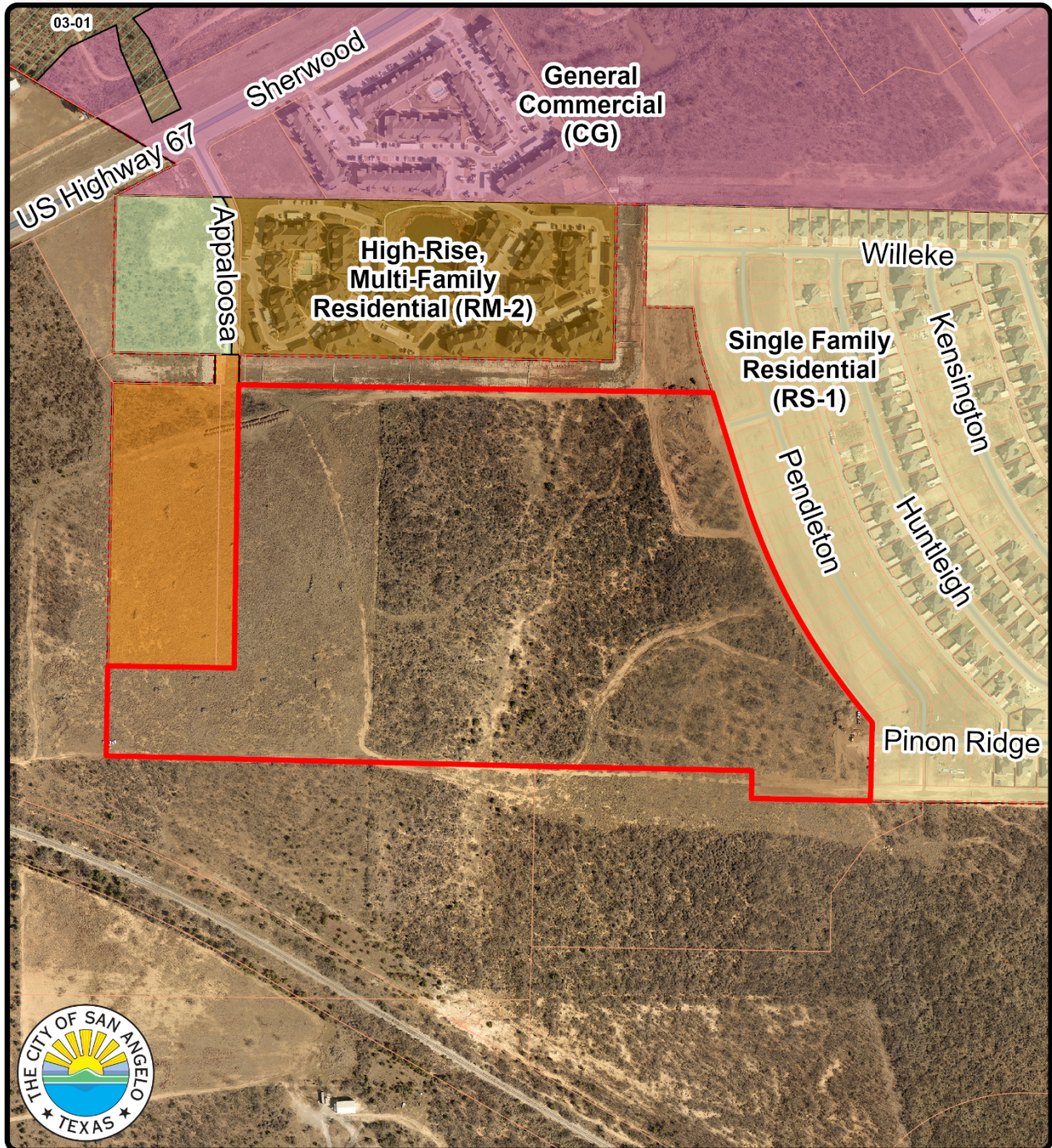
Neighborhood: Bonham

Subject Property: —

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles



Zoning Map



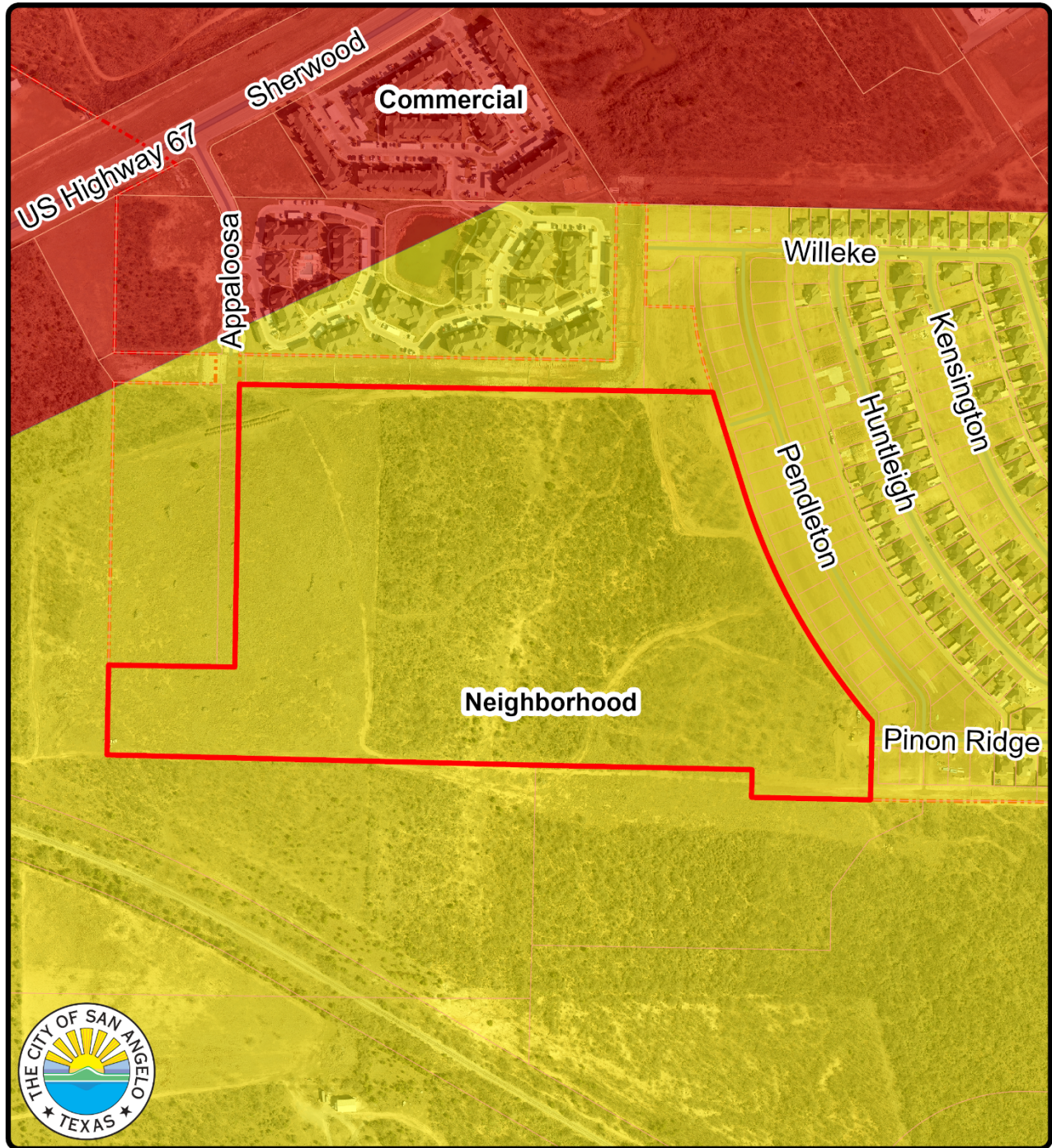
Zoning Map
Z25-11 & Z25-12: Pinon and Trippington

Council District: #6 Larry Miller
Neighborhood: Bonham

Subject Property: —

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles





Vision Map

Z25-11 & Z25-12: Pinon and Trippington

Council District: #6 Larry Miller

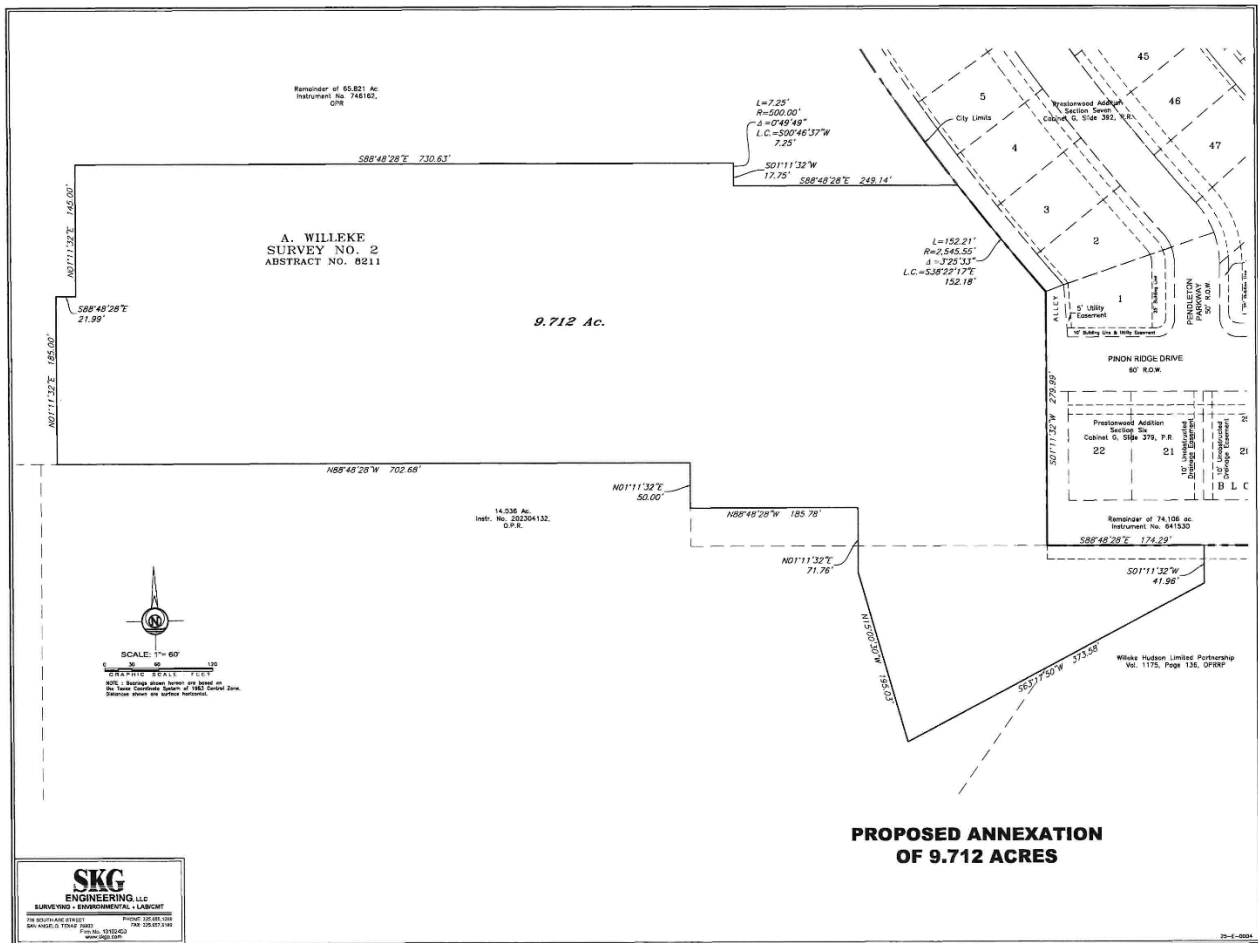
Neighborhood: Bonham

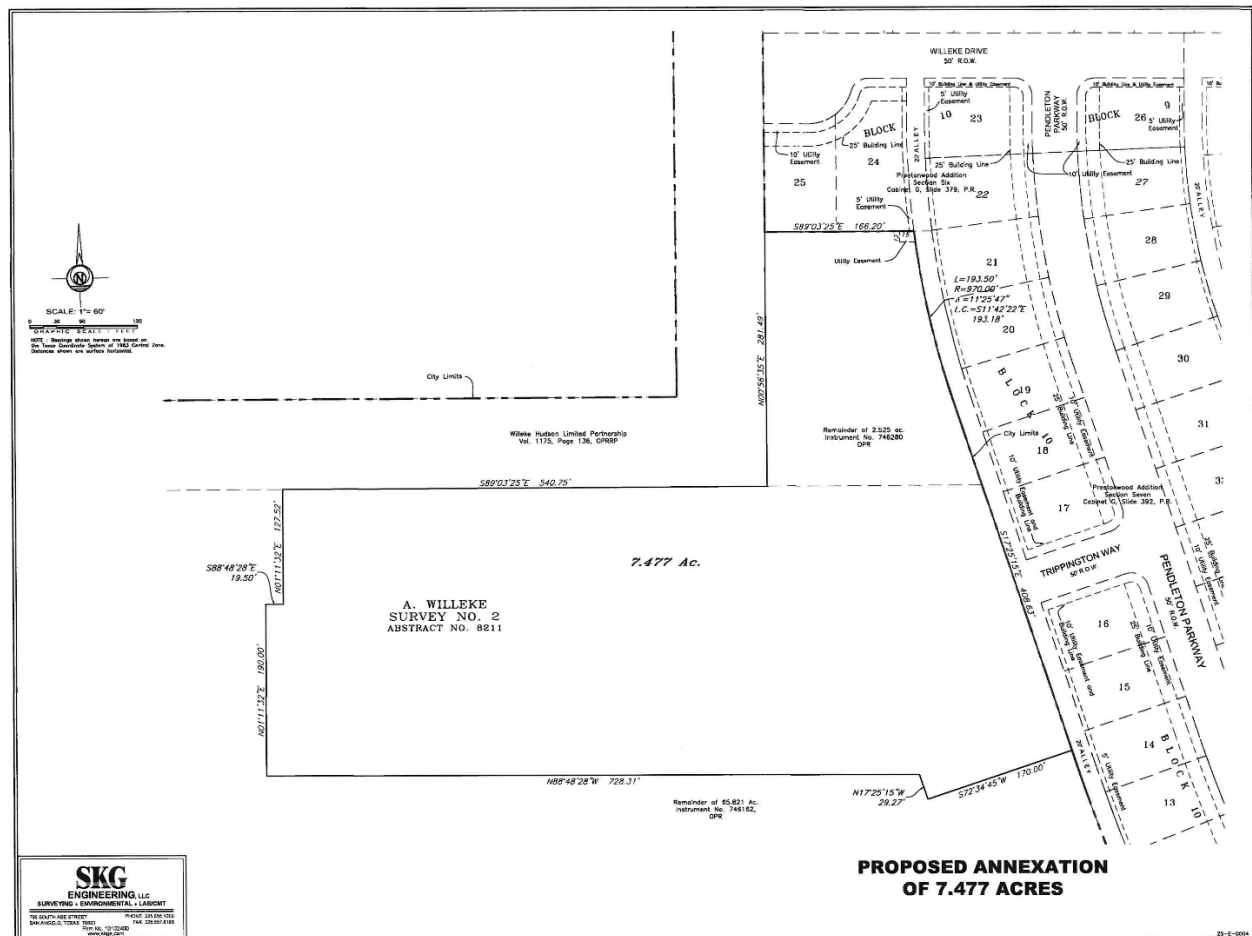
Subject Property: 

Scale:  Miles



Areas being rezoned:





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 9.712 ACRES GENERALLY SITUATED WEST ALONG PINION RIDGE, 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 9.712 acres situated immediately west of the City, generally located west along minor collector Pinion Ridge approximately 165’ west of the Pendleton Parkway and Pinon Ridge intersection, 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, 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 Territory owners, and directed Planning staff to proceed with the proposed annexation schedule, at a regularly held meeting of the City Council on March 4th, 2025; and,

WHEREAS, a public hearing on the annexation was held, the 15th day of April 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 15th day of April, 2025, and finally PASSED, APPROVED AND ADOPTED on this the 6th day of May, 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

Exhibit "A" (Legal Description and Survey)

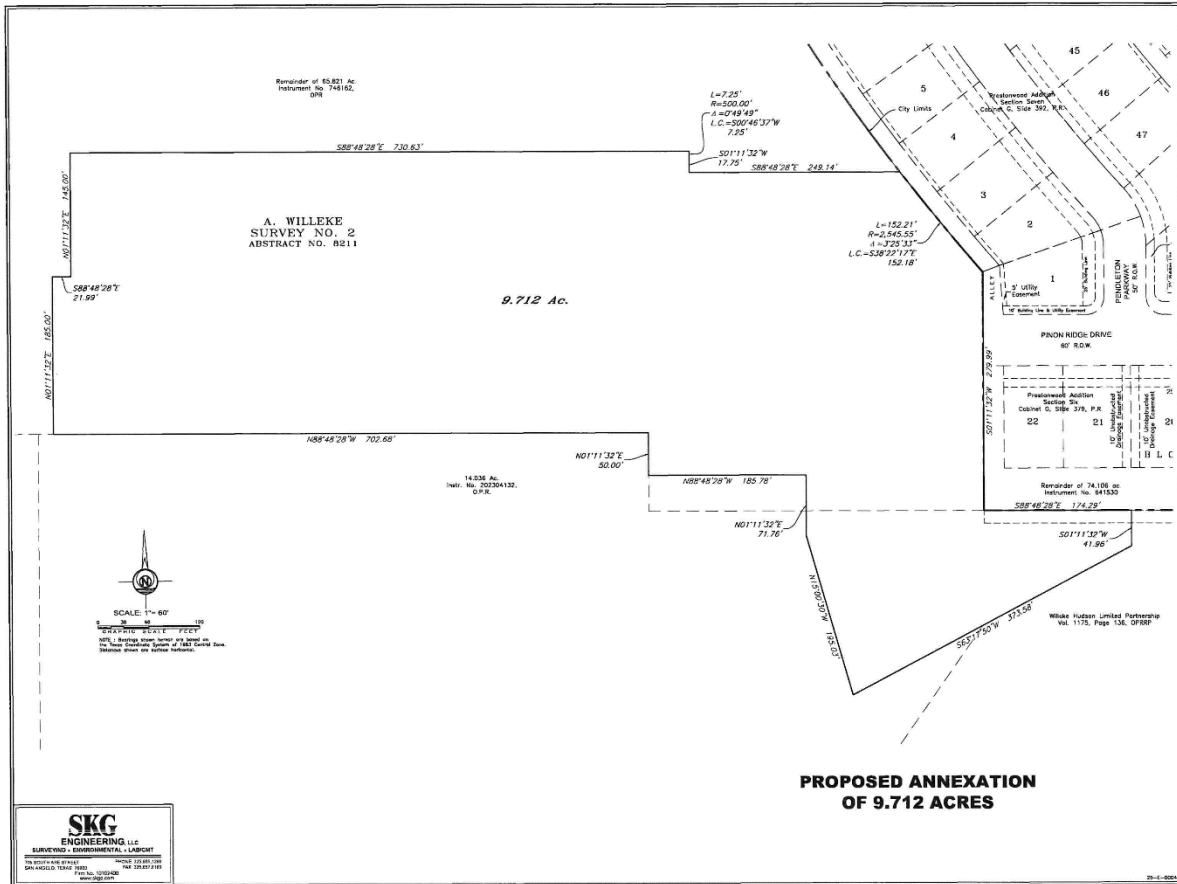


Exhibit "A"

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;

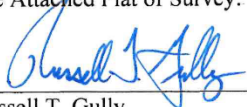
S. 88°48'28" E. a distance of **249.14** feet to the most northerly northeast corner of this tract and on the west line of a 20 foot wide alley and Prestonwood Addition Section Seven as per plat recorded in Cabinet G, Slide 392, Plat Records of Tom Green County, Texas and on said current City Limits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



Exhibit "B" (Service Plan)

SERVICE PLAN AGREEMENT. This Agreement, including the following Service Plan, constitutes the service plan agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

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 Agreement, "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 Agreement.

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

Executed on the 15th day April 2025, to be effective on the effective date of annexation of the Territory.

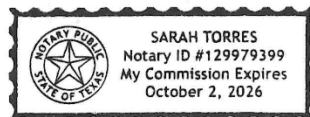
CITY OF SAN ANGELO

By: Daniel Valenzuela
City Manager

Acknowledgment

STATE OF TEXAS §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on the 30th day of April 2025, by Daniel Valenzuela (City Manager).



NOTARY PUBLIC

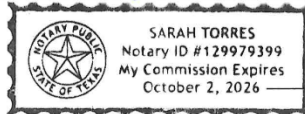
PROPERTY OWNER

By: Rocky Templin
Rocky Templin
Mills Development, INC.

Acknowledgment

STATE OF TEXAS §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on the 29th day of April 2025, by
Rocky Templin (Property Owner).



Sarah Torres
NOTARY PUBLIC

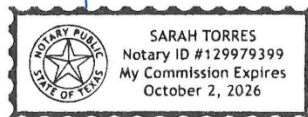
Attest:

Heather Stastny
Heather Stastny, City Clerk

Acknowledgment

STATE OF TEXAS §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on the 30th day of April 2025, by
Heather Stastny (City Clerk).



Sarah Torres
NOTARY PUBLIC

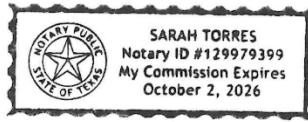
Approved as to Form and Legality:

Brandon Dyson
Brandon Dyson, Interim City Attorney

Acknowledgment

STATE OF TEXAS §
COUNTY OF TOM GREEN §

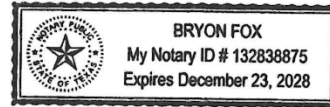
This instrument was acknowledged before me on the 28 day of April 2025, by
Brandon Dyson (Interim City Attorney).



Sarah Torres
 NOTARY PUBLIC

Approved as to Content:

Aaron Vannoy
 Aaron Vannoy, Planning &
 Development Services Director



Acknowledgment

STATE OF TEXAS §
 COUNTY OF TOM GREEN §

This instrument was acknowledged before me on the 28 day of April 2025, by
Aaron Vannoy (P&DS Director).

[Signature]
 NOTARY PUBLIC

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

Generally described as an unaddressed tract being approximately 7.477 acres situated immediately west of the City, generally located west along local road Trippington Way approximately 155' west of the Pendleton Parkway and Trippington Way intersection as 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

AN ORDINANCE ANNEXING INTO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ON PETITION OF PROPERTY OWNERS, TERRITORY GENERALLY DESCRIBED AS BEING A TOTAL OF APPROXIMATELY 7.477 ACRES GENERALLY SITUATED WEST ALONG TRIPPINGTON WAY, 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 7.477 acres situated immediately west of the City, generally located west along local road Trippington Way approximately 155’ west of the Pendleton Parkway and Trippington Way intersection, 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, 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 Territory owners, and directed Planning staff to proceed with the proposed annexation schedule, at a regularly held meeting of the City Council on March 4th, 2025; and,

WHEREAS, a public hearing on the annexation was held, the 15th day of April 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 15th day of April, 2025, and finally PASSED, APPROVED AND ADOPTED on this the 6th day of May, 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

Exhibit "A"

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;

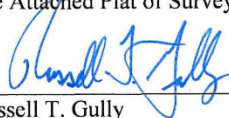
N. 01°11'32" E. a distance of 127.52 feet to the most westerly northwest corner of this tract and the north line of said 65.821 acre tract and on a line of a certain 1954.745 acre tract described and recorded in Volume 1175, Page 136, Official Public Records of Real Property of Tom Green County, Texas;

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



SERVICE PLAN AGREEMENT. This Agreement, including the following Service Plan, constitutes the service plan agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

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 Agreement, "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.

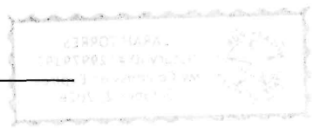
SERVICES NOT PROVIDED. Pursuant to Texas Local Government Code Section 43.0672(c), it is understood and agreed that the City is not required to provide a municipal service that is not included in this Agreement.

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

Executed on the 15th day April 2025, to be effective on the effective date of annexation of the Territory.

CITY OF SAN ANGELO

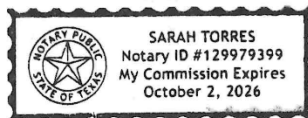
By: 
Daniel Valenzuela
City Manager



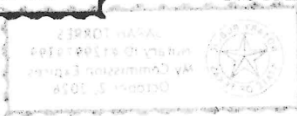
Acknowledgment

STATE OF TEXAS §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on the 30th day of April 2025, by Daniel Valenzuela (City Manager).




NOTARY PUBLIC



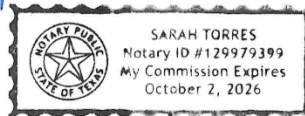
PROPERTY OWNER

By: Rocky Templin
Rocky Templin
Mills Development, INC.

Acknowledgment

STATE OF TEXAS §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on the 29th day of April 2025, by
Rocky Templin (Applicant).



Sarah Torres
NOTARY PUBLIC

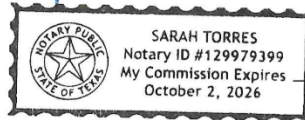
Attest:

Heather Stastny
Heather Stastny, City Clerk

Acknowledgment

STATE OF TEXAS §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on the 30th day of April 2025, by
Heather Stastny (City Clerk).



Sarah Torres
NOTARY PUBLIC

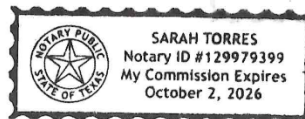
Approved as to Form and Legality:

Brandon Dyson
Brandon Dyson, Interim City Attorney

Acknowledgment

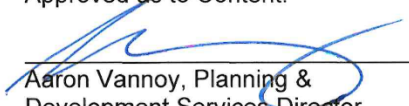
STATE OF TEXAS §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on the 28th day of April 2025, by
Brandon Dyson (Interim City Attorney).



Sarah Torres
NOTARY PUBLIC

Approved as to Content:

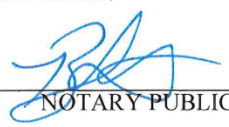


Aaron Vannoy, Planning &
Development Services Director

Acknowledgment

STATE OF TEXAS §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on the 28 day of April, by
Aaron Vannoy (P&DS Director).



NOTARY PUBLIC

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

Generally described as an unaddressed tract being approximately 9.712-acres situated immediately west of the City, generally located west along minor collector Pinion Ridge approximately 165' west of the Pendleton Parkway and Pinon Ridge intersection, as 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: May 6, 2025

Item type: Consent Item

Caption:

Second reading and public hearing of an ordinance for ROW25-01, a request to abandon the alley in Miles Addition, Block 41 between 4th & 5th St., east of Pecan St. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The request is to remove an unimproved alleyway along the railroad spur off of Pecan St. Street between 4th and 5th Streets. The land surrounding is undeveloped and this would add additional land for private development. Planning Commission recommends approval by a vote of 7-0 on March 24, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|-------------------------------|---------------------------------|
| 1. ROW25-01 - Staff Report v2 | ROW25-01 - Staff Report v2.docx |
| 2. ROW25-01 - Ordinance | ROW25-01 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Aaron Vannoy	Approved
Brandon Dyson	Approved
Aaron Vannoy	Approved

Heather Stastny

Final Approval

PLANNING COMMISSION – March 24, 2025

STAFF REPORT

City Council 1st reading: April 15, 2025



APPLICATION TYPE:		CASE:	
Alley Right-of-Way Abandonment		ROW25-01: E 4 th Street, Block 41 Miles Addition	
SYNOPSIS:			
The applicant has requested the abandonment of a public alley coming off of Pecan Street between E 4 th and E 5 th streets. The alleyway is unimproved, unused, measures 20' wide and about 290' long, and has a dead end.			
LOCATION:		LEGAL DESCRIPTION:	
Coming off of Pecan Street between E 4 th and E 5 th streets.		Block 41 of the Miles Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #3 Harry Thomas Neighborhood: Downtown	ML – Light Manufacturing	Downtown	20' x ~290' (5579 sq. ft., .128 acres)
THOROUGHFARE PLAN:			
E 4 th Street – Local Road – 65' ROW, unimproved E 5 th Street – Local Road – 61' ROW, 30' paving Pecan Street – Local Road – 54' ROW, 30' paving.			
NOTIFICATIONS:			
10 notifications mailed. Zero (0) received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Alley Right-of-Way Abandonment request subject to three (3) conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: Southwest Orient Properties			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Additional Information:

There are no existing City services within the alley area to be abandoned. Other City departments expressed their support for the abandonment of the alley. E 4th Street to the south is unimproved but appears to be used by a neighboring business to the east as a secondary access point. When the applicant goes to replat the abandonment into their lot, they would be required to improve E 4th street unless it, too, is abandoned. City staff have recommended that E 4th street might be better suited as an access and utility easement.

Rationale:

- *Traffic patterns:* Planning Staff believes that existing or anticipated traffic patterns would not be negatively affected if the alley was abandoned and sold to adjacent landowners.
- *Utilities:* There are no existing City utilities in the alley.
- *Community Impact:* The Planning staff has sent adjacent owners public notice of the meeting. There have been no responses to date.
- *Public Benefit:* The Planning Division recommends approval only for an entire alley to “allow that space to be more effectively integrated with adjoining private property owners, in a way which would enhance the long-term upkeep and appearance of this space.”
- The land has been vacant for many years and this request helps to encourage Infill Development.

Recommendation:

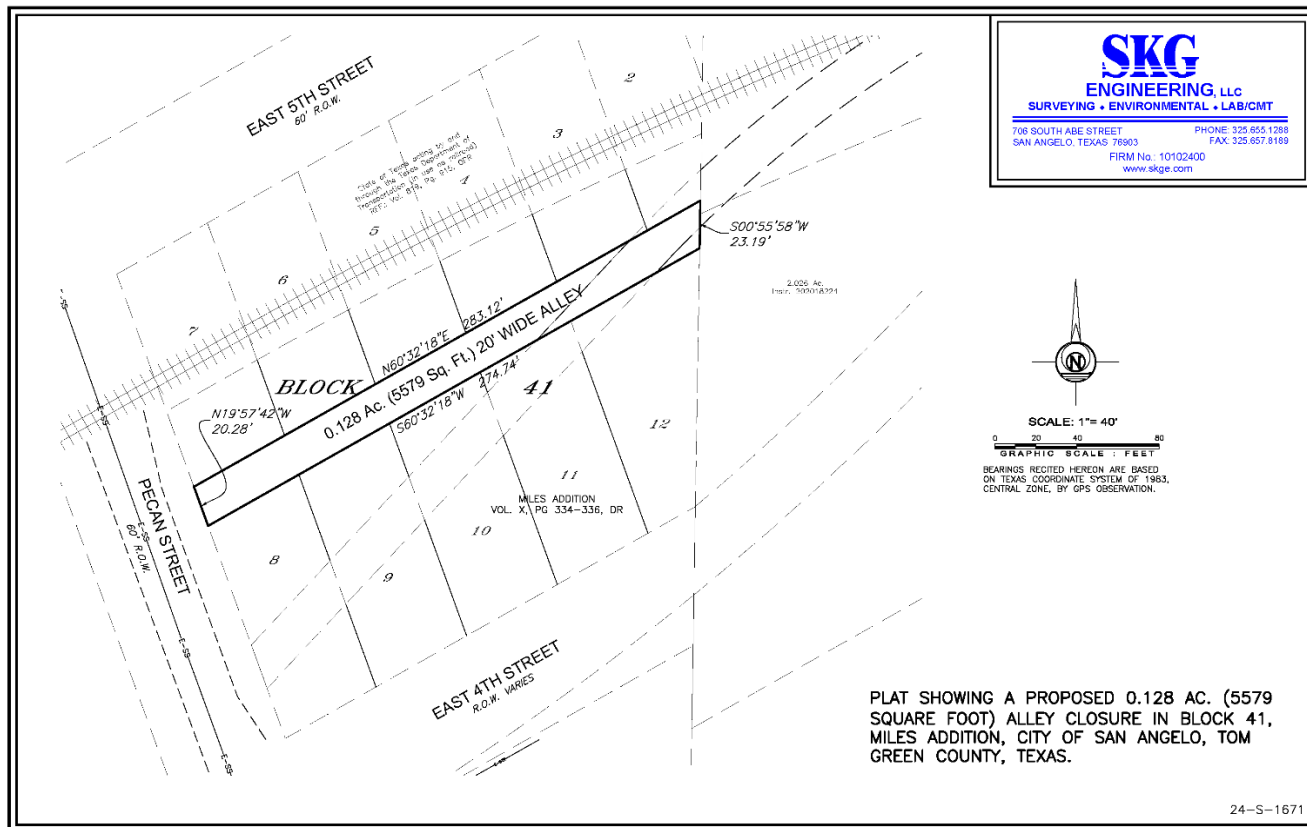
Staff recommends **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

1. Per the Schedule of Fees and Charges adopted by City Council Resolution 2020-004, dated January 7, 2020, payment shall be remitted, per the assessment formula, for all of the abandoned alley right-of-way.
2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City’s Real Estate Division conveying the City's interest in the entirety of the abandoned alley(s).
3. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council’s decision.

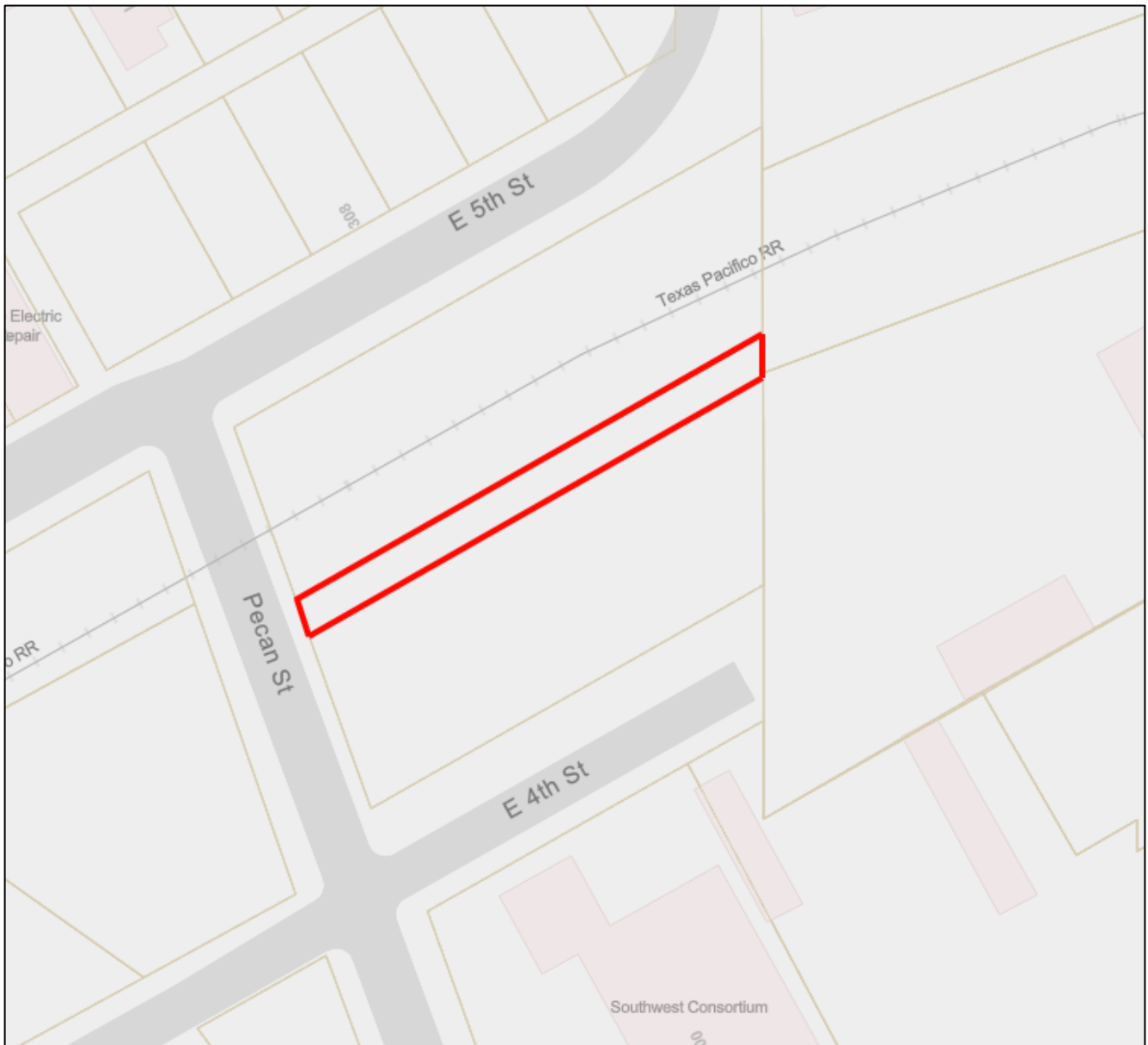
Attachments:

Alley Abandonment Exhibit
Maps

Alley Abandonment Exhibit



Maps





AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF A PORTION OF ALLEY RIGHT-OF-WAY COMPRISING OF APPROXIMATELY 5,579 SQUARE FEET IN BLOCK 41 OF THE MILES ADDITION; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

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

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

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

SECTION 1: The public alley right-of-way located in the City of San Angelo, comprising of approximately 5,579 square feet in Block 41 of the Miles Addition, the boundary of which extends between 274.74 feet and 283.12 feet east off of Pecan Street between E 4th and E 5th Streets and being between 20.28 and 23.19 feet wide, Tom Green County, Texas, more particularly described and depicted in **Exhibit “A,”** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions herein set forth.

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

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

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

1. Per the *Schedule of Fees and Charges* adopted by City Council, remit payment per the assessment formula for all of the abandoned alley right-of-way.
2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned alley(s).
3. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.

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

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

SECTION 7: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Clerk is hereby authorized and directed to certify a copy of this adopted Ordinance for recordation in the Official Real Property Records of Tom Green County, Texas, wherein the tracts of land are located.

INTRODUCED on the **15th day of April, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of May, 2025**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

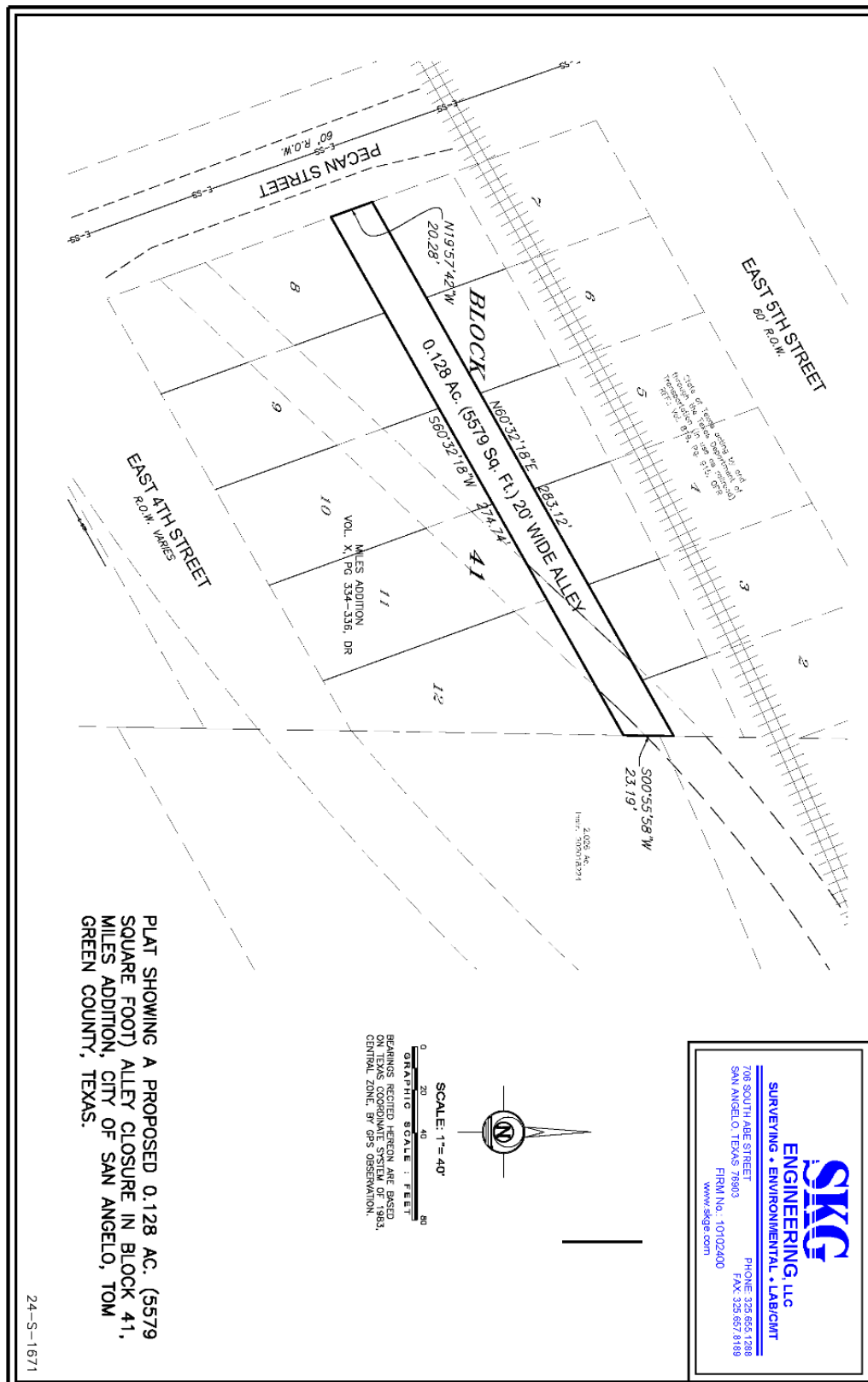
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

Exhibit "A"



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: May 6, 2025

Item type: Regular Item

Caption:

Consider awarding bid PK-01-25 to Blink Marketing, Inc. (DBA Blink Signs), in the amount of \$209,045.53 sourced from HOT fund balance for Concho River wayfinding signage and authorizing the City Manager to negotiate and execute all related documents (Carl White)

Staff Recommendation:

Approve

Summary/History:

We seek City Council's approval to award a bid, PK-01-25 Parks to Blink Marketing, Inc. (DBA Blink Signs), in the amount of \$209,045.53 for Concho River wayfinding signage and authorizing the City Manager to negotiate and execute all related documents.

Six bids were received and the lowest qualified bid was from Blink Signs. The bid tabulation showing all the bids is attached to this item. There was one local bid from Horizon Branding LLC (DBA Fastsigns of San Angelo), but it exceeded the 5% allowed for local preference selection. Blink Signs has assured us that a local sign company will be used in the installation phase of the project.

The information below was presented to City Council at the February 18, 2025, meeting; it is included here for reference:

Wayfinding Signage Project Summary

Staff collaborated with architect Craig Kinney and the Fall 2024 Angelo State University graphic arts class to develop a Concho River wayfinding signage system. Student teams created proposals based on guiding principles, which were evaluated using the following criteria:

- **Functionality** – Effectiveness in guiding users.
- **Location & Map Placement** – Accessibility and strategic positioning.
- **Design** – Simplicity, elegance, and clarity.
- **Cost** – Feasibility within budget constraints.
- **Maintenance** – Durability and low upkeep requirements.

Throughout the semester, staff and students engaged in several review sessions to refine designs. A leading team was selected to finalize the graphics and design, culminating in the current proposal.

Proposal Overview

The final proposal emphasized clarity, elegance, and cost-efficiency. It includes:

- **Map Signs**— Installed at three key locations:
 1. Santa Fe Park near the golf course
 2. Bart DeWitt Park near the Chadbourne Street ramp and steps
 3. Gazebo Garden near the McNease Convention Center*(Includes "You Are Here" indicators and key location markers.)*
- **Directional & Informational Signs** – Placed along the trail for navigation and highlighting significant features.

Materials

- Concrete base
- Steel metal faces
- Brushed aluminum pin-mounted letters
- Weather-resistant polyurethane plastic signage
- Brushed stainless steel brackets

Timeline

- The project is anticipated to be implemented later this spring through early summer.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Hotel Occupancy Tax Funds			\$209,046

Financial Impact:

Design for this project is budgeted from account 605-0000-454.05-69 at a cost of \$22,500.

This item includes an amendment to the budget to utilize \$209,046 of Hotel Occupancy Tax funds for the project. Please see the attached BA memo for details.

Other Information/Recommendation:

Attachments:

1. Wayfinding for City Council, final Wayfinding for City Council, final.pptx

2. PK-01-25 Bid Tabulation - Line Item 2
3. BA Memo - Concho River Wayfinding

PK-01-25 Bid Tabulation - Line Item 2.pdf
BA Memo - Concho River Wayfinding.pdf

Presentation:

Carl White

Approvals/Reviews:

Carl White
Jonathan Flores
Brandon Dyson
Jeffrey Tomlinson
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Final Approval



San Angelo City Council

February 18, 2025

Concho River Trail wayfinding

Discuss and approve a theme, style and scope for the Concho River Trail wayfinding signage, and provide direction regarding the funding for the project.

Project guiding principles

- Function: Does it guide people as it should?
- Locations and Map: Where are the signs located?
Where are the Maps located?
- Design: Is the graphic/signage design simple, elegant, easy to understand?
- Cost: Needs to be cost effective so that it can actually be built.
- Maintenance: Will the signage be "tired" in a few years? Will there be a need to maintain the work?
Both answers should be "no."

Concho River Trail wayfinding

- Staff, with architect Craig Kinney, worked with the fall 2024 semester graphic arts class at Angelo State University.
- Students paired into teams to work on wayfinding themes based on our guiding principles.
- We met with the teams during class several times to review their work and make adjustments.
- At our final meeting, we selected the leading team to work with us separately on the final graphics and design.



Visitor Center



Hours:
9:00am - 10:00pm M - F
9:00am - 7:00pm Sat
Not open on Sunday



Concho
River
Trail

International →
Water Lily
Garden





Maps of proposed sign locations

Concho River Trail wayfinding

Materials:

- * Concrete base
- * Steel for the large metal faces
- * Brushed aluminum pin-mounted letters
- * Weather resistant polyurethane plastic signage
- * Brushed stainless steel brackets (each side)

Concho River Trail wayfinding

COSA River Wayfinding Cost Estimate

1. 21 directional / info signs x \$7,800. each =	\$163,800.
2. 3 map signs x \$9,500. each =	<u>\$28,500.</u>
	\$192,300. Subtotal
	<u>x 10% Contingency</u>
	\$211,530.

Figure above includes installation. There is no lighting for any of the signage included. Final engineering and shop drawings will be by signage company. Note that this is a cost estimate only and is based on our best guess after consulting with a signage company.

Concho River Trail wayfinding

- Design for the project is budgeted.
- Project implementation is not yet budgeted.
- We recommend funding the project from Hotel Occupancy Tax revenues.
- If funded, the project could be implemented Spring & Summer 2025.
- We seek Council's approval of funding and implementing this project.



RFB Bid Tabulation

PK-01-25 • Concho River Wayfinding Signage

Thursday, April 10, 2025 2:00 p.m.

	TOTAL	CONTINGENCY (10%)	TOTAL + CONTINGENCY
Blink Marketing Inc	\$ 190,041.39	\$ 19,004.14	\$ 209,045.53
GRAPHICS MFG	\$ 226,137.00	\$ 22,613.70	\$ 248,750.70
Horizon Branding LLC dba Fastsigns of San Angelo	\$ 235,389.32	* \$ 23,538.93	\$ 258,928.25
Signarama - Katy, TX	\$ 268,500.00	\$ 26,850.00	\$ 295,350.00
SSC Signs	\$ 224,397.00	\$ 22,439.70	\$ 246,836.70
United Signs, LLC	\$ 323,680.00	\$ 32,368.00	\$ 356,048.00

* (Horizon Branding LLCL dba Fastsigns of San Angelo) Please Note: With the addition of the required " Project Specific Insurance" requirements of the Performance Bond, Payment Bond and Professional Liability Insurance there is an additional fee outside of our above bid if they are required. The amounts from our insurance company are:

Performance & Payment Bond - \$7,080.00

Professional Liability Insurance - \$4,871.25

TOTAL Bid: (\$235.389.32 + \$11,951.25) = **\$247,340.57**



City of San Angelo Purchasing Division

RFB Bid Tabulation

PK-01-25 • Concho River Wayfinding Signage

Thursday, April 10, 2025 at 2:00 p.m.

Vendor Name:

Blink Marketing Inc. DBA Blink
Signs

Graphics MFG

Horizon Branding LLC dba
Fastsigns of San Angelo

SIGNARAMA - KATY, TX

SSC SIGNS

United Signs, LLC

Item #	Description	Quantity	Unit Price	Subtotal	Unit Price	Subtotal	Unit Price	Subtotal	Unit Price	Subtotal	Unit Price	Subtotal	Unit Price	Subtotal	Unit Price	Subtotal
1	At International Water Lily Garden, at entrance: Map sign (one sided)	1	\$ 11,348.97	\$ 11,348.97	\$ 9,363.00	\$ 9,363.00	\$ 9,227.76	\$ 9,227.76	\$ 12,500.00	\$ 12,500.00	\$ 8,947.00	\$ 8,947.00	\$ 14,145.00	\$ 14,145.00		
2	At International Water Lily Garden, at entrance: Info Sign (tbd)	1	\$ 5,604.46	\$ 5,604.46	\$ 7,750.00	\$ 7,750.00	\$ 7,719.30	\$ 7,719.30	\$ 9,500.00	\$ 9,500.00	\$ 6,801.00	\$ 6,801.00	\$ 12,075.00	\$ 12,075.00		
3	At corner of S. Park and Beauregard: Directional Signage (two sided): Side One: Internation Water Lily Garden Side Two: International Water Lily Garden River Trail Downtown	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00		
4	Near River and Beauregard Bridge: Directional Signage (two sided): Side One: Central High School Santa Fe Golf River Trail Side Two: Santa Fe Golf Kid's Kingdom River Trail	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00		
5	At north side of street, near 87 bridge and River Drive: Directional Signage (two sided): Side One: Sante Fe Golf Central High School Side Two: Kid's Kingdom The Bosque	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00		
6	At south side of street/trail, near 87 bridge and River Drive: Map (two sided)	1	\$ 11,624.44	\$ 11,624.44	\$ 10,163.00	\$ 10,163.00	\$ 10,365.00	\$ 10,365.00	\$ 12,500.00	\$ 12,500.00	\$ 10,860.00	\$ 10,860.00	\$ 14,910.00	\$ 14,910.00		
7	At south side of river, near high pedestrian bridge: Directional Signage (two sided): Side One: Santa Fe Golf Visitor Center Side Two: Santa Fe Golf Sunken Garden Sculpture Garden	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00		
8	At Sunken Garden: Info Sign (tbd)	1	\$ 5,604.46	\$ 5,604.46	\$ 7,750.00	\$ 7,750.00	\$ 7,719.30	\$ 7,719.30	\$ 9,500.00	\$ 9,500.00	\$ 6,959.00	\$ 6,959.00	\$ 12,075.00	\$ 12,075.00		
9	At south side of river, at Visitor Center: Info Sign (tbd)	1	\$ 5,604.46	\$ 5,604.46	\$ 7,750.00	\$ 7,750.00	\$ 7,719.30	\$ 7,719.30	\$ 9,500.00	\$ 9,500.00	\$ 6,959.00	\$ 6,959.00	\$ 12,075.00	\$ 12,075.00		
10	At south side of river, near low pedestrian bridge: Directional Signage (two sided): Side One: Kid's Kingdom River Trail Side Two: Kid's Kingdom Visitor Center Sunken Garden	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00		
11	At north side of river, near low pedestrian bridge: Directional Signage (two sided): Side One: Kid's Kingdom Santa Fe Golf Side Two: The Bosque Visitor Center	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 7,794.56	\$ 7,794.56	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00		
12	At south side of river, near Irving Street Bridge: Directional Signage (two sided): Side One: The Bosque River Trail Side Two: Visitor Center River Trail	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00		

13	At north side of river, near Irving Street Bridge: Directional Signage (two sided): Side One: The Bosque Celebration Bridge Museum of Fine Arts Side Two: Kid's Kingdom Santa Fe Downtown	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00
14	On top of Chadbourne Bridge at stairs/ramp down: Directional Signage (one sided): Side One: River Trail Museum of Fine Arts	1	\$ 6,389.54	\$ 6,389.54	\$ 7,775.00	\$ 7,775.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00
15	At north side of river, near Chadbourne bridge: Directional Signage (two sided): Side One: The Bosque Downtown Side Two: Celebration Bridge Museum of Fine Arts Lady in Blue	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00
16	At north side of river, near Celebration Bridge: Directional Signage (two sided): Side One: Celebration Bridge Museum of Fine Arts Lady in Blue City Park Side Two: The Bosque Downtown River Trail	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00
17	At south side of river, near Avenue A and Paseo/Museum: Directional Signage (two sided): Side One: Fort Concho Old Town Side Two: Museum of Fine Arts Celebration Bridge River Trail	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00
18	At north side of river, near Concho Ave bridge: Directional Signage (two sided): Side One: City Park Convention Center Downtown Side Two: Lady in Blue Museum of Fine Arts Lady in Blue	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00
19	At north side of river, at Firehouse Park: Directional Signage (two sided): Side One: Lady in Blue River Trail Side Two: City Park Convention Center Sunken Garden	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00
20	At south side of river, near Funeral Home: Directional Signage (two sided): Side One: City Park Downtown River Trail Side Two: Convention Center River Trail	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00
21	At east side of Concho Ave, near Rio Concho Park: Directional Signage (two sided): Side One: Convention Center Sports Complex River Trail Side Two: City Park Downtown River Trail	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00
22	At east side of Concho Ave, near Rio Concho Park: Map (two sided)	1	\$ 11,624.44	\$ 11,624.44	\$ 10,163.00	\$ 10,163.00	\$ 10,365.00	\$ 10,365.00	\$ 12,500.00	\$ 12,500.00	\$ 10,860.00	\$ 10,860.00	\$ 14,910.00	\$ 14,910.00
23	At Rio Concho Drive, west side of river: Directional Signage (two sided): Side One: City Park Downtown River Trail Side Two: Sports Complex River Trail	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00

24	At Rio Concho Drive, east side of river: Directional Signage (two sided): Side One: City Park Downtown River Trail Side Two: Sports Complex River Trail	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00
25	At Rio Concho Drive, along trail: Info Sign (tbd)	1	\$ 5,604.46	\$ 5,604.46	\$ 7,750.00	\$ 7,750.00	\$ 7,719.30	\$ 7,719.30	\$ 9,500.00	\$ 9,500.00	\$ 6,959.00	\$ 6,959.00	\$ 12,075.00	\$ 12,075.00
26	At Rio Concho Drive, near parking: Directional Signage (two sided): Side One: City Park Downtown River Trail Side Two: Sports Complex	1	\$ 6,389.54	\$ 6,389.54	\$ 8,195.00	\$ 8,195.00	\$ 8,688.60	\$ 8,688.60	\$ 9,500.00	\$ 9,500.00	\$ 8,168.00	\$ 8,168.00	\$ 11,395.00	\$ 11,395.00
27	At Rio Concho Drive, near parking: Map (two sided)	1	\$ 11,624.44	\$ 11,624.44	\$ 10,163.00	\$ 10,163.00	\$ 10,365.00	\$ 10,365.00	\$ 12,500.00	\$ 12,500.00	\$ 10,860.00	\$ 10,860.00	\$ 14,910.00	\$ 14,910.00
TOTAL			\$ 190,041.39		\$ 226,137.00		\$ 235,389.32	*	\$ 268,500.00		\$ 224,397.00		\$ 323,680.00	
10% Contingency			\$ 19,004.14		\$ 22,613.70		\$ 23,538.93	*	\$ 26,850.00		\$ 22,439.70		\$ 32,368.00	
TOTAL + CONTINGENCY			\$ 209,045.53		\$ 248,750.70		\$ 258,928.25	*	\$ 295,350.00		\$ 246,836.70		\$ 356,048.00	

* (Horizon Branding LLC dba Fastsigns of San Angelo) Please Note: With the addition of the required " Project Specific Insurance" requirements of the Performance Bond, Payment Bond and Professional Liability Insurance there is an additional fee outside of our above bid if they are required. The amounts from our insurance company are:
Performance & Payment Bond - \$7,080.00
Professional Liability Insurance - \$4,871.25
 TOTAL Bid: (\$235.389.32 + \$11,951.25) = **\$247,340.57**

Memo

To: Tina Dierschke, Finance Director
From: Carl White, Director of Parks and Recreation
Date: 05/06/2025
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for the design, fabrication and installation of new wayfinding signage along the Concho River

Source of Funding:

Hotel Occupancy Tax Fund Balance

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

City Council directed staff to move forward with the river wayfinding project at the 02/18/2025 meeting.

Project/Budget to be amended	Revenue	Expense
Concho River Wayfinding		209,046

Additional Comments:

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: May 6, 2025

Item type: Regular Item

Caption:

Discussion and possible action on the "Concho River Legacy Trail" project, including the following items:

1. Consider a resolution endorsing private fundraising efforts to commission and install a series of sculptures entitled "Concho River Legacy Trail", which will depict the history of the Concho Valley. These sculptures are proposed for placement along the Concho River parks and within Santa Fe Park
 2. Authorize City staff to develop and issue a Request for Proposals (RFP) for the re-envisioning of the Concho River parks and Santa Fe Park. The RFP will seek professional services to create landscape plans that incorporate the proposed sculpture installations as part of the "Concho River Legacy Trail."
- (Presentation made by Parks and Recreation Director Carl White)

Staff Recommendation:

Approve

Summary/History:

City Council is being asked to consider 1) authorizing a resolution that will endorse private fundraising efforts to commission a series of sculptures entitled "Concho River Legacy Trail" which will depict the history of the Concho Valley. These sculptures are proposed for placement along the Concho River parks and within Santa Fe Park. and 2) authorizing City staff to develop and issue a Request for Proposals (RFP) for the re-envisioning of the Concho River parks and Santa Fe Park. The RFP will seek professional services to create landscape plans that incorporate the proposed sculpture installations as part of the *"Concho River Legacy Trail."*

The Public Art Commission considered this proposal at their meeting on April 30, 2025 and recommended approval of the concept and placement of his ambitious art project.

The City is not being asked to fund development or maintenance of the series of sculptures.

Funding Source(s):

Financial Impact:

Fundraisers have pledged to raise money for all of the sculptures as well as an endowment to cover the cost of future maintenance of the sculptures. Staff will return to City Council after going through the RFP process to authorize moving forward with the planning and designs as well as its funding.

Other Information/Recommendation:

Attachments:

1. North Concho River Parks Sculptures Final North Concho River Parks Sculptures Final.docx

Presentation:

Carl White

Approvals/Reviews:

Carl White

Brandon Dyson

Tina Dierschke

Heather Stastny

Created/Initiated

Approved

Approved

Final Approval

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL SUPPORTING CONCHO RIVER LEGACY TRAIL PRIVATE FUNDRAISING EFFORTS TO DESIGN A SERIES OF SCULPTURES AND THEIR PLACEMENT IN AND ALONG THE CITY NORTH CONCHO RIVER PARKS

WHEREAS, the Public Art Commission has recommended approval of the conceptual design and placement of a series of sculptures in and along the North Concho River parks entitled, “Concho River Legacy Trail”; and

WHEREAS, there are no similar sculptures located in and along the City North Concho River Parks, including Santa Fe Park (collectively the “Park”); and

WHEREAS, in order to fund the design and placement of a series of sculptures, various interested parties supporting the Concho River Legacy Trail project will seek donations of approximately \$30,000,000 for the design work, creation work, site work including installation of a series of sculptures in and along the Park; and

WHEREAS, in order to ensure the ongoing maintenance needs of the sculptures, should the project be funded and constructed, the City will be responsible for the maintenance and maintenance costs for the sculptures.

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

Part 1: That the City of San Angelo supports the various interested parties supporting the Concho River Legacy Trail project fundraising efforts for approximately \$30,000,000 for the design work, creation work, site work including installation of a series of sculptures in and along the Park.

Part 2: The designation of the parks for the installation of the series of sculptures, including Santa Fe Park, will be at the sole discretion of the City of San Angelo.

Part 3: That the City Manager is authorized to negotiate and execute all agreements related to construction and acceptance of the series of sculptures.

Part 4: That if the project is funded and construction is completed, in part or in full, the City agrees to provide maintenance and maintenance costs for the sculptures.

PASSED and APPROVED THIS _____, 2025.

CITY OF SAN ANGELO, TEXAS

ATTEST:

Brenda Gunter, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jesse Benes, Recreation Manager, Recreation

Meeting Date: May 6, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance approving Standards of Care for Recreation Summer Camp held at Recreation Centers for ages 5 through 13 (Presentation made by Recreation Manager Jesse Benes)

Staff Recommendation:

Adopt

Summary/History:

Texas Health and Human Services requires Council to adopt an annual ordinance with the standards of care for recreation programs. This enables Recreation to receive an exemption for not being a licensed day care facility while holding our annual summer camps.

Funding Source(s):

Financial Impact:

Fees are approved at \$75 per week per child with a one-time registration fee of \$50 dollars. A holding fee of \$25 is assessed for each camper that is absent for a week and wishes to hold their spot. We will take 60 campers at each location; South Side Recreation Center and Carl Ray Recreation Center. If we do not get enough employees to open both locations, we will open South Side Rec Center only.

Other Information/Recommendation:

This is an annual requirement from Texas Health and Human Services.

Attachments:

1. 2025 Summer Standard of Care (3) [http://WGA9PTD90D19NWv2025 Summer Standard of Care \(3\).docx](http://WGA9PTD90D19NWv2025 Summer Standard of Care (3).docx)

Presentation:

Jesse Benes

Approvals/Reviews:

Jesse Benes
Carl White

Created/Initiated
Approved

Brandon Dyson
Kathleen Dabbert
Tina Dierschke
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Approved
Final Approval

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS ESTABLISHING STANDARDS OF CARE FOR YOUTH RECREATION PROGRAMS CONDUCTED BY THE CITY FOR ELEMENTARY AGE CHILDREN THROUGH THE AGES OF 5 THROUGH 13; PROVIDING FOR COMPLIANCE WITH STATE LAW; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of San Angelo Texas (the “City”) is a home rule municipal corporation pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

WHEREAS, the City operates recreation programs for children, including elementary age children (ages 5 through 13); and

WHEREAS, Section 42.041 of the Texas Human Resources Code provides that no person may operate a child-care facility or a child -placing agency without a license issued by the Texas Department of Family and Protective Services, but provides an exception from that requirement in Section 42.041(b)(14) of the said Code for an elementary age (ages 5 through 13) recreation program operated by a municipality, provided the governing body of the municipality annually adopts standards of care by ordinance after a public hearing for such programs; and

WHEREAS, the City Council held a public hearing on May 6, 2025 regarding standards of care for its recreation program for elementary age children (ages 5 through 13) in accordance with Section 42.041(b)(14) of the Human Resources Code; and

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

SECTION 1. The findings set forth above are incorporated herein as if set forth verbatim.

SECTION 2. The standards of care set forth in **Exhibit “A”** attached hereto and made a part of this Ordinance for all purposes (the “Standards of Care”) are hereby adopted as the standards of care for all elementary age (ages 5 through 13) recreation program operated by the City of San Angelo, Texas (“City”) (collectively “Programs” and each a “Program”) including, without limitation, any summer camp program.

SECTION 3. All Programs are to be operated by the City' s Department of Parks and Recreation (“Department”). The Director of the Department, or the Director’s designee, (individually or collectively, the “Director”), shall administer the Programs in accordance with the Standards of Care. The Director may adopt rules in writing relating to the operation of Programs, which rules may be more restrictive than the Standards of Care. The Programs shall be operated in accordance with the Standards of Care (or, in the event the Director adopts rules that are more restrictive than the Standards of Care, in accordance with such rules).

SECTION 4. The Director shall provide the Standards of Care to the parents of each Program participant (and, in the event the Director adopts rules that are more restrictive than the Standards of Care, shall provide such rules to the parents of each Program participant). Further, the Director, or the Director's designee, shall inform the parents of each Program participant that the Program is not licensed by the State of Texas.

SECTION 5. The Program shall not be advertised as a child-care facility.

SECTION 6. The Director is authorized to take any and all steps, if any, as may be necessary to confirm the Program's exemption from State law as set forth in Section 42.041 of the Texas Human Resources Code.

SECTION 7. The above and foregoing recitals and premises to this Ordinance are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 8. This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 9. The provisions of this Ordinance are severable, and if any section or provision of this Ordinance or the application of any section or provision to any person, firm, corporation, entity, situation or circumstance is for any reason adjudged invalid or held unconstitutional by a court of competent jurisdiction, the same shall not affect the validity of any other section or provision of this Ordinance or the application of any other section or provision to any other person, firm, corporation, entity, situation or circumstance, and the City Council declares that it would have adopted the valid portions of this Ordinance adopted herein without the invalid or unconstitutional parts and to this end the provisions of this Ordinance adopted herein shall remain in full force and effect.

SECTION 10. This Ordinance shall take effect upon its passage and approval after second reading.

INTRODUCED with public hearing on the ____th day of _____ 2025, and finally PASSED on this ____th day of _____ 2025.

THE CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

EXHIBIT “A”

STANDARDS OF CARE **FOR ELEMENTARY AGE (5 — 13) RECREATION PROGRAMS**

The following Standards of Care are adopted in compliance with Section 42.041(b)(14) of the Texas Human Resources Code. The Standards of Care herein set forth are intended to be minimum standards applicable to all elementary age (ages 5 through 13) recreation programs operated by the City of San Angelo Parks and Recreation Department, including, without limitation, any summer camp program. The Programs are not licensed by the State of Texas and shall not be advertised as a child-care facility. Any requests for accommodations or modifications to these Standards of Care made under the Americans with Disabilities Act shall be forwarded to the ADA Coordinator for review.

GENERAL ADMINISTRATION

1. Organization.

A. The governing body of the Youth Programs is the City Council of the City of San Angelo, Texas.

B. Implementation of the Youth Programs Standards of Care is the responsibility of the Parks and Recreation Department Director or his or her designee and Department employees.

C. These Standards of Care will apply to all Programs, including, without limitation, the Summer Camp Program.

D. Each Program Site will have available for public and staff review a current copy of the Standards of Care.

E. Parents of participants will be provided a current copy of the Standards of Care during the registration process for a Program. Further, a copy of the Standards of Care shall be placed online on the City's primary website.

F. Criminal background checks will be conducted on prospective Program employees. If results of a criminal background check indicate that a prospective Program employee has been arrested, charged with, or convicted of any of the following offenses, the prospective Program employee will not be considered for employment:

- (1) a felony or a misdemeanor classified as an offense against a person or family member;

- (2) a felony or misdemeanor classified as public indecency;
- (3) any offense for which a person is required to register as a sex offender under Chapter 62, Texas Code of Criminal Procedure;
- (4) a felony or misdemeanor violation of any law intended to control the possession or distribution of any controlled substance;
- (5) any offense involving moral turpitude;
- (6) any offense that would, in the Director' s sole opinion, potentially put youth participants or the City at risk.

2. Definitions. For purposes of these Standards of Care, the following words shall have the respective meanings ascribed to them:

- A. City means the City of San Angelo.
- B. City Council means the City Council of the City.
- C. Department means the Parks and Recreation Department of the City.
- D. Director means the Parks and Recreation Department Director of the City or his or her designee.
- E. Employee(s) means people who have been hired to work for the City of San Angelo and have been assigned responsibility for managing, administering, or implementing some portion of a Program.
- F. Parent(s) means one or both parent(s) or adults who have legal custody and authority to enroll their child(ren) in a Program.
- G. Participant means a youth whose parent(s) have completed all required registration procedures and determined to be eligible for a Program.
- H. Programs means all (and Program means any of the) elementary age (ages 5 through 13) recreation programs operated by the Department, including, without limitation, the City Summer Camp Program (Summer Camp Program).
- I. Program Manual means a notebook of policies, procedures, required forms, and organizational and programming information relevant to each Program.
- J. Program Site means the area and facilities where a Program is held, consisting of the Southside Recreation Center, 2750 Ben Ficklin Road and Carl Ray Johnson Recreation Center, 1103 N. Farr St.
- K. Program Summer Camp Counselor or Counselor means a Department part-

time or seasonal employee who has been assigned responsibility by the Recreation Manager to implement the City's Summer Camp Program.

L. Recreation Manager means a full-time Department employee and who oversees the Program Coordinator and the operation of all Programs.

3. Inspections/ Monitoring/ Enforcement.

A. A written inspection report will be prepared by the Program Coordinator each month to confirm the Standards of Care are adhered to.

1) Each monthly inspection report will be sent by the Program Coordinator to the Recreation Manager for review and kept on record in accordance with the City's records retention policy.

2) The Recreation Manager will review the report and establish deadlines and criteria for compliance with the Standards of Care where failure to comply is determined.

B. The Recreation Manager will make visual inspections of the Programs based on the following schedule:

1) The Summer Camp Program will be inspected a minimum of two times during the Summer Camp Program's schedule.

2) Any other Program will be inspected at least once each week during the schedule for the Program.

C. Complaints regarding enforcement of the Standards of Care will be directed to the Coordinator. The Coordinator will be responsible to take the necessary steps to address any complaints and to resolve the problem(s), if any. Complaints regarding enforcement of the Standards of Care and their resolution will be recorded in writing by the Coordinator. All complaints regarding enforcement of the Standards of Care where a deficiency is determined will be forwarded to the Recreation Manager, with the complaint and the resolution noted.

4. Enrollment. Before a child can be enrolled in a Program, the parents must sign registration forms that contain the following information about the child:

A. name, address, home telephone number;

B. name and address of parent(s) and telephone number(s) during Program hours;

C. the names and telephone numbers of people to whom the child can be released;

D. a statement of the child's physical health, including a current immunization (shot) records, detailing any special problems or needs of the child;

E. proof of residency within the City when appropriate; and

F. a fully executed liability waiver and release.

5. Suspected Abuse.

Program employees will report suspected child abuse or neglect in accordance with the Texas Family Code. In the case where an employee is involved in an incident with a child that could be construed as child abuse, the incident must be reported immediately to the Recreation Manager. The Recreation Manager will then immediately notify the Director, the San Angelo Police Department, and any other agency as may be appropriate.

Texas state law requires the employees of the Programs to report any suspected abuse or neglect of a child to the Texas Department of Protective and Regulatory Services or a law enforcement agency. Failure to report suspected abuse is punishable by fines up to \$1,000 and/or confinement up to 180 days. Confidential reports may be made by calling 1-800-252-5400.

STAFFING - RESPONSIBILITIES AND TRAINING

1. Program Coordinator Qualifications.

- A. The Coordinator will be a part-time, employee of the Department, either hired for summer or filled by a current Recreation part-time staff member.
- B. The Coordinator must be at least 21 years old.
- C. The Coordinator must have at least two years experience planning and implementing recreational activities.
- D. The Coordinator must pass a background investigation, including, including testing for alcohol and illegal and unauthorized drugs.
- E. The Coordinator must have successfully completed a course in first aid and cardiopulmonary resuscitation (CPR) based on either American Heart Association or American Red Cross standards.

2. Coordinator' s Responsibilities.

- A. The Coordinator is responsible to administer the Programs' daily operations in compliance with the adopted Standards of Care.
- B. The Coordinator is responsible to recommend for hire, supervise, and evaluate Program seasonal employees.
- C. The Coordinator is responsible to plan, implement, and evaluate Programs.

3). Program Summer Camp Counselor Qualifications.

- A. Counselors will be part-time or seasonal employees of the Department.
- B. Counselors working with children must be age 16 or older.
- C. Counselors must be able to consistently exhibit competency, good judgment, and self-control when working with children.
- D. Counselors must relate to children with courtesy, respect, tolerance, and patience.
- E. Counselors must have successfully completed a course in first aid and CPR based on either American Heart Association or American Red Cross standards.
- F. Counselors must pass a background investigation, including testing for alcohol and illegal and unauthorized drugs.

4. Counselor Responsibilities.

- A. Counselors will be responsible to provide Program participants with an environment in which they can feel safe, can enjoy wholesome recreation activities, and can participate in appropriate social opportunities with their peers.
- B. Counselors will be responsible to know and follow all City, Department, and Program standards, policies, and procedures that apply to the Program.
- C. Counselors must ensure that Program participants are released only to a parent or an adult designated by the parent. The Program Site will have a copy of the approved plan to verify the identity of a person authorized to pick up a Program participant if that person is not known to the Counselor.

5. Training/ Orientation.

- A. The Department is responsible for providing training and orientation to Program employees working with children and for specific job responsibilities. The Coordinator will provide each Counselor with a Program manual specific to the applicable Program.
- B. Program employees must be familiar with the Standards of Care for Program operation as adopted by the City Council.
- C. Program employees must be familiar with the Program's policies, including discipline, guidance, and release of Program participants as outlined in the Program Manual.

D. Program employees will be trained in appropriate procedures to handle emergencies.

E. Program employees will be trained in areas including City, Department, and Program policies and procedures, provision of recreation activities, safety issues, and organization goals.

F. Program employees will be required to sign an acknowledgement that they received the required training.

OPERATIONS

1. Staff -Participant Ratio.

A. The standard ratio of Program participants to employees will be 15 to 1. In the event an employee assigned to a Program is unable to report to the Program Site, a replacement will be assigned.

B. Each participant shall have a Program employee who is responsible for the participant and who is aware of the participant's habits, interests, and any special problems as identified by the participant's parent(s) during the registration process.

2. Discipline.

A. Program employees will implement discipline and guidance in a consistent manner based on the best interests of Program participants.

B. There must be no cruel, harsh or corporal punishment or treatment used as a method of discipline.

C. Program employees may use brief, supervised separation from the group if necessary.

D. As necessary, Program employees will initiate discipline reports to the parent(s) of participants. Parents will be asked to sign discipline reports to indicate they have been advised about specific problems or incidents.

E. A sufficient number and/or severe nature of discipline reports as detailed in the Program Manual may result in a participant being suspended or removed from the Program or all Programs.

F. In instances where there is a danger to participants or employees, offending participants will be removed from the Program Site as soon as possible.

3. Programming.

- A. Program employees will attempt to provide activities for each Program Group according to the participants' ages, interests, and abilities. The activities must be appropriate to participants' health, safety, and well-being. The activities also must be flexible and promote the participants' emotional, social, and mental growth.
- B. Program employees will attempt to provide indoor and outdoor time periods that include:
 - 1) alternating active and passive activities;
 - 2) opportunity for individual and group activities, and
 - 3) outdoor time each day weather permits.
- C. Program employees will be attentive and considerate of participants' safety on field trips and during any transportation provided by the Program.
 - 1) During trips, Program employees supervising participants must have immediate access to emergency medical forms and emergency contact information for each participant.
 - 2) Program employees must have a written list of the participants in the Program group and must check the roll frequently.
 - 3) Program employees must have first aid supplies and a guide to first aid and emergency care available on field trips.

4. Communication.

- A. The Program Site will have a cell phone to allow the Program employees to be contacted by Department recreation employees and vice versa.
- B. The Coordinator will post the following telephone numbers adjacent to a telephone accessible to all Program employees:
 - 1) City ambulance or emergency medical services;
 - 2) City Police Department
 - 3) City Fire Department
 - 4) The Parks and Recreation Office; and

5) Numbers at which parents may be reached.

5. Transportation.

A. Before a participant may be transported to and from City -sponsored activities, a transportation form, completed by the parent of the participant, must be filed with the Coordinator.

B. First aid supplies and a first aid and emergency care guide will be available in all Program vehicles that transport children.

C. Program employees will carry a cell phone at all times.

FACILITY STANDARDS

1. Safety.

A. Program employees will inspect program sites daily to detect sanitation and safety concerns that might affect the health and safety of the participants.

B. Buildings, grounds, and equipment on the Program Site will be inspected, cleaned, repaired, and maintained to protect the health of the participants.

C. Program equipment and supplies must be safe for the participants' use.

D. Program employees must have first aid supplies readily available at the Program Site, during transportation to an off-site activity, and for the duration of any off site activity.

2. Fire.

A. In case of fire, danger of fire, explosion, or other emergency, Program employees' first priority is to evacuate the participants to a designated safe area.

B. The Program Site will have an annual fire inspection by the local Fire Marshal, and the resulting report will detail any safety concerns observed. The report will be forwarded to the Recreation Manager who will review and establish deadlines and criteria for compliance if any deficiencies or concerns are determined to exist.

C. The Program Site must have at least one fire extinguisher readily available to all Program employees. All Program employees will be trained in the proper use of fire extinguishers.

D. Fire drills will be initiated at Program Sites based on the following schedule:

- 1) Summer Camp Program: A fire drill twice during the session.
- 2) Other Programs: A fire drill at least once during the session.

3. Health.

A. Illness or Injury

- 1) A participant who is considered to be a health or safety concern to other participants or employees will not be admitted to a Program.
- 2) Illnesses and injuries will be handled in a manner to protect the health of all participants and employees.
- 3) Program employees will follow plans to provide emergency care for injured participants with symptoms of an acute illness as specified in the Program Manual.

B. Program employees will follow the recommendation of the Texas Department of Health concerning the admission or readmission of any participant after a communicable disease.

- 1) Program employees will administer medication (limited only to an epinephrine pen (auto -injector) and an asthma inhaler) to participants only if: Parent(s) complete and sign a medication form provided by the City to include, among other things, an indemnity and hold harmless provision, and a waiver and release provision) that provides authorization for Program employees to dispense the medication, with details as to time and dosages.
- 2) The medication is in its original container labeled with the participant's name, a date, directions, and the physician's name. Program employees will administer the medication only as stated on the label. Program employees will not administer medication after the medication's expiration date.

Program employees will not administer any other medication.

C. Toilet Facilities.

- 1) The Program Site will have inside toilets located and equipped so participants can use them independently and Program employees can supervise as needed.
- 2) An appropriate and adequate number of lavatories will be provided.

D. Sanitation.

- 1) The Program facilities will have adequate light, ventilation, and heat.

2) The Program will have an adequate supply of water meeting the standards of the Texas Department of Health for drinking water and ensure that it will be supplied to the participants in a safe and sanitary manner.

3) Program employees will see that garbage is removed from buildings daily.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 6, 2025

Item type: Regular Item

Caption:

Second reading of ordinances for amendments to the following sections of Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations":

1. Section 311 "Cultural District Overlay Zone"
2. Section 313 "Use Table"
3. Section 304 "Commercial District Intent Statements" (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt
Direction from Council

Summary/History:

Discussion and possible action on the following ordinance amendments:

1. Section 311 "Cultural District Overlay Zone" of the Zoning Ordinance
2. Section 313 "Use Table"
3. Section 304 "Commercial District Intent Statements"

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|---|---|
| 1. Cultural Aerial | Cultural Aerial.pdf |
| 2. Case Memo to PC and Council - April 15th Cultural District | Case Memo to PC and Council - April 15th Cultural District.docx |
| 3. Ord Amending Sec. 304 Cultural District | Ord Amending Sec. 304 Cultural District.docx |
| 4. RS1- RM1 | RS1- RM1.png |
| 5. RS2 to RM1 | RS2 to RM1.png |

6. Ord Amending Sec. 311 Cultural - revisions
7. Org Amending Sec. 313 Cultural District

Ord Amending Sec. 311 Cultural - revisions.docx
Org Amending Sec. 313 Cultural District .docx

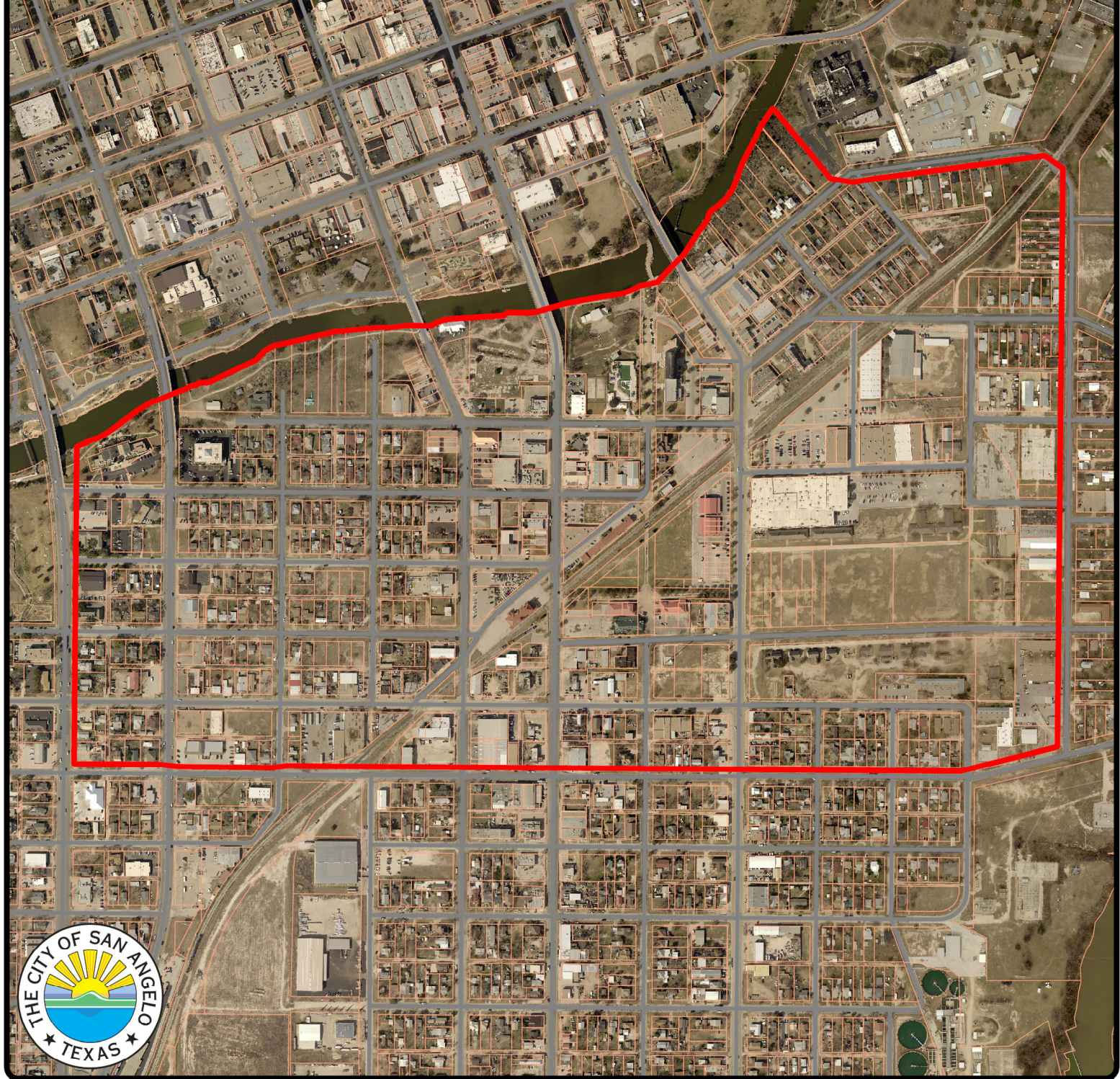
Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Final Approval



Aerial Map
Cultural District Expansion

N

MEMO

**Meeting**

Date: April 15th, 2025

To: Planning Commission/City Council

From: Planning Division, City of San Angelo

Request: A request to amend Section 311, 304, and 313 of the City Ordinance regarding Cultural District Overlay Zone.

Background: Community discussions on and expanded Cultural District to protect, enhance and celebrate our San Angelo history, cultural and attractions has prompted the City Council to request that staff revisit the current regulations regarding size and regulations for the Cultural District Overlay Zone.

- Establish a district which has major cultural and historical facilities like Fort Concho, Fine Arts Museum, Railroad Museum, River Stage, El Paseo de Santat Angela, San Angelo Welcome Center and the municipal pool.
- The Cultural Overlay District Zone (CD) would be a similar zoning district like the Central Business District
 - Allowed uses by right – General Commercial (CG), Neighborhood Commercial (CN), Office Warehouse (OW) as well as household living in all RS1-3, and RM1 and RM-2, manufacturing by artisans.
 - Allows uses by conditional use Automotive, ATV, or Boat dealers, Hospitals, Religious Institutions, Self-Storage, Vehicle wash or repairs (drop off)
 - Screening triggered by site changes – all locations with warehousing or manufacturing must provide opaque screening from public view. – Exceptions household living, manufacturing by artisan, and public art
 - Properties which have a current Historical District or Historical Overlay shall be guided by the Historical designs for those properties
 - All other commercial properties would follow the design guideline - River Corridor Master Development Plan: 2006 Edition or other designs established by Section VI (d) or until updated by DHRC and City Council
 - Residential properties would be exempt from design standards, unless designated by a Historic District or Historic Overlay
 - Sign restrictions
 - Electronic message signs must be 3'X5' or smaller, dimmed at dusk
 - Fort Concho Historic District sign regulations Sec 12.04.018 are effective in the Cultural District
 - Billboard sign as not allowed
 - Banners are restricted to 30 days and no more than 3 times per year
 - Intermodal containers are prohibited on residential properties, allowed as storage on commercial properties with proper screening
 - New Community Services of itinerant sheltering or alcohol and drug treatment are prohibited
- Development standards for properties within the Cultural Overlay Zone District (CD)

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.

Property uses, signs and buildings which would not conform to the new Cultural District Overlay Zone (CD) would continue to be legal nonconforming until they reach a status applied under Article 6 – Nonconformities or the property has been vacated for two years losing their Building Code occupancy thus triggering a change of occupancy

Attachments:

Clean copy of the proposed ordinance with all proposed changes.

ORDINANCE 2025-
AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12
“PLANNING AND DEVELOPMENT,” EXHIBIT A “ZONING ORDINANCE,” ARTICLE 3 “USE
REGULATIONS,” SECTION 304 “COMMERCIAL DISTRICT INTENT STATEMENTS” BY
ADDING A NEW SUBSECTION (G); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR
AN EFFECTIVE DATE

WHEREAS, on the 15th day of April, 2025, the Planning Commission for the City of San Angelo and the City Council after having held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend Chapter 12 “Planning and Development,” Exhibit A “Zoning Ordinance,” Article 3 “Use Regulations,” Section 304 “Commercial District Intent Statements” regarding the creation of the Cultural District Overlay Zone and providing a development intent statement.

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

Section 1. CHAPTER 12 “PLANNING AND DEVELOPMENT,” Exhibit A “Zoning Ordinance,” Article 3 “Use Regulations,” Section 304 “Commercial District Intent Statements” of the City of San Angelo Code of Ordinances is hereby amended by adding a new subsection (G) as shown on **Exhibit “A”**.

Section 2: 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 3: This Ordinance shall be effective upon passage.

INTRODUCED with public hearing the 15th day of April 2025, and finally PASSED this 6th day of May, 2025.

THE CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of
Planning and Development Services

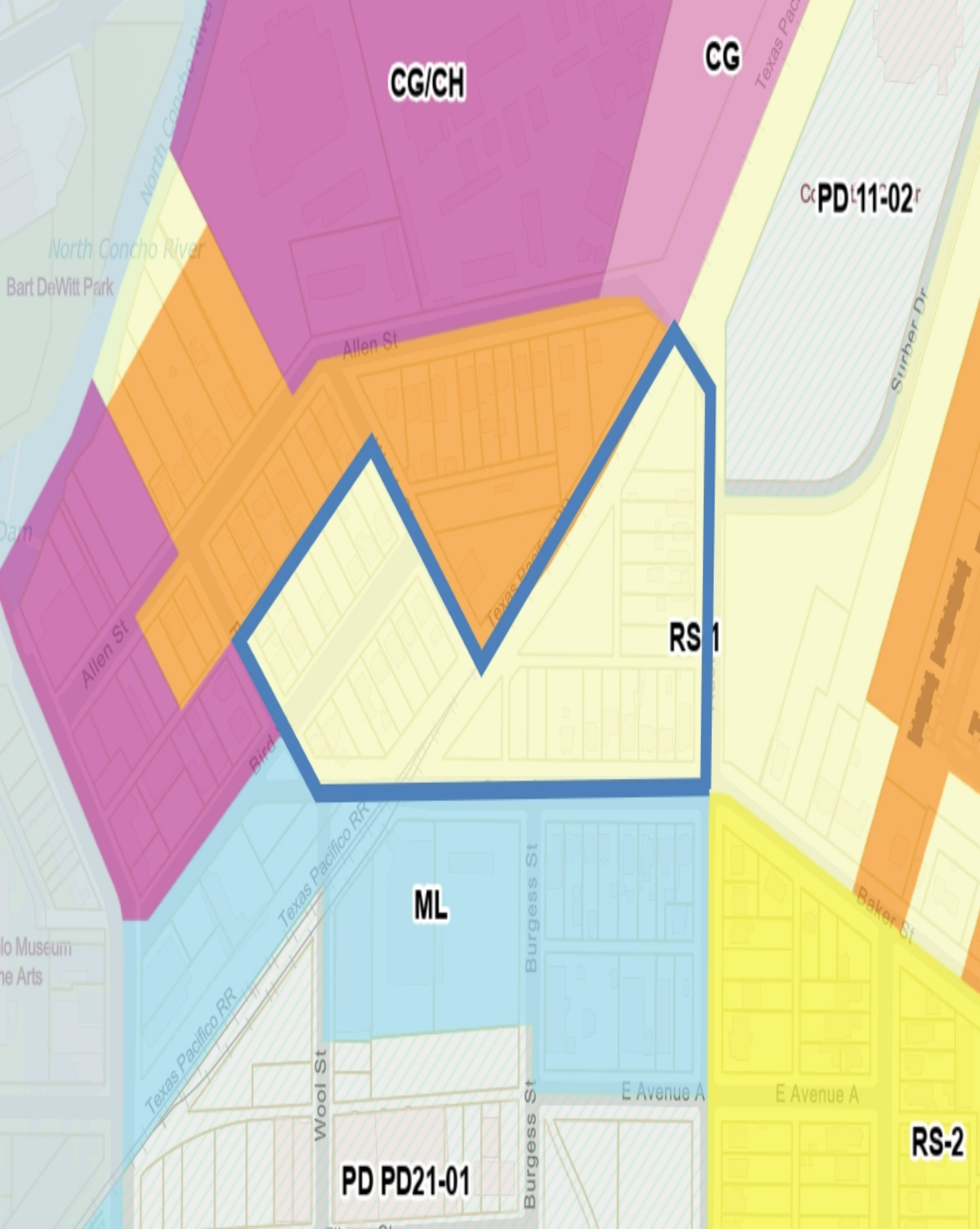
APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

EXHIBIT "A"

Section 304 – Commercial District Intent Statements

- 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.



CG/CH

CG

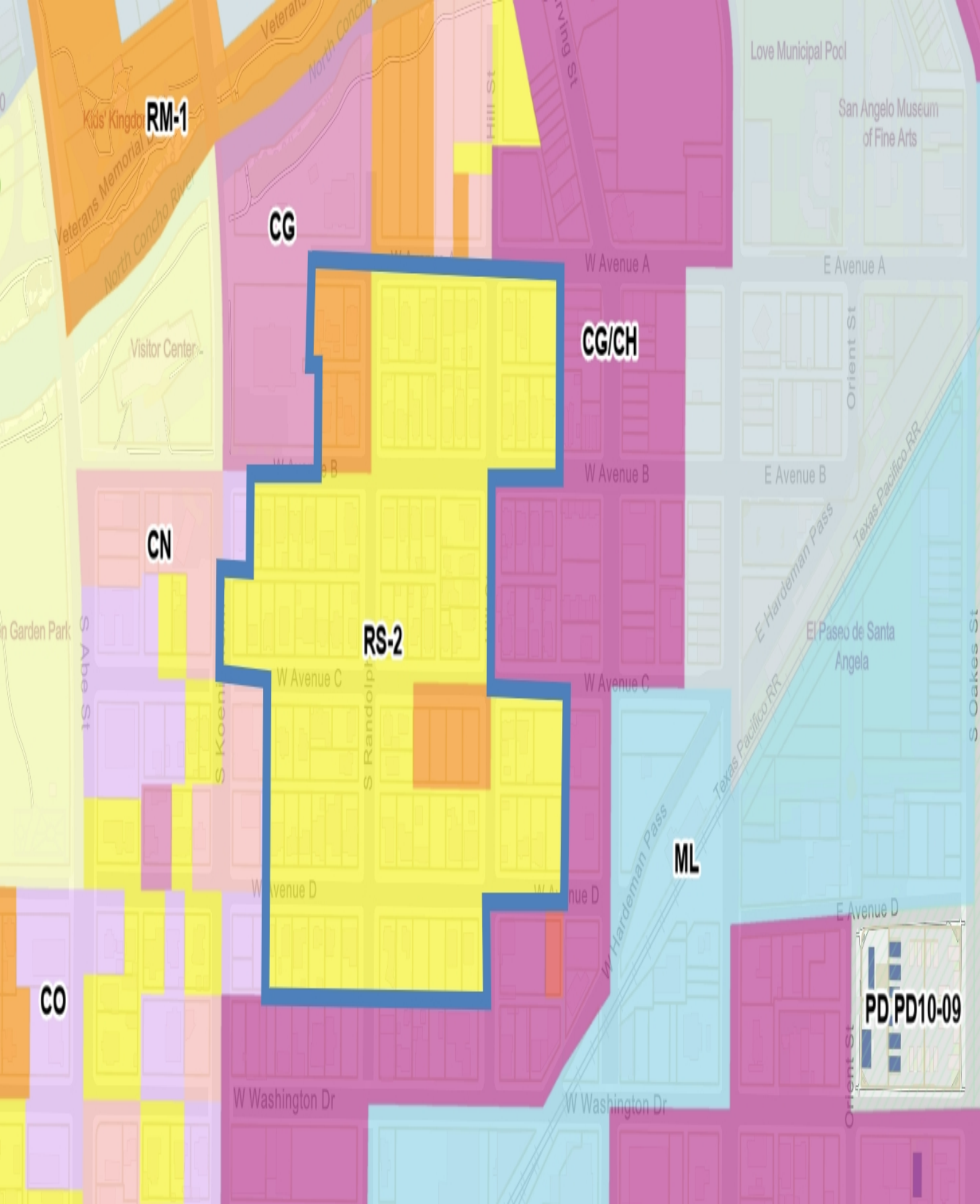
CG PD11-02r

RS1

ML

RS-2

PD PD21-01



ORDINANCE 2025-
AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12
“PLANNING AND DEVELOPMENT,” EXHIBIT A “ZONING ORDINANCE,” ARTICLE 3 “USE
REGULATIONS,” SECTION 311 “CULTURAL DISTRICT OVERLAY ZONE”; PROVIDING FOR
SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 15th day of April, 2025, the Planning Commission for the City of San Angelo and the City Council after having held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amending Chapter 12 “Planning and Development,” Exhibit A “Zoning Ordinance,” Article 3 “Use Regulations,” Section 311 “Cultural District Overlay Zone” regarding the expansion of the Cultural District Overlay Zone and adoption of development standards related thereto.

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

Section 1: CHAPTER 12 “PLANNING AND DEVELOPMENT,” Exhibit A “Zoning Ordinance,” Article 3 “Use Regulations,” Section 311 “Cultural District Overlay Zone” of the City of San Angelo Code of Ordinances is hereby deleted in its entirety and replaced as shown on **Exhibit “A”**.

Section 2: 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 3: This Ordinance shall be effective upon passage.

INTRODUCED with public hearing the 15th day of April 2025, and finally PASSED this 6th day of May, 2025.

THE CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of
Planning and Development Services

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

EXHIBIT "A"

Sec 311 – Cultural District Overlay Zone

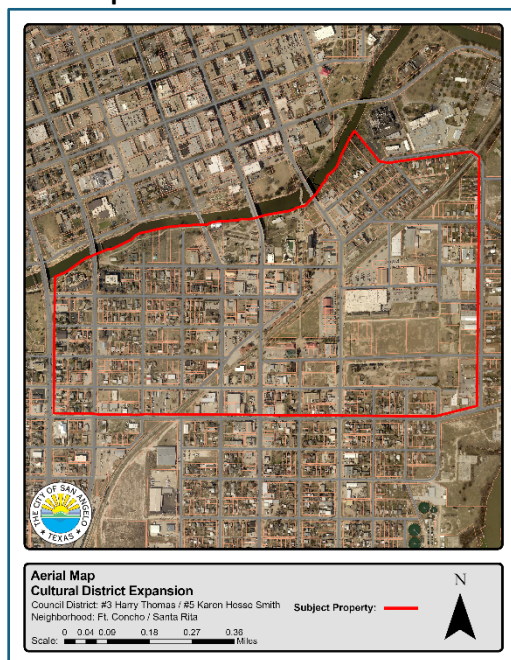
I. Purpose Statement

- 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



Boundaries are along the Concho River from S. Abe Street east to 222 Allen St. then southeast along Allen St. then turning south onto Rust St. then turning west on E Highland St. then north on Abe St. back to the Concho River. All properties and parts of properties within this boundary will be within the Cultural District (CD) zoning overlay.

IV. 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 with the following exceptions:-
 - a. The areas with current single family residential (RS-1) zoning located within the following boundaries and addresses: The north side of the 400 Blk. of Baker St. the west side of the 400 Blk. and 300 Blk. of Rust Street; the 200 Blk. of Bird St. and 408 and 410 of Porter St. will be zoned low-rise multifamily (RM-1)
 - a.b. The area with the current two family residential (RS-2) zoning is located within the following boundaries and addresses: West Ave D beginning with 325 through the remaining 300 Blk of West Ave. D; the 200 Blk. of West Ave. D; the 100 Blk. of West Ave. D; the 300 and 200 Blk. of West Ave C; the 300 Blk of Ave. B; the 200 Blk of Ave. B; the 300 Blk of Ave B to the alleyway running north and south between Ave. B and Ave A; the south side of West Ave A blk 300, 200 and 100 to the alleyway running North to South between West Ave A and West Ave. B; the 600 Blk. of Hill St. and specific addresses 516 and 722 Hill St; specific addresses 707 and 708 S Randolph St. will be zoned low-rise multifamily (RM-1).
- 2) The remaining areas shall be mixed-used from residential household living, neighborhood commercial, office warehouse, office commercial, 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 30% of the CD zoned 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 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. Protection for residential properties shall be the guiding principles for parking decisions.
- a. New land use only Parking lots shall have a landscape buffer of a minimum 5' from all property lines adjacent to street frontages except for drive approaches
 - i. For every 25 linear feet; one street tree and four shrubs shall be required
 - ii. Turf material can be the following:
 - 1. Xeriscape, or
 - 2. Live turf grasses, or
 - 3. Artificial turf types, or
 - 4. Maintained mulched planting beds

V. 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. 211 or Sec. 212 as applicable of the Zoning Ordinance.
- b. All Banner style signs restricted to 30 days and only 3 times per year and must be reviewed under the Sec. 211 or Sec. 212 as applicable of the Zoning Ordinance.
- c. Electronic Message signs
 - i. Shall be reviewed under Article 12.04 Signs;
 - ii. Shall be limited to a 15 square feet in size or smaller;
 - iii. Shall be dimmed to 250 nits from dusk to dawn; and
 - iv. Shall be reviewed under Sec. 212 or Sec. 213 as applicable of the Zoning Ordinance.
- d. The Fort Concho Historic District sign regulations will be applied to the buffer zone described in Section 12.04.018.

e. Intermodal containers shall not be allowed on residential use properties. Intermodal containers used for storage only on commercial properties are allowable with the following options for screening:

- i. Opaque fencing meeting a minimum of 6' in height; or
- ii. landscaping large enough to cover 60% of the vertical height of the container(s), and 80% of the horizontal width of the container(s); or
- iii. a full mural covering the visible side of the container from the right of way.

f. Community Services of itinerant sheltering or alcohol and drug treatment shall not be allowed as a new use.

VI. Development Standards in Cultural District Overlay

1.

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.

2. Property uses, signs and buildings which would not conform to the new Cultural District Overlay Zone (CD) would continue to be legal nonconforming until they reach a status applied under Article 6 – Nonconformities and the property has been vacated for two years losing their Building Code occupancy thus triggering a change of occupancy.

VII. Procedures for Design Review

- a. Review of applications within the Cultural District Overlay shall follow the procedures set forth under Sec. 211 or Sec. 212 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, or structures 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 Section 212(C) - Review by Planning Director.
- c. Public Art in this district shall be under the purview of the Public Arts Commission and/or City Council.
- d. In general, design changes should meet one or more of 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.

Sec. 313. Use Table

All of the use categories listed in the Table below are explained in Sec. 315 through 320. 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. 315 through 320, the provisions of Sec. 315 through 320 shall control.

- A. *Allowed Uses.* Uses identified with an "A" are allowed by right as set forth in Sec. 213. A "*" identifies uses that may be subject to additional specific use regulations set forth later in Article 4.
- B. *Conditional Uses.* Uses identified with a "C" are allowed subject to approval by the Planning Commission as set forth in Sec. 208. A "*" identifies uses that may be subject to additional specific use regulations set forth later in Article 4.
- C. *Special Uses.* Uses identified with an "S" are allowed subject to approval by the City Council as set forth in Sec. 209. A "*" identifies uses that may be subject to additional specific use regulations set forth later in Article 4.
- D. *Excluded Uses.* The following uses shall be excluded from any and all zoning districts within the City limits of San Angelo:
 - 1. Meat and poultry rendering of byproducts; and
 - 2. Chemical and nuclear waste storage dumps.
- E. *Use Table.* Allowed, conditional and mandatory planned development uses are set forth in the following Table. Uses that may be subject to additional specific use standards set forth in Article 4 are designated with a "*".

Use Category	Short Definition (see also Chap. 8)	*	Residential Districts									Nonresidential Districts										Mixed Use
			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 B D	O W	M L	M H	CG / CH	CD		
A = Allowed		C = Conditional		S = Special Use							* = Specific Use Regulations May Apply. See 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	A	
Group Living	residential occupancy that does not meet the definition of "household living"	*	-	-	-	-	-	-	-	-	-	-	-	S	-	S	-	-	S	-	-	
Household Living	residential occupancy of a dwelling by a "household"	*	A	A	A	A	A	A	A	A	C	C	C	C	A	C	C	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	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	A	
Institutional and Civic																						
College	institutions of higher learning	*	-	-	-	-	-	-	-	-	-	A	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	C	C	A	A	A	
Day Care	care, protection and supervision for children or adults on a regular basis	*	-	-	-	-	A	A	-	-	A	A	A	-	A	A	C	C	A	A	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	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	A
Religious Institutions	meeting areas for religious activities		C	C	C	C	C	C	-	C	A	A	A	A	A	A	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	A
School	kindergarten-grade 9 public or private		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	-	-	-	-	-	-
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	A
Special Event, Type 2	carnival, concert, circus, fair or festival	*	-	-	-	-	-	-	-	-	-	-	-	A	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	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		C	C	C	A

Auto and Boat Dealer	sales of cars, light trucks and boats	*	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A	A	A	A	C
Campground/ Recreational Vehicle Park	temporary, often overnight accommodations for camping units and recreational vehicles		S	-	-	-	-	-	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		-	-	-	-	-	-	-	-	-	A	A	A	-	A	A	A	A	A	A
Parking, Commercial	parking not accessory to an allowed use, fees may be charged		-	-	-	-	-	-	-	-	-	C	A	A	A	A	A	A	A	A	A
Recreation and Entertainment, Outdoor	large commercial uses that provide continuous recreation or entertainment		-	-	-	-	-	-	-	-	-	-	S	-	S	-	S	S	S	S	A
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	A	A	-
Retail Sales and Service	firms involved in the sale or [of] new or used products to the public, may provide personal services, entertainment or product repair	*	-	-	-	-	-	-	-	-	-	A	C	A	C	A	-	C	C	A	A
Self-Service Storage	uses providing separate storage areas for individuals or businesses	*	-	-	-	-	C	C	-	-	C	C	A	A	A	A	A	A	A	A	C

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	A	A	A	C
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	A	A	A	A	A	c
Veterinary Clinics, Small Animals	offices and clinics for small, non-hoofed animals		-	-	-	-	-	-	-	-	-	A	C	A	A	A	A	A	A	A	c
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 consumer machinery, equipment, products or byproducts		-	-	-	-	-	-	-	-	-	-	-	C	A	C	A	A	A	A	-
Manufacturing and Production, Light	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	-	-
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	A	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	C
Wholesale Trade	firms involved in sale, lease, or rental of products for industrial, institutional, or commercial business	*	-	-	-	-	-	-	-	-	-	-	-	C	A	A	A	A	A	A	A
Other																					
Agriculture	raising or producing plants		A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-
Animal Kennel	facilities for overnight care of animals, except horses		-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-
Entertainment Event, Major	activity or structure that draws large		-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	S	S	A

	numbers of people to specific events																				
Firearms Range	indoor or outdoor facilities for discharging firearms	*	S	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	S	S	-
Horse Boarding and Riding Academy	overnight care of horses, with or without related equestrian facilities		S	-	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-
Mining	extraction of mineral or aggregate resources for off-site use		S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-
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 operating to produce a signal	*	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	A	C	C
Any Use(s) Deemed Appropriate	only where such uses(s) can provide effective transition between less restrictive and more restrictive zoning districts	*	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Food and beverage processing; drug processing; tobacco manufacture; building materials processing; light	certain light manufacturing uses not allowed in either CG or CH Districts, but which are allowed in CG/CH		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A	-

metal fabrication; jewelry fabrication; processing and fabrication of optical and scientific instruments; artificial limb fabrication; broom fabrication; manufacture of wearing apparel including boots and shoes; bags and mattress manufacture	Districts and also where light manufacturing is generally allowed																				
---	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

(Ordinance adopted 1-4-00; Ordinance adopted 5-16-06, § 1; Ordinance adopted 9-16-08, § 2; Ordinance adopted 6-15-10, § 1; Ordinance adopted 5-15-12, § 2; Ordinance adopted 4-15-14, § 1; Ordinance adopted 3-17-15, § 1; Ordinance adopted 1-17-17, § 1; Ordinance 2017-06-086, § 1, adopted 6-20-17; Ordinance 2018-054, § 1, adopted 4-17-18; Ord. No. 2019-030, § 1, 3-5-19; Ord. No. 2019-121, § 2, 9-17-19; Ord. No. 2024-029, § 1(Exh. A), 5-7-24)

Editor's note(s)—Former Sec. 310, see editor's note at Sec. 312.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 6, 2025

Item type: Regular Item

Caption:

First reading and public hearing of ordinances for:

1. Z24-16, a request to rezone from the General Commercial/Heavy Commercial zoning district to the General Commercial zoning district at 2830 N. Chadbourne, 2802 N. Chadbourne and 2810 N. Chadbourne
2. CP24-06, a request to amend the Comprehensive Plan from Neighborhood Center to Commercial at 2802, 2810, and 2830 N. Chadbourne (Presentation made by Planning and Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The rezoning for 2830 N. Chadbourne, 2802 & 2810 N. Chadbourne came to us from a policy within the TIRZ program. All properties with the current zoning of CG/CH (General Commercial/Heavy Commercial) shall be rezoned. After discussion with the Council and with the applicant, the decision has been made to move forward with a general commercial rezoning request. The property will be able to continue to move forward with their proposed projects. The vehicle repair business will become a non-conforming use but will be able to stay as long as there is not a change of occupancy. The specific use for this type of vehicular repair shop could request to obtain a Conditional Use in the future as needed. The Comprehensive plan from 2003 shows this area may become less intensive. However, that has not been the case. Therefore, City staff believe moving this to a higher commercial vision plan is appropriate for future growth.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--------------------------------|-------------------------------------|
| 1. | Z24-16 & CP24-06 Staff Report | Z24-16 & CP24-06 Staff Report.pdf |
| 2. | 2802-2810-2830 N Chadbourne CP | 2802-2810-2830 N Chadbourne CP.docx |

3. 2802-2810-2830 N Chadbourne Z24-16

2802-2810-2830 N Chadbourne Z24-16.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy

Aaron Vannoy

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval



STAFF REPORT - Z24-16 & CP24-06

Planning Commission: March 24, 2025

City Council 1st reading: April 15, 2025

APPLICATION TYPE:		CASES:	
Zoning & Comp Plan Amendment		Z24-16 & CP24-06: 2802, 2810, & 2830 N Chadbourne St	
SYNOPSIS:			
A request for approval of a zone change from (CG/CH) General/Heavy Commercial to (CH) Heavy Commercial at 2830 N Chadbourne and (CG) General Commercial at 2802 & 2810 N Chadbourne and a Comprehensive Plan Amendment from Neighborhood Center to Commercial for the properties located at 2802, 2810, & 2830 N Chadbourne St.			
LOCATION:		LEGAL DESCRIPTION:	
2802, 2810, & 2830 N Chadbourne St		Acres: 0.179, Lot: 13 REPLAT, Subd: CUNNINGHAM C L ADDITION Acres: 0.341, Abst: A-0112 S-0318, Survey: F E CRAMER, 0.341 ACRES Acres: 0.776, Abst: A-0112 S-0318, Survey: F E CRAMER, 0.7760 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Lucy Gonzales Neighborhood – Reagan	Currently: CG/CH Requesting: CH & CG	Currently: Neighborhood Center Requesting: Commercial	Acres: 0.179 Acres: 0.341 Acres: 0.776
NOTIFICATIONS:			
26 notifications sent on 3/07/25. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from (CG/CH) General/Heavy Commercial to (CH) Heavy Commercial and (CG) General Commercial and a Comprehensive Plan Amendment from Neighborhood Center to Commercial for the properties located at 2802, 2810, & 2830 N Chadbourne St.			
PROPERTY OWNER/PETITIONER:			
Petitioner: City Planning Division			
STAFF CONTACT:			
Rae Lineberry Planner (325) 657-4210, ext 1533 Rae.lineberry@cosatx.us			

Additional Information: The owner of 2830 N Chadbourne applied for TIRZ and a requirement is to clean up and remove the zoning of both General/Heavy Commercial (CG/CH) to one that is appropriate for the land use. 2830 N Chadbourne has an auto repair shop that will require Heavy Commercial (CH) zoning. The other two properties, 2802 & 2810 N Chadbourne, will fit under General Commercial (CG) and allows the Comprehensive Plan of Commercial to be extended north across the three properties.

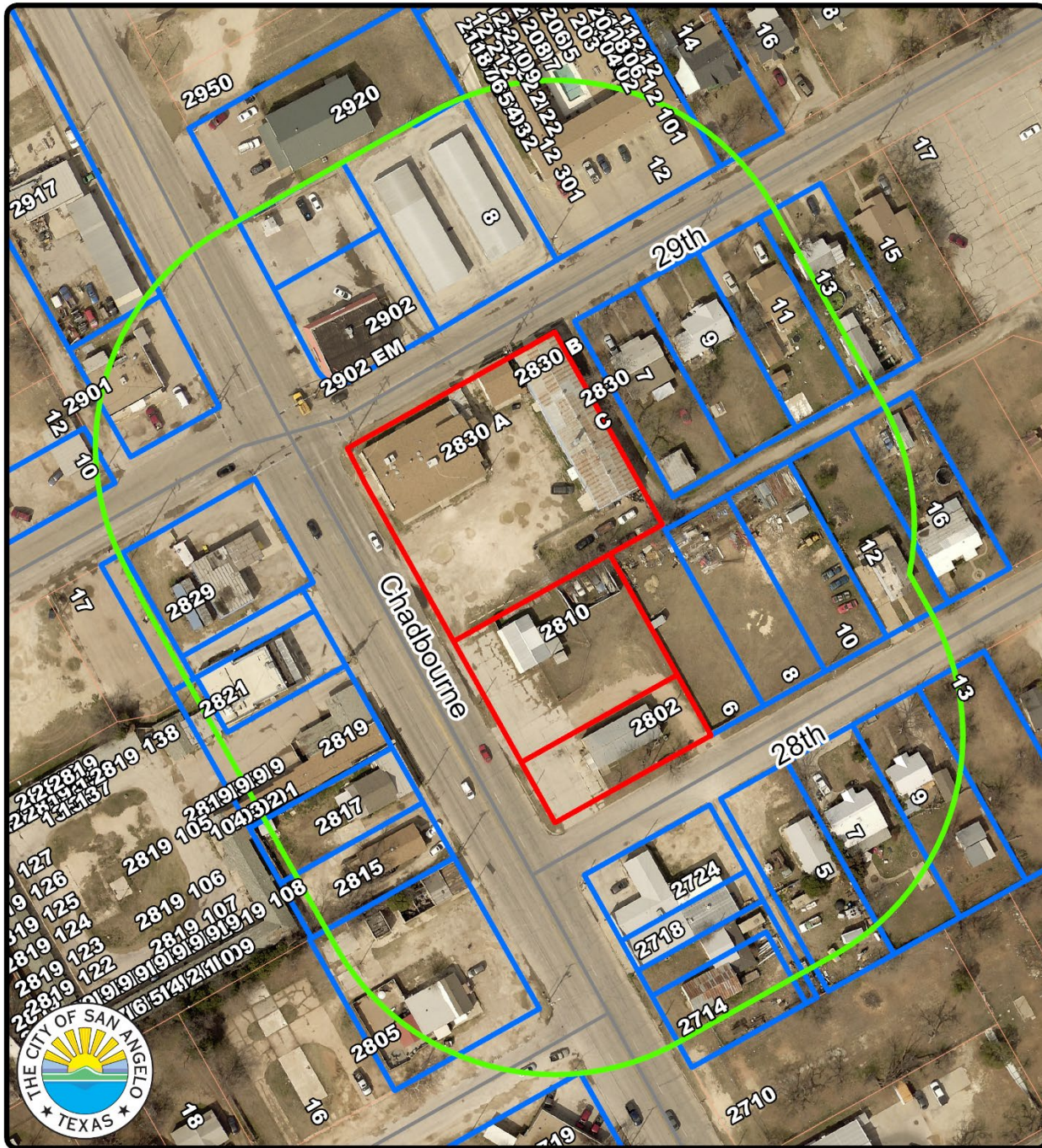
1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The proposed zoning and comprehensive plan amendment is removing the multi-zoning code that Staff is trying to phase out of the Zoning Ordinance. It allows the area to stay commercial along Chadbourne St.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning does not conflict with the zoning ordinance and allows the businesses to continue as is.
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 is compatible with the surrounding area as it is mainly commercial along N Chadbourne St.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** TIRZ requires the removal of General/Heavy Commercial (CG/CH). This will meet that requirement and will fit the area.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Commercial along a minor arterial fit the community need.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The properties will meet the development pattern of commercial along N Chadbourne St.

Recommendation:

Staff recommend **approval** of a zone change from (CG/CH) General/Heavy Commercial to (CG) General Commercial and a Comprehensive Plan Amendment from Neighborhood Center to Commercial for the properties located at 2802, 2810, & 2830 N Chadbourne St.

Attachments:

Notification Map
Zoning Map
Vision Plan Map



200' Notification Map
CP24-06: 2830 N Chadbourne

Council District: #4 Lucy Gonzales
Neighborhood: Reagan

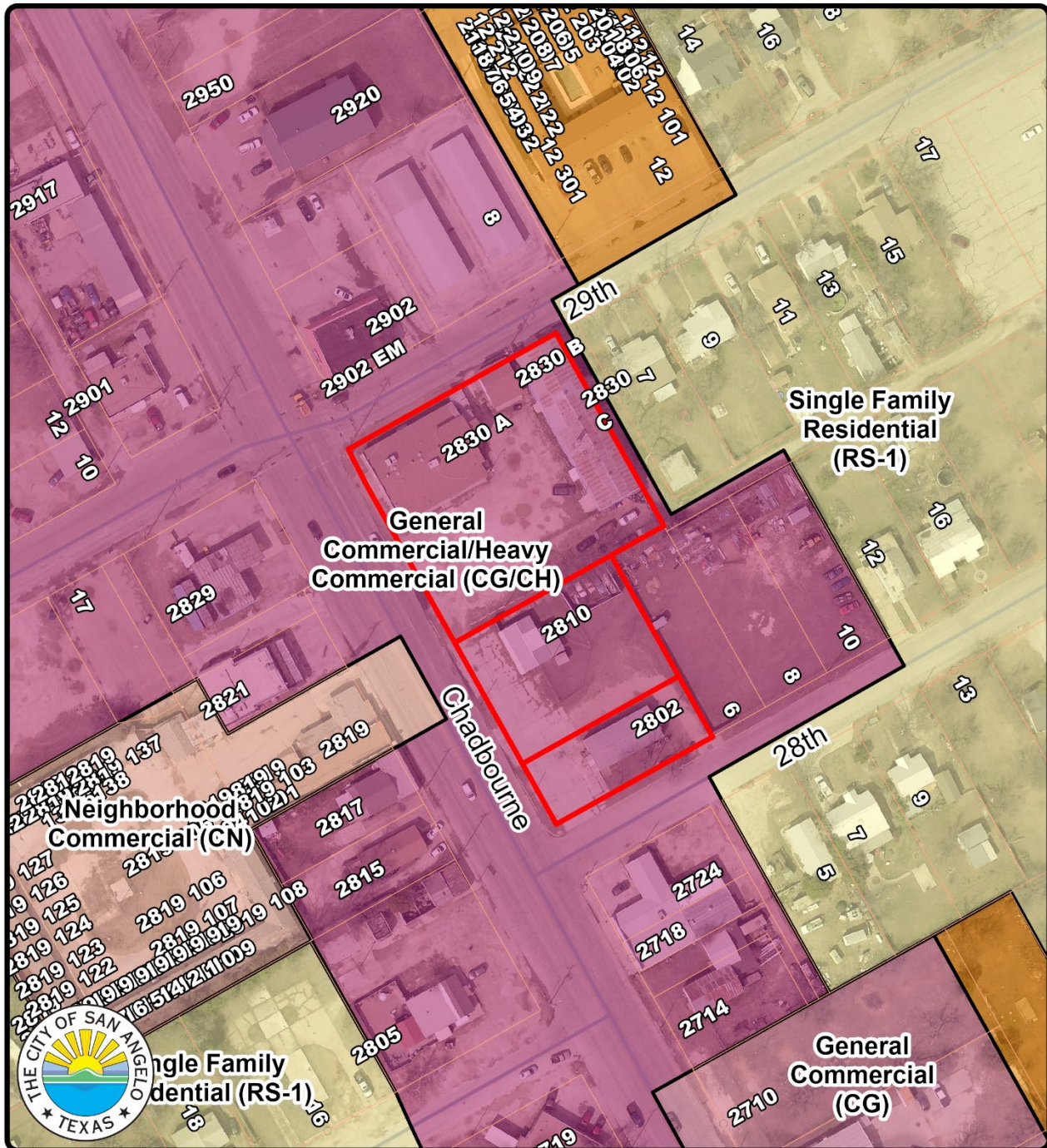
Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: —

Subject Property: —

Notified Properties: —





Zoning Map CP24-06: 2830 N Chadbourne

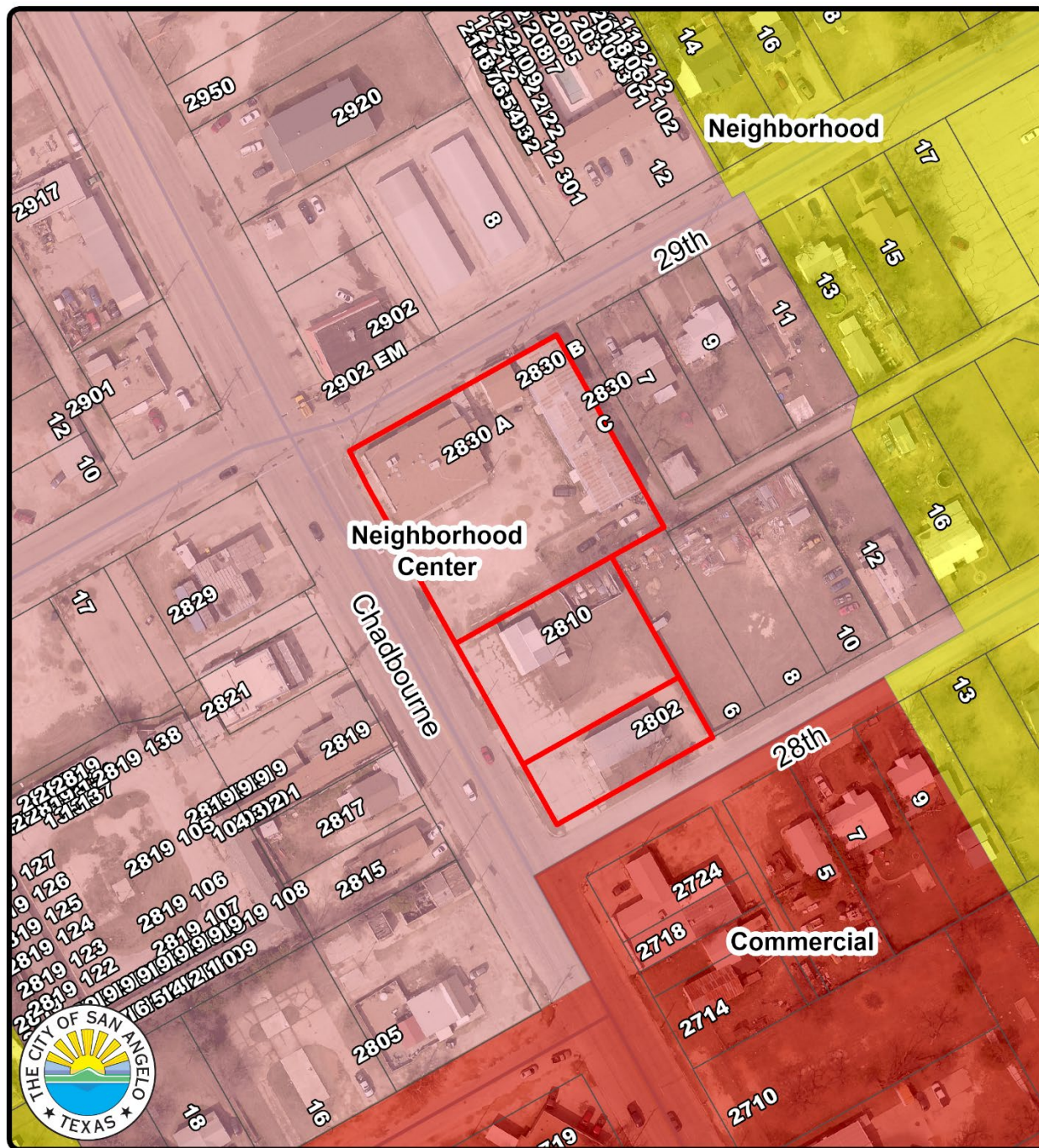
Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: —

N





Vision Map

CP24-06: 2830 N Chadbourne

Council District: #4 Lucy Gonzales

Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: —



AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS LOCATED AT **APPROXIMATELY .179 ACRES LOCATED AT 2802 N CHADBOURNE, .341 ACRES LOCATED AT 2810 N CHADBOURNE, AND .776 ACRES AT 2830 N CHADBOURNE**; FROM "NEIGHBORHOOD CENTER" TO "COMMERCIAL"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: CP24-06: 2802, 2810, & 2830 N Chadbourne St

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

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

WHEREAS, on the 24th day of March, 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 proposed Comprehensive Plan amendment; and,

WHEREAS, on the 6th day of May, 2025, City Council held a public hearing on CP24-06, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property located at 2830 N Chadbourne St, described as .776 acres from F E Cramer Survey, Abstract A-0112 S-0318 within the City of San Angelo, Tom Green County, Texas

And

The real properties located at 2802 & 2810 N Chadbourne St, described as .179 & .341 acres from Cunningham C L Addition, Lot 13 Replat and F E Cramer Survey, Abstract A-0112 S-0318 within the City of San Angelo, Tom Green County, Texas

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

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

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

INTRODUCED on the **6th day of May, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **20th day of May, 2025**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

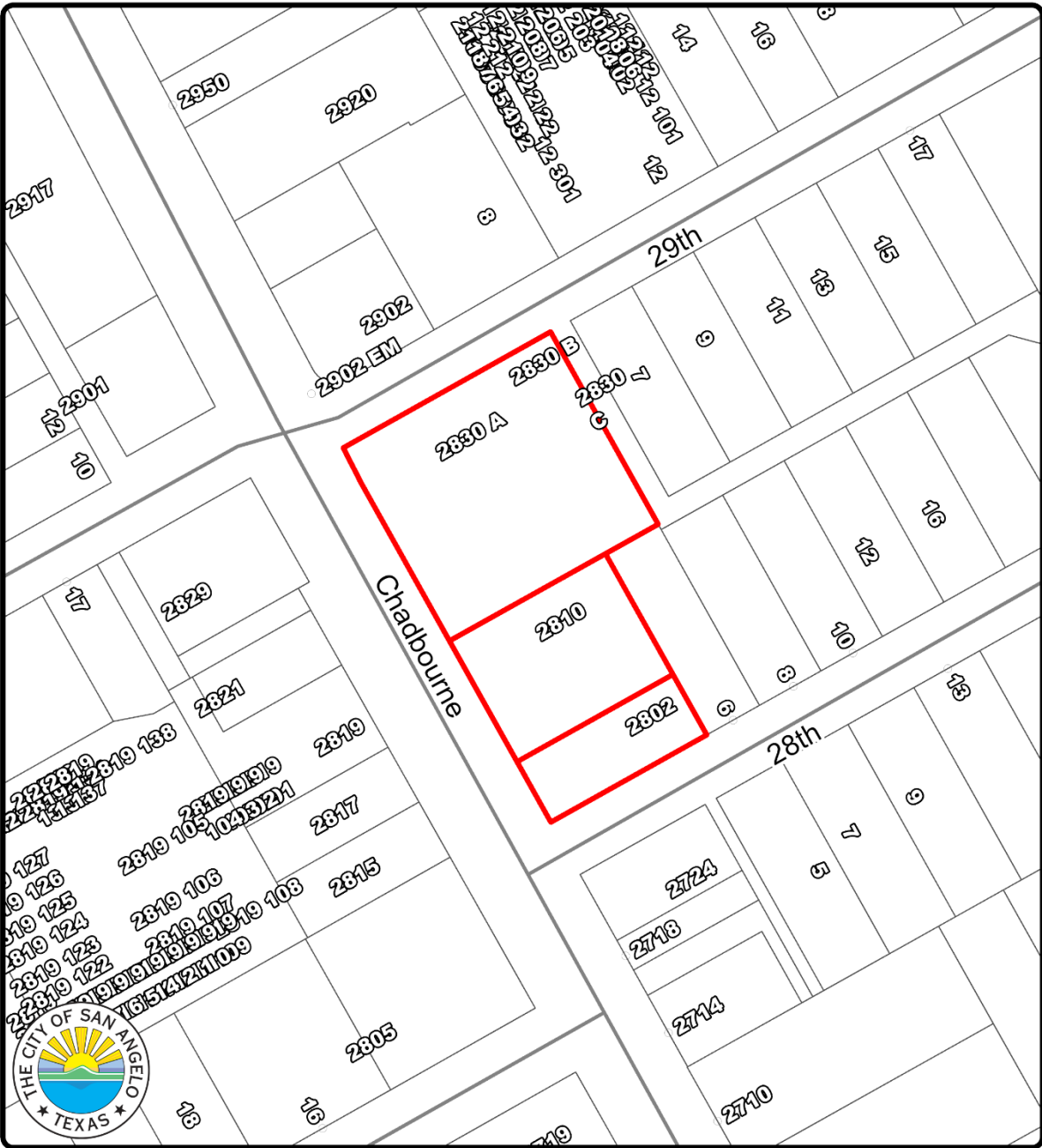
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

Exhibit "A"



Ordinance Map

Z24-16/CP24-06: 2830 N Chadbourne

Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: —

Zone Change: CG/CH to CH (2830)
and CG (2802, 2810)

Comp. Plan: Neighborhood Center
to Commercial



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 ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **APPROXIMATELY .179 ACRES LOCATED AT 2802 N CHADBOURNE; .341 ACRES LOCATED AT 2810 N CHADBOURNE; AND .776 ACRES LOCATED AT 2830 N CHADBOURNE** FROM GENERAL/HEAVY COMMERCIAL (CG/CH) TO GENERAL COMMERCIAL (CG); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z24-16: 2802, 2810, & 2830 N Chadbourne St

WHEREAS, on the 24th day of March, 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 proposed General Commercial (CG) Zoning District; and,

WHEREAS, on the 6th day of May, 2025, City Council held a public hearing on Z24-16, 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 property permanently zoned as the GENERAL COMMERCIAL (CG) ZONING DISTRICT:

The real property located at 2830 N Chadbourne St, described as .776 acres from F E Cramer Survey, Abstract A-0112 S-0318 within the City of San Angelo, Tom Green County, Texas; and The real properties located at 2802 & 2810 N Chadbourne St, described as .179 & .341 acres from Cunningham C L Addition, Lot 13 Replat and F E Cramer Survey,

Abstract A-0112 S-0318 within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit “A” of this Ordinance.

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

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

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

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

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

INTRODUCED on the **6th day of May, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **20th day of May, 2025**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

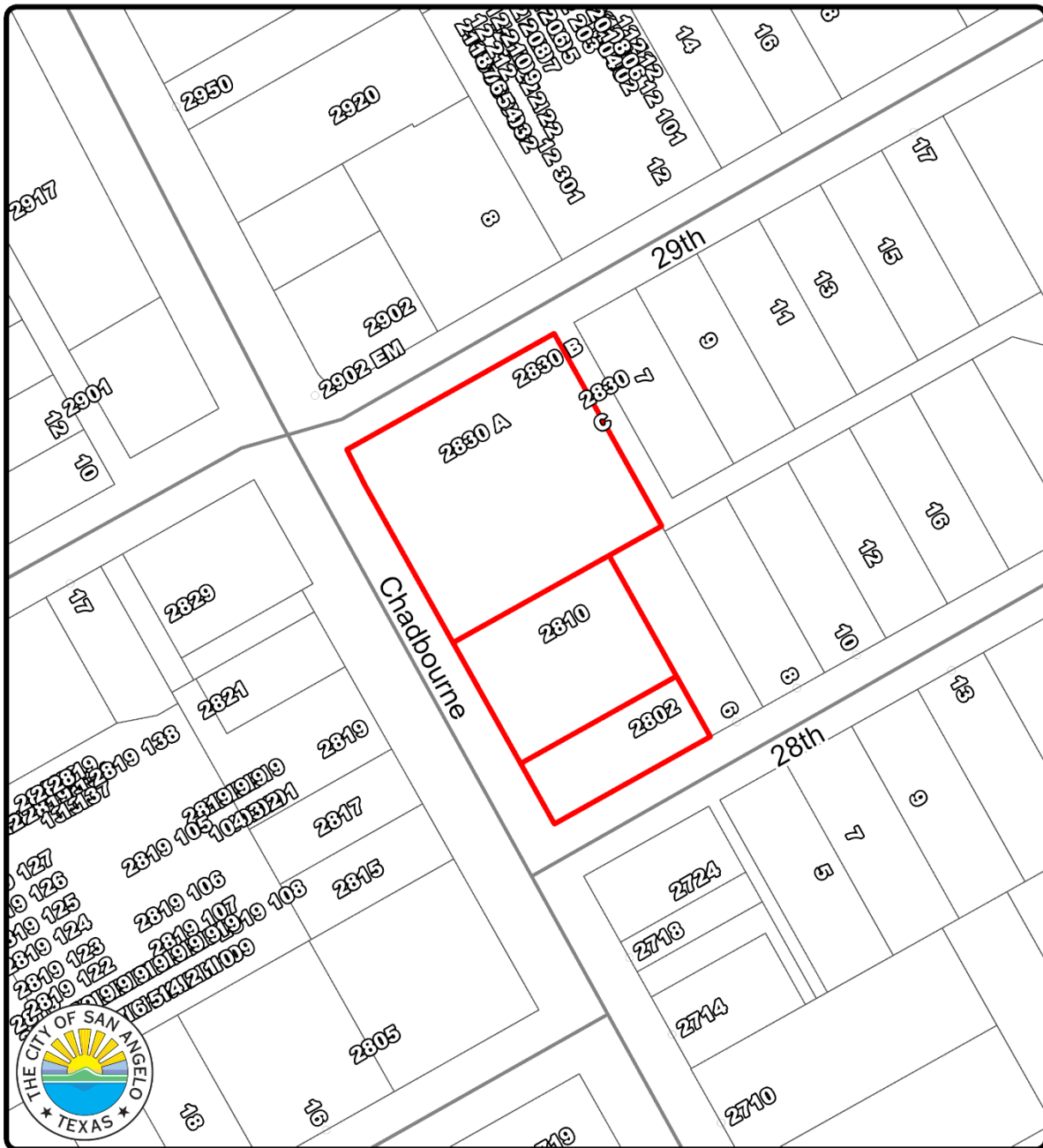
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

Exhibit "A"



Ordinance Map

Z24-16/CP24-06: 2830 N Chadbourne

Council District: #4 Lucy Gonzales

Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: —

Zone Change: CG/CH to CG

Comp. Plan: Neighborhood Center
to Commercial



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 6, 2025

Item type: Regular Item

Caption:

Discussion and possible action of North TIRZ Non-Profit policy update (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Direction from Council

Summary/History:

During the calendar year 2024 the Tax Increment Reinvestment Zone (TIRZ) Board worked through items to bring forward a proposal of a new Non-Profit policy for the North TIRZ area.

New policy:

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

North TIRZ Non-Profit set-aside – Annual \$100,000 of the North TIRZ funding beginning January 1 of each year.

Non-profit organizations may be eligible for TIRZ incentives in the North zone, with the following criteria:

1. One applicant up to \$75,000 or multiple applicants up to the \$100,000
2. No Match required, payment of funds will be standard reimbursement process
3. TIRZ Board will make a finding the project can make a significant neighborhood impact
 - Historic refurbishment
 - Neighborhood enhancement
 - Facade and building improvements to assist with occupancy
 - other
4. Project must include public improvements such as but not limited to public sidewalks, ADA ramps in Right of Way, transit shelters, and streetscaping
 - TIRZ Board and/or City Council can waive this requirement if these features exist
5. Annual Funding does not roll over year to year; any remainder goes back to incentives
6. Approval will require a simple majority vote of TIRZ Board and City Council.

7. Government entities would not be allowed to request funding from this set aside.
8. TIRZ Board would set application window for funding requests

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | Draft- North TIRZ Non-Profit Policy (2) | Draft- North TIRZ Non-Profit Policy (2) .docx |
|----|---|---|

Presentation:

Aaron Vannoy

Approvals/Reviews:

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



TIRZ INCENTIVES POLICY

BACKGROUND

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

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

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

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

North TIRZ Non-Profit set-aside – Annual amount not to exceed \$100,000 of the North TIRZ funding beginning January 1st of each year.

Non-profit organizations may be eligible for the set-aside TIRZ incentives in the North zone, with the following criteria:

1. One applicant up to \$75,000 or multiple applicants up to the \$100,000
2. No Match required, payment of funds will be standard reimbursement process
3. TIRZ Board shall make a finding that the project will make a significant neighborhood impact such as:
 - a. Historic refurbishment
 - b. Neighborhood enhancement
 - c. Facade and building improvements to assist with occupancy
 - d. Other acceptable impacts as determined by the TIRZ Board
4. Project must include public improvements, including but not limited to, public sidewalks, ADA ramps in the Right of Way, transit shelters, and streetscaping
 - a. TIRZ Board and/or City Council can waive this requirement if these features exist
5. Annual Funding does not roll over year to year; any remainder goes back to incentives
6. Approval will require a simple majority vote of TIRZ Board and City Council.
7. Government entities would not be allowed to request funding from this set aside.
- 4-8. TIRZ Board would set application window for funding requests

ELIGIBILITY

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

PROJECT CRITERIA

Does the Project:

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

INCENTIVE TYPES

- ***Façade Improvement-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in façade improvements on existing buildings which are part of approved projects. Signage can be funded as part of broader aesthetic improvements, but generally will not be funded as a standalone project, with the exception of repair and revitalization of historic signage in the downtown.

In the South zone, review and approval of the proposed façade design will be based upon the design standards outlined in the River Corridor Master Development Plan. For buildings identified as resources within the 2006, 2009 or 2021 Historic Resources Survey, or which are historically designated, the review and approval of the proposed design will also be based upon the design standards outlined in the Central Business/Old Town Historic District Design Guidelines. Buildings identified as resources in the 2006, 2009, or 2021 Survey are strongly encouraged to apply, at no cost to the applicant, for a Historic Overlay through the Design and Historic Review Commission.

- ***Historic Preservation-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the preservation, sustainability and conservation of historic buildings, structures and materials that maintain or revitalize the building or property's historical integrity.
- ***Landscape Installation-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in new landscaping for approved projects. Review and approval of the proposed landscaping design will be based upon the design standards outlined in the River Corridor Master Development Plan and plant selection as outlined in the Drought Tolerant Plantings Guide.
- ***Outside Storage Screening-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the screening of outside storage areas.
- ***Paving-*** As part of an overall funding package, TIRZ funds could cover a portion or all of the costs involved in paving (or demolition as part of an overall redevelopment project). This could include parking areas, driveways, sidewalks, and curbing on properties where such improvements are associated with a business or other use (i.e., not improvements to an undeveloped lot or vacant property). However, independent paving projects in the South TIRZ area, such as for a parking lot, will generally not be funded unless part of a larger improvement

project or where the parking lot includes aesthetic improvements such as screening, landscaping, etc. to help improve the appearance of the property and the zone.

- **Secondary Egress-** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the installation of additional exits *if required* by International or Fire Building codes. Written verification by the Fire or Building Code Official that the additional exit(s) are required must be provided.
- **Asbestos Abatement-** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the abating of asbestos *if required* by International Fire or Building codes.
- **Fire Sprinkler System & Monitored Smoke Alarm System-** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the installation of a fire sprinkler system or monitored smoke alarm system.
- **Sales Tax-** As part of the funding package, TIRZ funds could cover the sales tax on locally-purchased construction materials used on an approved project.
- **Property Tax-** As part of the funding package, TIRZ funds may be considered to cover a portion of property taxes – specifically the increment between the original appraised tax amount and the new appraised tax amount following improvements – beginning with the year a Certificate of Occupancy is granted in accordance with the schedule below. Property Tax incentives will only be considered for projects that have an overall total investment of \$750,000 or more. This is generally not a preferred funding mechanism but will be considered on a case-by-case basis for substantial projects based on the projected economic impact to the City. Applicants that are awarded for property tax incentive funding must show proof of payment of property taxes on or before February 1st of the payment year or will face forfeiture of their tax rebate for that year. Year 1 will include the first year in which the improvements are reflected in the new appraised value from the Tom Green County appraisal district. **Property tax incentives will be awarded in addition to the other listed incentives and are not counted toward the maximum award amounts.**

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

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

- Architectural fees
 - Engineering fees
 - Water tap fees
- ***Accessibility Improvements*** – Improvements to the property or buildings that bring elements into compliance with Texas Accessibility Standards (TAS) or Americans with Disabilities Act (ADA) standards are eligible for funding

REQUIRED APPLICATION DOCUMENTS

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

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

AWARD AMOUNTS

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

Each project award may be issued as follows:

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

AWARD RANKINGS

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

Rankings will be determined in review utilizing:

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

OTHER IMPORTANT INFORMATION

- For all projects – Receipt of a complete application package by the Economic Development Department – and issuance to the applicant of a Letter to Proceed and signed Executed Incentive Agreement is required before work can begin on the approved incentive items.
- The Letter to Proceed will include the completion date on the portion of the project that is approved for incentive funding - two years from the issuance of this letter. If an extension past two years is requested, it must be presented to the TIRZ Board for determination.
- Unlike in previous TIRZ incentive policies, applicants will not be required to submit bids for work. Rather, the applicant will provide the total cost of the project via an overall scope and project budget (Worksheet A), and demonstrate how they will meet the required match, with the remaining cost constituting the request for incentive funding. The request for incentive funding must be composed of one or more of the eligible *Incentive Types* and substantiated with a cost estimate, estimated budget, or other means of documentation.
- The maximum request for incentive funding will be considered; however, the request may be denied for incentive funding, approved for partial incentive funding, or fully approved for incentive funding, based upon how well the proposed project meets the *Project Criteria* outlined on page 1. In addition, when the current year of incentive funds are exhausted, the TIRZ Board may elect to fund additional projects when incentive funding is available, by approving the project to begin and making reimbursement – subject to all restrictions outlined in the Incentive Agreement – in the

following fiscal year. In no circumstance shall an existing TIRZ Board make incentive funding commitments more than one cycle in the future.

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

OTHER IMPORTANT INFORMATION – SOUTH ONLY

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

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

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

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

- Category D - RETAIL/SALES

ZONING REQUIREMENTS

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

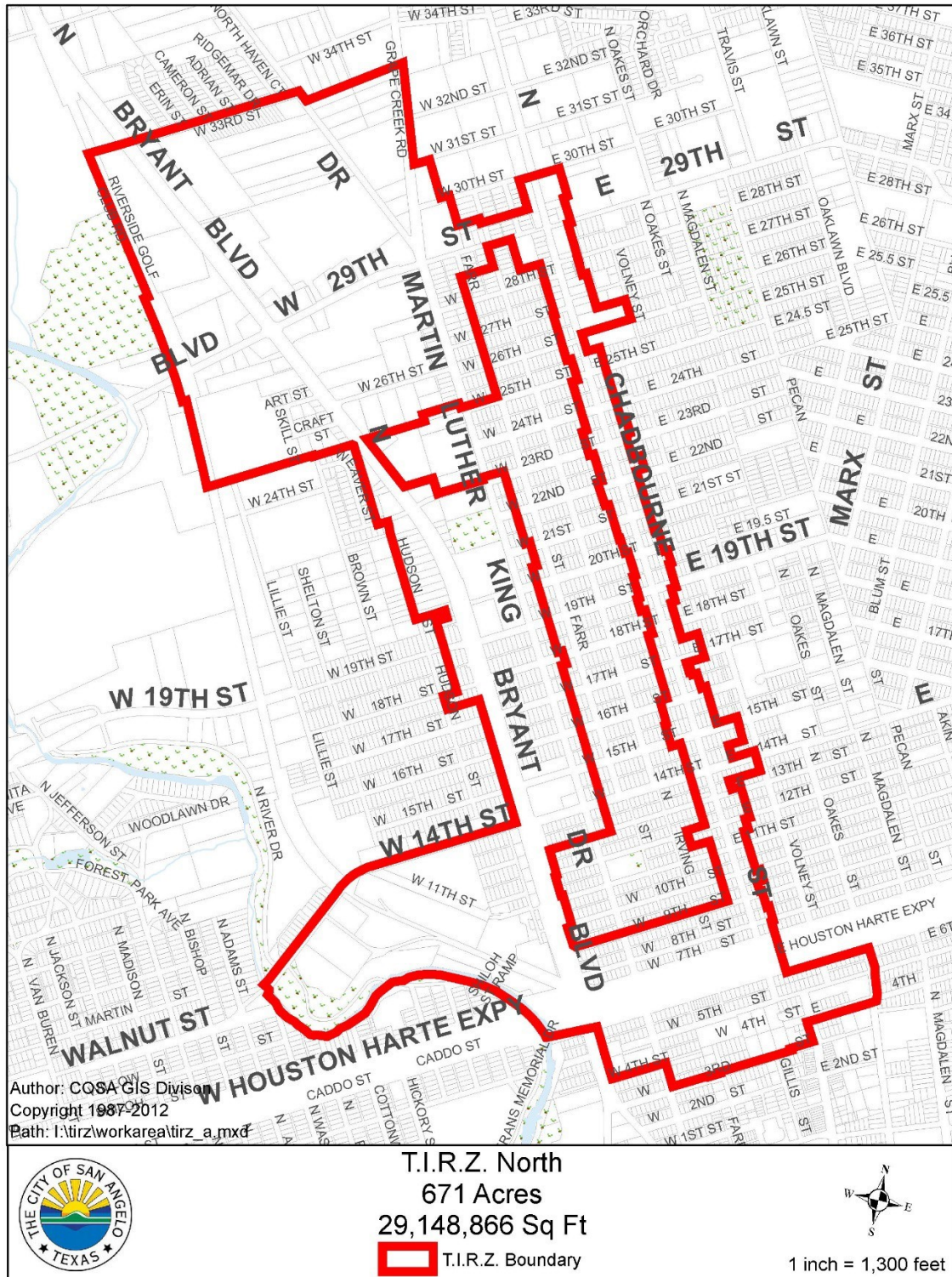
Unless specifically exempted, all projects seeking TIRZ incentive funding must meet current building standards, codes and permitting requirements as well as be current on all taxing obligations. All TIRZ incentives are subject to incentive funding availability and final approval by the City Council. The City of San Angelo has adopted the International Existing Building Code, a developer - friendly code that allows for improvements that consider the design limitations of older buildings to encourage adaptive reuse by

[illegible]

T.I.R.Z. South
660 Acres
28,332,259 Sq Ft
 T.I.R.Z. Boundary



1 inch = 1,300 feet



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 6, 2025

Item type: Regular Item

Caption:

Consider approving Tax Increment Reinvestment Zone incentive funding for 3 private projects totaling \$181,870.03 in the South TIRZ area (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

The TIRZ Board is requesting approval of \$181,870.03 in incentive funding for three South TIRZ projects:

19 E Concho. - formerly the Casual/Martial Pint location. The new property owner is bringing forward multiple concepts for the space - a men's retail clothing store, a speakeasy, and an outdoor multi-event space/patio. The request for TIRZ funding is for a fire suppression system(sprinklers) for the building to allow multiple uses in their business plan. The exterior items have been approved by the Design and Historic Review Commission (DHRC). The total cost of the project is 225,660 and there is a request for \$75,000 in funding; a very aggressive match of 200% for the project. TIRZ recommends approval with a 6-0 vote on April 22, 2025.

123 N Chadbourne St. - formerly the Blue Buffalo Art Gallery location. This property came forward a few months ago with a funding request; however, the applicants discovered new items that would qualify for funding. City Staff worked with the applicant for a more comprehensive request to access additional funding. The new concept is a women's retail clothing store. The modifications will include replacement of the original awning on the Chadbourne side. Refresh the facade with paint and new doorways as well as the "Welcome to San Angelo" mural on the north face of the building. The total project cost is \$44,350.03 and there is a request for \$31,870.03 in funding. Their match is 28%, being \$12,480. TIRZ recommends approval with a 6-0 vote on April 22, 2025.

206/210 S Chadbourne - formerly the Deadhorse saloon. The business concept is splitting spaces into two separate spaces. The first being Vida, a high-end cocktail bar with a classical vibe, and the second space being Topsy, more of a fun, active bar space which will house an area for offices upstairs for the operations. The back patios will be refreshed and updated to meet the theme of the spaces and could be rented under their business plans. The front facades will be refreshed; wood surfaces are painted, and historic elements are being preserved, like the floor tile, columns and the brick on the Topsy building. Both facade improvements went before the DHRC and received approval. The project cost for both spaces is \$113,600

and the funding request is \$75,000. Their match is 25%, being \$28,400.TIRZ recommends approval with a 6-0 vote on April 22, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

The TIRZ Board reviewed these cases and approved with a 5-0 vote to fund these projects for the funding request amount.

Attachments:

- | | | |
|----|---------------------------------|-------------------------------------|
| 1. | 19 E Concho TIRZ application | 19 E Concho TIRZ application.pdf |
| 2. | 206 210 S Chad TIRZ application | 206 210 S Chad TIRZ application.pdf |
| 3. | 123 n Chad TIRZ Application | 123 n Chad TIRZ Application.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Aaron Vannoy	Approved
Kathleen Dabbert	Approved
Aaron Vannoy	Approved
Heather Stastny	Final Approval



TIRZ INCENTIVES APPLICATION & CHECKLIST



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

SECTION 1: PROPERTY INFORMATION

Business Name: Signature Stag Date: February 14, 2025

Business Owner (if different from above): _____

Business Address: 19 E. Concho Ave. San Angelo 76903 Mailing Address: 1104 N. 14th St. Wolfforth TX 79382

Business Phone: 806-368-1998 Secondary Phone: 806-683-8992

Email: bjhuey@thehueylawfirm.com
nataliepevehouse@yahoo.com Fax: _____

Property Owner: Natalie & BJ Huey

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

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

SECTION 2: ELIGIBILITY INFORMATION

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

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

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

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

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

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

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy *adopted 09/19/2023*, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|---|--|--|
| ☒ Facade Improvement | ☒ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☒ Historic Preservation | ☐ Paving (part of a larger project and meet ADA requirements) | |
| ☐ Asbestos Abatement | ☒ Landscape Installation | ☒ Sprinkler & Monitored Smoke Alarm System |
| ☐ Sales Tax | ☐ Property Tax Abatement | ☐ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

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

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: \$225,660.00.

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

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: \$150,660.00, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

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

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.

Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

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

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner Natalie Huey Date: 2-12-25

SECTION 6: REPRESENTATIVE:

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

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE

Narrative: 19 E. Concho Ave.

Historic Preservation & Downtown Identity

The proposed improvements to 19 E Concho Ave focus on preserving the historic character of the property while enhancing its role within the fabric of San Angelo's downtown district. By maintaining the integrity of the building's historic façade and integrating architectural styles that align with the historic downtown aesthetic, the project ensures that the site remains a visual and cultural asset to the area. A historic fabricated sign will reinforce the site's connection to its roots, serving as a beacon that ties past and present together.

Pedestrian & Vehicular Infrastructure

To enhance connectivity and safety, a new patio railing will be installed, bridging the gap between pedestrian activity and the adjacent streetscape. This feature will provide defined and usable open space, encouraging interaction and engagement among visitors and local patrons. The railing's design will reflect historic elements, ensuring it complements the overall streetscape while reinforcing the focus area's identity.

Environmental Remediation & Public Safety Enhancements

A key aspect of this project is the remediation of environmental deficiencies and the enhancement of public safety. The installation of a fully functional fire sprinkler system will ensure that the space meets modern safety standards while preserving its historic charm. Additionally, improvements to the existing exterior lighting system will provide enhanced visibility and security during nighttime hours, ensuring that the building remains a safe and inviting space for both pedestrians and business patrons.

Landscaping & Aesthetic Enhancements

To further enhance the visual appeal of the site, potted plants will be strategically placed along the patio, contributing to the overall streetscape's vibrancy. This addition will introduce natural elements that complement the urban setting while reinforcing the character of the historic downtown area.

Mixed-Use Development & Economic Vitality

The revitalization of 19 E Concho Ave is anchored by its transformation into a mixed-use space, featuring an upscale men's retail store and a speakeasy. This dynamic combination will attract a diverse range of visitors, promoting economic growth and further cementing the district as a premier destination for commerce and social engagement. The retail component will cater to an upscale clientele, while the speakeasy will offer a sophisticated nightlife option, enhancing the area's appeal.

By implementing these strategic improvements, this project will not only preserve the historic integrity of 19 E Concho Ave but will also contribute to the overall enhancement of downtown San Angelo. These efforts align with the city's vision for a thriving, connected, and historically rich urban environment.







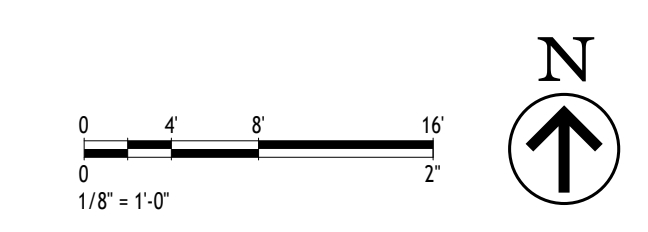
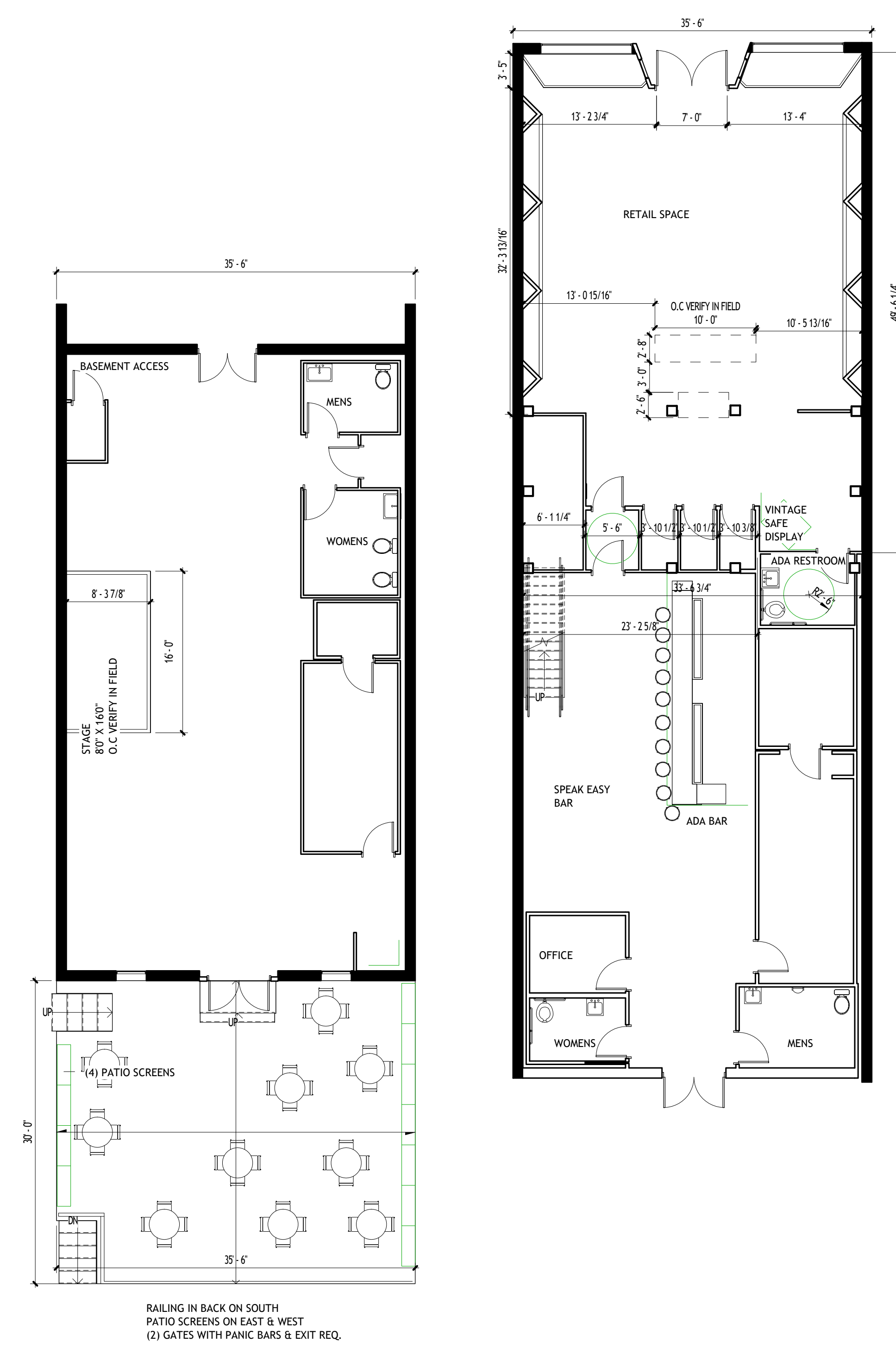
The Hueys
Signature Stag San Angelo
Owners
Men's Apparel Retail
Speak Easy
Mixed Use Space

[illegible]

Architectural Floor Plans

Project Number	44
Date	1/13/2025
Drawn By	Emily Garrett
Checked By	Contractor

Scale	1/8" = 1'-0"
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① First Floor Architectural Plan
1/8" = 1'-0"



Clearview Custom Homes
Silver Fox Construction
Bryan Benson
Contractor
1121 S Abe San Angelo, TX
325-234-0085

The Hueys
Signature Stag San Angelo
Owners
Men's Apparel Retail
Speak Easy
Mixed Use Space

Signature Stag

19 E. Concho Ave

Architectural Building Elevations

Date	1/13/2025
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Checked By	Checker
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A201

Scale $1/4" = 1'-0"$

Summary Scope of Work: 19 E. Concho Ave.

The proposed project at 19 E Concho Ave is a comprehensive revitalization effort aimed at preserving the historic integrity of the property while enhancing its functionality and economic contribution to the downtown district. The project encompasses the restoration of the historic façade, the installation of a historically fabricated black metal sign with vintage warm lighting reminiscent of the past, and the integration of architectural elements that complement the surrounding historic urban fabric. Additionally, pedestrian and vehicular infrastructure improvements will be undertaken, including the installation of a historically appropriate black metal patio railing to define usable open space and promote connectivity.

Strategically positioned within San Angelo's historic downtown, the project aligns with the City's broader revitalization initiatives, including the Art Walk and recent investments in public spaces and artwork. Situated in front of the River District and prominently visible within the Incentive Downtown photo on the city's website, the development will establish a vital link between both sides of the river, reinforcing the district's cultural and economic synergy. The enhancements will provide scenic views, promote walkability, and contribute to the ongoing activation of downtown businesses.

To enhance public safety, the project will include the installation of a fully functional fire sprinkler system and upgraded exterior lighting to improve nighttime visibility. Environmental enhancements will be introduced through the addition of potted plants, which will further activate the streetscape and enhance the pedestrian experience. The adaptive reuse of the property will establish a mixed-use environment, incorporating an upscale men's retail store and a speakeasy, thereby strengthening the district's commercial diversity and social vibrancy.

Historically, the downtown district has undergone significant architectural transformations. In the past, early wood-framed and turn-of-the-century structures were systematically replaced with more durable brick veneer buildings. Many existing brick and stone buildings were expanded or remodeled to align with the dominant Revival styles, including Spanish Colonial Revival, Renaissance Revival, and Classical Revival. Additionally, select structures incorporated Modern and Art Deco influences, architectural styles that will be reintroduced through the design elements of this project's speakeasy.

Of particular historical significance is the one-story structure at 19 E Concho Ave. The building's distinctive architectural elements include wide end columns by the Mesker Brothers, adjacent brick piers of matching width, and cast stone/plaster base ornamentation mirroring the Mesker cast iron column base designs. The building's intermediate columns bear the mark of the San Angelo Foundry & Machine Co., reflecting the local craftsmanship and industrial heritage of the region. The Mesker Brothers' design also incorporated decorative metal railing and screening, a historic precedent that informs the scope of work, including the installation of a black metal patio railing to reinforce the architectural authenticity of the site.

Through this carefully curated scope of work, the project seeks to honor the historical significance of 19 E Concho Ave while enhancing its functional relevance within the modern urban landscape. By integrating historically appropriate design elements, safety enhancements, and a dynamic mixed-use program, the revitalization of this property will serve as a catalyst for continued economic and cultural investment in downtown San Angelo.



WORKSHEET A

Proposed Project Budget



Below is a chart for summarizing the proposed project's scope & associated costs. All guidelines outlined in the TIRZ Incentive Policy, adopted 07/21/15. This worksheet alone does not provide all of the required items.

Intended Match (money to be provided by applicant): \$150,660.00

Total Estimated Project Cost: \$225,660.00

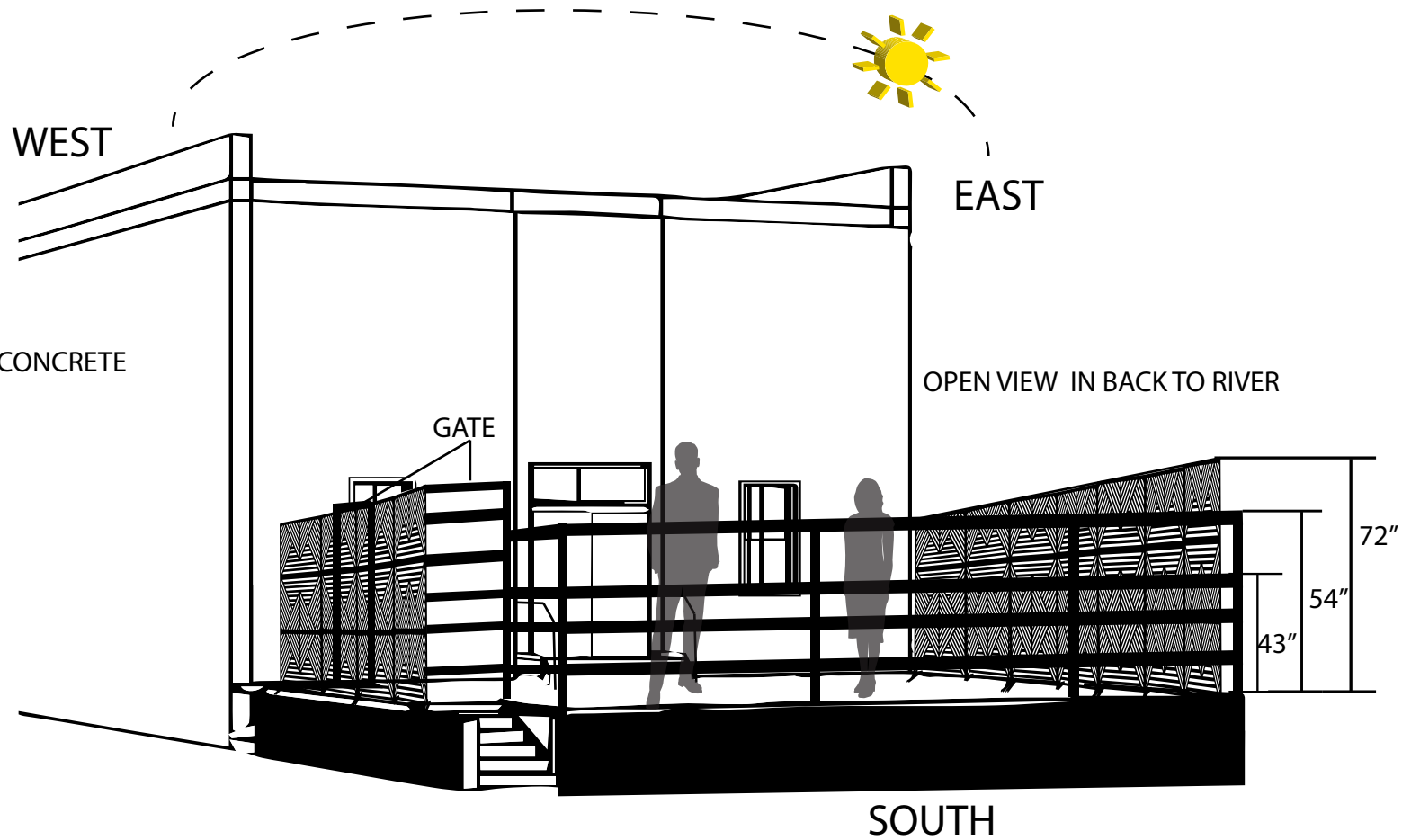
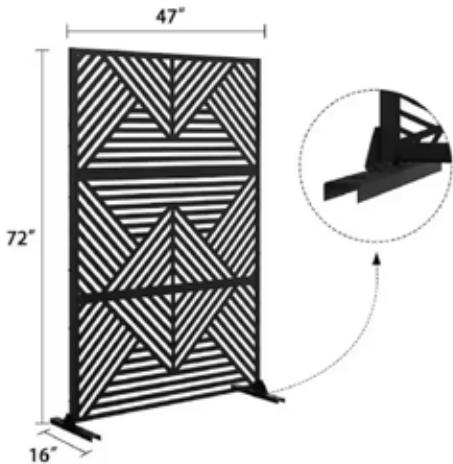
Please complete all fields within the chart below. Additional copies may be made of this form if necessary.

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
1	Attached Front Signage	New Sign Match	\$13,000	\$13,000
2	Plumbing Rough In	Match	\$4,500	\$4,500
3	Plumbing Finish	Install Match	\$1,900	\$1,900
4	Plumbing Fixtures ADA Required	ADA Match	\$2,000	\$2,000
5	Retail New Flooring 1604 sq.ft.	Install Match	\$6.00	\$15,000
6	ADA Counter & Cabinets Required	ADA Improvements Match	\$3,000	\$3,000
7	ADA Required Hardware	ADA Improvements Match	\$5,000	\$5,000
8	Interior Speak Easy Historic Revitalize	Match Historic Preservation	\$30,000	\$30,000
9	Electrical Rough in	Match	\$20,000	\$20,000
10	Building Number -Fire Code Req.	Match	\$2,000	\$2,000
11	Fire Exit Signs (4)	Fire Prevention Match	\$115	\$460
12	Fix Existing Exterior Light Fixtures	Facade Improvement Match	\$4,000	\$4,000
13	Sprinkler System Installation	Sprinkler Monitored Smoke Alarm System	\$75,000	\$75,000
14	FDC Install Front of Building	Fire Prevention Match	\$15,000	\$15,000
15	Smoke Detectors Hard Wired	Fire Prevention Match	\$800	\$800
16	Potted Plants Native Historic(8)	Landscape Installation Match	\$500	\$4,000
17	Historic Black Patio Railing	Outdoor Screening Match	\$6,000	\$6,000
18	Install New Back Stair Railing	Match	\$1,000	\$1,000
19	Barber /Grooming Station- Furnishings Retail- Revitalize	Match Historic Preservation	\$3,000	\$3,000
20	Upscale Mens Furnishing Retail- Revitalize	Match Historic Preservation	\$20,000	\$20,000

WOODEN PATIO FURNITURE TO MATCH HISTORIC DOWNTOWN AS SCENE IN PHOTO
PATIO SCREENS: SW 6991 TO MATCH EXISTING HISTORIC BLACK & ART DECO DESIGN TO MATCH SAN ANGELO ROOTS OF CONCHO AVE



SECURE USING
HEX-HEAD SLEEVE ANCHORS TO CONCRETE



4" SQUARE TUBING ALUMN.
PAINTED: SW 6991 TO MATCH EXISTING HISTORIC BLACK
(72" H) ALUMN. GATES AT STAIRS | PAINTED: SW 6991

Effective 8/2/2024



TIRZ INCENTIVES APPLICATION & CHECKLIST



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

SECTION 1: PROPERTY INFORMATION

Business Name: C&S Bros Investments LLC Date: 2/12/25

Business Owner (if different from above): Cynthia Holguin

Business Address: 210&206 S Chadbourne St Mailing Address 3566 GRANDVIEW DR SAN ANGLO, TX 79604

Business Phone: 325-227-5155 Secondary Phone: _____

Email: c.sbroinvestments@gmail.com Fax: _____

Property Owner: C&S Bros Investments LLC

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

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

SECTION 2: ELIGIBILITY INFORMATION

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

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

☒ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. Above the Topsy
Pink, there are office on the second story.

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

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

☒ CATEGORY D – RETAIL/SALES - contributes a commercial business. The buidling will be converted to two different bars
therefore contributing to a commercial business

Effective 8/2/2024

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy *adopted 09/19/2023*, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|---|--|---|
| ☒ Facade Improvement | ☐ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☒ Historic Preservation | ☐ Paving (part of a larger project and meet ADA requirements) | |
| ☐ Asbestos Abatement | ☐ Landscape Installation | ☐ Sprinkler & Monitored Smoke Alarm System |
| ☐ Sales Tax | ☐ Property Tax Abatement | ☐ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

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

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: \$113,600.

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

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: \$28,400, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

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

Effective 8/2/2024

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.

Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

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

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner

 *Cyndi Holquin*

Date: 02/12/25

SECTION 6: REPRESENTATIVE:

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

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE



The City Of

San Angelo, Texas

52 West College Avenue - Zip 76903

Planning Division

April 8, 2025

Cyndi Holguin
csbrosinvestments@gmail.com

SUBJECT: CA25-03: 206 S Chadbourne Street

To whom it may concern

At its meeting on Thursday, March 27, 2025, the Design & Historic Review Commission for the City of San Angelo **approved** your case CA25-03; A request for a Certificate of Appropriateness to paint the facade of building, clean and restore the tile and change the logo on tile to "Vida", and the 240" x 50" awning painted black, with the **stipulation** that the awning design with 4-can lighting and exterior paint colors, located at 206 S Chadbourne St, are approved by the Design & Historic Review Commission, subject to **three** conditions of approval:

1. The colors and materials shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain building permits for the sign from the Building Permits and Inspections Division.
3. An encroachment agreement is obtained by the applicant for any features that fall on or over the public right-of-way, including signage, awning and planters.

By the authority granted in Section 212.C of the Zoning Ordinance for the City of San Angelo, **the DHRC Board approved your request for a Certificate of Appropriateness unanimously**. A copy of this approval letter must be provided to the Permits Division, located at 52 West College Avenue, when applying for any necessary permits. If you have further questions or concerns about this matter, feel free to contact the Planning Division at telephone number (325) 657-4210.

Sincerely,

Karen Putnam

Karen Putnam
Planning Tech



I am excited about the opportunity to contribute to the vibrancy of downtown San Angelo by revitalizing this historic building. As part of this process, I am committed to preserving the character and historical integrity of the structures while enhancing their functionality for modern use. My goal is to create modern, welcoming spaces that will contribute positively to the neighborhood, support local commerce, and preserve the unique character of downtown San Angelo.

Tipsy Pink is a playful, fun, and welcoming name that reflects the lively and energetic atmosphere I hope to cultivate within the establishment. The name embodies a sense of whimsy and lightheartedness, creating a space where guests can unwind and enjoy a memorable experience in a charming, upscale setting. I believe Tipsy Pink will be a great addition to downtown, bringing in new visitors, supporting local businesses, and creating jobs. I am committed to maintaining the building's historic character while creating a space that fits the charm of the area.

To complement the name, I have designed a logo featuring elegant, cursive writing with a soft hint of pink on the lettering and a soft light-up sign. The logo has been thoughtfully crafted to align with the aesthetic of our historic district while maintaining a modern, approachable feel. The cursive font exudes sophistication, and the subtle pop of pink adds a touch of fun and creativity—both of which I believe will resonate well with our community and visitors alike.

For the awning at Tipsy Pink. The awning will be positioned above the entrance and stretch 85” across. It will be 50” in height and project 48” from the building. It includes a durable metal frame and a cloth covering with subtle pink and white stripes, which will add a touch of character to the downtown area.

For the tile, we will be refurbishing the existing tile. By refurbishing the tile on the building’s exterior would honor its historical design heritage while bringing a modern, distinctive aesthetic that enhances the structure’s overall look.

For the outdoor color, we will be painting the existing black trim the High Reflective White color from Sherwin Williams and adding an accent color of Sherwin Williams Historic "Rachel Pink" to the building in the historic downtown district. This soft, modern hue will highlight architectural details without overpowering the area's traditional charm. The color is subtle yet vibrant, contributing to the district’s creative and welcoming atmosphere while respecting its heritage. The "Rachel Pink" will be applied where the current white trim is on the building, giving it a fresh, contemporary touch. The brick of the building will remain the same, with the more weathered/damaged areas being cleaned back to its original state. I believe these updates will enhance the building's appearance and complement the historic aesthetic of the area.

[illegible]

Cyndi Holguin

Date

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

SW 6237

Dark Night

Expert Pick

SW 6244

Naval

FULL DETAILS 

VIDA



I'd like to open in the heart of our historic downtown district called **Vida**. After researching the area's character and vibrant community, I believe this concept will enhance the downtown experience by offering both locals and visitors a refined, intimate space to relax and socialize.

The bar is designed to envelop patrons in a sense of calm and sophistication, providing a luxurious, slow-paced environment where they can savor perfectly crafted cocktails or enjoy meaningful conversations with friends. Through elegant design—featuring rich textures, fine art, and soft, moody lighting—the space will create an oasis of tranquility. A carefully curated playlist will enhance the ambiance, making this more than just a bar, but a destination where time feels a little slower and more enjoyable.

I'm confident this new concept will add to the cultural fabric of our downtown while aligning with its historic charm.

Vida is meant to be a space that celebrates life in all its forms, encouraging people to gather, enjoy, and appreciate the richness of their surroundings. It's a nod to the cultural, philosophical, and communal spirit of our downtown area, and I hope it will add to the energy of the neighborhood.

For the awning, it will be a length of 20' to stretch across the entire length of the building. It will have a projection of 6'. I believe that a light-up sign of the letter "VIDA" will not only help us stand out but also add to the lively and welcoming atmosphere I aim to create, in keeping with the energy of our downtown area.

For the tile, we will be refurbishing the existing tile. Refurbishing the tile on the building's exterior would honor its historical design heritage while bringing a modern, distinctive aesthetic that enhances the structure's overall look.

We will be painting the exterior of the building Sherwin Williams Naval. The existing black trim will be painted Sherwin Williams Dark Nights, with the trim around the windows being painted black. This deep, moody green/blue will complement the building's architecture and blend seamlessly with the district's traditional charm. I believe these updates will enhance the building's appearance and complement the historic aesthetic of the area. The updated exterior will also provide a sophisticated look that respects the area's heritage while adding a fresh, modern touch. I believe this color will enhance the building's appearance and contribute to the district's creative and welcoming atmosphere.

For the back patio, we are going to create a cozy and inviting atmosphere. We will achieve this by painting the fence and replacing the windows. We will also be building a pergola to provide shade and adding in stylish patio furniture.

2nd cycle



TIRZ INCENTIVES APPLICATION & CHECKLIST



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

SECTION 1: PROPERTY INFORMATION

Business Name: dear ryann Date: 04/10/20²³05

Business Owner (if different from above): Amber Howell

Business Address: 123 N. Chadbourne Mailing Address: same

Business Phone: 325-617-2614 Secondary Phone: 432-254-8498

Email: ryann@dearryann.com Fax: _____

Property Owner: Jerry Vincent

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

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

SECTION 2: ELIGIBILITY INFORMATION

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

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

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

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy adopted 09/19/2023, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|---|--|---|
| ☒ Facade Improvement | ☐ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☒ Historic Preservation | ☐ Paving (part of a larger project and meet ADA requirements) | |
| ☐ Asbestos Abatement | ☐ Landscape Installation | ☐ Sprinkler & Monitored Smoke Alarm System |
| ☐ Sales Tax | ☐ Property Tax Abatement | ☐ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

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

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: \$44,350.03

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

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: \$12,480.00, as detailed on Worksheet A, attached. 25010

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

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

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.

Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

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

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner

Jerry Vincent

Date:

4-11-25

SECTION 6: REPRESENTATIVE:

I hereby designate *Amber Howell* as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: *432 254 8498*

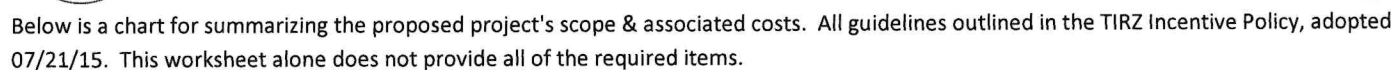
After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE



Total Estimated Project Cost: 44,350.03

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

[illegible]

dear ryann - Amber Howell (Buisness Owner) Jerry Vincent (Property Owner) 123. N. Chadboure

Summary:

The purpose of this project is to enhance the exterior of dear ryann. By adding an awning, double glass paned doors, a mural, and new paint to the façade. Adding this will bring more attraction to this side of North Chadbourne and create a more vibrant and welcoming space in this area of downtown.

Narrative:

Awning- recreating the original awning of the building will add to the appeal and appearance of the property. The shade of color will be black to complement the new colors of the building. It will offer shoppers and pedestrians shade and solace on hot days.

Mural:

Painted by Crystal Goodman & Associates

This mural, along with others that adorn the city, solidifies its status as the “Arts Capital of Texas”, drawing tourist and art enthusiasts from near and far to revel in its artistic splendor. The mural, along with others resonates as a tribute to the rich heritage of Sanangelo, a city that treasures its past while embracing the future. Within each letter of SAN ANGELO, is a depiction of some of our city’s best assets such as Fort Concho, ASU, Lake Nasworthy, and the Goodfellow Airforce Base.

Request for Taxpayer Identification Number and Certification

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

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

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. BLUE BUFFALO ART GALLERY	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
2 Business name/disregarded entity name, if different from above BLUE BUFFALO ART GALLERY	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☒ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	
5 Address (number, street, and apt. or suite no.) See instructions. 123 N. CHADBOURNE	Requester's name and address (optional)
6 City, state, and ZIP code SAN ANGELO, TEXAS 76902	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

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

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

Social security number										
4	6	3	-	8	6	-	2	2	0	4
or										
Employer identification number										
9	2	-	1	2	8	8	2	6	6	

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person ► Jerry Lincoln	Date ► 2/11/15
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General Instructions

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

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

Purpose of Form

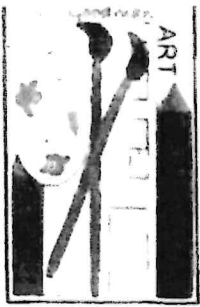
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number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

- Form 1099-INT (interest earned or paid)

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

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

If you do not return Form W-9 to the requester with : be subject to backup withholding. See What is backup later.



C. Goodman Art

Muralist Contract

Crystal Goodman

P. O. Box 3650

San Angelo, Tx 76902

(325) 340.2822

cgoodmanart@hotmail.com

Client: Jerry Vincent - deer farm
Blue Buffalo Art Gallery

Phone: 325-245-7468

Address: 123 N. Chadbourne, San Angelo, TX / Late A/C 11/27/20

Agree to contract with Muralist, Crystal Goodman for

Deliver with Wings Mural 16' x 33' on outside 2nd floor wall.

Wall up on outside second floor/will be repaired & primed

before mural painting - included = 228.00 H x 35 = 18,480

Total Cost \$ 18,480⁰⁰ (Supplies Included)

A 1/2 non-refundable deposit is required at contract signing to secure scheduled dates.

Start Date for Painting - ^{to be determined} ~~to be determined~~ Estimated Completion Date * 4 wks from start date

Any Changes made after the start date of painting will be additional fees.

Total Cost \$ 18,480⁰⁰

Minus Deposit (1/2 total) _____

Balance Due At Completion Of Mural \$ _____

Signed & Agreed _____ Date _____

* Estimated date of completion DEPENDS on any changes made from the original sketch & bar no unforeseen emergencies for both parties and the weather conditions for outdoor murals.



The City Of

San Angelo, Texas

52 West College Avenue - Zip 76903
Planning Division

April 03, 2023

Jerry Vincent
10274 Hwy 67 East
Mertzton, TX 76941

SUBJECT AND PROPERTY: CA22-10: 123 N. Chadbourne Street - a request for a Certificate of Appropriateness for placing a shed at the back of the property and painting of a mural on the side wall of the building located at 123 N Chadbourne St.

Dear Mr. Vincent:

At its meeting on **Thursday, April 3, 2023**, the Design & Historic Review Commission for the City of San Angelo **APPROVED** your case CA22-10: 123 N. Chadbourne Street, a request for a Certificate of Appropriateness for placing a shed at the back of the property and painting of a mural on the side wall of the building located at 123 N Chadbourne St., **subject to three (3) conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain the required permits from the Building Permits and Inspections Division, as required for new buildings.
3. Shed be placed East to West and paint to match building color.

Please be advised that the required permits are obtainable from the City's Permits and Inspections Division, located at 52 West College Avenue. They may also be reached by phone at (325) 657-4210. We will also send a copy of this clearance letter to their attention so that they will also understand the circumstances and issue the permits accordingly. If you require further assistance, please contact me at the Planning Division, (325) 657-4210, or via email at Planning@cosatx.us

Sincerely,

Rae Lineberry

Planner

Painted
Signage

White



owning

1 2 3

black white

new doors

black



The awning will be similar to the awning across the street at Dix Key Shop. It will not include the pillars.



Façade Paint:

Front top: Extra White

Front bottom: Tricorn Black

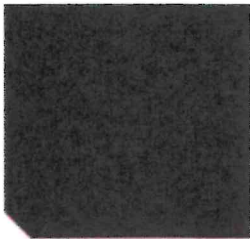
Front awning: Tricorn Black

Side awning: Tricorn Black

Side & back of building: Extra white

Front Double Glass Doors: black metal

Signage: Dear Ryann's painted onto the building in Gold Leaf color. Position above the awning.



SW 7006
Extra White

Designer
Color
Collection

Shannon-Williams
Tricorn Black
0258



dear ryann,

YOU LOOK DARLING



5



⑥ in Black

Background extra white

Welcome To



TEXAS

© 2023
Blue Buffalo
ART GALLERY & STUDIO

QUOTE

Dynamic Painting & Remodeling
601 Locust St.
San Angelo, TX 76901
325-650-3802

Bill To:

Blue Buffalo
Jerry Vincent
123 Chadbourne
San Angelo, TX 76903

QTY	DESCRIPTION	AMOUNT
1	5' x 40' metal awning installed on existing building side	15,640.00
1	Paint front of building (2 colors TBD)	3,875.00
1	Removal of single door & installation of dual commercial doors. Price includes door and installation.	9,255.00
	Subtotal	28,770.00
	Tax	2,373.53
	TOTAL	\$31,143.53

Terms & Conditions:

Half down payment is required to begin the project.

Thank you!