



City Council Agenda 6/3/2025

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held June 3, 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**
- 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 May 20, 2025, City Council Regular Meeting minutes (Heather Stastny)
- b. Consider approving a lease agreement renewal between the City of San Angelo and the West Texas Weather Modification Association for the building located at 8696 Hangar Rd. and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- c. Consider approving a lease agreement renewal between the City of San Angelo and the San Angelo Western Little League for the five baseball fields located at 5465 Stewart Ln. and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- d. Consider approving Change Order 4 to WU-04-23 Lake Nasworthy Wastewater System Improvements Project with McKee Utility Contractors, LLC. for the total amount of \$109,406.64 utilizing project contingency funds and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)
- e. Consider awarding RFQ OP-01-25 CACP Design Services to Kimley-Horn, Inc. not to exceed \$2,529,400 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- f. Consider an agreement with the Alcohol and Drug Awareness Center of the Concho Valley for the administration of opioid settlement proceeds received by the City of San Angelo and authorizing the City Manager to negotiate and execute all related documents (Tina Dierschke)
- g. Second reading of an ordinance for PD25-01, a request for a zone change from the Neighborhood Commercial, General Commercial, Single-Family Residential, and Two-Family

Residential zoning districts to a Planned Development zoning district with a base zoning of Low-Rise Multifamily for an assisted living community and its related amenities (Aaron Vannoy)

- h. Second reading of an ordinance for Z25-15, a request for a zone change from the General Commercial zoning district to the Low Rise Multi-family Residential located at 3013, 3017, 3021, 3025, & 3029 Waco St. (Aaron Vannoy)
- i. Second reading of an ordinance for Z25-16, a request for a zone change from the Low Rise Multi-family Residential zoning district to the General Commercial zoning district, located at 517 W. 18th St., Lots 4-8 and Lots 9 and 10, a zone change from Low Rise Multi-family Residential Zoning to Neighborhood Commercial zoning district (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. Discussion regarding the plan of finance for the Coliseum bond issue (Presentation made by Specialized Public Finance, Inc.)
- b. 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 equipment replacement (Presentation made by Finance Director Tina Dierschke)
- c. First reading and public hearing of an ordinance for PD25-02, a request for a zone change from the General/Heavy Commercial zoning district to a Planned Development zoning district with a base zoning of RM-1, to allow modified setbacks for multifamily development, being 2.680 acres located on Jackson St. and Town & Country Dr., Block 2 (Presentation made by Planning & Development Director Aaron Vannoy)

7. Closed Session

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

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Consider approving various Board nominations
Public Art Commission: Elaine Stribling (SMD6) to a third term ending April 2027
- c. Announcements and consideration of Future Agenda Items

9. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 28th day of May 2025, at 4:42 p.m.



Heather Stastny, City Clerk

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

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.

Citizen requests to display materials on the city's monitors must submit the request 96 hours prior to the meeting by email to Heather.Stastny@cosatx.us. Time limits for discussion are as stated above and materials cannot exceed 10-pages. Citizens bringing materials for distribution to City Council members during the meeting must bring a minimum of 12 copies.

City Council regular meetings are broadcast on SATV Channel 17-Government Access at 10:30 a.m. and 7:00 p.m. every day, beginning the evening of the meeting until the evening of the next meeting.

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, May 20, 2025

Present:

Mayor Brenda Gunter
Pro tem Lucy Gonzales, SMD 4
Council Member Tommy Hiebert, SMD 1
Council Member Tom Thompson, SMD 2
Council Member Harry Thomas, SMD 3
Council Member Karen Hesse Smith, SMD 5
Council Member Larry Miller, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the regular session of the San Angelo City Council to order at 8:30 a.m. on Tuesday, May 6, 2025 at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

An invocation was provided by San Angelo Police Chaplain Gary Jenkins and pledges were led by San Angelo Police Chaplain Marcella Jenkins.

3. Proclamations/Recognitions

May 2025 was proclaimed as National Trauma Awareness Month.

4. Public Comment

Citizen Sylvia Martinez (SMD 3) reported street parking issues disrupting trash pickup in her neighborhood.

5. Consent Agenda

- a. Approval of the May 6, 2025, City Council Regular Meeting and May 14, 2025, City Council Special Meeting minutes (Heather Stastny)
- b. Approval of an Access Agreement with the United States of America to continue sampling existing monitoring wells on city right-of-way and city-owned land and allowing the City Manager to negotiate and execute all related documents (Sarah Torres)
- c. Approval of a Miscellaneous Pipeline Easement (ME20250072), in the amount of \$2,350 for the use of right-of-way to construct and maintain a 20-in. casing housing and 12-in. waterline in the general location of the North Concho River crossing, on Edmund Blvd./W. 29th St., and authorizing the City Manager to negotiate and execute all related documents. (Shane Kelton, Sarah Torres)
- d. Approval of Task Order #5 with SKG Engineering, LLC for Foster Road and River Valley Ln. in the amount of \$106,200 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- e. Approval of Change Order #4 to PLW Waterworks in the amount of \$95,029.89 for the Hickory Expansion Project and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

- f. Approval of a budget amendment for the Texas Water Development Board funding that supports Change Order #4 for the Hickory Expansion Project and required testing from the Texas Commission on Environmental Quality (Shane Kelton)
- g. Report to Council regarding the use of \$62,213.20 in State/Local Seizure funds to support IT infrastructure, surveillance systems, and office furnishings for the new Narcotics Task Force building, DNA testing of shell casings, and the purchase of body armor (Craig Thomason)
- h. Adoption of a resolution accepting the donation of Narcan (Naloxone) from the Drug Enforcement Administration via the Texas Department of Public Safety for the San Angelo Police Department (Craig Thomason)
- i. 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)
- j. Adoption of an ordinance approving Standards of Care for Recreation Summer Camp held at Recreation Centers for ages 5 through 13 (Jesse Benes)
- k. Adoption 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 (Aaron Vannoy)

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

[Council Member Tom Thompson resigned as Council Member for Single Member District 2.]

6. Special Agenda

- a. Presentation of Certificates of Election and Administration of Oaths of Office for Mayor and Single Member Districts 4 and 6 (Presentation made by Mayor Brenda Gunter and Oaths administered by Judge Jay Daniel)

The Oaths of Office for Council Member Patrick Keely (SMD 4) and Council Member Mary Coffey (SMD 6) were administered by Judge Jay Daniel, with the Certificate of Election presentations made by Mayor Brenda Gunter.

The Oath of Office for Mayor Tom Thompson was administered by Judge Lane Carter, with the Certificate of Election presentation made by Mayor Brenda Gunter.

- b. Presentation of plaques and service awards to outgoing Council Members and Mayor (Presentation made by Mayor Tom Thompson)

Former Council Member Larry Miller (SMD 6) and Lucy Gonzales (SMD 4), and Mayor Gunter were recognized for their years of service on City Council.

Former Mayor Brenda was awarded a Key to the City.

7. Reception

New Quorum for the remainder of the meeting:

Mayor Tom Thompson
Council Member Tommy Hiebert, SMD 1
Council Member Harry Thomas, SMD 3
Council Member Patrick Keely, SMD 4
Council Member Karen Hesse Smith, SMD 5
Council Member Mary Coffey, SMD 6

8. Regular Agenda (New Business)

- a. First reading and public hearing of an ordinance for PD25-01, a request for a zone change from the Neighborhood Commercial, General Commercial, Single-Family Residential, and Two-Family Residential zoning districts to a Planned Development zoning district with a base zoning of Low-Rise Multifamily for an assisted living community and its related amenities (Presentation made by Planning & Development Services Director Aaron Vannoy)

Citizen Dr. Joyce Morin-Smith (SMD 3) raised concerns about streets and infrastructure within in Baptist Retirement Community.

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

- b. First reading and public hearing of an ordinance for Z25-15, a request for a zone change from the General Commercial zoning district to the Low Rise Multi-family Residential located at 3013, 3017, 3021, 3025, & 3029 Waco St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Citizen Sylvia Martinez (SMD 3) requested consideration of traffic flow during future planning stages of the development.

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

- c. First reading and public hearing of an ordinance for Z25-16, a request for a zone change from the Low Rise Multi-family Residential zoning district to the General Commercial zoning district, located at 517 W. 18th St., Lots 4-8 and Lots 9 and 10 a zone change from Low Rise Multi-family Residential Zoning to Neighborhood Commercial zoning district (Presentation made by Planning & Development Services Director Aaron Vannoy)

Motion: Council Member Keely 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.

9. 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:

10. Follow Up and Administrative Issues

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

b. Announcements and consideration of Future Agenda Items

Mayor Thompson requested a report on City Board & Commission appointments; and requested consideration to hold one City Council meeting per quarter in the evening.

11. 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 10:13 a.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: June 3, 2025

Item type: Consent Item

Caption:

Consider approving a lease agreement renewal between the City of San Angelo and the West Texas Weather Modification Association for the building located at 8696 Hangar Rd. and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

Staff Recommendation:

Approve

Summary/History:

The West Texas Weather Modification Association has been operating under a month-to-month lease agreement for the building located at 8696 Hangar Road at the San Angelo Regional Airport. This agenda item would authorize City staff to renew and execute the lease agreement.

The negotiated terms of the lease are:

Rate: \$5,693.76/yr

Escalation: 2% increase/yr

Term: 2 years with two 2-year extensions

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Justin Fletcher

Approvals/Reviews:

Justin Fletcher
Jeremy Valgardson
Brandon Dyson
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: June 3, 2025

Item type: Consent Item

Caption:

Consider approving a lease agreement renewal between the City of San Angelo and the San Angelo Western Little League for the five baseball fields located at 5465 Stewart Ln. and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

Staff Recommendation:

Approve

Summary/History:

The San Angelo Western Little League has expressed interest in renewing its lease agreement for the five baseball fields located at 5465 Stewart Lane. The negotiated terms of the lease are an initial 3-year term with an additional 3-year renewal option. The San Angelo Western Little League will pay the City of San Angelo \$1.00 per year for the duration of the lease agreement.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Justin Fletcher

Approvals/Reviews:

Justin Fletcher
Jeremy Valgardson
Brandon Dyson
Tina Dierschke

Created/Initiated
Approved
Approved
Approved

Brandon Dyson
Heather Stastny

Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Public Works

Meeting Date: June 3, 2025

Item type: Consent Item

Caption:

Consider approving Change Order 4 to WU-04-23 Lake Nasworthy Wastewater System Improvements Project with McKee Utility Contractors, LLC. for the total amount of \$109,406.64 utilizing project contingency funds and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

This Change Order #4 is for the approval of one change modification request from the contractor, McKee Utility. The request pays for the remobilization of McKee Utility Contractors to complete connections to the new lift station built by others and the decommissioning of 4 existing lift stations to complete the scope of work under the contract. McKee Utility Contractors were delayed in making these connections sooner due to delivery delays for the new lift station wet well, being constructed by others.

The total contract amount will remain at the original amount of twenty-five million nine hundred and ninety-nine thousand one hundred and 00/100 dollars. (\$25,999,100.00)

The Change Order Request includes:

-CMR #10- Cost for remobilization for remaining work.

The original Master Agreement approved up to \$1,000,000 in contingency funding. After this Change Order #4, \$445,453.75 remains in Contingency.

\$1,000,000.00 Original Contingency
(\$13,625.00) Change Order 1
(\$259,707.30) Change Order 2
(\$171,807.31) Change Order 3
(109,406.64) Change Order 4
\$445,453.75 Contingency remaining.

Funding Source(s):

Financial Impact:

No Fiscal Impact. Funding is budgeted in the current project contingencies budget.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

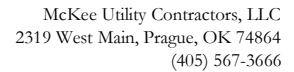
- | | | |
|----|--|--|
| 1. | CMR 10 rev1 - Remob for Remaining Work | CMR 10 rev1 - Remob for Remaining Work.pdf |
|----|--|--|

Presentation:

Shane Kelton

Approvals/Reviews:

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



Owner's Tracking Number: _____
 Engineer's Tracking Number: _____
 Contractor's Tracking Number: _____

CMR 10 - Remobilization for
 Remaining Work

Cost for remobilization for remaining work.	
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[illegible]

Description	Hours	Rate/Hour	Total
KOM-PC490LC	0.0	\$182.07	\$0.00
CAT-335	0.0	\$129.54	\$0.00
CAT-730 Articulated Truck	0.0	\$110.31	\$0.00
CAT-950m Loader	0.0	\$93.75	\$0.00
CAT-390 EX	0.0	\$310.43	\$0.00
Foreman - Truck (1)	30.0	\$16.84	\$505.20
Construction Layout - Truck (1)	0.0	\$20.00	\$0.00
(5) Trench Boxes	0.0	\$48.32	\$0.00
(2) Heavy Haul Truck w/ Trailer	40.0	\$465.00	\$18,600.00
Dodge Ram 3500	0.0	\$26.52	\$0.00
Gooseneck Trailer	0.0	\$13.60	\$0.00
Fuel Truck	0.0	\$27.24	\$0.00
Steel Trench Plates (6)	0.0	\$17.18	\$0.00
Compressor 195 CFM	0.0	\$8.35	\$0.00
Water Truck	0.0	\$34.95	\$0.00
CAT-390 EX (Stand-by)	0.0	\$79.99	\$0.00
KOM - PC490LC (Stand-by)	30.0	\$69.33	\$2,079.90
CAT-950K Loader (Stand-by)	30.0	\$36.22	\$1,086.60
CAT-335 (Stand-by)	0.0	\$48.58	\$0.00
CAT-D6 Dozer	0.0	\$134.99	\$0.00
KOM - PC138	0.0	\$89.06	\$0.00
KOM - PC138 (Stand-by)	0.0	\$33.26	\$0.00
CAT- 299 Skid Steer	0.0	\$93.37	\$0.00
CAT- 299 Skid Steer (Stand-by)	0.0	\$26.44	\$0.00
Equipment Cost Subtotal			\$22,271.70

[illegible]

Description	% of Labor Subtotal	Subtotal
Small Tools and Supplies	6%	\$1,403.13
Safety Supplies	3%	\$701.57
Traffic Signs & Barricades	2%	\$467.71
Miscellaneous Costs Subtotal		\$2,572.41

Labor Costs Subtotal	\$23,385.50
Equipment Costs Subtotal	\$22,271.70
Material Subtotal	\$0.00
15% - O&P	\$6,848.58
Subtotal PC	\$52,505.78
Subcontractor Cost	\$49,200.00
5% Commision	\$2,460.00
Subtotal PC	\$51,660.00
Miscellaneous Costs Subtotal	\$2,572.41
Subtotal	\$106,738.19
2.5% - Bond & Ins.	\$2,668.45
Total	\$109,406.64

[illegible]

Contract Extension (days) resulting from extra work performed	120
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*McKee reserves the right to adjust the provided pricing in the event of escalations related to tariffs

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Engineering Services

Meeting Date: June 3, 2025

Item type: Consent Item

Caption:

Consider awarding RFQ OP-01-25 CACP Design Services to Kimley-Horn, Inc. not to exceed \$2,529,400 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

The City of San Angelo was awarded a grant through TxDOT's Transportation Alternatives Set Aside (TASA) Grant Program for a pedestrian and bicycle loop connecting various areas of San Angelo. The project is known collectively as the Community Accessibility and Connectivity Project (CACP). The CACP project is split into Phase 1 which will be fully implemented by COSA and Phase 2 which will be designed by COSA and constructed, inspected, and managed by TxDOT.

The City published a Request for Qualifications for design services for CACP Phase 2 design. XXXXX firms responded and were ranked based on preselected qualification criteria. Kimley-Horn was the highest-ranking firm.

A final scope and fee will be negotiated with Kimley-Horn to provide engineering, survey, design, and related services for a total cost not to-exceed \$2,529,400.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
533	533-3200-800-0730		\$1,453,400.00

Financial Impact:

COSA is responsible for 20% of \$1,345,000 (\$269,000) plus 100% of overages up to \$1,184,400 for a total max contribution of \$1,453,400.

Other Information/Recommendation:

Staff recommends awarding RFQ OP-01-25 to Kimley-Horn, Inc. and authorizing the City Manager to negotiate and execute related contracts and documents.

Attachments:

1. OP-01-25 Acknowledgement
2. OP-01-25 Scoring Summary

OP-01-25 Acknowledgement.pdf
OP-01-25 Scoring Summary.xlsx

Presentation:

Patrick Frerich

Approvals/Reviews:

Charles Michalewicz
Pete Madrid Jr.
Kevin Pate
Shane Kelton
Patrick Frerich
Brandon Dyson
Jeffrey Tomlinson
Tina Dierschke
Brandon Dyson
Heather Stastny

[illegible]



RFQ Acknowledgement

OP-01-25 • Operations / Community Accessibilty and Connectivity Project

Tuesday, April 15, 2025 2 p.m.

- 1 Bain Medina Bain, Inc.
- 2 Centurion Planning & Design, LLC
- 3 Kimley-Horn and Associates, Inc
- 4 LJA Engineering
- 5 Meta Engineering
- 6 MP Studio Landscape Architecture, LLC
- 7 Parkhill Smith & Cooper



OP-01-25 - Operations- Community Accessibility and Connectivity Scoring Summary

Active Submissions

	Total	B - Technical Evaluation	B-1 - Project Approach/Project Management Plan	B-2 - Team Qualifications and Experience	B-3 - Key Project Personnel- Qualifications and Experience
Supplier	/ 100 pts	/ 100 pts	/ 40 pts	/ 30 pts	/ 25 pts
Kimley-Horn and Associates, Inc.	91.2	91.2	38	27.4	22.8
Parkhill Smith & Cooper	84.8	84.8	33.4	26.6	21.4
Meta Engineering	76.2	76.2	30	24.4	19
LJA Engineering	75	75	29.2	23.2	19.6
Bain Medina Bain, Inc.	73.6	73.6	31.4	20.2	19.4



Centurion Planning & Design, LLC	72	72	30	20	17.2
MP Studio Landscape Architecture, LLC.	67.4	67.4	25.2	22.6	16.8



y Project-Engineering Design Services

B-4 - Firm Location
/ 5 pts
3
3.4
2.8
3
2.6



4.8
2.8



OP-01-25 - Operations- Community Accessibility and Connectivity

Kimley-Horn and Associates, Inc.

Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

Reviewer
Jeremy Miller
Charles Michalewicz
Patrick Frerich
Jen Bellemare
Zeferino Mendoza
Calculated:



Evaluation Group 2 - Technical Evaluation

	Total	B - Technical Evaluation	B-1 - Project Approach/Project Management Plan
Reviewer	/ 100 pts	/ 100 pts	/ 40 pts
Jeremy Miller	96	96	38
Charles Michalewicz	95	95	39
Patrick Frerich	91	91	40
Jen Bellemare	78	78	35
Zeferino Mendoza	96	96	38
		Average:	38
		Consensus:	-
			↓
Calculated:	91.2	91.2	38

Scoring Comments

B-1 - Project Approach/Project Management Plan - Reviewer Scores



Reviewer	Score	Reason	Comments
Jeremy Miller	38	Meets or exceeds my expectations	Very detailed approach to project
Charles Michalewicz	39	Meets or exceeds my expectations	Local survey a plus.
Patrick Frerich	40	Meets or exceeds my expectations	Substantial knowledge about project
Jen Bellemare	35	Meets or exceeds my expectations	Knowledgeable of project scope.
Zeferino Mendoza	38	Meets or exceeds my expectations	Clearly demonstrates understanding of the scope of work.

B-2 - Team Qualifications and Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	30	Meets or exceeds my expectations	Extensive knowledge and background with similar projects
Charles Michalewicz	29	Meets or exceeds my expectations	Great staffed team with limited sub consultants
Patrick Frerich	28	Strongly fits desired attribute(s)	Strong experience with related projects



Jen Bellemare	20	Other	Team appropriate for scope of project
Zeferino Mendoza	30	Meets or exceeds my expectations	Team is highly qualified and is demonstrated in resumes and project examples.

B-3 - Key Project Personnel- Qualifications and Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	25	Meets or exceeds my expectations	very experienced and qualified personnel
Charles Michalewicz	24	Meets or exceeds my expectations	Well documented qualifications.
Patrick Frerich	20	Strongly fits desired attribute(s)	Knowledgeable personnel
Jen Bellemare	20	Other	Adequate staffing
Zeferino Mendoza	25	Meets or exceeds my expectations	Abby and Hiron are well versed and experts in TXDOT processes and sidewalk design.

B-4 - Firm Location - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	3	Partially meets my expectations	firm has several offices in Texas



Charles Michalewicz	3	Partially meets my expectations	Local survey but all others out of town.
Patrick Frerich	3	Mostly complete response	Reasonable access. Not local
Jen Bellemare	3	Other	Willingness to travel
Zeferino Mendoza	3	Partially meets my expectations	Offices in Lubbock and DFW.



y Project-Engineering Design Services



B-2 - Team Qualifications and Experience	B-3 - Key Project Personnel- Qualifications and Experience	B-4 - Firm Location
/ 30 pts	/ 25 pts	/ 5 pts
30	25	3
29	24	3
28	20	3
20	20	3
30	25	3
27.4	22.8	3
-	-	-
↓	↓	↓
27.4	22.8	3



OP-01-25 - Operations- Community Accessibility and Connectivity

Parkhill Smith & Cooper

Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

Reviewer
Jeremy Miller
Charles Michalewicz
Patrick Frerich
Jen Bellemare
Zeferino Mendoza
Calculated:



Evaluation Group 2 - Technical Evaluation

	Total	B - Technical Evaluation	B-1 - Project Approach/Project Management Plan
Reviewer	/ 100 pts	/ 100 pts	/ 40 pts
Jeremy Miller	91	91	35
Charles Michalewicz	81	81	30
Patrick Frerich	86	86	35
Jen Bellemare	76	76	32
Zeferino Mendoza	90	90	35
		Average:	33.4
		Consensus:	-
			↓
Calculated:	84.8	84.8	33.4

Scoring Comments

B-1 - Project Approach/Project Management Plan - Reviewer Scores



Reviewer	Score	Reason	Comments
Jeremy Miller	35	Meets or exceeds my expectations	Very detailed response
Charles Michalewicz	30	Meets or exceeds my expectations	Large staff, with local contact.
Patrick Frerich	35	Strongly fits desired attribute(s)	Good approach to project
Jen Bellemare	32	Meets or exceeds my expectations	Knowledgeable of project scope
Zeferino Mendoza	35	Other	Have a strong understanding of the scope, mentions TXDOT involvement. limits, and how to work within TXDOT programs

B-2 - Team Qualifications and Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	30	Meets or exceeds my expectations	well qualified and experienced firm
Charles Michalewicz	25	Meets or exceeds my expectations	Well documented qualifications
Patrick Frerich	28	Strongly fits desired attribute(s)	Qualified Team



Jen Bellemare	20	Other	Team seems appropriate for scope
Zeferino Mendoza	30	Well-supported claim(s)	Majority of staff has worked on or with TXDOT.

B-3 - Key Project Personnel- Qualifications and Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	22	Strongly fits desired attribute(s)	key personnel have preferred qualifications.
Charles Michalewicz	23	Meets or exceeds my expectations	Much experience
Patrick Frerich	20	Strongly fits desired attribute(s)	Good experience of proposed personnel
Jen Bellemare	20	Other	Adequate staffing
Zeferino Mendoza	22	Well-supported claim(s)	Personnel Qualifications are clearly inline with the projects scope.

B-4 - Firm Location - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	4	Meets or exceeds my expectations	Firm has offices in West Tx



Charles Michalewicz	3	Partially meets my expectations	Local contact but all others are located out of town
Patrick Frerich	3	Mostly complete response	Non-local firm with local access
Jen Bellemare	4	Other	Proximity for meetings
Zeferino Mendoza	3	Other	Office Located in Midland



y Project-Engineering Design Services



B-2 - Team Qualifications and Experience	B-3 - Key Project Personnel- Qualifications and Experience	B-4 - Firm Location
/ 30 pts	/ 25 pts	/ 5 pts
30	22	4
25	23	3
28	20	3
20	20	4
30	22	3
26.6	21.4	3.4
-	-	-
↓	↓	↓
26.6	21.4	3.4



OP-01-25 - Operations- Community Accessibility and Connectivity Meta Engineering

Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

Reviewer
Jeremy Miller
Charles Michalewicz
Patrick Frerich
Jen Bellemare
Zeferino Mendoza
Calculated:



Evaluation Group 2 - Technical Evaluation

	Total	B - Technical Evaluation	B-1 - Project Approach/Project Management Plan
Reviewer	/ 100 pts	/ 100 pts	/ 40 pts
Jeremy Miller	82	82	32
Charles Michalewicz	84	84	30
Patrick Frerich	83	83	35
Jen Bellemare	64	64	28
Zeferino Mendoza	68	68	25
		Average:	30
		Consensus:	-
			↓
Calculated:	76.2	76.2	30

Scoring Comments

B-1 - Project Approach/Project Management Plan - Reviewer Scores



Reviewer	Score	Reason	Comments
Jeremy Miller	32	Strongly fits desired attribute(s)	Approach was detailed and desirable
Charles Michalewicz	30	Meets or exceeds my expectations	Good project approach
Patrick Frerich	35	High level of detail in response	General project approach
Jen Bellemare	28	Other	Adequate understanding of scope
Zeferino Mendoza	25	Partially supported claim(s)	Did not show the understanding of the project in relation to San Angelo. No clear management plan presented other than staff that can manage the project and project experience

B-2 - Team Qualifications and Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	25	Strongly fits desired attribute(s)	Firm has relevant qualifications
Charles Michalewicz	28	Meets or exceeds my expectations	excellent qualifications



Patrick Frerich	25	Strongly fits desired attribute(s)	Good experience. Use of subconsultants
Jen Bellemare	19	Other	Adequate support team
Zeferino Mendoza	25	Well-supported claim(s)	Qualified Experience with sidewalks

B-3 - Key Project Personnel- Qualifications and Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	22	Well-supported claim(s)	Project personnel is qualified with relevant experience
Charles Michalewicz	24	Meets or exceeds my expectations	Well documented experience
Patrick Frerich	20	High level of detail in response	Adequate experience
Jen Bellemare	14	Other	Limited in-house staffing
Zeferino Mendoza	15	Partially supported claim(s)	Experience with TXDOT but no indication of working under a TXDOT Grant

B-4 - Firm Location - Reviewer Scores

Reviewer	Score	Reason	Comments
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Jeremy Miller	3	Partially meets my expectations	Firm is located in Central TX
Charles Michalewicz	2	Partially meets my expectations	3 hour trip for site meetings
Patrick Frerich	3	Mostly complete response	Non-local firm. Access to San Angelo
Jen Bellemare	3	Other	Willingness to travel.
Zeferino Mendoza	3	Partially meets my expectations	Office in Helotes, TX



y Project-Engineering Design Services



B-2 - Team Qualifications and Experience	B-3 - Key Project Personnel- Qualifications and Experience	B-4 - Firm Location
/ 30 pts	/ 25 pts	/ 5 pts
25	22	3
28	24	2
25	20	3
19	14	3
25	15	3
24.4	19	2.8
-	-	-
↓	↓	↓
24.4	19	2.8



OP-01-25 - Operations- Community Accessibility and Connectivity

LJA Engineering

Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

Reviewer
Jeremy Miller
Charles Michalewicz
Patrick Frerich
Jen Bellemare
Zeferino Mendoza
Calculated:



Evaluation Group 2 - Technical Evaluation

	Total	B - Technical Evaluation	B-1 - Project Approach/Project Management Plan
Reviewer	/ 100 pts	/ 100 pts	/ 40 pts
Jeremy Miller	81	81	30
Charles Michalewicz	90	90	35
Patrick Frerich	73	73	30
Jen Bellemare	68	68	26
Zeferino Mendoza	63	63	25
		Average:	29.2
		Consensus:	-
			↓
Calculated:	75	75	29.2

Scoring Comments

B-1 - Project Approach/Project Management Plan - Reviewer Scores



Reviewer	Score	Reason	Comments
Jeremy Miller	30	High level of detail in response	Very detailed response to approach
Charles Michalewicz	35	Meets or exceeds my expectations	Large qualified firm, can pull in help as needed
Patrick Frerich	30	Well-supported claim(s)	General approach to the project
Jen Bellemare	26	Other	Adequate understanding of scope
Zeferino Mendoza	25	Partially fits desired attributes	No indication of working with TXDOT Grant funds or approach to traffic items. Too much description on the specifications of sidewalks, shared use paths, and bike lanes

B-2 - Team Qualifications and Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	25	Strongly fits desired attribute(s)	Firm is well qualified
Charles Michalewicz	28	Meets or exceeds my expectations	Many years of experience on staff



Patrick Frerich	20	Well-supported claim(s)	Large firm. Use of a number of subconsultants
Jen Bellemare	18	Other	Team seems appropriate for scope
Zeferino Mendoza	25	Well-supported claim(s)	Team has vast experience

B-3 - Key Project Personnel- Qualifications and Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	23	Strongly fits desired attribute(s)	Key personnel has acceptable qualifications
Charles Michalewicz	24	Meets or exceeds my expectations	well documented qualifications
Patrick Frerich	20	Strongly fits desired attribute(s)	Adequate staff experience
Jen Bellemare	21	Other	Adequate staffing
Zeferino Mendoza	10	Partially meets my expectations	Staff Listed do not have any direct experience with the projects listed other than Environmental Lead.

B-4 - Firm Location - Reviewer Scores



Reviewer	Score	Reason	Comments
Jeremy Miller	3	Partially meets my expectations	Firm is located in Texas
Charles Michalewicz	3	Partially meets my expectations	Staff from all different locations
Patrick Frerich	3	Mostly complete response	Non-local firm with access to San Angelo
Jen Bellemare	3	Other	Willingness to travel
Zeferino Mendoza	3	Partially fits desired attributes	San Antonio Offices



y Project-Engineering Design Services



B-2 - Team Qualifications and Experience	B-3 - Key Project Personnel- Qualifications and Experience	B-4 - Firm Location
/ 30 pts	/ 25 pts	/ 5 pts
25	23	3
28	24	3
20	20	3
18	21	3
25	10	3
23.2	19.6	3
-	-	-
↓	↓	↓
23.2	19.6	3



OP-01-25 - Operations- Community Accessibility and Connectivity

Bain Medina Bain, Inc.

Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

Reviewer
Jeremy Miller
Charles Michalewicz
Patrick Frerich
Jen Bellemare
Zeferino Mendoza
Calculated:



Evaluation Group 2 - Technical Evaluation

	Total	B - Technical Evaluation	B-1 - Project Approach/Project Management Plan
Reviewer	/ 100 pts	/ 100 pts	/ 40 pts
Jeremy Miller	79	79	30
Charles Michalewicz	81	81	35
Patrick Frerich	78	78	35
Jen Bellemare	65	65	27
Zeferino Mendoza	65	65	30
		Average:	31.4
		Consensus:	-
			↓
Calculated:	73.6	73.6	31.4

Scoring Comments

B-1 - Project Approach/Project Management Plan - Reviewer Scores



Reviewer	Score	Reason	Comments
Jeremy Miller	30	Strongly fits desired attribute(s)	firm presented an acceptable approach to project
Charles Michalewicz	35	High level of detail in response	Good approach submitted, comparable project examples
Patrick Frerich	35	Strongly fits desired attribute(s)	Standard approach to project requirements
Jen Bellemare	27	Other	Demonstrated adequate understanding of scope.
Zeferino Mendoza	30	Other	Multiple Subconsultants which will require increase coordination and communication

B-2 - Team Qualifications and Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	26	Strongly fits desired attribute(s)	Firm is qualified for project
Charles Michalewicz	20	Well-supported claim(s)	project manager lists water and sewer experience examples. would like a lead with more traffic and ped projects
Patrick Frerich	20	Strongly fits desired attribute(s)	Adequate experience on similar projects. Several subconsultants.



Jen Bellemare	20	Meets or exceeds my expectations	Team appropriate for scope
Zeferino Mendoza	15	Other	A few of the qualified individuals have less than 10years experience

B-3 - Key Project Personnel- Qualifications and Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	20	Strongly fits desired attribute(s)	Key personnel has relevant experience
Charles Michalewicz	24	Meets or exceeds my expectations	All personnel meet qualification standards
Patrick Frerich	20	Strongly fits desired attribute(s)	Key personnel have ample experience and qualifications.
Jen Bellemare	16	Partially meets my expectations	Lean in-house staffing.
Zeferino Mendoza	17	Other	A few of the qualified individuals have less than 10 years experience, Transportation Planners

B-4 - Firm Location - Reviewer Scores

Reviewer	Score	Reason	Comments
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Jeremy Miller	3	Partially meets my expectations	Firm is located in Central TX
Charles Michalewicz	2	Partially meets my expectations	3 hrs from project location
Patrick Frerich	3	Mostly complete response	Firm access is good. Non-local main office.
Jen Bellemare	2	Other	In-person meetings an option
Zeferino Mendoza	3	Other	Mainly Located in San Antonio



y Project-Engineering Design Services



B-2 - Team Qualifications and Experience	B-3 - Key Project Personnel- Qualifications and Experience	B-4 - Firm Location
/ 30 pts	/ 25 pts	/ 5 pts
26	20	3
20	24	2
20	20	3
20	16	2
15	17	3
20.2	19.4	2.6
-	-	-
↓	↓	↓
20.2	19.4	2.6



OP-01-25 - Operations- Community Accessibility and Connectivity

Centurion Planning & Design, LLC

Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

Reviewer
Jeremy Miller
Charles Michalewicz
Patrick Frerich
Jen Bellemare
Zeferino Mendoza
Calculated:



Evaluation Group 2 - Technical Evaluation

	Total	B - Technical Evaluation	B-1 - Project Approach/Project Management Plan
Reviewer	/ 100 pts	/ 100 pts	/ 40 pts
Jeremy Miller	78	78	35
Charles Michalewicz	74	74	25
Patrick Frerich	78	78	35
Jen Bellemare	70	70	30
Zeferino Mendoza	60	60	25
		Average:	30
		Consensus:	-
			↓
Calculated:	72	72	30

Scoring Comments

B-1 - Project Approach/Project Management Plan - Reviewer Scores



Reviewer	Score	Reason	Comments
Jeremy Miller	35	Meets or exceeds my expectations	Approach was detailed and acceptable
Charles Michalewicz	25	Partially meets my expectations	EIT lead engineer
Patrick Frerich	35	Strongly fits desired attribute(s)	Good understanding of project and standard approach
Jen Bellemare	30	Other	Adequate understanding of scope
Zeferino Mendoza	25	Partially fits desired attributes	Various entities involved

B-2 - Team Qualifications and Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	20	High level of detail in response	Firm is qualified with some experience
Charles Michalewicz	25	Other	50% experience with COSA
Patrick Frerich	20	Well-supported claim(s)	Limited staff assigned to project. Utilization of subconsultants.



Jen Bellemare	20	Other	Team seems appropriate for scope
Zeferino Mendoza	15	Partially meets my expectations	Lead design engineer less than 10years experience

B-3 - Key Project Personnel- Qualifications and Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	18	Strongly fits desired attribute(s)	Key personnel has a good amount of experience
Charles Michalewicz	20	Meets or exceeds my expectations	Qualified Staff and Sub consultants meeting design team requirements by license
Patrick Frerich	18	Well-supported claim(s)	Some knowledgeable staff. Key personnel included one EIT.
Jen Bellemare	15	Other	Limited in-house staffing
Zeferino Mendoza	15	Partially fits desired attributes	Various entities involved

B-4 - Firm Location - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	5	Meets or exceeds my expectations	Firm is located locally



Charles Michalewicz	4	Strongly fits desired attribute(s)	Local contacts
Patrick Frerich	5	Meets or exceeds my expectations	Local firm with local office
Jen Bellemare	5	Other	Local presence
Zeferino Mendoza	5	Well-supported claim(s)	Office in San Angelo



y Project-Engineering Design Services



B-2 - Team Qualifications and Experience	B-3 - Key Project Personnel- Qualifications and Experience	B-4 - Firm Location
/ 30 pts	/ 25 pts	/ 5 pts
20	18	5
25	20	4
20	18	5
20	15	5
15	15	5
20	17.2	4.8
-	-	-
↓	↓	↓
20	17.2	4.8



OP-01-25 - Operations- Community Accessibility and Connectivity MP Studio Landscape Architecture, LLC.

Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

Reviewer
Jeremy Miller
Charles Michalewicz
Patrick Frerich
Jen Bellemare
Zeferino Mendoza
Calculated:



Evaluation Group 2 - Technical Evaluation

	Total	B - Technical Evaluation	B-1 - Project Approach/Project Management Plan
Reviewer	/ 100 pts	/ 100 pts	/ 40 pts
Jeremy Miller	83	83	35
Charles Michalewicz	82	82	28
Patrick Frerich	78	78	30
Jen Bellemare	26	26	8
Zeferino Mendoza	68	68	25
		Average:	25.2
		Consensus:	-
			↓
Calculated:	67.4	67.4	25.2

Scoring Comments

B-1 - Project Approach/Project Management Plan - Reviewer Scores



Reviewer	Score	Reason	Comments
Jeremy Miller	35	High level of detail in response	well stated apporach
Charles Michalewicz	28	Well-supported claim(s)	Limited large civ with ped elements included on main consultant team
Patrick Frerich	30	Well-supported claim(s)	Landscape architecture focused approach
Jen Bellemare	8	Doesn't meet my expectations	Doesn't demonstrate scope knowledge
Zeferino Mendoza	25	Partially supported claim(s)	No description of the CACP scope within the RFP and understanding of the TXDOT and Grant funding for proposed projects to come. In addition it appears the Bain Medina Bain are LGPP Certified and not MP Studio

B-2 - Team Qualifications and Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	25	Meets or exceeds my expectations	firm is experienced with landscaping
Charles Michalewicz	28	Meets or exceeds my expectations	well documented qualifications



Patrick Frerich	25	High level of detail in response	Good qualifications of staff
Jen Bellemare	10	Other	Lean on indicated team support.
Zeferino Mendoza	25	Other	Mainly Certified Architects but have experience in sidewalks, shared use paths, etc.

B-3 - Key Project Personnel- Qualifications and Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	20	Strongly fits desired attribute(s)	key personnel is more focused on landscaping than engineering
Charles Michalewicz	24	Strongly fits desired attribute(s)	Good team build but not all under one roof.
Patrick Frerich	20	High level of detail in response	Adequate staff experience. Lack of ROW specificity.
Jen Bellemare	5	Other	Firm lacks in-house engineering staff and LGPP qualified personnel



Zeferino Mendoza	15	Other	Mainly Certified Architects but have experience in sidewalks, shared use paths, etc. Engineers are sub-consultants. A lot of different organizations involved and may require more effort into organization and communication.
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B-4 - Firm Location - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Miller	3	Partially meets my expectations	Firm is located in Central Tx
Charles Michalewicz	2	Partially supported claim(s)	3 hrs from project for most staff.
Patrick Frerich	3	Mostly complete response	Non-local with access to San Angelo
Jen Bellemare	3	Other	Willingness to travel
Zeferino Mendoza	3	Partially meets my expectations	Offices in San Antonio



y Project-Engineering Design Services



B-2 - Team Qualifications and Experience	B-3 - Key Project Personnel- Qualifications and Experience	B-4 - Firm Location
/ 30 pts	/ 25 pts	/ 5 pts
25	20	3
28	24	2
25	20	3
10	5	3
25	15	3
22.6	16.8	2.8
-	-	-
↓	↓	↓
22.6	16.8	2.8

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Tina Dierschke, Finance Director, Finance

Meeting Date: June 3, 2025

Item type: Consent Item

Caption:

Consider an agreement with the Alcohol and Drug Awareness Center of the Concho Valley for the administration of opioid settlement proceeds received by the City of San Angelo and authorizing the City Manager to negotiate and execute all related documents (Tina Dierschke)

Staff Recommendation:

Approve

Summary/History:

On May 13, 2020, the State of Texas, through the Office of the Attorney General, and a negotiation group for Texas political subdivisions entered into an Agreement entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet approving the allocation of any opioid settlement funds within the State of Texas.

BACKGROUND

Texas, along with a broad coalition of states and subdivisions, has now reached final agreements with eleven companies to resolve legal claims for their role in the opioid crisis. Four agreements are with opioid manufacturers Johnson & Johnson, Endo, Teva, and Allergan. There is a separate agreement with three major pharmaceutical distributors: AmerisourceBergen, Cardinal Health, and McKesson, as well as a settlement reached through bankruptcy with Mallinckrodt, a manufacturer and distributor. Finally, there are three separate settlements with pharmacies: CVS, Walgreens, and Walmart.

FINANCIAL TERMS

Nationally, the agreements reached with manufacturers, distributors, and pharmacies provide nearly \$50 billion in payments to states and local governments. Funding is distributed to states according to the allocation agreement reached among the Attorneys General. A subdivision can only participate in the agreements if its state participates. The recent settlements with Allergan, CVS, Walmart, and Walgreens bring Texas' combined share to almost \$3 billion, with Allergan paying \$135 million, CVS paying \$304 million, Walgreens paying \$340 million, and Walmart paying \$170 million. Distribution within Texas is governed by the Texas Term Sheet, an intrastate agreement between the state and litigating subdivisions, and administered by the Opioid Council. The funding must be used to support any of a wide variety of strategies to fight the opioid crisis. Separate provisions exist to compensate attorneys who have pursued opioid litigation on behalf of states and local governments. The more subdivisions that join the settlements, the more money everyone in Texas will receive. Future opioid litigation by non-participating entities may result in suspension and reduction of future payments. Even without full resolution of claims, states, and

subdivisions can still receive substantial payments for resolving a significant portion of current and future claims.

To date, the City has received \$328,267. Of this amount, \$268,267 was allocated between SAPD and SAFD to assist with opioid-related expenses for the Police and Fire Departments. A portion of the remaining allocation, \$30,000, was used to create a program for helping San Angelo citizens with opioid screening, assessment, abuse, and treatment, to be administered by the Alcohol & Drug Awareness Center of the Concho Valley. Staff is proposing to use that same amount to continue assisting with funding for that program.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
602	1902		\$30,000

Financial Impact:

A portion of the current remaining allocation in the amount of \$30,000 would be used to create the program.

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------------------|--|
| 1. | Opioid Settlement Information Sheet | Opioid Settlement Information Sheet.docx |
|----|-------------------------------------|--|

Presentation:

Tina Dierschke

Approvals/Reviews:

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



TO LOCAL POLITICAL SUBDIVISIONS:
IMPORTANT INFORMATION ABOUT NEW OPIOID SETTLEMENTS WITH ALLERGAN, CVS,
WALMART, AND WALGREENS.
SUBDIVISIONS MUST SUBMIT SIGNED DOCUMENTATION TO PARTICIPATE.
THE DEADLINE FOR PARTICIPATION IS APRIL 18, 2023.

If your subdivision is represented by an attorney with respect to opioid claims, please immediately contact them.

Please note that this settlement is a **NEW** opioid settlement; your subdivision may have previously submitted documents for the Distributors, Janssen/J&J, Endo, and Teva settlements.

To participate in the Allergan, CVS, Walgreens, and Walmart settlements, you will need to submit new documentation.

WHY IS YOUR SUBDIVISION RECEIVING THIS NOTICE?

You are receiving this email because Texas settled with Allergan, CVS, Walgreens, and Walmart, and your subdivision may participate in these Settlements. This email is being sent directly to subdivisions who are not litigating against Allergan, CVS, Walgreens, and/or Walmart. If you are represented by an attorney with respect to opioid claims, please immediately contact them. Please note that there is no need for subdivisions to be represented by an attorney or to have filed a lawsuit to participate in the Settlements.

Your subdivision may have already signed on to the Distributor, Janssen/J&J, Endo, and/or Teva settlements and adopted the Texas Term Sheet. **If so, do not disregard this notice. These are settlements with Allergan, CVS, Walgreens, and Walmart.** If you have already signed on to the Allergan, CVS, Walgreens, and Walmart Settlements, you may disregard this notice.

HOW DO YOU PARTICIPATE IN THE SETTLEMENTS?

All required documentation must be executed and submitted to the email address: opioids@oag.texas.gov. Your subdivision will need to submit the **Subdivision Participation Form** for each settlement to opioids@oag.texas.gov. Please also be sure to include in the Form

the identity and email address of the individual who is authorized to sign formal and binding documents on behalf of your subdivision.

SETTLEMENT OVERVIEW

The proposed Settlements require Allergan to pay \$135 million, CVS to pay \$304 million, Walgreens to pay \$340 million, and Walmart to pay \$170 million (the “Settlement Amount”) to Texas and its political subdivisions. Of the Settlement Amount, the vast majority is earmarked for use by Texas and its subdivisions to remediate and abate the impacts of the opioid crisis. The Settlements also contain injunctive relief provisions governing the opioid marketing as well as the sale and dispensing practices at the heart of the opioid claims in the lawsuits.

The subdivisions within Texas are entitled to decide whether they wish to participate in the settlement. Any subdivision that does not participate cannot directly share in any of the settlement funds.

WHERE CAN YOU FIND MORE INFORMATION?

This email is intended to provide a brief overview of the Settlements. Detailed information about the Settlements may be found at the website set up by Office of the Attorney General of Texas: <https://www.texasattorneygeneral.gov/globalopioidsettlement>.

WHY YOU SHOULD PARTICIPATE

Texas, other states, and cities and counties around the country have announced support of this settlement.

Subdivision participation is strongly encouraged, for the following reasons:

First, the amounts to be paid under the Settlements, while insufficient to abate the epidemic fully, will contribute to allowing Texas and its local governments to commence with meaningful change designed to curb opioid addiction, overdose, and death, following on the Distributors and Johnson & Johnson/Janssen settlements from 2021 and the Teva and Endo settlements from 2022;

Second, time is of the essence. The opioid epidemic continues to devastate communities around the country, and it is critical that the funds begin to flow to allow governments to address the epidemic in their communities ***as soon as possible***; and

Third, you know first-hand the effects of the opioid epidemic on your community. Funds from these settlements will be used to commence abatement of the crisis and provide relief to your

citizens while litigation and settlement discussions proceed against numerous other defendants in the opioid industry.

HOW WILL SETTLEMENT FUNDS BE ALLOCATED IN TEXAS?

The Texas Term Sheet, which sets the allocation between subdivisions and the State, can be found on the Texas Attorney General's website. Any questions concerning the status or terms of the Texas Term Sheet and allocations in Texas can be directed to the Texas Attorney General's Office.

You may be contacted by the Texas Attorney General's Office with additional information regarding the allocation of settlement funds in Texas. Subdivisions with representation can expect information from their attorneys. We encourage you to review all materials and to follow up with any questions. The terms of these settlements are complex, and we want to be sure you have all the information you need to make your decision.

As with the other opioid settlements, the Texas Comptroller of Public Accounts and the Texas Opioid Council will disburse funds to participating political subdivisions in Texas.

NEXT STEPS

This settlement requires that you take affirmative steps to 'opt in' to the settlement. If you do not act, you will not receive any settlement funds.

First, have your authorizing person(s) or body begin to review the materials on the website concerning the settlement agreement terms and the Texas Term Sheet. Develop a list of questions for your counsel or the Texas Attorney General's Office. Your subdivision will need to begin the process of deciding whether to participate in the proposed settlement, and subdivisions are encouraged to work through this process well before the **April 18, 2023**, deadline. Again, the Texas Attorney General's Office, your counsel, and other contacts within the state are available to discuss the specifics of the settlements within your state and we encourage you to discuss the terms and benefits of the settlements with them.

Second, should you decide to proceed with participating, your subdivision will need to submit your signed Subdivision Participation Form to opioids@oag.texas.gov.

NOTE: If your subdivision has not already done so, your subdivision will need to adopt the Texas Term Sheet and its intrastate allocation schedule. If your subdivision has previously signed on to the Distributors, J&J/Janssen, Endo, and/or Teva settlements, you will have already adopted the Texas Term Sheet. There is no need to readopt the Texas Term Sheet. If you have NOT adopted the Texas Term Sheet, please contact opioids@oag.texas.gov.

We urge you to view the Texas Attorney General's website at your earliest convenience. Information and documents regarding the settlement can be found on the settlement website at: <https://www.texasattorneygeneral.gov/globalopioidsettlement>

Questions regarding the opioid settlements can be directed to: Stephanie Eberhardt (stephanie.eberhardt@oag.texas.gov) and opioids@oag.texas.gov.

FREQUENTLY ASKED QUESTIONS

1. My subdivision already signed up for opioid settlements. Is that good enough for these new settlements?

No, you will need to submit separate **Subdivision Participation Forms** for Allergan, CVS, Walgreens, and Walmart; opting into the other settlements does not sign you up for this one.

2. Does my subdivision need to pass a resolution to sign up for this settlement?

This depends on the specifics of what your county or city is required to do to release legal claims. If your city manager, for example, is authorized to generally enter into opioid settlements, you may not need a resolution. Consult your legal counsel for advice.

If your subdivision has already adopted the Texas Term Sheet to sign on to a previous opioid settlement, you do NOT need to adopt an additional resolution to readopt the Texas Term Sheet.

3. When will my subdivision receive funds from this settlement and/or the other settlements?

Funds for the Distributors, J&J/Janssen, Endo, and Teva settlements have been paid to the Texas Comptroller of Public Accounts, the Texas Opioid Council, and the Texas Treasury Safekeeping Trust Company. Please contact OAFC.Public@cpa.texas.gov for more details.

4. How much will my subdivision receive from the Allergan, CVS, Walgreens, and Walmart Settlements?

If you have questions about your subdivision's individual allocation amount, please contact Stephanie Eberhardt (stephanie.eberhardt@oag.texas.gov) or opioids@oag.texas.gov.

5. What are all the different Texas opioid settlements?

Here is a summary of all the opioid settlements between Texas and its political subdivisions and the various manufacturers, distributors, and retail pharmacies:

Date Announced	Company	Amount
February 2021	McKinsey	\$38.4 million
July 2021	Distributors (AmerisourceBergen, Cardinal Health, and McKesson)	\$1.271 billion
July 2021	Janssen	\$296 million
December 2021	Endo	\$63 million
February 2021	Teva	\$150 million plus \$75 million in product
June 2021	Mallinckrodt	\$74 million
December 2022	Allergan	\$135 million
December 2022	Walmart	\$170 million
December 2022	CVS	\$304 million
December 2022	Walgreens	\$340 million
Total	12 companies	\$2.919 billion

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: June 3, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for PD25-01, a request for a zone change from the Neighborhood Commercial, General Commercial, Single-Family Residential, and Two-Family Residential zoning districts to a Planned Development zoning district with a base zoning of Low-Rise Multifamily for an assisted living community and its related amenities (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

PD25-01 is a request from SKG Engineering on behalf of Baptist Memorials Ministries to work towards compliance with the Tom Green County Appraisal District with regard to property taxes. This is one step in the process of laying out a planned development zoning district in which the lot size and land uses fit within the desired development pattern which has been established on the multiple properties. There are multiple structure types and lot sizes, making a planned development the best and most logical solution for the property to continue its goal in the community. This project comes forward with a recommendation of 4-0 from the Planning Commission on April 21, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Planning Commission heard this item at the April 21, 2025 meeting and recommends approval with a 4-0 vote.

Attachments:

- | | |
|------------------------------|--------------------------------|
| 1. PD25-01 - Staff Report v3 | PD25-01 - Staff Report v3.docx |
| 2. Zoning Ordinance PD25-01 | Zoning Ordinance PD25-01.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 - PD25-01

Planning Commission: April 21, 2025

City Council 1st reading: May 20, 2025

APPLICATION TYPE:		CASES:	
Zoning/Planned Development		PD25-01: Baptist Retirement Community	
SYNOPSIS:			
A request for approval of a Zone Change from the Neighborhood Commercial (CN), General Commercial (CG), Single-Family Residential (RS-1), and Two-Family Residential (RS-2) zoning districts to a Planned Development (PD25-01) district with a base zoning of Low-Rise Multifamily (RM-1) for an existing assisted living community and its related amenities.			
LOCATION:		LEGAL DESCRIPTION:	
Four properties generally located between Holcomb, E 8 th , E 7 th , N Poe, E 18 th , Bradford, E 14 th , Arthur, and E 12 th Streets.		Acres: 9.060, Lot: 1, Subd: BAPT MEM SR CITIZEN HSE COMPLX Acres: 46.280, Abst: A-1799 S-0324, Survey: G RODI, 11.837 ACRES BEING OUT OF A-1799 & A-7697 S-324 1/2 DAY LAND & CATTLE Acres: 15.153, Lot: 1, Blk: 2, Subd: BAPTIST MEMORIALS GERIATRIC, SEC 2 Acres: 0.338, Lot: 35 & 36 AND 20 FT OF ALLEY BEING 0.3565, Blk: 5, Subd: CHAPMAN'S RE-S/D	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas SMD #4 – Lucy Gonzales Neighborhood – Reagan Neighborhood – Paulann	Existing: CN, CG, RS-1, RS-2 Proposed: PD25-01	Neighborhood, Campus/Institutional	70.831 acres
NOTIFICATIONS:			
119 notifications were mailed within a 200-foot radius on April 7, 2025. No responses received as of the writing of this report.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the request for a zone change from the Neighborhood Commercial (CN), General Commercial (CG), Single-Family Residential (RS-1), and Two-Family Residential (RS-2) zoning districts to a Planned Development (PD25-01) district.			
PROPERTY OWNER/PETITIONER:			
Applicant: Baptist Memorials Ministries Representative: SKG Engineering			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, ext. 1550 austin.reed@cosatx.us			

Additional Information:

This Planned Development district will span four of the Baptist Retirement Community's properties over approximately 70 acres, which is subsequently planned to be subdivided into roughly 200 individual properties, allowing each existing structure to sit on its own lot. There is currently a mix of residential and commercial zoning over these properties which may be restrictive for future development. This zone change will explicitly allow for amenities which service the community while making way for appropriate lot dimensions and development standards on the future subdivision. These standards can be found under "Exhibit A".

1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.* The Vision Plan for this area is shown to be "Neighborhood" and "Campus/Institutional," which are compatible with the retirement community land use and the proposed Planned Development district.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* This zone change is being sought so that the current and future state of the property is permissible under the Zoning Ordinance. Many of the proposed district's standards remain unchanged from its RM-1 base zoning, but the lot sizes for single and two-family homes, floor-area-ratio, side/rear setbacks, and density are modified.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.* The subject properties are mostly surrounded by other residential districts and no substantial change in land use is being sought which may result in any new incompatibilities.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The applicant is seeking to subdivide each home individually. This cannot be done without an appropriate zoning designation. However, this does not prevent the property from continuing to operate as a retirement community.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* There do not appear to be any adverse effects on the surrounding environment.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* There has been a demonstrated community need for senior housing and the property is currently being used for this purpose.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*
The subject properties have existed in their current state and contributed to a logical pattern of development in the area for over 30 years and will continue to fit into this pattern as its zoning is codified.

Exhibit “A”: Applicable Regulations

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

Development Standard	PD
Minimum Lot Area (sq. ft.)	
Single-Family Unit	4,000
Two-Family Unit	5,000
Zero Lot Line or Twinhome Unit	2,500
Townhouse Unit	1,875
Minimum Lot Dimensions (feet in width x feet in depth)	
Single-Family Unit	45x80
Two-Family Unit	50x80
Zero Lot Line or Twinhome Unit	40x60
Townhouse Unit	25x75
Minimum Front Yard (feet)	15
Minimum Side Yard (feet)	
One side yard (minimum)	[3]
The other side yard (minimum)	[3]
Minimum Rear Yard (feet)	10
Maximum Floor Area Ratio	.70
Maximum Height	
In feet	35
In stories	2-½
Maximum Density (units/gross acre)	25

[3] Single-family and two-family units generally require a minimum 5-foot side yard on both sides but may be as close as a 3-foot side yard for existing units; apartment dwelling units or group homes require a minimum 10-foot side yard on both sides; and zero lot line units generally require one side yard of at least 10 feet for new construction and at least 8 feet for existing units, and the other side yard may be reduced to 0 feet, but not more than one foot. See Subsections C and D for side separation standards required of twin home and townhouse units, respectively.

4. One five-story complex shall be allowed in the area within W Memorial Circle.
5. New single and two-family residential structures will constitute a “minor amendment” and may be approved administratively.

*“Existing” is defined as having been constructed prior to January 1, 2025. “New” is defined as having been constructed after January 1, 2025.

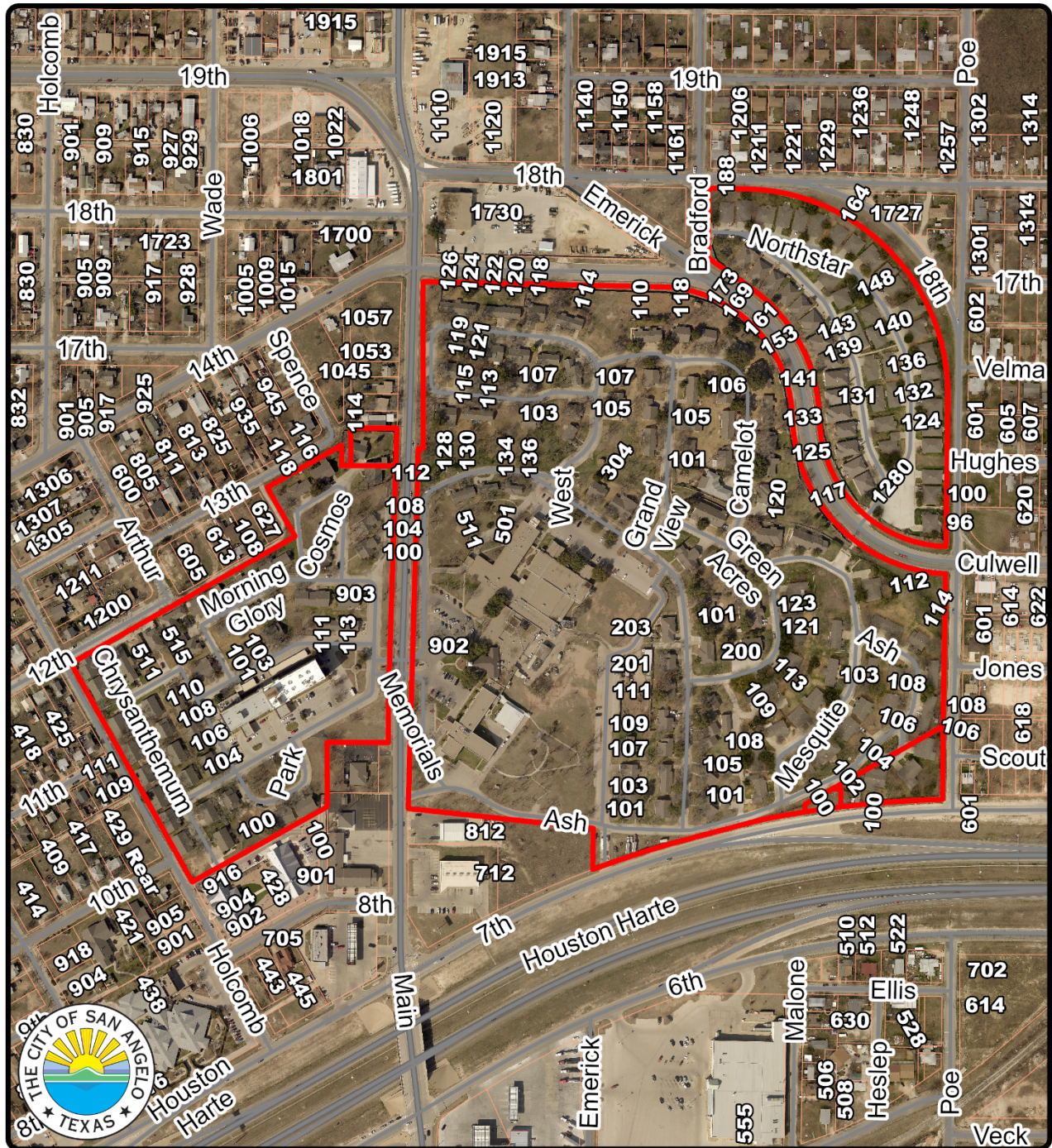
Recommendation:

Staff recommend **APPROVAL** of the request for a zone change from the Neighborhood Commercial (CN), General Commercial (CG), Single-Family Residential (RS-1), and Two-Family Residential (RS-2) zoning districts to a Planned Development (PD25-01) district.

Attachments:

Aerial Map
Notification Map
Zoning Map
Vision Plan
Plats/Concept Plans

Aerial Map



Aerial Map

PD25-01: Baptist Retirement Center

Council District: #3 and #4

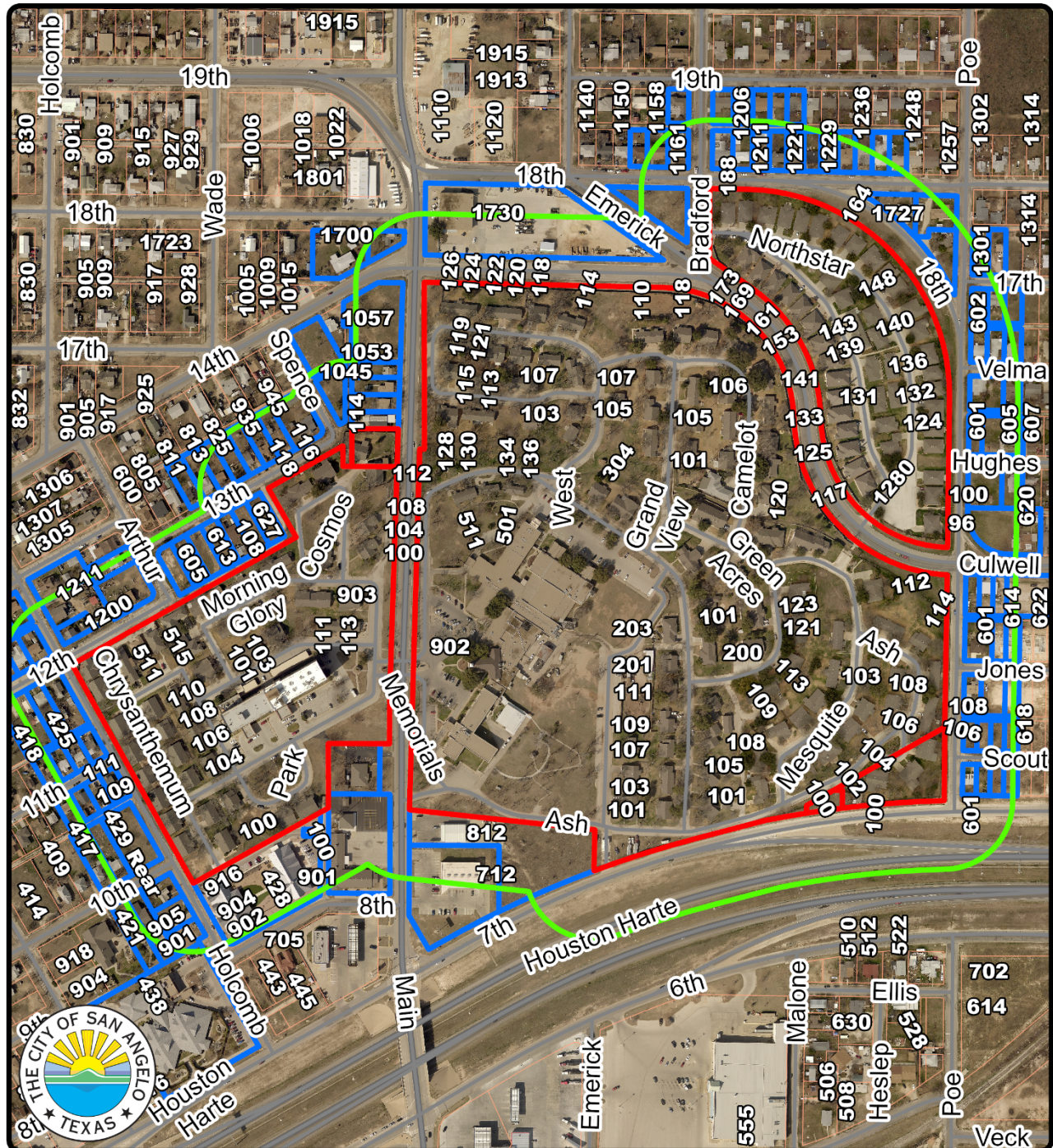
Neighborhood: Paulann and Regan

Subject Property: —

Scale: 0 0.03 0.05 0.1 0.15 0.2 Miles



Notification Map



200' Notification Map PD25-01: Baptist Retirement Center

Council District: #3 and #4
Neighborhood: Paulann and Regan

Scale: 0 0.03 0.05 0.1 0.15 0.2 Miles

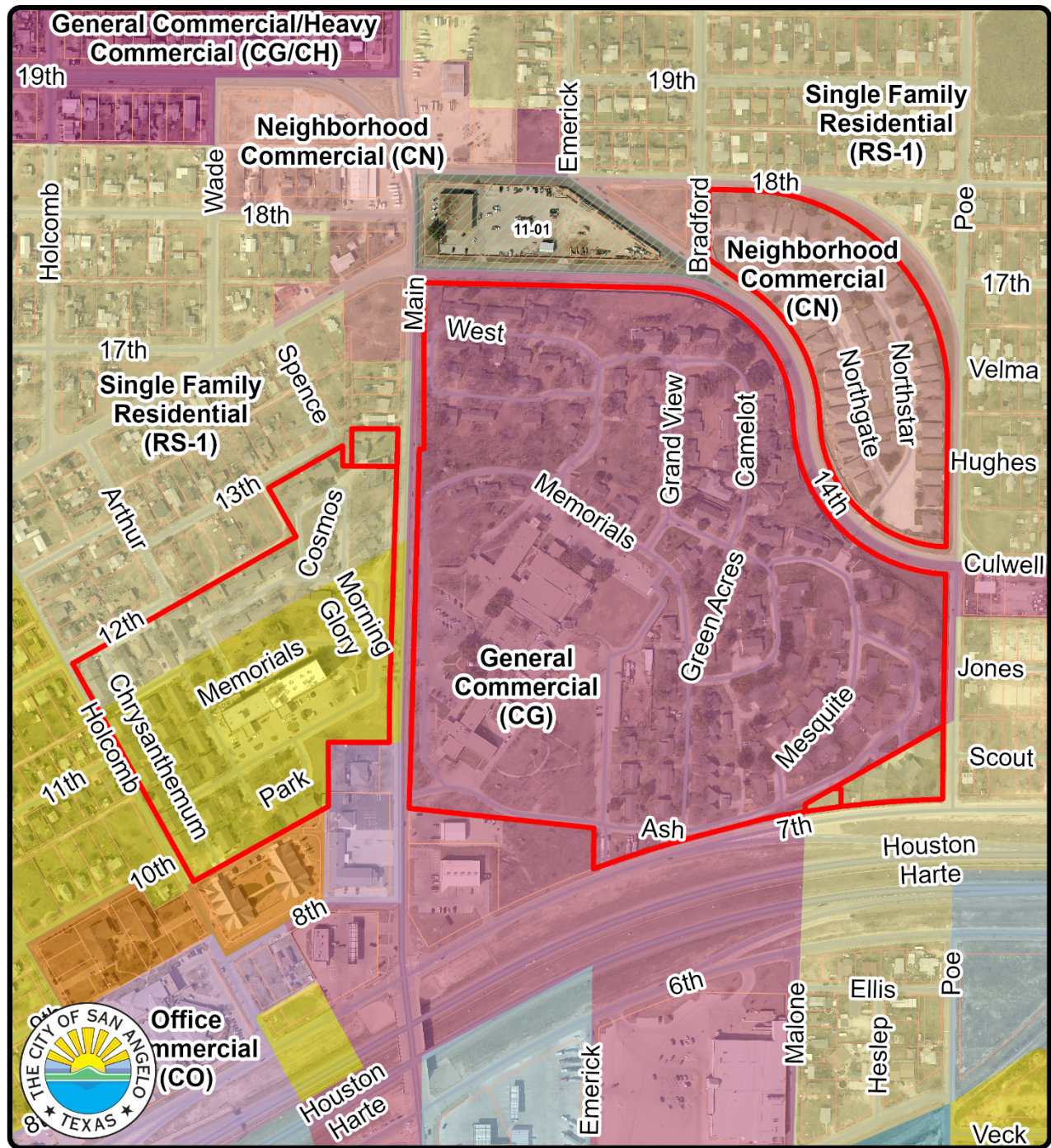
200' Range: —

Subject Property: —

Notified Properties: —



Zoning Map



Zoning Map

PD25-01: Baptist Retirement Center

Council District: #3 and #4

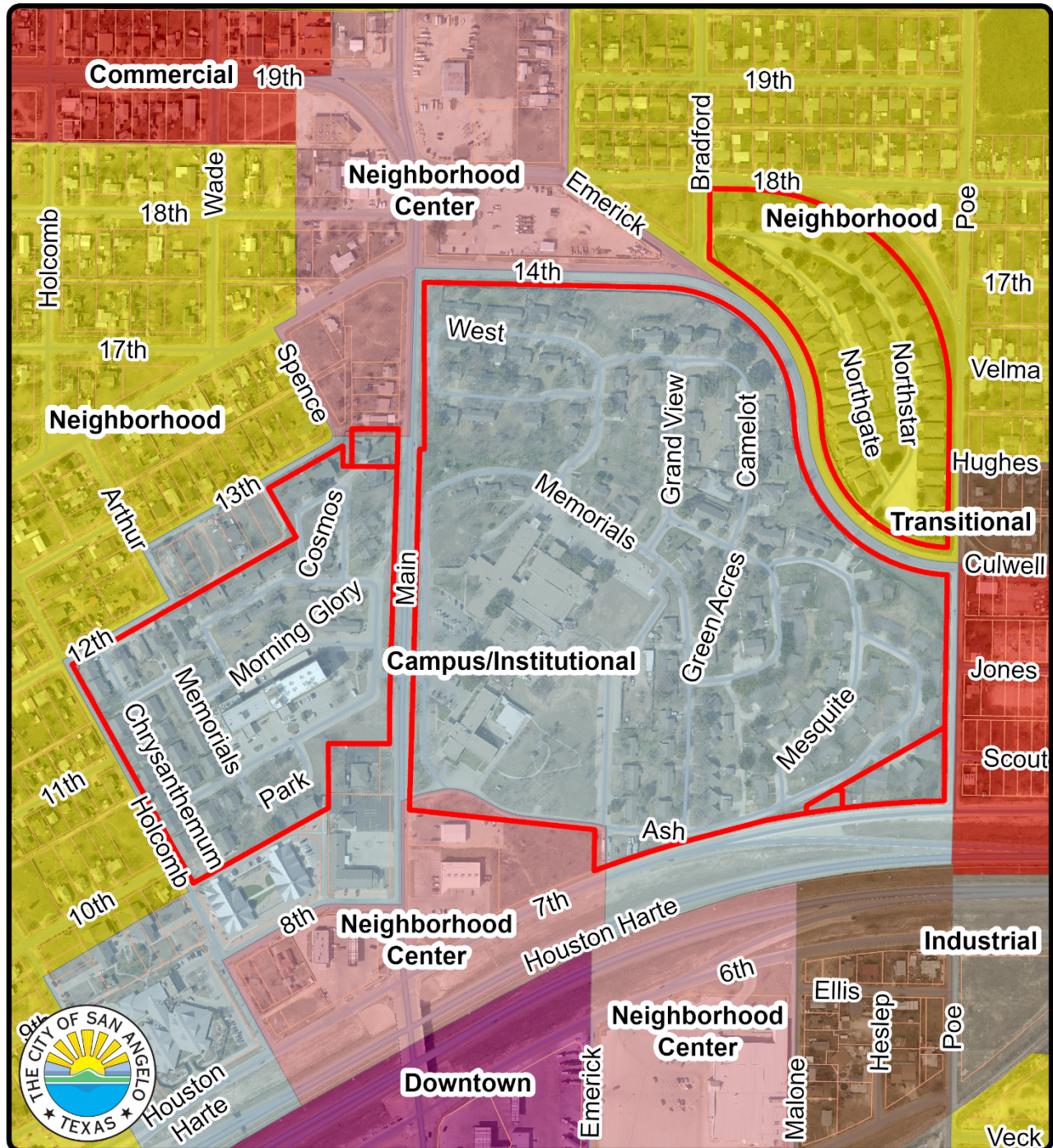
Neighborhood: Paulann and Regan

Subject Property: —

Scale: 0 0.03 0.05 0.1 0.15 0.2 Miles



Vision Plan



Vision Map

PD25-01: Baptist Retirement Center

Council District: #3 and #4

Neighborhood: Paulann and Regan

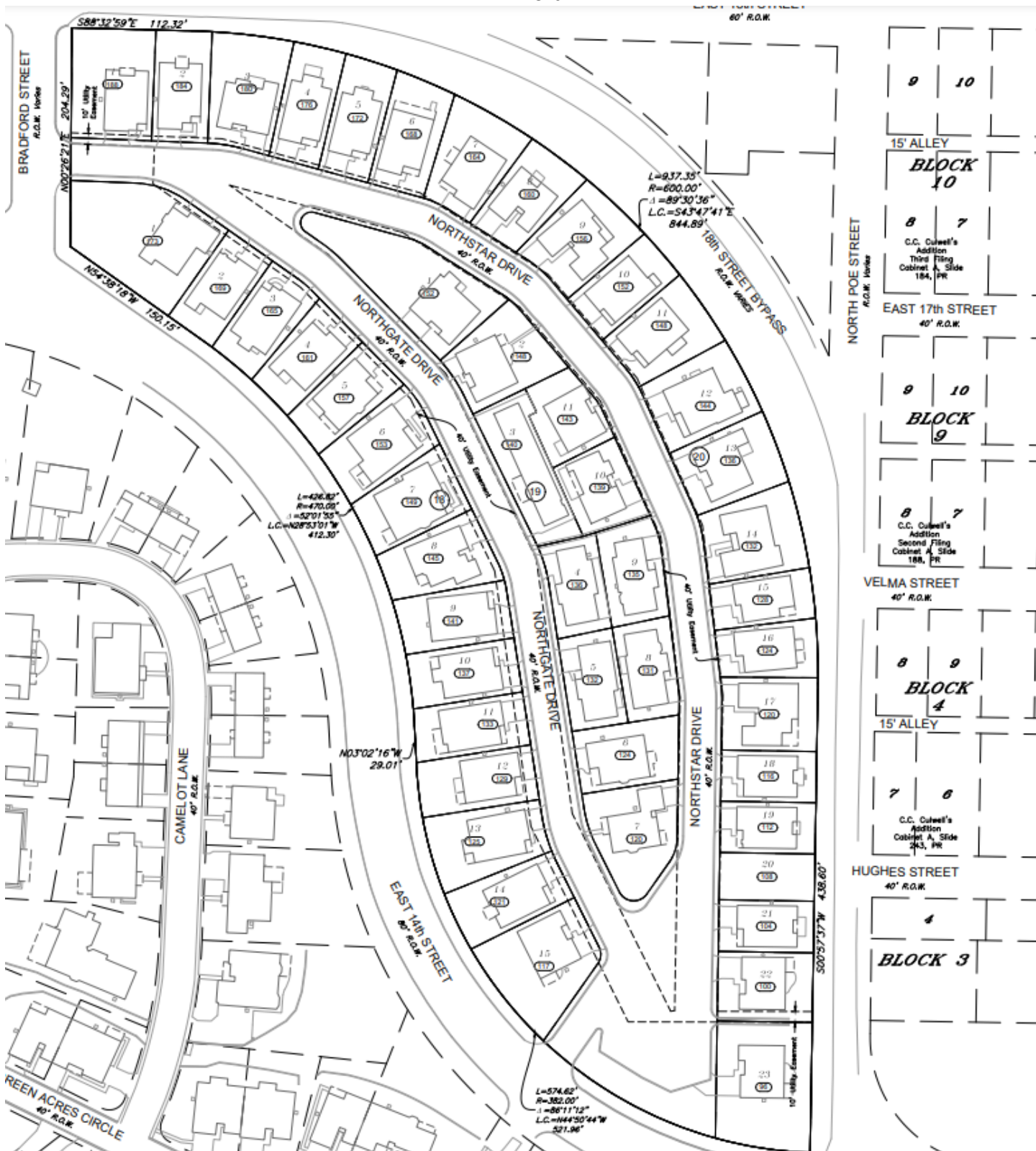
Subject Property: —

Scale: 0 0.03 0.05 0.1 0.15 0.2 Miles



Plats/Concept Plans

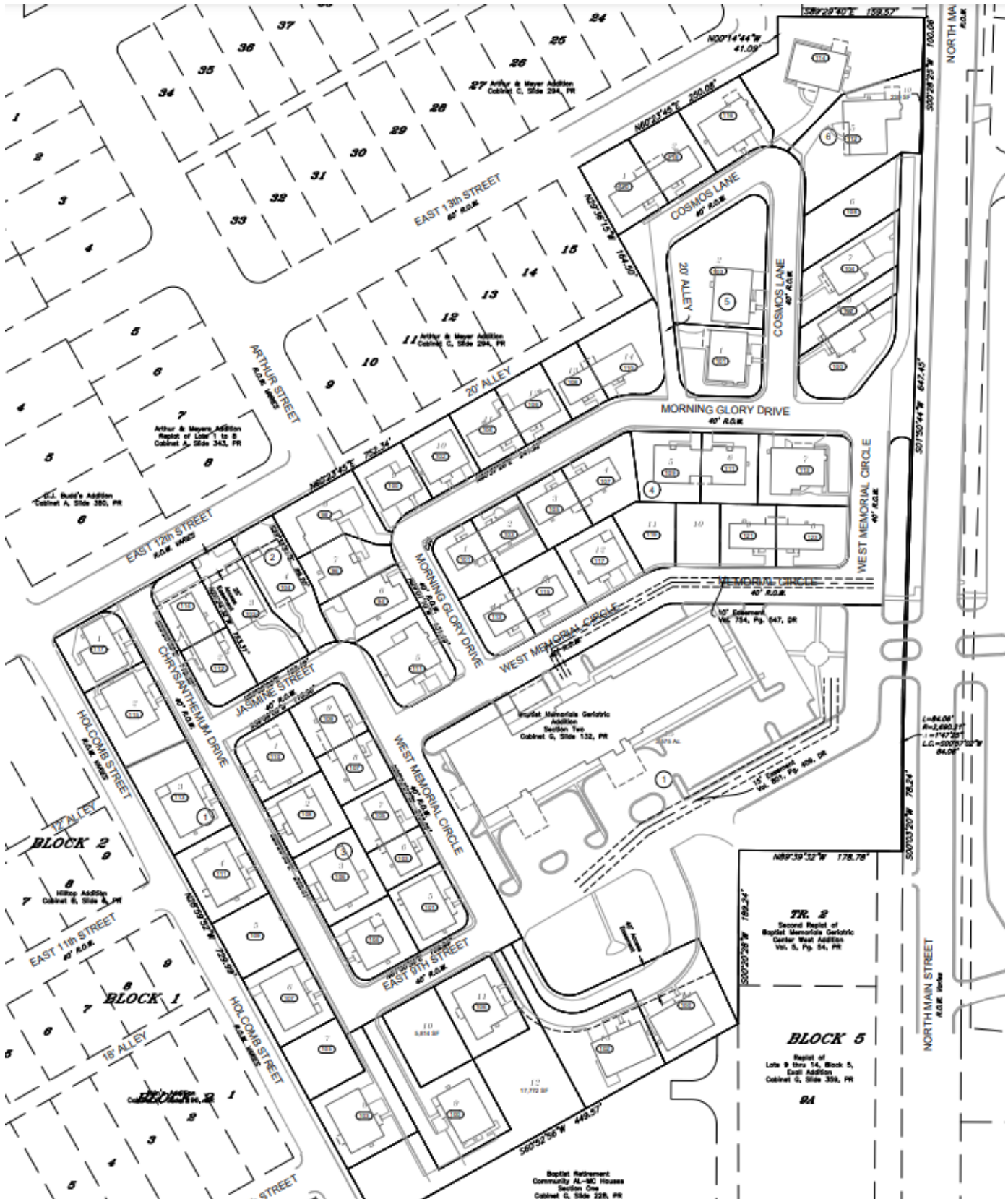
▲ = North



[illegible]

[illegible]

▲ = North



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 71.883 ACRES INCLUDING ACRES: 9.060, LOT: 1, SUBD: BAPT MEM SR CITIZEN HSE COMPLX, 46.280 ACRES, ABST: A-1799 S-0324, SURVEY: G RODI, 11.837 ACRES BEING OUT OF A-1799 & A-7697 S-324 1/2 DAY LAND & CATTLE, BLK: 5, SUBD: HESLIP ADDITION, NORTH PART OF LOTS 3, 4, 5, 6, & 8 AND ALL OF LOTS 9 THRU 13, 0.8598 ACRES, ACRES: 0.102, BLK: 5, SUBD: HESLIP ADDITION, NORTH PART OF LOTS 1 & 2, ACRES: 0.338, LOT: 35 & 36 AND 20 FT OF ALLEY BEING 0.3565, BLK: 5, SUBD: CHAPMAN'S RE-S/D, ACRES: 15.153, LOT: 1, BLK: 2, SUBD: BAPTIST MEMORIALS GERIATRIC, SEC 2; FROM THE NEIGHBORHOOD COMMERCIAL (CN), GENERAL COMMERCIAL (CG), SINGLE-FAMILY RESIDENTIAL (RS-1), AND TWO-FAMILY RESIDENTIAL (RS-2) ZONING DISTRICTS TO A PLANNED DEVELOPMENT DISTRICT (PD25-01) WITH AN UNDERLYING ZONING OF LOW-RISE MULTIFAMILY (RM-1); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE**

RE: PD25-01: Baptist Retirement Community

WHEREAS, on the 21st day of April 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 Planned Development (PD25-01) Zoning District; and,

WHEREAS, on the 20th day of May 2025, City Council held a public hearing on PD25-01, 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 basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit “A” of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned Planned Development (PD25-01) Zoning District:

The real properties generally located between Holcomb, E 8th, E 7th, N Poe, E 18th, Bradford, E 14th, Arthur, and E 12th Streets., described as Acres: 9.060, Lot: 1, Subd: Bapt Mem Sr Citizen Hse

Complx, Abst: A-1799 S-0324, Survey: G Rodi, 11.837 Acres Being Out Of A-1799 & A-7697 S-324 1/2 Day Land & Cattle, Blk: 5, Subd: Heslip Addition, North Part Of Lots 3, 4, 5, 6, & 8 And All Of Lots 9 Thru 13, 0.8598 Acres, Acres: 0.102, Blk: 5, Subd: Heslip Addition, North Part Of Lots 1 & 2, Acres: 0.338, Lot: 35 & 36 And 20 Ft Of Alley Being 0.3565, Blk: 5, Subd: Chapman's Re-S/D, Acres: 15.153, Lot: 1, Blk: 2, Subd: Baptist Memorials Geriatric, Sec 2, totaling 71.883 acres within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit "A" of this Ordinance. ("PD Boundary Map").

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

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

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

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

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

INTRODUCED on the **20th day of May 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of June 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

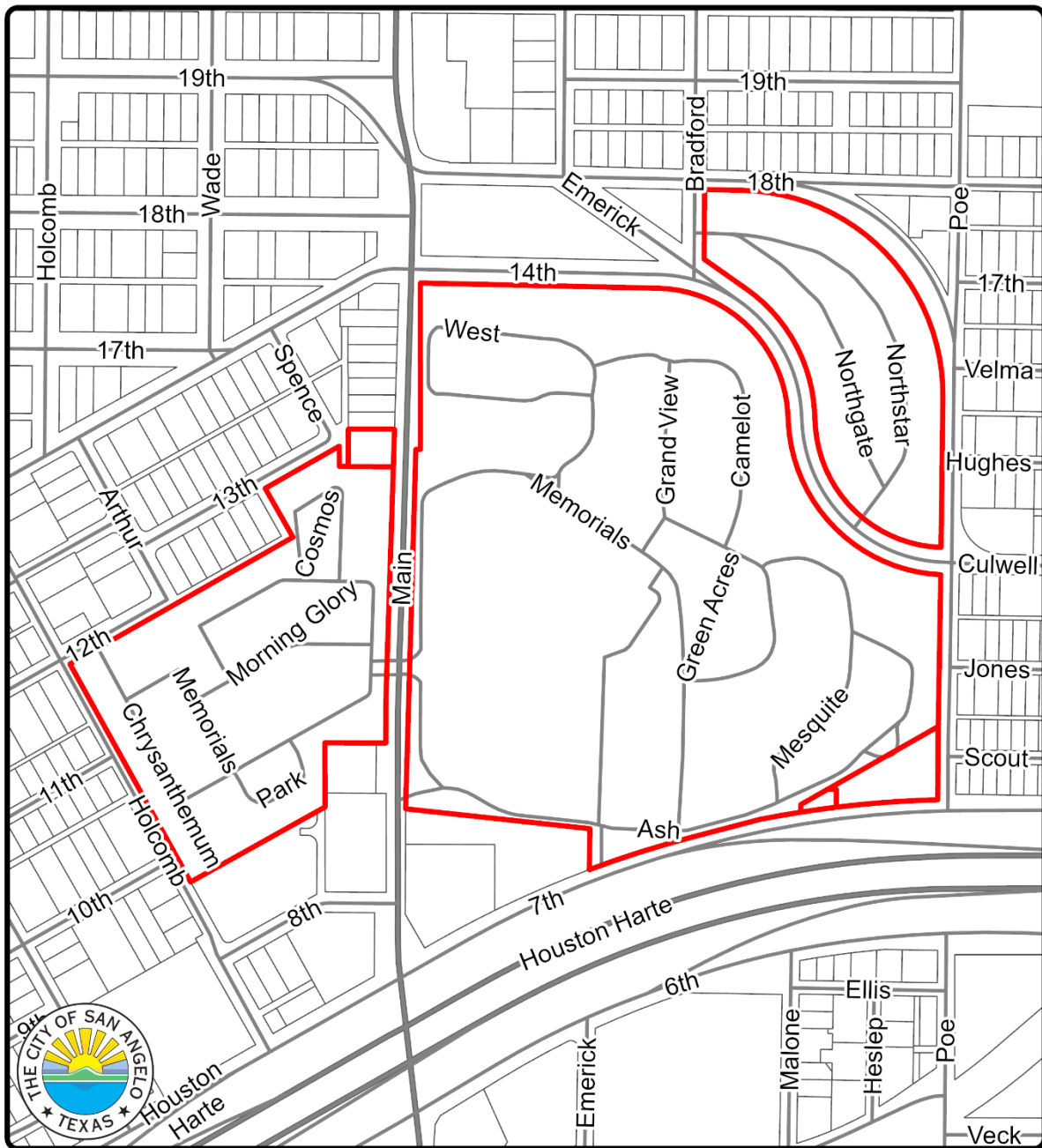
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

Exhibit "A" (PD Boundary Map)



Ordinance Map

PD25-01: Baptist Retirement Center

Council District: #3 and #4

Neighborhood: Paulann and Regan

Scale: 0 0.03 0.05 0.1 0.15 0.2 Miles

Subject Property: —

Existing Zoning: CN, CG, RS-1, RS-2

Requested Zoning: PD25-01

N



Exhibit “B”
Applicable Regulations

1. Except as otherwise specified, the development of the subject property shall generally conform to the Low-rise Multifamily (RM-1) Zoning District standards.
2. Offices, services, amenities, events, complexes, and maintenance/storage buildings specifically serving the district shall be allowable land uses.
3. The following development standards shall apply:

Development Standard	PD
<i>Minimum Lot Area</i> (sq. ft.)	
Single-Family Unit	4,000
Two-Family Unit	5,000
Zero Lot Line or Twinhome Unit	2,500
Townhouse Unit	1,875
<i>Minimum Lot Dimensions</i> (feet in width x feet in depth)	
Single-Family Unit	45x80
Two-Family Unit	50x80
Zero Lot Line or Twinhome Unit	40x60
Townhouse Unit	25x75
<i>Minimum Front Yard</i> (feet)	15
<i>Minimum Side Yard</i> (feet)	
One side yard (minimum)	[3]
The other side yard (minimum)	[3]
<i>Minimum Rear Yard</i> (feet)	10
<i>Maximum Floor Area Ratio</i>	.70
<i>Maximum Height</i>	
In feet	35
In stories	2-½
<i>Maximum Density</i> (units/gross acre)	25

[3] Single-family and two-family units generally require a minimum 5-foot side yard on both sides but may be as close as a 3-foot side yard for existing units; apartment dwelling units or group homes require a minimum 10-foot side yard on both sides; and zero lot line units generally require one side yard of at least 10 feet for new construction and at least 8 feet for existing units, and the other side yard may be reduced to 0 feet, but not more than one foot. See Subsections C and D for side separation standards required of twin home and townhouse units, respectively.

4. One five-story complex structure shall be allowed in the area within West Memorial Circle.
5. New single and two-family residential structures may constitute a “minor alteration” and be reviewed administratively by the Planning Director.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: June 3, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for Z25-15, a request for a zone change from the General Commercial zoning district to the Low Rise Multi-family Residential located at 3013, 3017, 3021, 3025, & 3029 Waco St. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

Z25-15 is a zoning request for infill lots located at 3013, 3017, 3021, 3025, & 3029 Waco St. These lots have a current zoning of General Commercial but have not been built out since the Houston Harte Freeway corridor came through the area. The proposal to change to the Low-Rise Multi-family zoning district (RM-1) will allow for more affordable housing in the area. Being close to the freeway and the Glenna/Arden Rd. interchange will help establish residential living with more density in mind. The Planning Commission recommends approval by a vote of 4-0 on April 21, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Planning Commission heard this case at the April 21, 2025 meeting and recommend approval with a 4-0 vote.

Attachments:

- | | | |
|----|------------------------------------|---|
| 1. | Z25-15 Staff Report | Z25-15 Staff Report.pdf |
| 2. | Z25-15 3013-3029 Waco St Ordinance | Z25-15 3013-3029 Waco St 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 - Z25-15

Planning Commission: April 21, 2025

City Council 1st reading: May 20, 2025

APPLICATION TYPE:		CASES:	
Zone Change		Z25-15: 3013, 3017, 3021, 3025, & 3029 Waco St	
SYNOPSIS:			
A request for approval of a zone change from (CG) General Commercial to (RM-1) Low Rise Multi-family Residential for the property located at 3013, 3017, 3021, 3025, & 3029 Waco St.			
LOCATION:		LEGAL DESCRIPTION:	
3013, 3017, 3021, 3025, & 3029 Waco St		Acres: 0.161, Lot: 4, Blk: 67, Subd: HATCHER ADDITION Acres: 0.161, Lot: 5, Blk: 67, Subd: HATCHER ADDITION Acres: 0.158, Lot: 6 LESS SW TRIANGLE, Blk: 67, Subd: HATCHER ADDITION Acres: 0.139, Blk: 67, Subd: HATCHER ADDITION, N PART OF LOT 7 Acres: 0.116, Blk: 67, Subd: HATCHER ADDITION, NORTH PART OF LOT 8	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Tom Thompson Neighborhood – Bluffs	Currently: CG Requesting: RM-1	Neighborhood Center	Acres: .735
NOTIFICATIONS:			
21 notifications sent on 4/4/25. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from (CG) General Commercial to (RM-1) Low Rise Multi-family Residential for the property located at 3013, 3017, 3021, 3025, & 3029 Waco St.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Wilde 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 that the owner would like to build multi-family residential. The vision plan for this area is Neighborhood Center which fits multi-family residential. The area to the east, off Houston St, recently received approval of a zone change for the same concept.

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 is well-aligned with the existing blend of residential and general commercial uses 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 blend of 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 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 property will meet the development pattern of a blend of residential and general commercial in the area.

Recommendation:

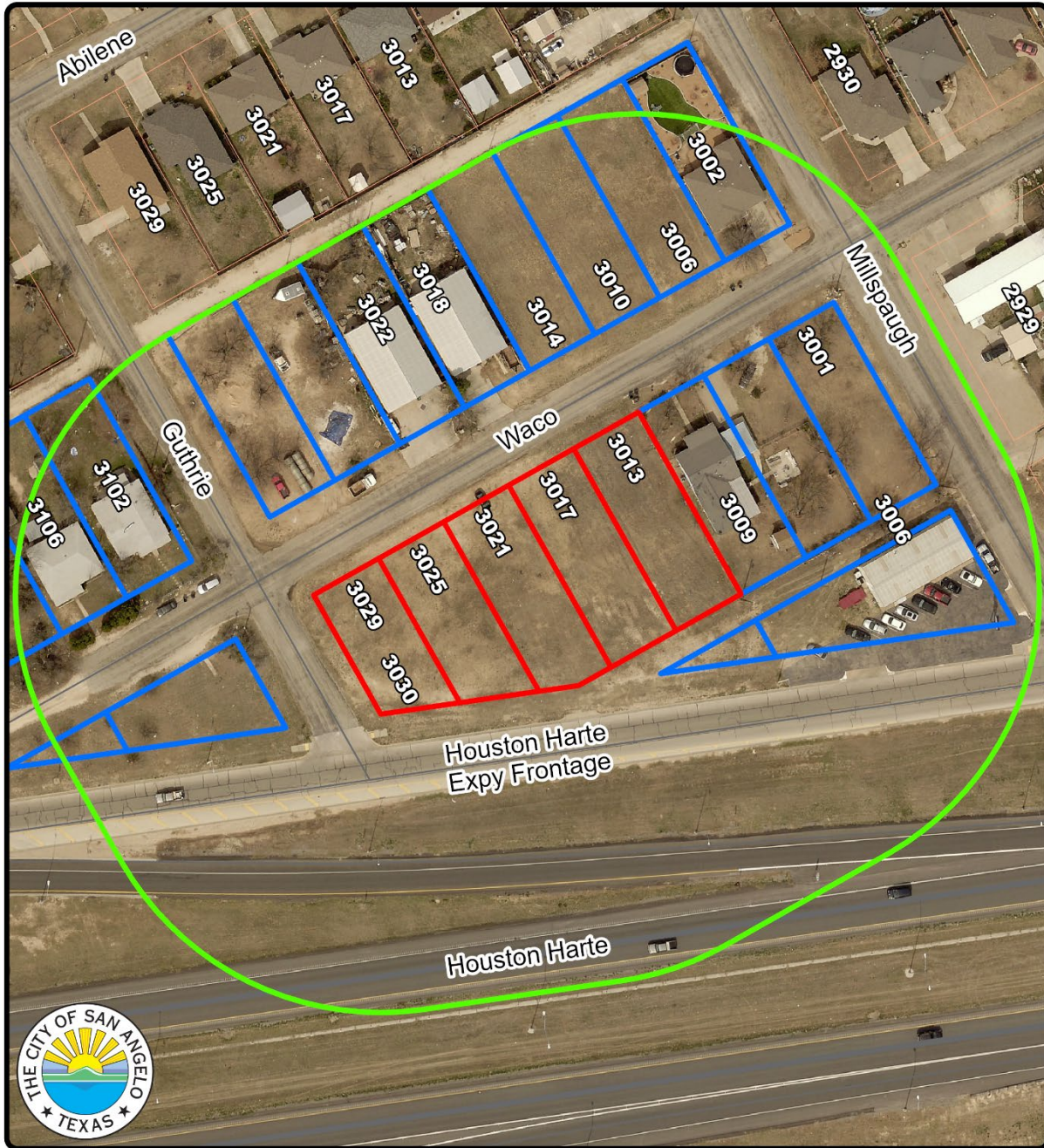
Staff recommend **approval** of a zone change from (CG) General Commercial to (RM-1) Low Rise Multi-family Residential for the property located at 3013, 3017, 3021, 3025, & 3029 Waco St.

Attachments:

Notification Map

Zoning Map

Vision Plan Map



200' Notification Map
Z25-15: Waco Street

Council District: #2 - Tom Thompson
Neighborhood: Bluffs

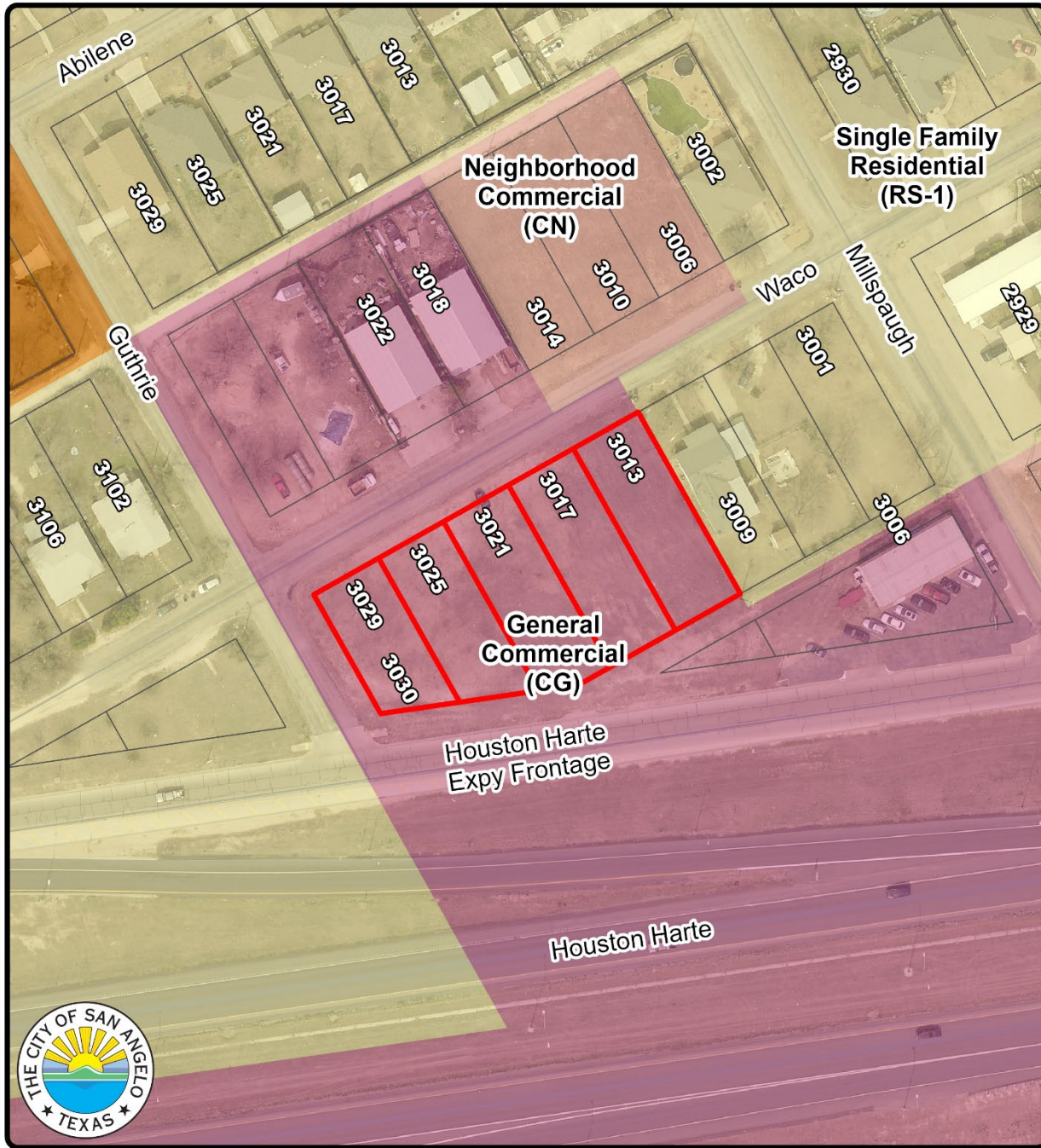
Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: —

Subject Property: —

Notified Properties: —





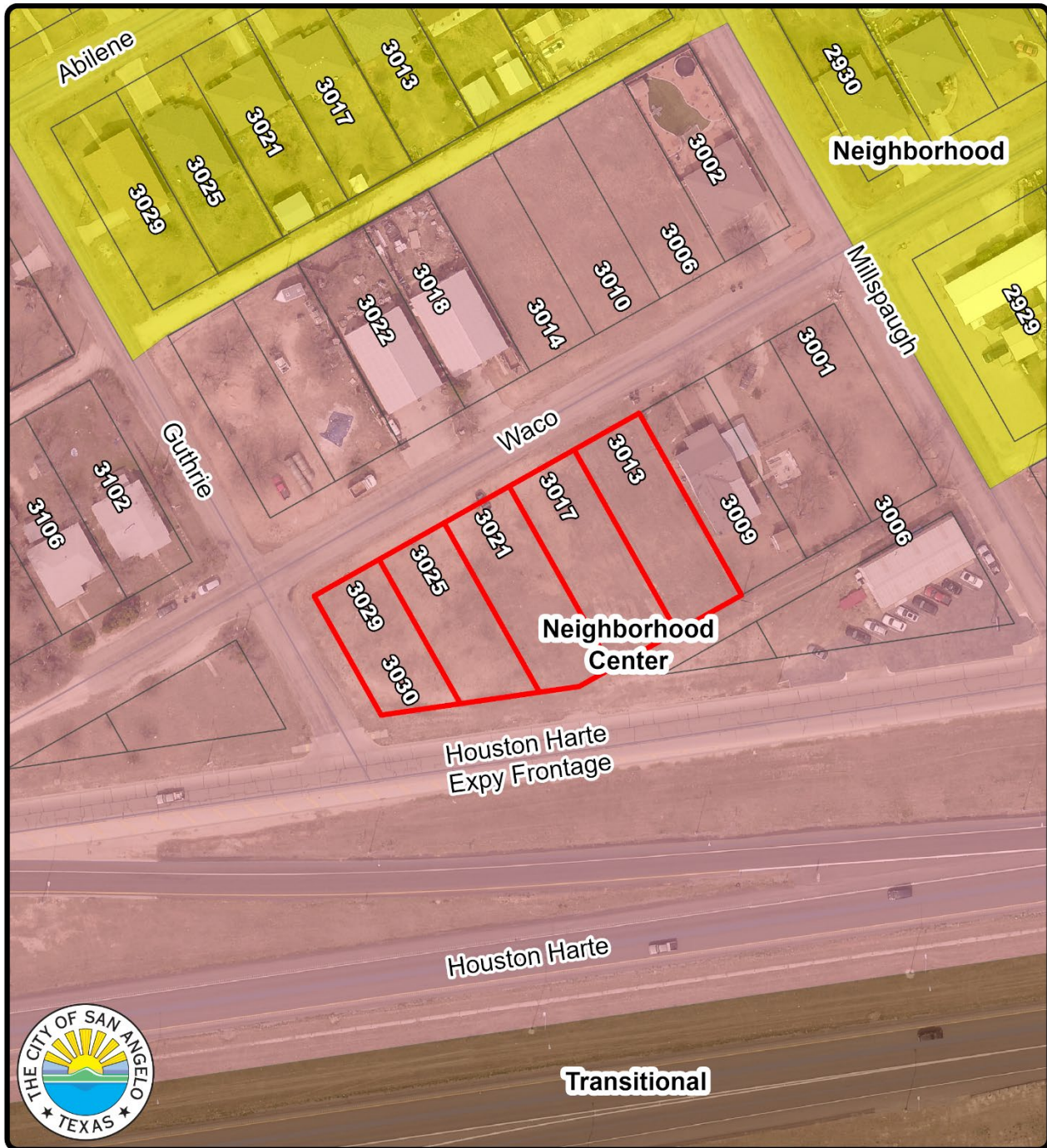
Zoning Map Z25-15: Waco Street

Council District: #2 - Tom Thompson
Neighborhood: Bluffs

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: —





Vision Map
Z25-15: Waco Street

Council District: #2 - Tom Thompson
Neighborhood: Bluffs

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 ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **APPROXIMATELY .735 ACRES LOCATED AT 3013, 3017, 3021, 3025, AND 3029 WACO ST.**; FROM GENERAL COMMERCIAL (CG) TO LOW RISE MULTI-FAMILY RESIDENTIAL (RM-1); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-15: 3013, 3017, 3021, 3025, and 3029 Waco St.

WHEREAS, on the 21st day of April, 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 20th day of May, 2025, City Council held a public hearing on Z25-15, 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 3013, 3017, 3021, 3025, and 3029 Waco St, described as a total of .735 acres from Hatcher Addition, Block 67, Lots 4-8 within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit "A" of this Ordinance.

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

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

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

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

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

INTRODUCED on the **20th day of May, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of June, 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

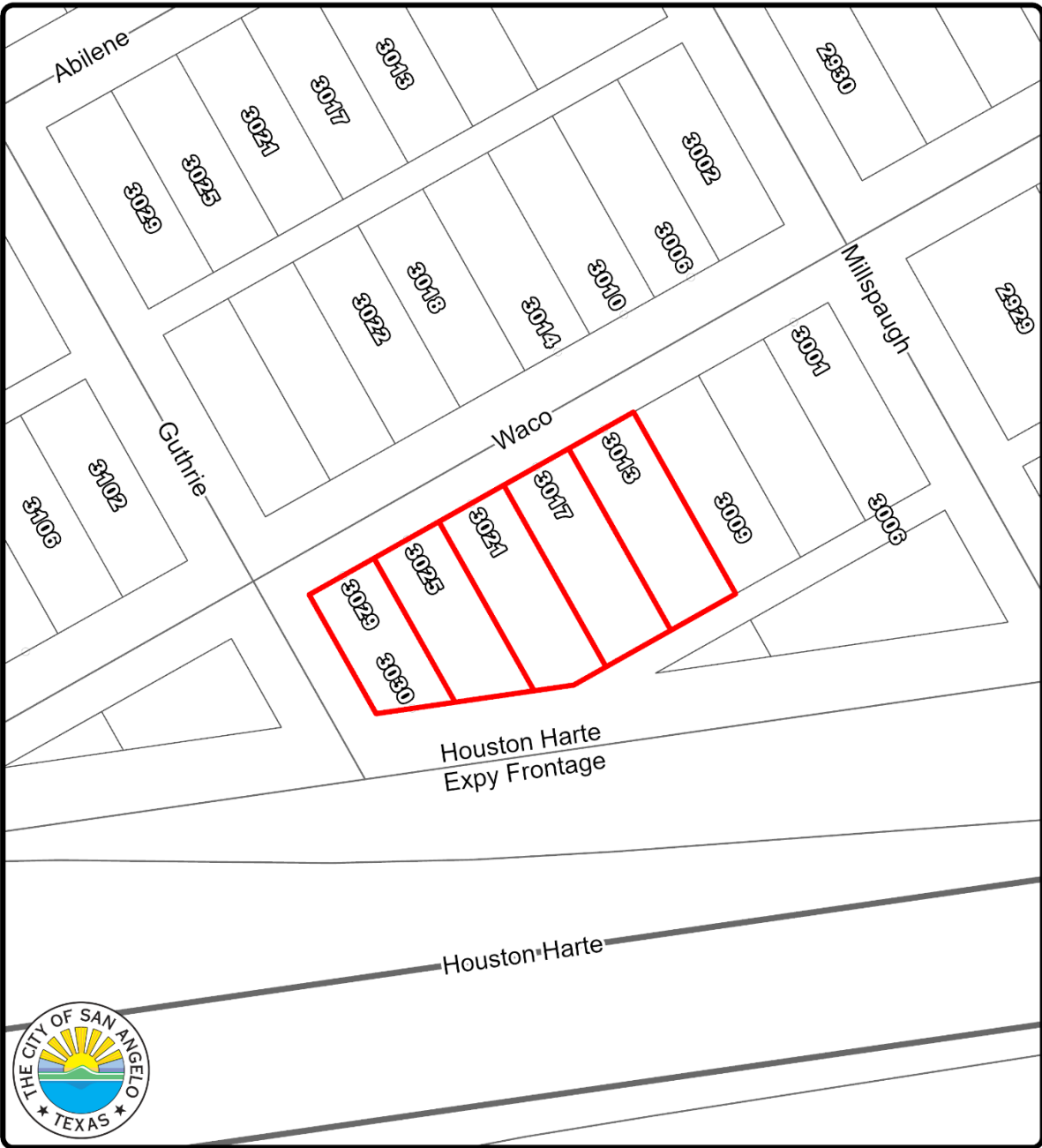
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

Exhibit "A"



Ordinance Map
Z25-15: Waco Street

Council District: #2 - Tom Thompson
Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: —

Existing Zoning: CG

Requested Zoning: RM-1



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: June 3, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for Z25-16, a request for a zone change from the Low Rise Multi-family Residential zoning district to the General Commercial zoning district, located at 517 W. 18th St., Lots 4-8 and Lots 9 and 10, a zone change from Low Rise Multi-family Residential Zoning to Neighborhood Commercial zoning district (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

Z25-16 is a request for a General Commercial zoning district with frontage along N Bryant Blvd and N. 18th. This is a commercial corridor with properties to the north with General Commercial and General Commercial/ Heavy Commercial designations. The Neighborhood Commercial zoning designation for the western two lots will act as a buffer zone to the existing Blackshear neighborhood. City staff presented to the Planning Commission the three westernmost lots (8, 9, and 10) to be Neighborhood Commercial. However, the Planning Commission limited them to lots 9 and 10 being over 100' distance from the western property line along Hudson St. The property owner may lease or sell the property which fronts N Bryant Blvd. The Planning Commission recommends approval with a 4-0 vote on April 21, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Planning Commission heard this case at the April 21, 2025 and recommend approval of Lots 9 & 10 as Neighborhood Commercial and Lots 4-8 as General Commercial with a 4-0 vote.

Attachments:

- | | | |
|----|--------------------------------|-------------------------------------|
| 1. | Z25-16 Staff Report | Z25-16 Staff Report.pdf |
| 2. | Z25-16 517 W 18th St Ordinance | Z25-16 517 W 18th St 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 - Z25-16

Planning Commission: April 21, 2025

City Council 1st reading: May 20, 2025

APPLICATION TYPE:		CASES:	
Zone Change		Z25-16: 517 W 18 th St, Lots 4-10	
SYNOPSIS:			
A request for approval of a zone change from (RM-1) Low Rise Multi-family Residential to (CG) General Commercial for the property located at 517 W 18 th St to be used as a commercial parking lot/auto sales.			
LOCATION:		LEGAL DESCRIPTION:	
517 W 18 th St, Lots 4-10		Acres: 1.165, Lot: 4 THRU LOT 10, Blk: 1, Subd: MINEOLA ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Lucy Gonzales Neighborhood – Blackshear	Currently: RM-1 Requesting: CG	Currently: Transitional	Acres: 1.165
NOTIFICATIONS:			
17 notifications sent on 4/4/25. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend partial approval of a zone change from (RM-1) Low Rise Multi-family Residential to (CG) General Commercial for lots 4-7 that front N Bryant Blvd but recommends lots 8-10 (about 150ft into the property from Hudson St) to (CN) Neighborhood Commercial the property located at 517 W 18th St.			
PROPERTY OWNER/PETITIONER:			
Petitioner/Owner: Mr. & Mrs. DeWitt			
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 that the owner is currently allowing Texas Truck World to use the lot as part of their commercial parking lot to store vehicles as part of auto sales. The owner will be required to pave any area the vehicles are parked on as part of Section 511 in the Zoning Ordinance. The vision plan for this area is Transitional which should be an area of transition between commercial and residential. The lot north of this lot is Texas Truck World's current lot that has General Commercial in the front which allows the auto sales but Neighborhood Center towards the back of the property, closer to Hudson St to assist with the transition between residential and commercial.

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 staff proposed zoning will follow the current zoning pattern of that area which is Neighborhood Center along Hudson St and General Commercial along N Bryant Blvd.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* Staff's 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 commercial around the lot and fronts a major arterial.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* A zone change and paving the area would allow Texas Truck World to continue using the lots as part of their vehicle show 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.* 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 neighborhood center and general commercial in the area.

Recommendation:

Staff recommend **partial approval** of a zone change from (RM-1) Low Rise Multi-family Residential to (CG) General Commercial for lots 4-7 that front N Bryant Blvd but recommends lots 8-10 (about 150ft into the property from Hudson St) to (CN) Neighborhood Commercial the property located at 517 W 18th St.

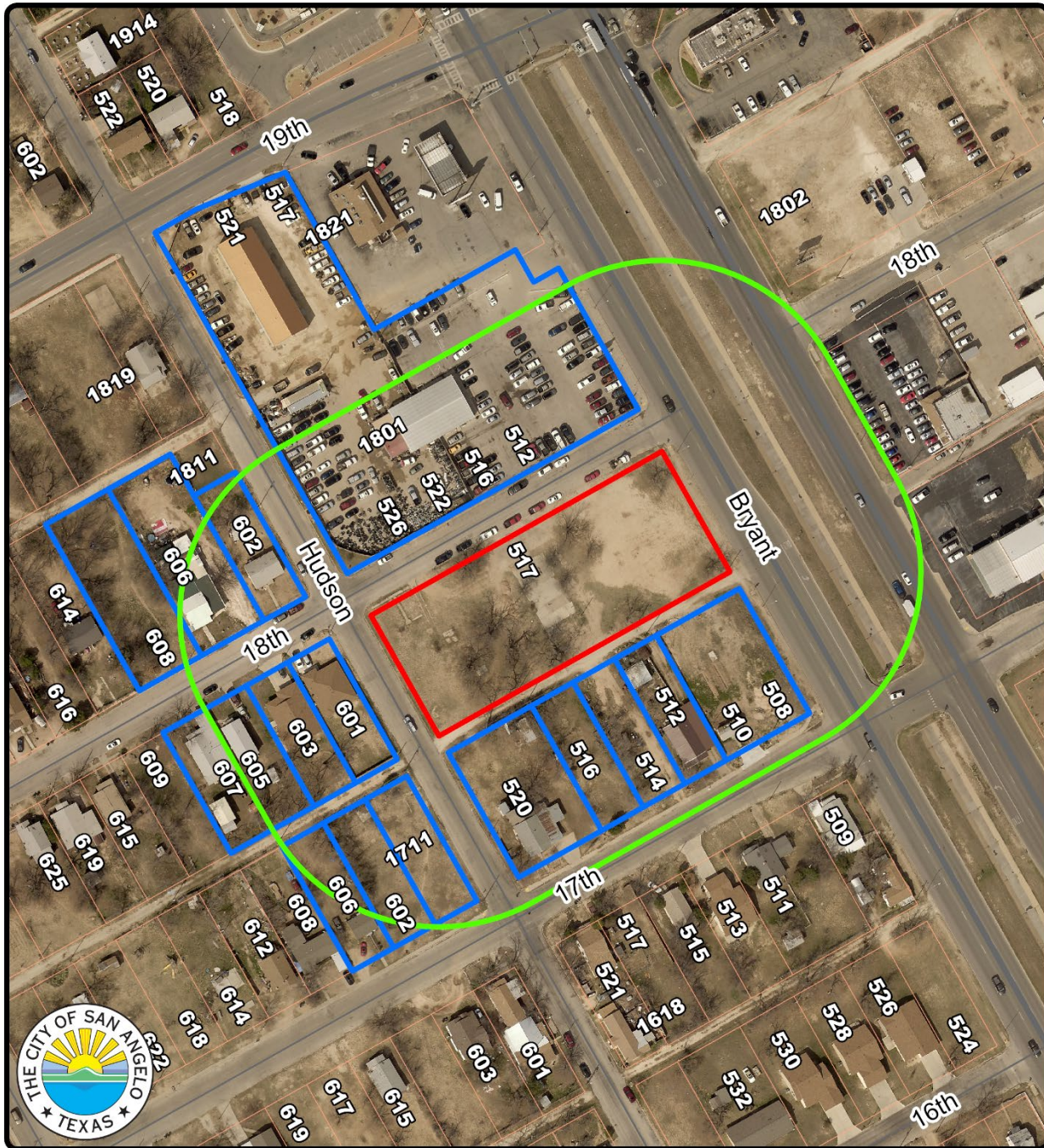
Note, any development will need to be reviewed under Exhibit A, Article 2 -Development Review

Attachments:

Notification Map

Zoning Map

Vision Plan Map



200' Notification Map
Z25-16: 517 W 18th St.

Council District: #4 - Lucy Gonzales
Neighborhood: Blackshear

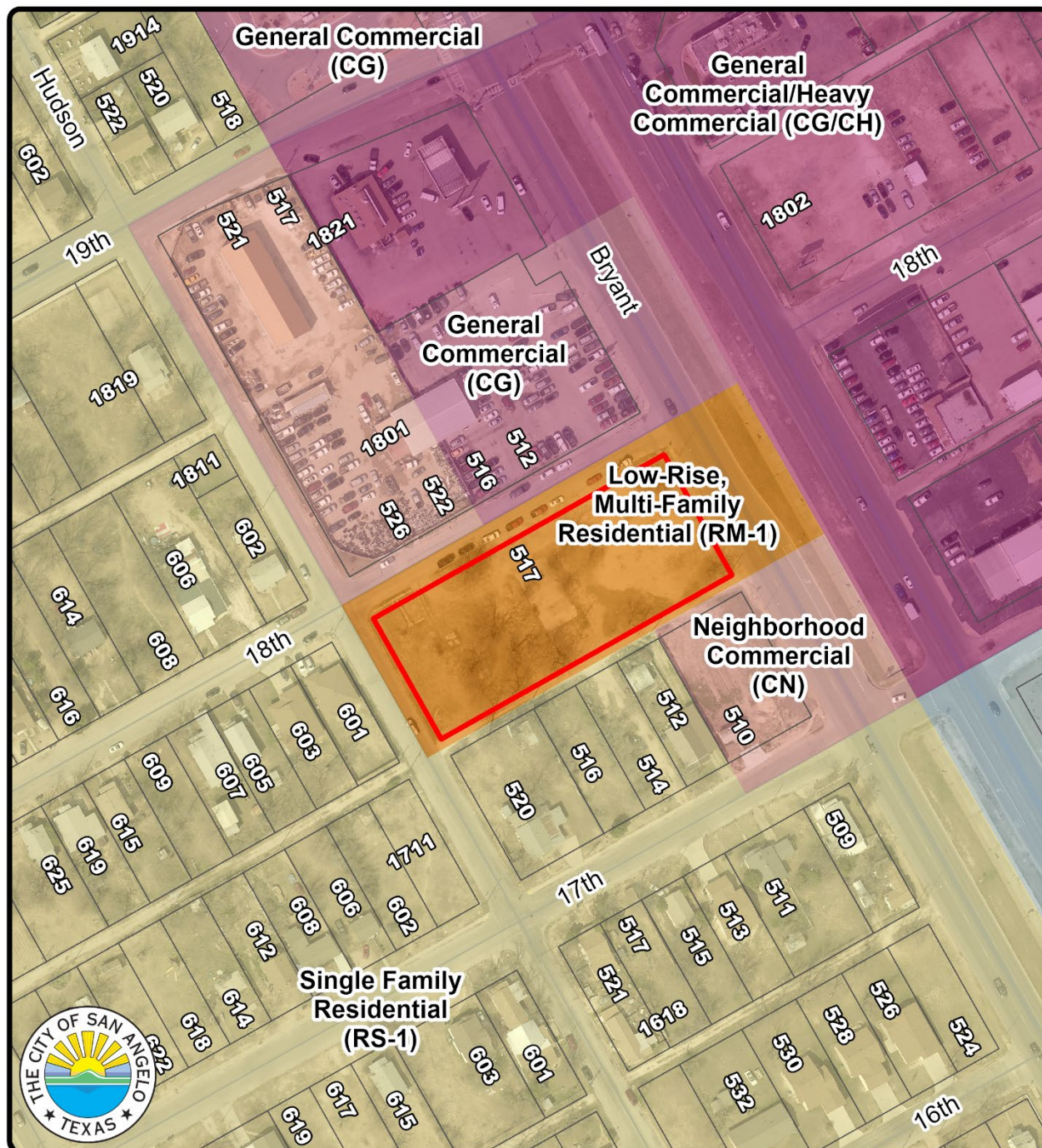
Scale: 0 0.010.01 0.03 0.04 0.06 Miles

200' Range: 

Subject Property: 

Notified Properties: 





Zoning Map

Z25-16: 517 W 18th St.

Council District: #4 - Lucy Gonzales

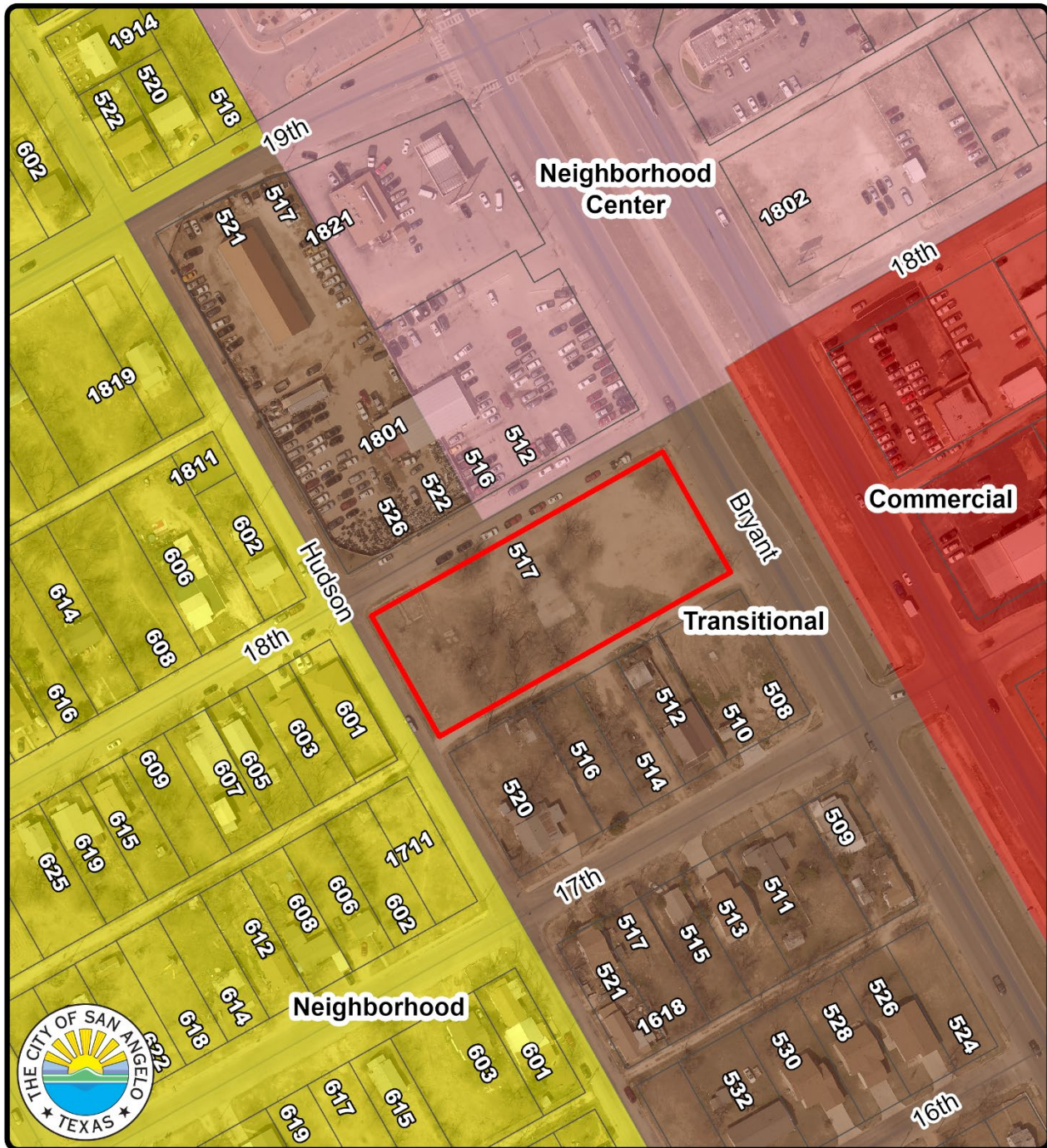
Neighborhood: Blackshear

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

Subject Property: —

N





Vision Map

Z25-16: 517 W 18th St.

Council District: #4 - Lucy Gonzales

Neighborhood: Blackshear

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: 

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 1.165 ACRES LOCATED AT 517 W 18th ST.**; FROM LOW RISE MULTI-FAMILY RESIDENTIAL (RM-1) TO NEIGHBORHOOD COMMERCIAL (CN) ON LOTS 9 & 10 AND GENERAL COMMERCIAL (CG) ON LOTS 4-8; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-16: 517 W 18th St.

WHEREAS, on the 21st day of April, 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 Neighborhood Commercial (CN) and General Commercial (CG) Zoning District; and,

WHEREAS, on the 20th day of May, 2025, City Council held a public hearing on Z25-16, 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 properties permanently zoned GENERAL COMMERCIAL (CG) ZONING DISTRICT:

The real property described as from Mineola Addition, Block 1 , Lots 4-8 within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit “A” of this Ordinance.

and the following described properties permanently zoned NEIGHBORHOOD COMMERCIAL (CN) ZONING DISTRICT:

The real property described as from Mineola Addition, Block 1, Lots 9 & 10 within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit “A” of this Ordinance.

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

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

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

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

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

INTRODUCED on the **20th day of May, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of June, 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

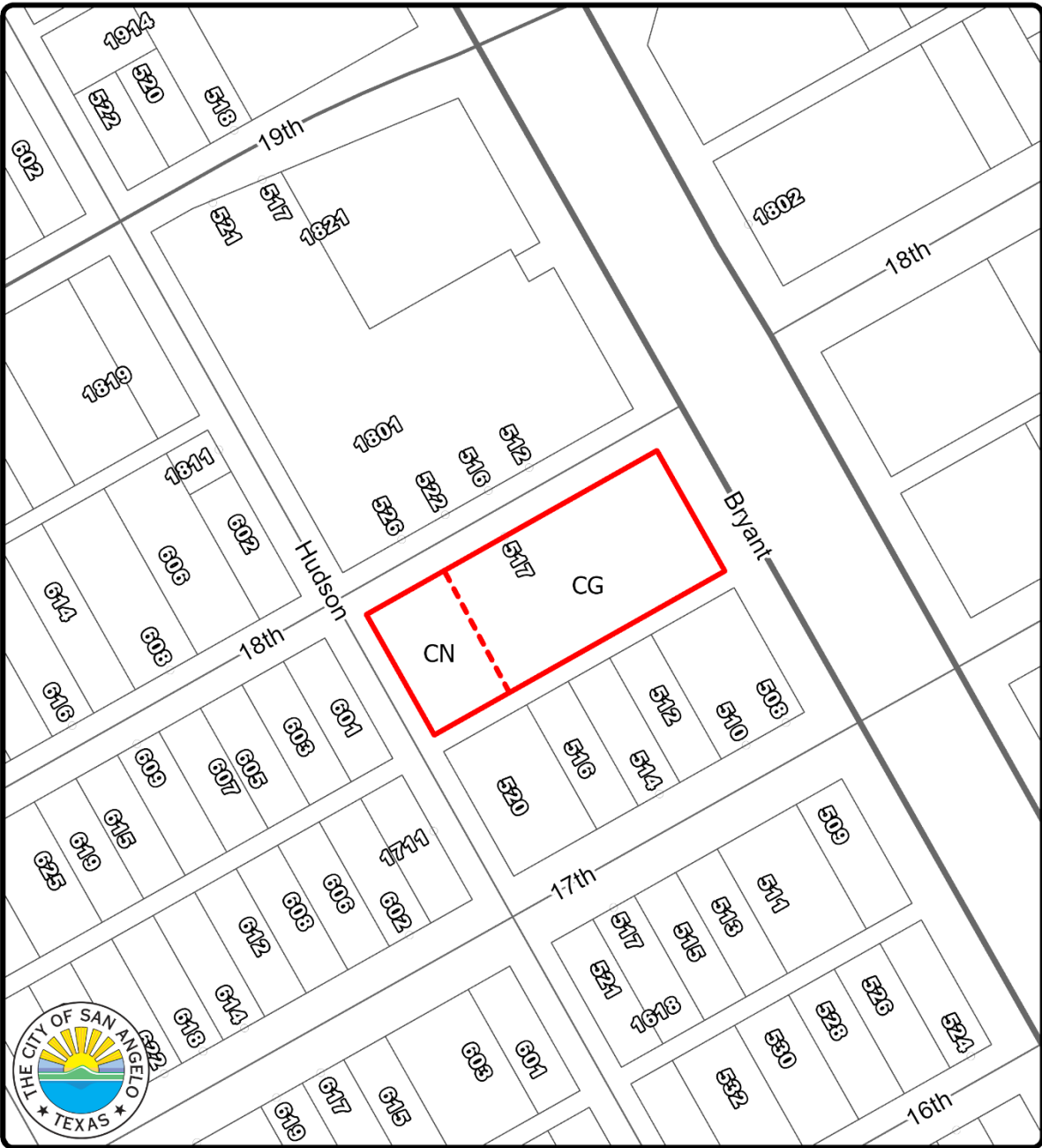
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

Exhibit "A"



Ordinance Map
Z25-16: 517 W 18th St.

Council District: #4 - Lucy Gonzales
Neighborhood: Blackshear

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

Subject Property: —
Existing Zoning: RM-1
Requested Zoning: CG (lots 4-8),
CN (lots 9-10)



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Tina Dierschke, Finance Director, Finance

Meeting Date: June 3, 2025

Item type: Regular Item

Caption:

Discussion regarding the plan of finance for the Coliseum bond issue (Presentation made by Specialized Public Finance, Inc.)

Staff Recommendation:

Summary/History:

City of San Angelo citizens voted to issue debt to finance upgrades and improvements to the City's Coliseum. The amount of the debt will be \$41,660,000, and SPFI will be presenting an overview of the bond process. The attached timeline also outlines the process.

Funding Source(s):

Financial Impact:

\$41,660,000 will be received by the City on August 14, 2025, and deposited in the capital project bond fund.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---------------------------------------|---|
| 1. | City of San Angelo Timeline GO - 2025 | City of San Angelo Timeline GO - 2025.pdf |
|----|---------------------------------------|---|

Presentation:

SPFI

Approvals/Reviews:

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

CITY OF SAN ANGELO, TEXAS
\$41,660,000* GENERAL OBLIGATION BONDS (THE “BONDS”), TAXABLE SERIES 2025

June							July							August						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7			1	2	3	4	5						1	2
8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9
15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16
22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23
29	30						27	28	29	30	31			24	25	26	27	28	29	30
														31						

FINANCING SCHEDULE

AS OF MAY 6, 2025

Date	Task
Week of: Monday, May 26, 2025	SPFI distributes the Preliminary Official Statement (“POS”) for comments and requests the underlying bond rating from S&P Global Ratings (“S&P”) and Fitch Ratings (“Fitch”).
Tuesday, June 3, 2025	<u>City Council Meeting</u> – Specialized Public Finance Inc. (“SPFI”) is to provide the plan of finance to the Council regarding the issuance of the Bonds. (8:30 am)
Week of: Monday, June 9, 2025	Rating Agency conference calls with S&P and Fitch.
Monday, July 7, 2025	Receive a credit rating from S&P and Fitch. SPFI to post the POS.
Monday, July 14, 2025	<u>Competitive Sale</u> - Receive bids on the Bonds from the broker/dealers. The bids are tabulated and verified by SPFI. (1:30 pm)
Tuesday, July 15, 2025	<u>Council Meeting – Award</u> – The Council will consider the Ordinance authorizing the issuance of the Bonds and awarding the Bonds to the winning bidder. (8:30 am)
Tuesday, August 14, 2025	<u>Delivery Date</u> - The proceeds from the Bonds are deposited into the construction fund.

*Preliminary, subject to change.

 Denotes City Council Meeting Date

 Denotes Closing Date



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jonathan Flores, Budget Manager, Budget

Meeting Date: June 3, 2025

Item type: Regular Item

Caption:

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 equipment replacement (Presentation made by Finance Director Tina Dierschke)

Staff Recommendation:

Approve

Summary/History:

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

- Equipment replacement

Funding Source(s):

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. | BA Memo - Police Vehicles | BA Memo - Police Vehicles.pdf |
|----|---------------------------|-------------------------------|

Presentation:

Tina Dierschke

Approvals/Reviews:

Jonathan Flores
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Final Approval

Memo

To: Tina Dierschke, Finance Director
From: Ryan Kramer, Senior Fleet Manager
Date: 05/23/2025
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Restore equipment replacement funding used to purchase police vehicles

Source of Funding:

Equipment Replacement Fund Balance

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

NA

Project/Budget to be amended	Revenue	Expense
Equipment Replacement		377,096

Additional Comments:

Funding originally allocated for general city vehicle and equipment replacement was redirected to purchase police vehicles. This was necessary in order to meet manufacturing deadlines that would allow the City to avoid price increases. This request restores funding so that originally planned purchases can be made.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: June 3, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for PD25-02, a request for a zone change from the General/Heavy Commercial zoning district to a Planned Development zoning district with a base zoning of RM-1, to allow modified setbacks for multifamily development, being 2.680 acres located on Jackson St. and Town & Country Dr., Block 2 (Presentation made by Planning & Development Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This request came from a local developer who has been building small duplex multifamily housing. The lot in question has been vacant for more than 30 years along Jackson St, adjacent to the red arroyo and in proximity to S. Bryant and Knickerbocker. The project is to add housing on this lot fronting Town and Country Ct with S. Jackson being the back of the property. The developer is planning on placing a solid fence, possibly a brick or limestone design, along S Jackson. The area has adequate transportation and utility connections, and is very close to retail amenities, the university and other businesses. The Planned Development is designed to assist with density by modifying the setbacks along S. Jackson while still maintaining a distance which is acceptable between buildings per codes. The Planning Commission heard this case on April 21, 2025, and gave a recommendation of approval with a 4-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|----------------------|---------------------------|
| 1. | PD25-02 Ordinance | PD25-02 Ordinance.docx |
| 2. | PD25-02 Staff report | PD25-02 Staff report.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: **BLK: 2, SUBD: TOWN & COUNTRY BUSINESS PARK, BEING 2.680 ACRES,** TO A PLANNED DEVELOPMENT (PD) ZONING DISTRICT WITH A BASE ZONING OF LOW RISE MULTI-FAMILY (RM-1), PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD25-02: Town & Country Business Park

WHEREAS, on the 21st day of April 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 Planned Development (PD25-02) Zoning District; and,

WHEREAS, on the 3rd day of June 2025, City Council held a public hearing on PD25-02, 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 Planned Development (PD25-02) Zoning District:

Blk: 2, Subd: TOWN & COUNTRY BUSINESS PARK, BEING 2.680 ACRES within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit “A” of this Ordinance. (“PD Boundary Map”).

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

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

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

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

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

INTRODUCED on the **3rd day of June 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **17th day of June 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

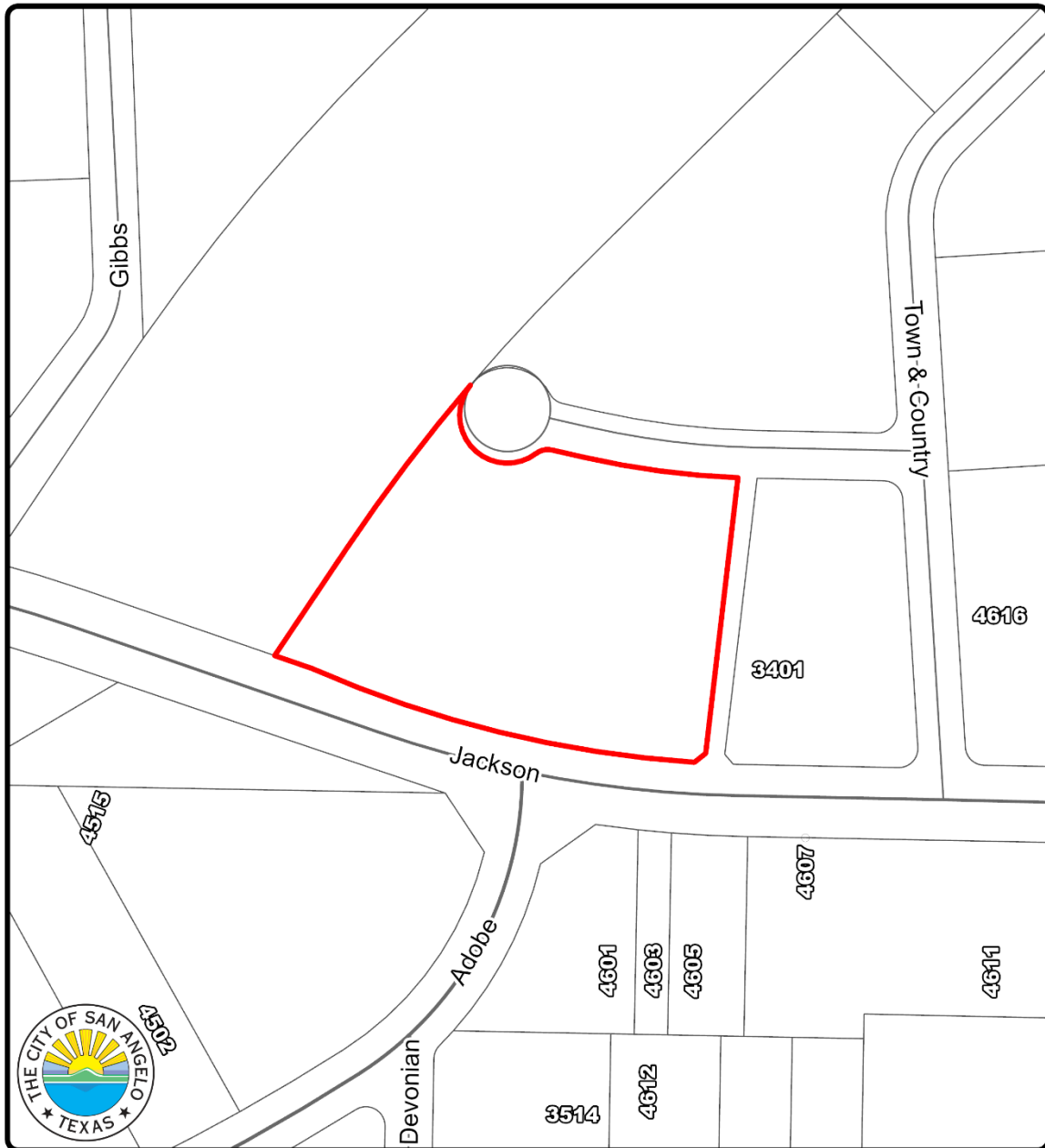
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

Exhibit "A"
PD Boundary Map



Ordinance Map
PD25-02: Jackson and Town & Country

Council District: #1 - Tommy Hiebert
Neighborhood: Rio Vista

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: —

Existing Zoning: CG/CH

Requested Zoning: PD25-02



Exhibit “B”
Applicable Regulations

1. Except as otherwise specified, the development of the subject property shall generally conform to the Low-rise Multifamily (RM-1) Zoning District standards.
2. Except as otherwise specified, the following development standards shall apply:

Development Standards	PD
<i>Minimum Front Yard</i> (feet)	10
<i>Minimum Side Yard</i> (feet)	5
One side yard (minimum)	5
The other side yard (minimum)	5
<i>Minimum Rear Yard</i> (feet)	10

PLANNING COMMISSION – April 21, 2025
STAFF REPORT



APPLICATION TYPE:	CASE:		
Planned Development	PD25-02: Jackson St and Town & Country Dr		
SYNOPSIS:			
Request for approval of a zone change of 2.818 acres located at Jackson St and Town & Country Dr Block 2 from General/Heavy Commercial (CG/CH) to a Planned Development (PD25-02) zoning district with a base zoning of RM-1, to allow modified setbacks for multi-family development.			
LOCATION:	LEGAL DESCRIPTION:		
Jackson St and Town & Country Dr Preliminary Address: 4501 Town & Country Ct	Acres: 2.680, Blk 2, Subd: TOWN & COUNTRY BUSINESS PARK		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #1 Tommy Hiebert Neighborhood: Rio Vista	CG/CH	Commercial	2.680 acres
THOROUGHFARE PLAN:			
Jackson St – Minor Arterial built to city standards Town & Country Ct – Local Road built to city standards			
NOTIFICATIONS:			
13 notifications mailed within 200-foot radius in April 2025; one (1) received in favor of and one (1) against the project.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Planned Development located at Jackson St and Town & Country Dr with an underlying zoning of RM-1 with 5' setback on sides, 10' setback for front on Town & Country Ct, and 10' setback for rear on Jackson St.			
PROPERTY OWNER/PETITIONER:			
Applicant: Wilde Engineering & Surveying LLC Owner: Mach Ten Construction			
STAFF CONTACT:			
Kim Garmany Planning and Development Services Administrator (325) 657-4210 x 1217 kimberly.garmany@cosatx.us			

Additional Information: Applicant is a local developer with expertise in creating housing options outside of the traditional single-family style. Mr. Willard has created developments like this in other areas of town and has had success with modifications on setbacks.

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

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** Staff believes changing to a Planned Development is consistent with the policies stated in the Plan.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed amendment does 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.** Developing low-rise multifamily housing in this area is compatible with the surrounding zoning districts and will likely spur more development in the surrounding areas.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** While there aren't any changed conditions that require an amendment, the enduring conditions have made this area unattractive for developers. With the amendment, the land becomes more usable and able to be developed.
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 do not appear to be any adverse effects on the surrounding environment.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** The 2019 housing study identified that we need housing in San Angelo, especially options other than single family homes on large lots. We believe this will contribute to fulfilling that need.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** This proposed planned development will result in a logical and orderly pattern of urban development by continuing to grow housing options in any area that has many amenities close by.

Exhibit “A”: Planned Development Standards

1. Except as otherwise specified, the development of the subject property shall generally conform to the Low-rise Multifamily (RM-1) Zoning District standards.
2. Except as otherwise specified, the following development standards shall apply:

Development Standards	PD
Minimum Front Yard (feet)	10
Minimum Side Yard (feet)	
One side yard (minimum)	5
The other side yard (minimum)	5
Minimum Rear Yard (feet)	10

Recommendation:

Staff recommends **APPROVAL** of the Planned Development located at Jackson St and Town & Country Dr with an underlying zoning of RM-1 with 5’ setback on side yards, 10’ setback for front yards on Town & Country Ct, and 10’ setback for rear yards on Jackson St.

Attachments:

Aerial Map
Zoning Map
Notification map
Site Photo



Aerial Map

PD25-02: Jackson and Town & Country

Council District: #1 - Tommy Hiebert

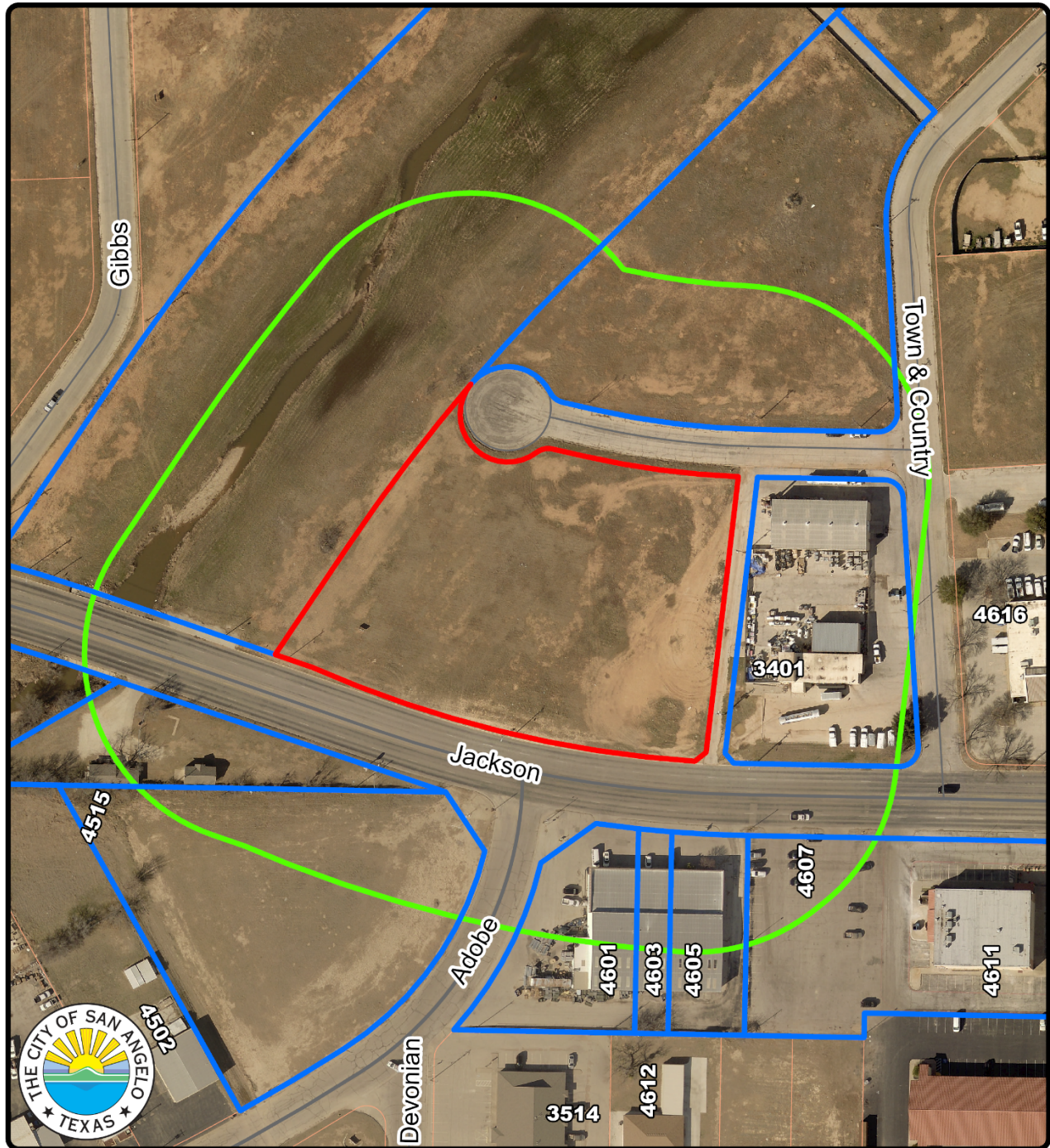
Neighborhood: Rio Vista

Subject Property: 

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

N





200' Notification Map

PD25-02: Jackson and Town & Country

Council District: #1 - Tommy Hiebert

Neighborhood: Rio Vista

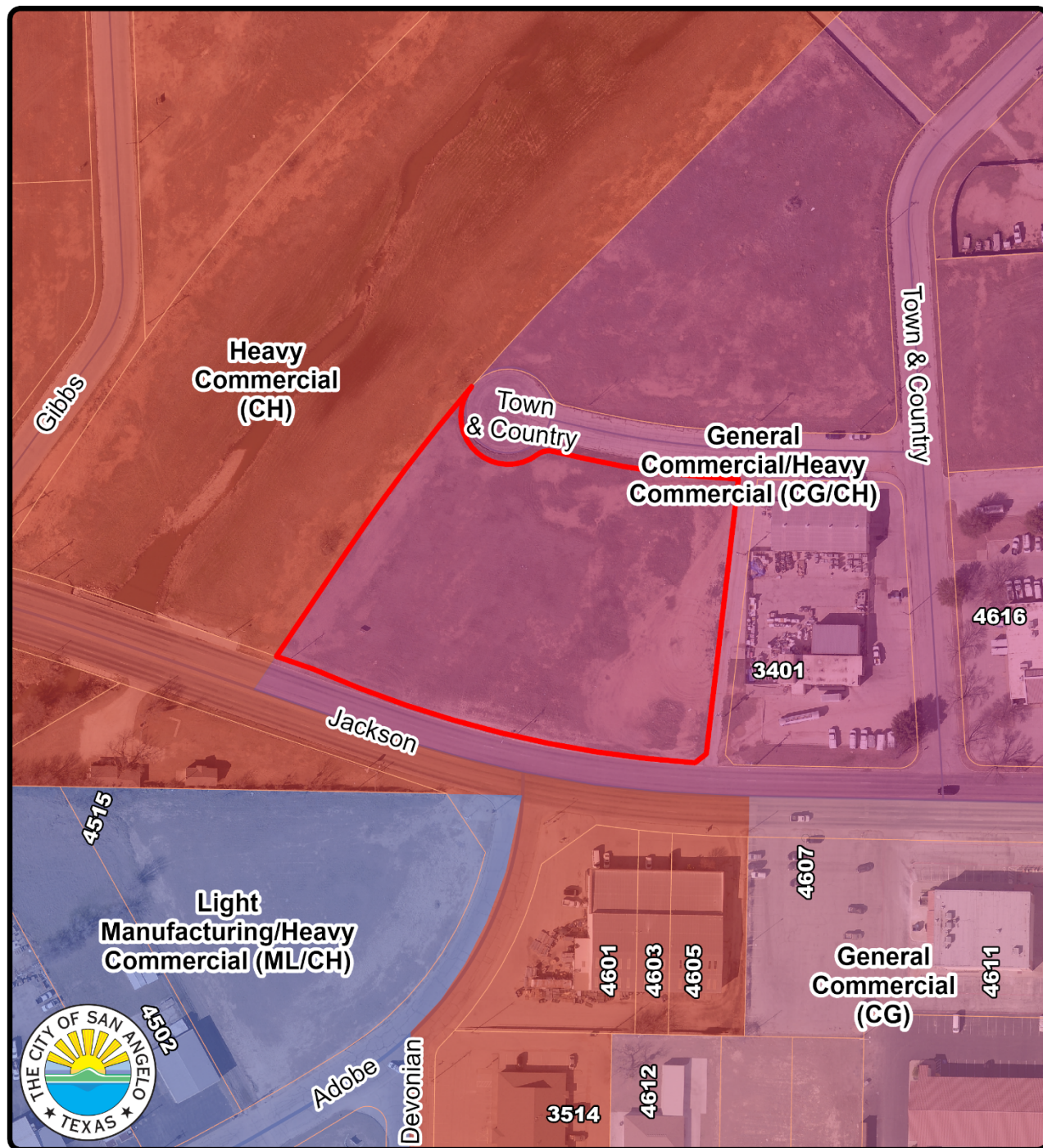
Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range: —

Subject Property: —

Notified Properties: —





Zoning Map
PD25-02: Jackson and Town & Country

Council District: #1 - Tommy Hiebert
Neighborhood: Rio Vista

Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles



Site Photo

