City Council Agenda
6/17/2025

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held June 17, 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 June 3, 2025, City Council regular meeting minutes (Heather Stastny)

   b. Consider approving the purchase of water meters from Core & Main, Inc. in the amount of $2,015,302 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

   c. Consider authorizing the Fire Department to apply for the FEMA Staffing for Adequate Fire and Emergency Response Grant and authorizing the City Manager to negotiate and execute all related documents (Patrick Brody)

   d. Consider a resolution approving non-monetary in-kind support for the San Angelo Girls Fast-Pitch Association's hosting of the West Texas All Stars Tournament, July 10-13, 2025 at the Texas Bank Sports Complex and CRC Roofers Coliseum (Jesse Benes)

   e. Consider a resolution supporting the private fundraising efforts to provide a shade structure at Webster Park (tot lot) playground and other park playgrounds needing shade (Carl White)

   f. Consider a resolution authorizing a special event known as "Wake the Desert 2025" and approving variances to City ordinances at Middle Concho Park for July 16-21, 2025 (Carl White)

   g. Second reading 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)

   h. Second 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 (Aaron Vannoy)

6. Special Agenda

a. Consider a resolution canvassing returns and declaring the results of the Runoff Election held on June 7, 2025 (Presentation made by Mayor Tom Thompson)

b. Presentation of Certificate of Election and Administration of Oath of Office for Council Member Single Member District 2 (Presentation made by Mayor Tom Thomson and Oath administered by Judge Jay Daniel)

7. Regular Agenda

Comments regarding items on the Regular Agenda may be made by the public when each item is discussed as outlined above. To participate, please sign in with the City Clerk prior to the beginning of the meeting. Speakers will be called in the order they signed in. Comments are limited to less than three minutes. Applicants, proponents, and appellants are exempt from the time limit above and instead must limit their remarks to less than five minutes.

a. Consider approving a resolution supporting the collaboration between the City of San Angelo and the Concho Valley Community Action Agency to create the Concho Valley Rock Rose Community Campus on City-owned property (Presentation made by CVCAA Executive Director Mike Burnett)

b. First reading and public hearing of an ordinance for SU25-01, a request for a special use to allow a residence and art gallery with a studio in a Single-Family Residential zoning district located at 1302 Kenwood (Presentation made by Planning & Development Services Director Aaron Vannoy)

c. First reading and public hearing of an ordinance for Z25-17, a request to rezone 20.696 acres out of Survey W H Willis and PaulAnn Park Subdivision, from Single-Family Residential zoning district to Multi-family Residential zoning district, north and east of the intersection of McGill Blvd and Gregory Dr. (Presentation made by Planning & Development Service Aaron Vannoy)

d. First reading and public hearing of an ordinance amending Chapter 12, Exhibit A, Article 5, Section 509 "Fences" of the Code of Ordinances to provide an exception for public and private schools to allow fencing in the front yard setback up to an 8' height (Presentation made by Planning & Development Services Director Aaron Vannoy)

e. Discussion and consideration of a request to create a strategic planning committee to work with City Council on policy guidance and project financing plan for the Tax Increment Reinvestment Zone number one (Presentation by Planning & Development Services Director Aaron Vannoy)

f. Consider selection of Mayor Pro Tempore for June 2025 through May 2027 election (Presentation made by City Clerk Heather Stastny)

g. Consider appointment of City Council Members to Boards and Committees (Presentation made by City Clerk Heather Stastny)

8. 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:

9. Follow Up and Administrative Issues

a. Consider items discussed in Executive Session, if needed

b. Consider approving various Board nominations:
Airport Advisory Board: Joseph Rallo (Mayor) to a third term ending October 2026
Fort Concho Museum Board: Larry Miller (SMD 1) to a first term ending January 2027

c. Announcements and consideration of Future Agenda Items

10. 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 11th day of June 2025, at 4:52 p.m.

Hstastny

Heather Stastny, City Clerk

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

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

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

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

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, June 3, 2025

Present:

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

1. Call to Order

With a quorum of the City Council Members present, Mayor Thompson called the regular session of the San Angelo City Council to order at 8:30 a.m. on Tuesday, June 3, 2025 at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

An invocation was provided, and pledges were led by San Angelo Police Chaplain Art Mavrode.

3. Proclamations/Recognitions

No proclamations/recognitions.

4. Public Comment

Citizen Evelyn Smith (SMD 5) spoke in opposition of Council's decision to exclude non-profit organizations from eligibility for North TIRZ funding at the last meeting.

5. Consent Agenda

a. Approval of the May 20, 2025, City Council Regular Meeting minutes (Heather Stastny)

b. Approval of 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. Approval of 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. Approval of 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. Award of 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. Approval of 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)

DRAFT

g. Adoption 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) **(Pg. 265, 2025-057)**

h. Adoption 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) **(Pg. 269, 2025-058)**

i. Adoption 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) **(Pg. 272, 2025-059)**

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

6. Regular Agenda

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

No action taken.

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)

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 with no public comment.

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)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve the item as presented. The motion (5) ayes to (1) nay, with Council Member Keely casting the dissenting vote. No public comment.

7. Closed Session

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

8. Follow Up and Administrative Issues

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

DRAFT

b. Consider approving various Board nominations
Public Art Commission: Elaine Stribling (SMD6) to a third term ending April 2027

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

c. Announcements and consideration of Future Agenda Items

9. Adjournment

There being no further business, Mayor Thompson adjourned the meeting at 9:31 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.)

DRAFT

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Pete Madrid Jr., Operations, Water Utilities

Meeting Date: June 17, 2025

Item type: Consent Item

Caption:

Consider approving the purchase of water meters from Core & Main, Inc. in the amount of $2,015,302 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

The Water Utilities Department is making significant strides in replacing water meters across the City of San Angelo. This replacement program utilizes a phased approach to effectively manage costs over several years, alleviating the financial burden on year-to-year operating capital. In response to the EPA's Lead and Copper Rule Revisions and the urgent compliance deadlines for service line testing and public notification, the City will accelerate both the meter replacement and service line testing processes. We aim to complete the project by late spring to early summer of 2027.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
260		WT0003	$2,015,302

Financial Impact:

Funds from Water Capital will be used to purchase meters.

Other Information/Recommendation:

Attachments:

1. City of San Angelo Meters 5-15-25_San Angelo_TX_Bid#_4213320_ — City of San Angelo Meters 5-15-25_San Angelo_TX_Bid#_4213320_.pdf

Presentation:

Shane Kelton

Approvals/Reviews:

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

Bid Proposal for City of San Angelo Meters 5/15/25

CUSTOMER

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

Job
City of San Angelo Meters 5/15/25
San Angelo, TX
Bid Date: 05/15/2025
Bid #: 4213320

CONTACT

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

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

NOTES

Bid Proposal for City of San Angelo Meters 5/15/25

CITY OF SAN ANGELO
Job Location: San Angelo, TX
Bid Date: 05/15/2025
Core & Main Bid #: 4213320

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

Seq#	Qty	Description	Units	Price	Ext Price
10	3000	5/8X3/4 MACH10 GAL R900I V5 6' ANT EU1B5G1SG89	EA	340.00	1,020,000.00
20	2000	1 MACH10 GAL R900I V5 W/6' ANTENNA EU1F5G1S2423	EA	430.00	860,000.00
30	50	2X10 MACH10 FLG GAL R900I V5 W/6' ANT EU2F5G1SG89	EA	1,075.00	53,750.00
40	50	2X15-1/4 MACH10 FLG GAL R900I V5 W/6' ANT EU2G5G1SG89	EA	1,075.00	53,750.00
50	5	3X12 MACH10 R900I V4 USG W/20' ANT EU3A2G1SG90	EA	3,050.00	15,250.00
60	2	6X18 MACH10 R900I V4 USG W/20' ANT EU3E2G1SG90	EA	6,276.00	12,552.00
				SUBTOTAL	**2,015,302.00**
				Sub Total	**2,015,302.00**
				Tax	0.00
				Total	**2,015,302.00**

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

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Patrick Brody, Fire Chief, Fire Department

Meeting Date: June 17, 2025

Item type: Consent Item

Caption:

Consider authorizing the Fire Department to apply for the FEMA Staffing for Adequate Fire and Emergency Response Grant and authorizing the City Manager to negotiate and execute all related documents (Patrick Brody)

Staff Recommendation:

Approve

Summary/History:

The Fire Department is requesting authorization to apply for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant through FEMA. The SAFER Grant is designed to help fire departments increase or maintain the number of trained, "front line" firefighters available in their communities. This competitive, federally funded grant program provides a three-year cost-sharing opportunity to assist with personnel expenses. Under the current SAFER Grant structure, FEMA covers 75% of eligible personnel costs for the first two years and 35% in the third year. If awarded this grant, this will enhance our staffing levels and improve emergency response capabilities for our community.

The Fire Department is preparing for the future staffing needs associated with the planned addition of Fire Station #9. Applying for the SAFER Grant will help offset the initial costs of hiring additional personnel, allowing the City to strategically expand fire and emergency services in a financially responsible manner.

Funding Source(s):

Financial Impact:

Costs for 3 Years with SAFER Grant

Year 1	$ 269,307
Year 2	$ 359,076
Year 3	$ 933,597

Total cost for 3 Years: $1,651,749

3-year cost without the grant: $3,949,837

Total cost savings over 3 years: $2,387,856

Other Information/Recommendation:

Attachments:

Presentation:

Patrick Brody

Approvals/Reviews:

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Jesse Benes, Recreation Manager, Recreation

Meeting Date: June 17, 2025

Item type: Consent Item

Caption:

Consider a resolution approving non-monetary in-kind support for the San Angelo Girls Fast-Pitch Association's hosting of the West Texas All Stars Tournament, July 10-13, 2025 at the Texas Bank Sports Complex and CRC Roofers Coliseum (Jesse Benes)

Staff Recommendation:

Approve

Summary/History:

Every 4 years, San Angelo is on rotation to host West Texas All Stars. Over 70 teams travel to compete in this softball tournament. San Angelo Girls Fast Pitch is asking to use Sports Complex from July 10-July 13 as well as CRC Roofers Coliseum on the morning of July 10. The estimated economic impact to the city alone is $1,548,288 for the four-day event.

Funding Source(s):

Financial Impact:

This four day tournament is expected to bring in $1,548,288 to the city.

Other Information/Recommendation:

Attachments:

1.	West Texas All Stars 2025	West Texas All Stars 2025.docx
2.	Resolution approving in kind donation for softball tournament (2025)	Resolution approving in kind donation for softball tournament (2025).docx

Presentation:

Jesse Benes

Approvals/Reviews:

Jesse Benes	Created/Initiated

Carl White	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

May 16, 2025

To: Carl White

Director, Parks & Recreation

City of San Angelo

Brandon Duke

President

San Angelo Girls Fast Pitch Association

Dear Mr. White,

This year the San Angelo Girls Fast Pitch Association (SAGFA) will be hosting the West Texas All Stars Tournament (All Stars). We have the opportunity to host this prestigious event every four years as we rotate with Midland, Odessa, and Lubbock. This year we are proud to announce that USA District 11 will be joining us. District 11 encompasses Abilene and its surrounding leagues.

The last time we (SAGFA) hosted this tournament was in 2021. The estimated economic impact to the city alone at that time was $1,548,288 for the four day event. We anticipate to match or exceed that impact again this year.

At this time we are asking for In-Kind Support for the use of the Texas Bank Sports Complex to host the West Texas All Star Tournament July 10-13, 2025 as well as 4 hours of the CRC Roofers Coliseum on the morning of July 10 for the coaches meeting and parade of teams. We are anticipating approximately 85 teams representing 32 towns and cities. Since we no longer own our own fields this tournament is a financial burden on our organization due to the obligations required by West Texas USA Softball. Although we will have a projected loss, SAGFA would like to continue our rotation for the tournament as it is a boost to our girls, parents, organization and our city. Thank you for your consideration.

Sincerely,

Brandon Duke

Brandon Duke

San Angelo Girls Fast Pitch Assoc.

BD/sc

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL APPROVING IN-KIND SUPPORT FOR THE WEST TEXAS ALL STAR TOURNAMENT AT THE TEXAS BANK SPORTS COMPLEX AND COLISEUM AND DECLARING A PUBLIC PURPOSE.

WHEREAS, The San Angelo Girls Fast Pitch Association (SAGFA) will be hosting the West Texas All Stars Tournament in San Angelo on July 10th through 13th; and

WHEREAS, the last time San Angelo hosted the tournament, the estimated impact to the city alone was $1,548,288; and

WHEREAS, in order to host the tournament, SAGFA requires in-kind support in the form of facility use and waiver of field rental fees from the City to ease the financial burden of hosting the tournament; and

WHEREAS, the Texas Constitution requires that before a City can make a donation of funds or services to a private entity there must be a finding by City Council that such a donation constitutes a valid public purpose.

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

Part 1: That the City of San Angelo is authorized to provide an in-kind donation to the San Angelo Girls Fast Pitch Association for the purpose of hosting the West Texas All Stars Tournament in the form of waiver of field rental fees and use of the Texas Bank Sports Complex and the CRC Roofers Coliseum.

Part 2: That the financial impact this tournament brings to the City constitutes a valid public purpose to justify the in-kind donation provided to this event.

Part 3: That SAFGA shall provide a report to the City Parks and Recreation department at the conclusion of the event documenting the success of the event.

PASSED and APPROVED THIS 17th day of June, 2025.

CITY OF SAN ANGELO, TEXAS

ATTEST:

_____
Tom Thompson, Mayor

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM

_____
Brandon Dyson, Interim City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

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

Meeting Date: June 17, 2025

Item type: Consent Item

Caption:

Consider a resolution supporting the private fundraising efforts to provide a shade structure at Webster Park (tot lot) playground and other park playgrounds needing shade (Carl White)

Staff Recommendation:

Adopt

Summary/History:

Proposal to Support Fundraising for Park Shade Structures

The San Angelo Mommy & Me Play Group has submitted a proposal to lead fundraising efforts for shade coverings at public park playgrounds in San Angelo. This initiative aligns with the 2020 Parks and Recreation Master Plan, in which the addition of shade structures was ranked as the second-highest priority for park facility improvements, following splash pads.

City Parks staff met with the group on two occasions to discuss the proposal in more detail. Their initial focus is on three parks: Webster, Brentwood, and Brown. Staff and the group agree that the Webster Park playground would be the ideal starting point due to its high use and existing infrastructure. Although the current playground equipment is in good condition, a refurbishment is also planned as part of the project.

The Parks and Recreation Advisory Board reviewed the proposal and, following extensive discussion, voted to endorse the group's fundraising efforts and recommended forwarding the item to City Council for consideration. The Board supports seeking Council approval for a resolution authorizing private fundraising, implementation of the improvements, and long-term maintenance by the City.

Funds raised will be held by the San Angelo Parks Foundation and transferred to the City into designated revenue and expenditure accounts for project implementation. The estimated cost for a shade structure at Webster Park is up to $25,000, though every effort will be made to reduce that amount. The group also expresses interest in expanding fundraising efforts to provide shade at additional park playgrounds in the future, including Brown Park.

Staff Recommendation: Approve moving forward with the proposal and seek City Council approval of a resolution authorizing fundraising, implementation, and City maintenance of the improvements.

Funding Source(s):

Financial Impact:

If the resolution is adopted and all of the required funds raised, the increased cost of annual maintenance for the shade structure is estimated at $200 a year.
The shade material is estimated to last 8-10 years, the posts and cables at least 30 years.

Other Information/Recommendation:

Attachments:

1.	Proposal for shade coverings in City parks	Proposal for shade coverings in City parks.pdf
2.	Shade Structure Resolution Draft	Shade Structure Resolution Draft.docx

Presentation:

Carl White

Approvals/Reviews:

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

Dear Parks and Recreation Director,

We hope this letter finds you well. We are the San Angelo Mommy & Me Play Group, and we are writing to express our sincere interest in initiating and organizing a community-driven fundraising campaign to support the installation of shade coverings in San Angelo's public parks.

As residents of San Angelo, we have a deep appreciation for our city's green spaces and recreational areas, which play a vital role in promoting health, wellness, and community connection. However, during the hot Texas summers, many families and individuals—especially children, seniors, and those with medical sensitivities—find it challenging to fully enjoy these spaces due to the lack of adequate shade.

In light of this, we propose to partner with the City of San Angelo to launch a community fundraising initiative focused on funding durable and aesthetically pleasing shade structures for selected city parks. The goals of this initiative are to:

- Increase accessibility and usability of parks during high-temperature months;
- Promote outdoor physical activity and social interaction;
- Improve the quality of life for families, especially those with young children;
- Support the city's long-term vision of sustainable and inclusive public spaces.

If approved, we would be pleased to work closely with the Parks and Recreation Department to:

- Coordinate outreach to local businesses, civic organizations, and individuals;
- Organize fundraising events and online donation campaigns;
- Explore grant opportunities and matching fund programs;
- Ensure transparency in fund allocation and project timelines.

We respectfully request the City's consideration to allow this community fundraising effort under its guidance and with alignment to any park improvement priorities and planning. We are also open to discussing specific park locations that are most in need, estimated costs, and any permitting or collaboration requirements.

Thank you for your time and dedication to making San Angelo a wonderful place to live. We look forward to the opportunity to partner in enhancing the safety, comfort, and beauty of our parks.

Warm regards,

San Angelo Mommy & Me Play Group

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL SUPPORTING THE SAN ANGELO MOMMY & ME PLAY GROUP PRIVATE FUNDRAISING EFFORTS TO PLACE SHADE STRUCTURES AT SOME SAN ANGELO CITY PARK PLAYGROUNDS

WHEREAS, the San Angelo Parks & Recreation Advisory Board has recommended approval to add shade structures to some San Angelo park playgrounds; and

WHEREAS, some City park playgrounds installed by the City do not have shade structures or trees to block the rays of the sun onto the playgrounds providing a comfortable and safe place to play; and

WHEREAS, in order to fund the purchase and installment of shade structures to some City park playgrounds, the San Angelo Mommy & Me Play Group will seek donations of approximately up to $75,000.00 for the purchase and installment of shade structures at some City Parks; and

WHEREAS, in order to ensure the ongoing maintenance needs of the shade structures, should the project be funded and constructed, the City of San Angelo will be responsible for the costs of operation and maintenance for the shade structures which are estimated to be $600.00 per year.

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

Part 1: That the City of San Angelo ("City") supports the various interested parties supporting the San Angelo Mommy & Me Play Group fundraising efforts for approximately up to $75,000.00 for the purchase and installment of shade structures at some city parks;

Part 2: The installment and designation of the shade structures will be at the sole discretion of the City;

Part 3: That the City Manager is authorized to negotiate and execute all agreements related to construction and installment of the shade structures;

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

PASSED and APPROVED THIS _____, 2025.

CITY OF SAN ANGELO, TEXAS

ATTEST:

_____
Tom Thompson, Mayor

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Brandon Dyson, Interim City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

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

Meeting Date: June 17, 2025

Item type: Consent Item

Caption:

Consider a resolution authorizing a special event known as "Wake the Desert 2025" and approving variances to City ordinances at Middle Concho Park for July 16-21, 2025 (Carl White)

Staff Recommendation:

Adopt

Summary/History:

The Wakeboard event has been held at Lake Nasworthy for the past several years. Family Powersports has submitted a special event application to host the event at Middle Concho Park at Lake Nasworthy, July 16-21, 2025.

To hold the event, Family Powersports is asking for some specific variances to be waived. These include ordinances related to: creating wake in "no wake" zones, pulling devices in "no wake" areas, leaving movable structures or special vehicles in the park, exclusive use of the park, and driving and parking on areas other than paved park roads or parking areas.

This event IS NOT asking for waiver of the noise ordinance.

The affected "no wake" areas during the event do not affect lake homeowner properties.

Funding Source(s):

Financial Impact:

There is no fiscal impact regarding this item. All attendees entering Middle Concho Park for the event must pay the required entrance fee.

Other Information/Recommendation:

Attachments:

1.	Application SE wakeboard tournament 2025	Application SE wakeboard tournament 2025.pdf
2.	WTD MAP	WTD MAP.jpg

3.	Wake the Desert Variance Supplemental Exhibit A 2025	Wake the Desert Variance Supplemental Exhibit A 2025.doc
4.	DRAFT Resolution_Wake the Desert 2025	DRAFT Resolution_Wake the Desert 2025.docx

Presentation:

Approvals/Reviews:

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

Map
Application
$35 → Deposit of $500

City of San Angelo – Special Event Application (ver. June 15, 2015)

Complete and return this application to the City of San Angelo Parks and Recreation Department Office at 702 South Chadbourne St. at least **30 days** prior to the event for events not requesting City Support, at least **90 days** for events requesting City Support.

Event Information

Event Name: Wake The Desert

Event Date(s) and Hours: July 17 - 21, 2025

Event Purpose & Description: Wakeboard + Surf Tournament w/ vendors

Event Location(s): Middle Concho Park

Attendance, Estimated Daily/Overall: 300-500 / 1,500

**Once approved, if you would like to make this event public on the City's website, please attach a flyer for your event.*

Type of Event (Check one – see Special Events Policy for additional information)

- ☐ Non-Profit Event
- ☐ For-Profit Event
- ☐ City Operated/Sponsored Event
- ☐ City Co-Sponsored Event
- ☐ Political or Ballot Issue Event
- ☐ Parade, Block Party, Road Run/Walk/Etc – Specify: _____
- ☑ other (describe): Tournament

** for private events contact Parks & Rec. Admin. at 325-657-4279 for reservations*

Event Sponsor Information

Legal Business Name: Family Powersports San Angelo

Address: 4160 W Houston Harte Expy San Angelo TX 76901

Mailing Address: "

Telephone: 325 947 2453

Email Address: Sharper@familypowersports.com mcabrera@familypowersports.com

Contact Name: Marc Cabrera/Steven Harper

Title: Marketing Director / General Manager

Contact Number: 325 947 2453

Email Address: "

Event Information (continued)

Estimated date/time for set up: July 16 + 17, 2025

Describe set up and clean up procedures: Set up
Hang Banners, set up tents, set boys in water, speakers, vendors, etc.

Estimated date/time for clean up: July 20 + 21, 2025

Clean: Throw Trash, remove tents, banners, etc.

**Sponsoring organization may be required to supply a dumpster and portable restrooms.*

Will street closure and/or use be necessary? ☐ YES ☑ NO If yes, complete the street closure/use form.
<u>If yes, show proposed road uses, emergency vehicle access, and barricade locations on your event map.</u>
Note that the City of San Angelo does not have authority to close County and State roads.

Describe crowd and parking control and security plans for this event: *Sponsors of an event must have certified police officers present, if required. This requirement, as well as the number of officers needed, will depend on the type of event (including activities), number of anticipated attendees at the event, whether or not alcohol will be consumed at the event, as well as other factors.*

There will be a designated Parking area

Event Information (continued)

Will music be provided/included during the event? ☑ YES ☐ NO

Describe type of music proposed: ☑ Live ☐ Amplification ☐ Recorded ☑ Loudspeakers

Proposed time music will begin: 8:30 AM Proposed time music will end: 9 PM

Describe noise control:
Speakers will be kept at volume for spectators to hear

Show proposed location of live band/disc jockey/loudspeakers/equipment on your attached event map

Do you plan to have special event signs and banners? ☑ YES ☐ NO *Signs must conform to City Ordinances*

Describe the general nature of signage used for the event:
Signage via banner on t-Posts, feather flags, etc

Show locations for proposed placement of banners and signs on your attached event map.

Will the event have activities such as inflatables, amusement rides, climbing walls, live animals, etc?

☐ YES ☑ NO *If yes, the vendor or provider of the inflatable, amusement ride, etc. will be required to provide proof of insurance naming the City of San Angelo as an additional insured on all policies, except workers' compensation, and providing a waiver of subrogation in favor of the City on all policies.*

If yes, describe in detail the types of attractions and activities proposed:

Show locations for all proposed activities on your attached event map.

Will the event have food, beverage, or concessions? ☑ YES ☐ NO

See Section H of the Special Events Policy for health department approvals and temporary food license requirements.

Describe in detail the general nature and scope of food, beverage, and concessions vendors:
Food & non-Alcohol Beverage

Show locations for proposed placement of food, beverage, and concessions vendors on your attached event map.

Do you plan to have alcohol served at this event? ☐ YES ☑ NO

Public events which sell alcohol must use the services of the City's Concessionaire. The Parks & Recreation Staff can provide you with the contact information for the Concessionaire.

If alcohol is present at the event, describe measures to be taken to prohibit the sale and distribution of alcohol to minors:

Will the following be placed or located in the event area?

No stakes of any kind allowed on any walkway, roadway, or other hard surface.

Item	Quantity	Item	Quantity
☑ Booths:	5-15	☑ Tables:	5
☑ Tents*:	4	☐ Rides:	
☐ Awnings:		☑ Portable Toilets: (may be required depending on event)	8
☐ Canopies:			
☐ Rides:		☐ other (describe):	

* Tents that exceed 120 square feet of area will require special permit. Contact Permits Office at 657-4421/2.
You must attach a plan of the proposed event map and layout. Include the proposed location of booths, tents, tables, portable toilets, rides, routes, etc.

Event Information (continued)

Application Check List (failure to provide necessary documentation will delay application review and approval)

I have attached the following items:

- ☐ Completed Application ☐ Application Non-Refundable Permit Fee of $35.00 ☐ Deposit (see policy)
- ☐ Certificate of Insurance (10 business days prior to first day of event) ☐ Street use and/or closure permit (if required)
- ☐ Detailed Event Map (showing road uses, signage, vending, tent, and activity locations, etc. Maps can be found on Google earth or www.cosatx.us, look under DEPARTMENTS & SERVICES >GEOGRAPHICAL INFORMATION SYSTEMS > Online mapping > Launch interactive online map)
- ☐ Temporary Health Permit (if required)

If any document is missing, please explain:

Required use of 2 + 4 wheel offroad vehicles for staff transport around the park.

The applicant and sponsoring organization understands and agrees to:

- provide a certificate of insurance with all coverage deemed necessary for the event, name the City of San Angelo as an additional insured on all applicable policies, and submit the certificate to the City Risk Management Office no later than 10 business days prior to the event (contact the Risk Management Office at 325-657-4359);
- comply with all City and County ordinances and applicable state laws, comply with City policies, and acknowledge that the special events permit does not relieve the applicant or sponsoring organization from meeting any application requirements of law or other public bodies or agencies; and
- promptly pay any billing for City services rendered or deemed necessary as part of the event and event approval.

Applicant and sponsoring organization further understands the approval of this special event may include additional requirements and/or limitations based on the City's review of this application, in accordance with the City's Special Events Policy. The applicant and sponsoring organization understand that it may be necessary to meet with City staff during the review of this application and that City Council approval may be necessary. The applicant agrees the sponsoring organization will operate the event in conformance with the written approval.

Sponsors of events, in which food and/or beverage vendors will be present, must contact the City of San Angelo Health Department **90 days** prior to of the event date. **Contact the City of San Angelo Health Department at 325-657-4493.**

As the duly authorized agent of the sponsoring organization, I hereby apply for approval of the Special Event and affirm the above understandings. The information provided on this application is true and complete to the best of my knowledge.

Applicant Signature:	**Date:** 5-27-25

Complete and return this application to the City of San Angelo Parks and Recreation Department Office at 702 South Chadbourne St. at least 30 days prior to the event for events not requesting City Support or at least 90 days prior for events requesting City Support. Contact the Parks & Recreation Department at 657-4279/4450 if you have any questions about this application, this policy, or your event.

Final Approval:	Date:	*Application Receipt Date & Time:*

MAIN TENTS

PORTA POTTIES

SPEAKERS ON SHORELINE

DOCKS NEEDED FOR TOURNAMNET/BOAT DEMOS

VENDORS

SIGNAGE ALONG STREET

WAKEBOARD & SURF RIDE LINES

EVENT BOUNDARY

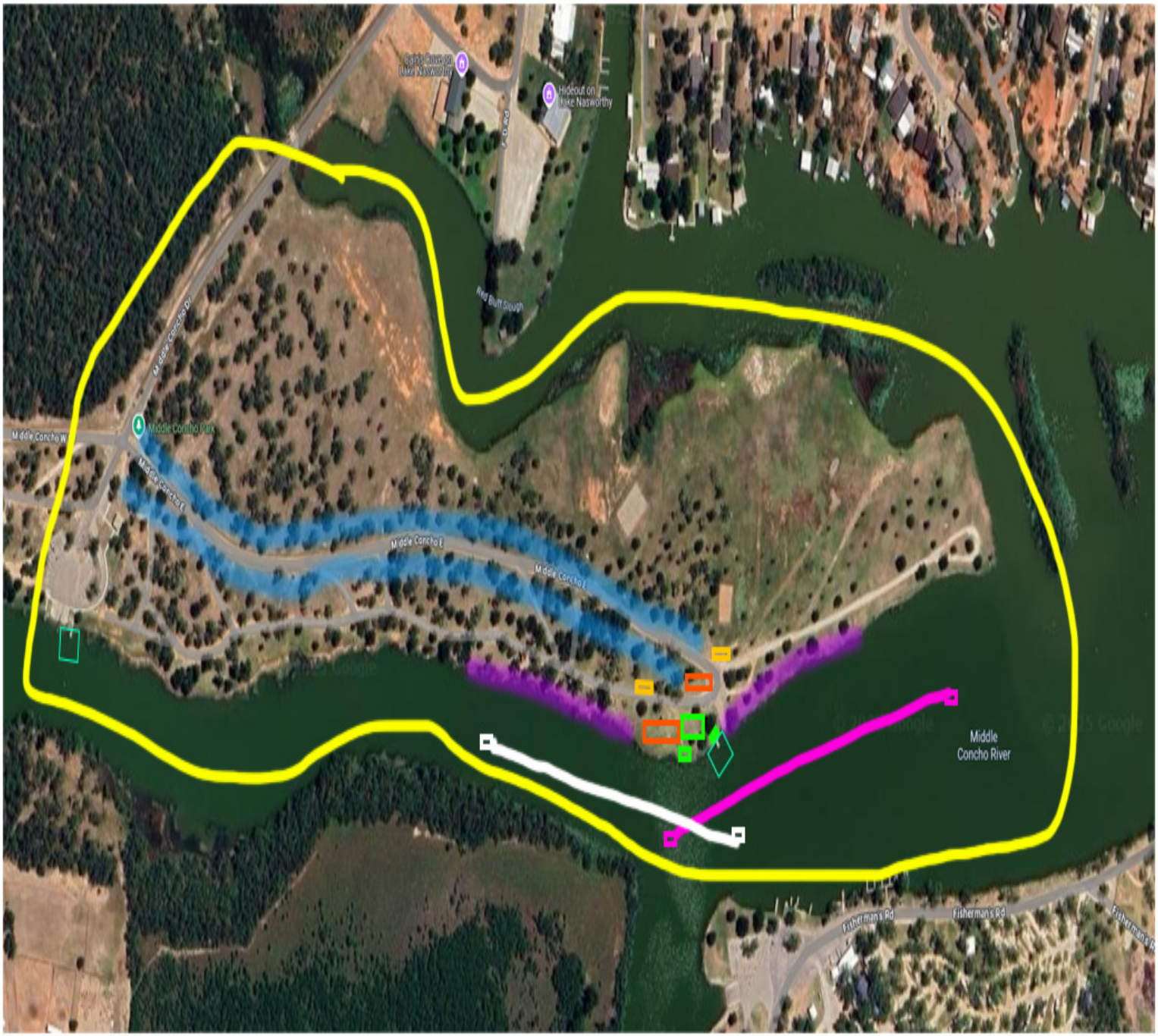


EXHIBIT A
SUPPLEMENT TO SPECIAL EVENTS PERMIT
Family Powersports Wake the Desert Event
July 16-21, 2025

Permit Holder:	Family Powersports	
Contact Person:	Name	Phone
	Marc Cabrera	(325) 947-2453
Location of Event:	Middle Concho Park (hereinafter "Area") Middle Concho Dr. San Angelo, TX 76904	
Name of Event:	Wake the Desert 2025 (hereinafter "Event")	
Date of Event:	July 17 – July 21, 2025 Set up: July 16, 2025 Clean up: July 21, 2025	
Anticipated Attendance:	500	
Hours of Operation:	July 16, 2025 (setup) 8:00 a.m. through 10:00 p.m., July 17 – July 21, 2025	

This supplement to the special event permit is issued to the Family Power Sports by the City of San Angelo (hereinafter "City") subject to the conditions and requirements set forth below.

Permitted Activities

1. Family Powersports may conduct wakeboard events during the dates set out above.
2. Family Powersports may operate all-terrain vehicles and golf carts in the Area during the event.
3. Family Powersports may set up tents and signs and allow vendors in the Area subject to any regulations set out in this Permit.
4. Event participants may park on the grass at Middle Concho Park during the date set out above.
5. Family Powersports may have exclusive use of the easternmost boat ramp at Middle Concho Park during the event.

Requirements for Permit Holder ("Family Powersports")

1. Sanitation.
    a. Event must set up at least six (6) portable restrooms.
    b. Event must clean up Area at the conclusion of event.

2. Insurance and Indemnification.
    a. Event must provide insurance as required by the City of San Angelo's Risk Management office and must provide proof of such insurance before setting up.

3. Vendors.
    a. Vendors must obtain all necessary health permits and must have appropriate liability insurance and an active Sales and Use Tax Permit.

The City Manager or his designee shall have the authority to require Family Powersports to comply with the above-listed requirements and to correct any deficiencies. In case of a threat to the public health or safety, the City Manager or his designee may suspend operations of the Event until deficiencies are corrected.

Variances: See Attachment 1 to this Exhibit.

Authority of City to Regulate Event

The City Manager or his designee shall have the authority to interpret this Permit and/or adopt new rules during the Event to ensure public health and safety and proper use of all public rights-of-way.

EVENT SPONSOR

_____

_____

Carl White Date
Parks & Recreation Director

Attachment 1 to Exhibit A
TO THE FAMILY POWERSPORTS WAKE THE DESERT EVENT 2025

Exhibit 1 to Event Resolution

Variances

1) Notwithstanding City ordinances to the contrary, event Sponsor may conduct their event activities, including skiing, wakeboarding and wake surfing in the designated event area, including “no wake” zones.

2) Notwithstanding City ordinances to the contrary, event Sponsor may operate all-terrain vehicles and golf carts in the designated event area.

2) Notwithstanding City ordinances to the contrary, event Sponsor shall not be required to pay fees for permits for tents and signs in the designated event area.

3) Notwithstanding City ordinances to the contrary, event participants may park on designated areas on the grass in the designated event area.

4) Notwithstanding City ordinances to the contrary, flags, banners, and information signs shall be allowed for the Event in the designated event area. Placement shall be coordinated with and approved by the City Manager or his designee.

A RESOLUTION OF THE CITY OF SAN ANGELO AUTHORIZING APPLICANT, FAMILY POWERSPORTS, TO HOLD A SPECIAL EVENT KNOWN AS "WAKE THE DESERT 2025" AND GRANTING VARIANCES FROM CITY ORDINANCES.

WHEREAS, the City Council for the City of San Angelo has approved a Special Event Application process through which individuals or groups may seek authorization to hold special events on public property; and,

WHEREAS, Chapter 9, Section 9.01.051 of the Code of Ordinances for the City of San Angelo provides that the City Council may authorize temporary variances from the prohibitions and requirements of City ordinances for such events; and,

WHEREAS, Family Powersports has requested for "Wake the Desert 2025" to take place at Middle Concho Park; and,

WHEREAS, the City Council has considered the proximity of the event to residential areas; the probability of the event causing undue disturbance to users of the city property; the ability of the organizers to ensure the safety of participants and observers; and the effect on public safety of the granting of variances for the event.

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

Section 1: Family Powersports (hereinafter Applicant), is hereby authorized to hold a special event in Middle Concho Park, known as "WAKE THE DESERT 2025". The event will take place from 8:00 AM Thursday, July 17, 2025, through 10:00 PM Monday, July 21, 2025. Set up will begin at 8:00 AM Wednesday, July 16, 2025, and cleanup will be completed by 10:00 PM Monday, July 21, 2025.

Section 2: The event may include those activities as described on that certain "City of San Angelo-Special Event Application" and attachments thereto (hereinafter collectively referred to as "Application") submitted by Applicant, a copy of which is attached to this Resolution as **Exhibit A** and made a part hereof for all purposes.

Section 3: The variance referred to in the Application relating to Section 9.01.032(b)(3) operating any boat or watercraft in such a manner to create a wake in areas designated with signs or buoys as "No Wake" areas and pulling devices in areas designated "No Wake" or "No Skiing" Areas of the City Code of Ordinances, is hereby granted from 8:00 AM Wednesday, July 16, 2025 through 10:00 PM Monday, July 21, 2025.

Section 4: A variance related to Section 9.01.016(b)(1) (leaving movable structures or special vehicles in the park) for the event is hereby granted from 8:00 AM Wednesday, July 16, 2025, through 10:00 PM Monday, July 21, 2025.

Section 5: A variance related to Section 9.01.008 (setting a priority on use of fireplaces, picnic tables and benches other than first come first serve) for the event is hereby granted from 8:00 AM Wednesday, July 16, 2025, through 10:00 PM Monday, July 21, 2025.

Section 6: A variance related to Section 9.01.007 (a) and (b) (driving and parking on area other than paved park roads or parking areas) for the event is hereby granted from 8:00 AM Wednesday, July 16, 2025, through 10:00 PM Monday, July 21, 2025.

Section 7: A variance related to tent permit fees for the event is hereby granted from 8:00 AM Wednesday, July 16, 2025, through 10:00 PM Monday, July 21, 2025.

PASSED and APPROVED THIS 17th DAY OF JUNE, 2025.

ATTEST:

CITY OF SAN ANGELO, TEXAS

_____
Heather Stastny, City Clerk

_____
Tom Thompson, Mayor

APPROVED AS TO FORM

_____
Brandon Dyson, Interim City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Jonathan Flores, Budget Manager, Budget

Meeting Date: June 17, 2025

Item type: Regular Item

Caption:

Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, for 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	Created/Initiated
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

City of San Angelo

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 17, 2025

Item type: Consent Item

Caption:

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

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY 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

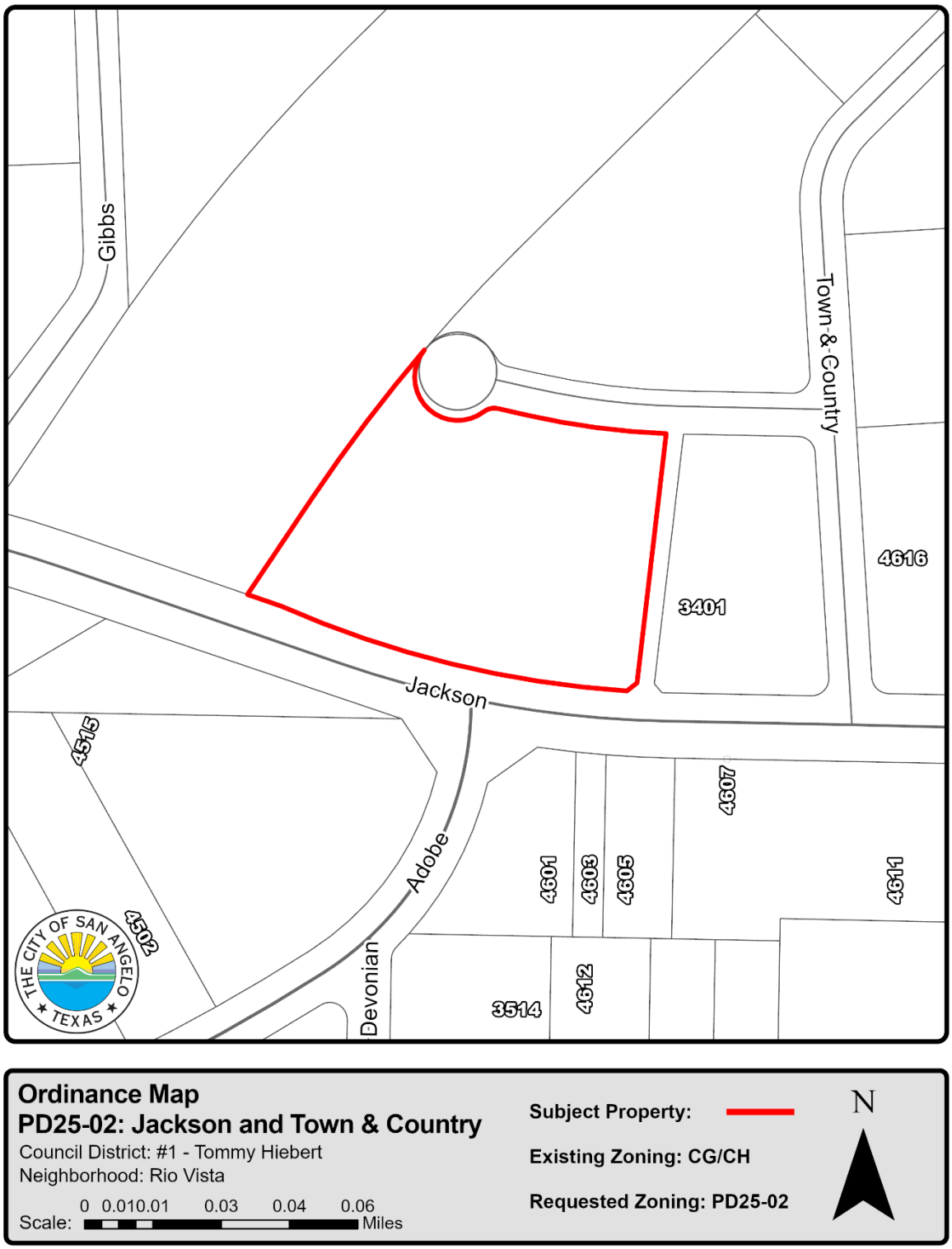


Exhibit "B"

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

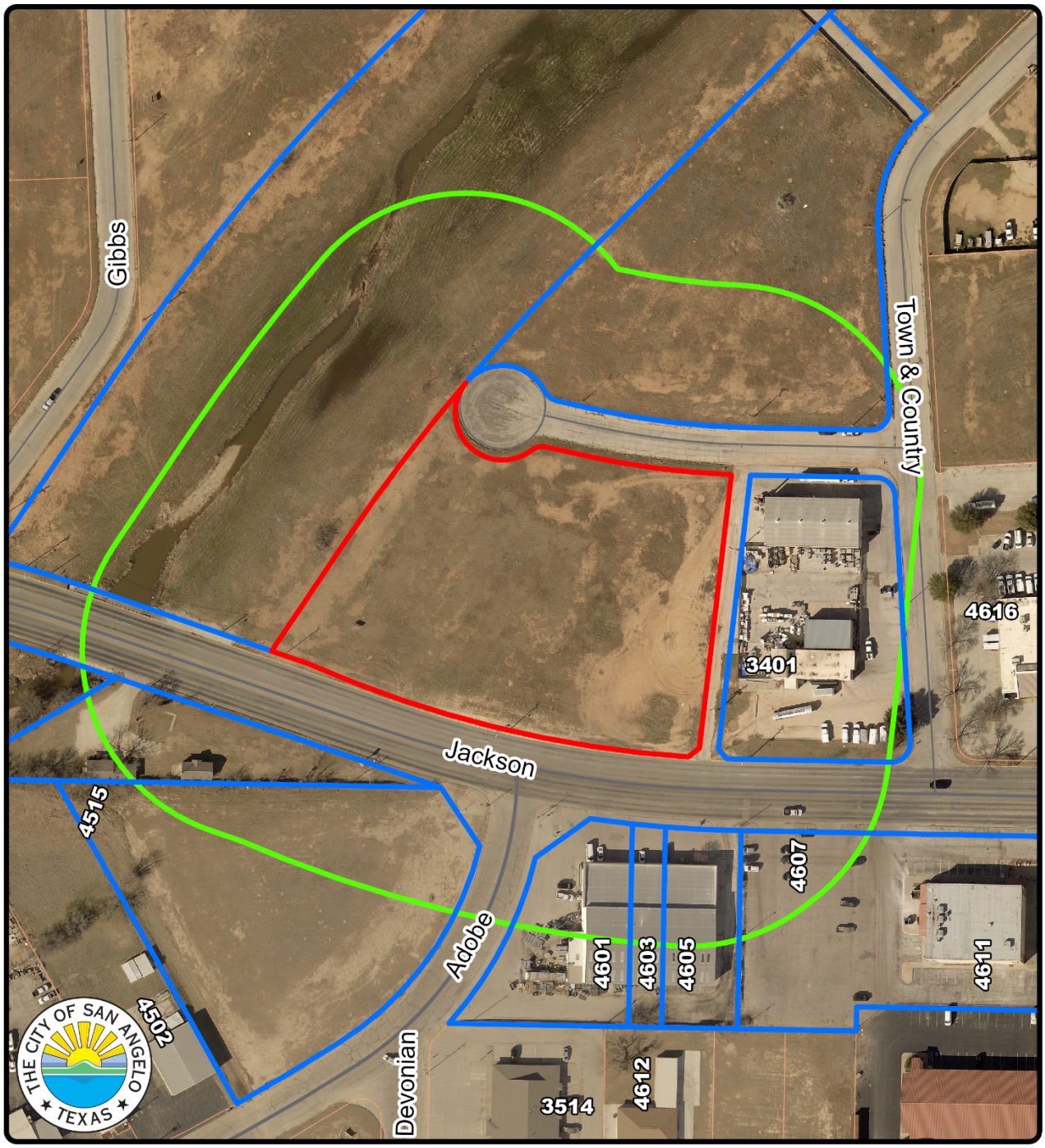
Attachments:
Aerial Map
Zoning Map
Notification map
Site Photo

Aerial Map
PD25-02: Jackson and Town & Country
Council District: #1 - Tommy Hiebert
Neighborhood: Rio Vista

Subject Property:

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

N

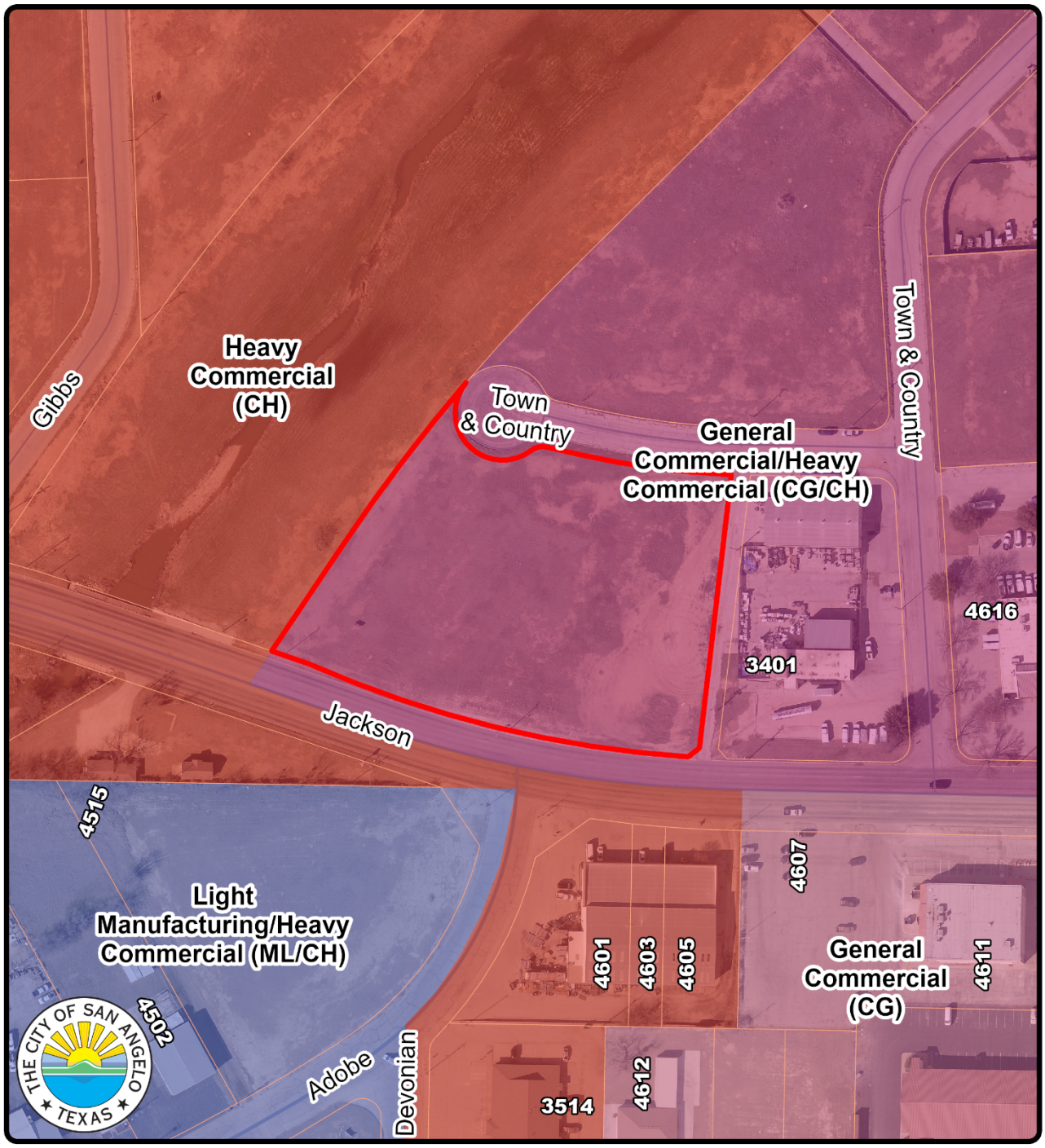


200' Notification Map
PD25-02: Jackson and Town & Country
Council District: #1 - Tommy Hiebert
Neighborhood: Rio Vista

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

200' Range:
Subject Property:
Notified Properties:

N



Zoning Map
PD25-02: Jackson and Town & Country
Council District: #1 - Tommy Hiebert
Neighborhood: Rio Vista

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

Subject Property:

N

Site Photo

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Heather Stastny, City Clerk, City Clerk

Meeting Date: June 17, 2025

Item type: Regular Item

Caption:

Consider a resolution canvassing returns and declaring the results of the Runoff Election held on June 7, 2025 (Presentation made by Mayor Tom Thompson)

Staff Recommendation:

Adopt

Summary/History:

The canvassing of elections is required by the Election Code to take place between 3 and 11 days following an election, after the Early Voting Ballot Boards have verified and counted all provisional ballots.

While the final numbers from the EVBB have not been finalized, the attached draft resolution shows the unofficial results as published on election night, June 7, 2025.

The Resolution will be updated with official numbers and Exhibit A will be added when available.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Resolution - Canvassing Runoff Election June 2025	Resolution - Canvassing Runoff Election June 2025.docx
2.	Unofficial Results	Unofficial Results.pdf

Presentation:

Heather Stastny

Approvals/Reviews:

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

RESOLUTION 2025-XXX

A RESOLUTION OF THE CITY OF SAN ANGELO, TEXAS, CANVASSING RETURNS OF THE RUNOFF ELECTION HELD ON THE 7TH DAY OF JUNE 2025, FOR THE PURPOSE OF ELECTING A CITY COUNCIL FOR SINGLE MEMBER DISTRICT TWO; DECLARING RESULTS OF THE RUNOFF ELECTION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Resolution 2025-051 of the City of San Angelo, Texas, adopted on the 14th day of May 2025, a Runoff Election was duly held on the 7th day of June 2025, for the purpose of electing a City Council Member for Single Member District Two; and

WHEREAS, the said Runoff Election was posted in the manner and for the length of time required by law; and

WHEREAS, only duly qualified resident voters of the City of San Angelo, Texas, voted at the Runoff Election held on June 7, 2025; and

WHEREAS, Section 67.003 of the Texas Election Code, as amended, generally provides that each local canvassing authority shall not convene for the purpose of canvassing the election results earlier than the later of the third day after the election day, or the date on which the early voting ballot board has verified and counted all provisional ballots, if any, or the date on which all timely received ballots cast from addresses outside of the United States are counted, if any; and, not later than the eleventh day after the election day; and

WHEREAS, Section 67.004(a) of the Texas Election Code, as amended, establishes the quorum level required to canvass election results to be two members of the canvassing authority; and

WHEREAS, a quorum of the City Council met on Tuesday, June 17, 2025, and duly canvassed the election returns of the above described Runoff Election, attached hereto as **Exhibit "A"**.

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

Section 1: The City Council officially finds and determines that the said election was duly ordered to be held in the City of San Angelo, Texas on the 7th day of June 2025, for the purpose of electing a City Council Member for Single Member District Two; that proper notices of said election were duly given; that proper election officers were duly appointed prior to said elections; that said election has been duly made and election returns delivered; and that the City Council has duly canvassed said returns all in accordance with law.

Section 2: The City Council officially finds and determines that only qualified resident voters of the City of San Angelo were allowed to vote; the following votes were cast; the canvass of the votes cast in the June 7, 2025 runoff election and returns thereof, which is attached hereto as **Exhibit "A",** were made in accordance with the law.

Office/Candidate	Early/Absentee	Election Day	Total	
CITY COUNCIL MEMBER, SMD 2				
Dudra Buder	107	88	195	39.47%
Joe Self	176	123	299	60.53%

Section 3: Pursuant to the applicable provisions of the Texas Local Government Code, Texas Election Code, and the City of San Angelo, Texas Home-Rule Charter, the City Council officially finds, determines, and declares the results of said General Election to be that:

(1) Joe Self is elected as City Council Member for Single Member District Two for the City of San Angelo to a four-year term of office ending May 2029 by majority vote of the votes cast for City Council Member for Single Member District Two.

Section 4: This Resolution shall be effective immediately upon its adoption.

The above Resolution was, upon motion made by Council Member _____, and seconded by Council Member _____, duly passed and adopted by the City Council of San Angelo, Texas on the 17th day of June 2025.

THE CITY OF SAN ANGELO, TEXAS:

_____
Tom Thompson, Mayor

ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Brandon Dyson, Interim City Attorney

Cumulative Results Report

060725 COSA RO Results

Run Time 8:53 PM
Run Date 06/07/2025

Tom Green County

060725 COSA RUNOFF ELECTION

6/7/2025

Unofficial Results

Registered Voters
494 of 8802 = 5.61%

Precincts Reporting
0 of 6 = 0.00%

City Council SMD 2 - Vote for none or one

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Dudra D. Butler		16	45.71%	91	36.69%	88	41.71%	195	39.47%
Joe Self		19	54.29%	157	63.31%	123	58.29%	299	60.53%
	Cast Votes:	35	100.00%	248	100.00%	211	100.00%	494	100.00%
	Undervotes:	0		0		0		0	
	Overvotes:	0		0		0		0	

*** End of report ***

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Patrick Frerich, Director of Operations, Public Works

Meeting Date: June 17, 2025

Item type: Regular Item

Caption:

Consider approving a resolution supporting the collaboration between the City of San Angelo and the Concho Valley Community Action Agency to create the Concho Valley Rock Rose Community Campus on City-owned property (Presentation made by CVCAA Executive Director Mike Burnett)

Staff Recommendation:

Adopt

Summary/History:

The Concho Valley Community Action Agency (CVCAA) has developed a plan for a regional campus offering sheltering and support services for members of the Concho Valley who are in need of select services. The proposal will expand upon their current Navigation Day to provide support services in a single location (campus) on a more frequent/consistent basis. It will also provide interim sheltering opportunities for individuals and families facing homelessness while they utilize the various social services available to promote them out of their current situations.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Resolution Supporting CVCAA Rock Rose Campus	Resolution Supporting CVCAA Rock Rose Campus.docx

Presentation:

Approvals/Reviews:

Patrick Frerich	Created/Initiated
Shane Kelton	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL SUPPORTING A PARTNERSHIP WITH THE CONCHO VALLEY COMMUNITY ACTION AGENCY TO DEVELOP A REGIONAL COMMUNITY SUPPORT SERVICES AND HOUSING CAMPUS TO ASSIST WITH LOW-INCOME SUPPORT SERVICES, AFFORDABLE HOUSING, AND HOMELESSNESS

WHEREAS, the City Council finds that there is a local community need and public purpose in supporting initiatives that address low-income support services, affordable housing, and homelessness; and

WHEREAS, the City has acquired property commonly known as 742 W. 14th St., San Angelo, Texas (the "Property"), for this purpose; and

WHEREAS, Concho Valley Community Action Agency (CVCAA) has proposed a plan to develop the Property to establish a regional community support services and housing campus to assist with low-income support services, affordable housing, and homelessness, to be known as the "Concho Valley Rock Rose Community Campus" (the "Campus"); and

WHEREAS, CVCAA intends for the Campus to be a place where CVCAA and partner agencies provide temporary shelter and select support services for members of the Concho Valley who are in need of such services and shelter; and

WHEREAS, City Council desires to enter into a long-term lease of the Property for the purposes proposed by CVCAA once the Campus construction is funded.

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

Part 1: That the City supports CVCAA's development of the Campus in accordance with the purpose and plans presented to City Council.

Part 2: That the City agrees to enter into a long-term lease of the Property with CVCAA, on mutually agreeable terms, upon CVCAA obtaining the funding required to construct the Campus, or approved phases of the Campus.

Part 3: That the City and CVCAA agree to work together in obtaining planning and zoning approvals necessary to utilize the Property for the proposed use.

Part 4: That the construction, operation, and maintenance of the Campus will be funded at the sole cost and expense of CVCAA.

ADOPTED on the 17th day of June, 2025.

CITY OF SAN ANGELO, TEXAS

_____

Tom Thompson, Mayor

ATTEST:

_____

Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____

Brandon Dyson, Interim City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: June 17, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for SU25-01, a request for a special use to allow a residence and art gallery with a studio in a Single-Family Residential zoning district located at 1302 Kenwood (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

The request from the applicant is due to the property wanting to undergo a small patio expansion. At that time, it was discussed that the property had housed an art gallery with public viewings in the RS-1 zoning district for the past decade, but that happened after the adoption of the 2000 Zoning Ordinance. Planners looked at the codes and determined the best way to allow this to go forward would be with a Special Use land use designation allowing the residential and the art gallery. An expansion of a non-conforming use was not available due to the art galley and residential starting after the adoption of the 2000 Zoning Ordinance. City staff mailed notifications and looked at any complaints in Code Compliance about noise, parking or other issues, finding no objections or case City Staff supported the application to the Planning Commission. This property owner has been a very good neighbor, but as you know, a special use stays with the property, so, in the future, the property could change hands. Therefore, staff discussed some conditions with the applicant which were agreed to. During the planning commission meeting, one condition was removed - a limit of 10 guests per invitation event. The thinking is that homeowners have birthdays, Christmas, and other events that can routinely go over the 10-guest threshold; that coupled with the history of being a good neighbor, the condition was removed during their recommendation. The Planning Commission voted 6-0 in favor of the Special Use with the following conditions:

1. The studio and gallery may operate only between 9:00 AM and 9:00 PM daily.
2. A minimum of 1 bedroom must remain exclusively for residential use and no overnight stays or short-term rentals associated with the gallery use are permitted.
3. The applicant shall obtain all required permits, including a change of occupancy from the Permits and Inspections Division within 6 months of approval. The change of occupancy will include a final development plan showing all parking.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Planning Commission removed condition #2 and recommends approval with a 6-0 vote

Attachments:

1.	SU25-01 1302 Kenwood Staff Report	SU25-01 1302 Kenwood Staff Report.pdf
2.	SU25-01 1302 Kenwood Ordinance	SU25-01 1302 Kenwood Ordinance.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

STAFF REPORT – SU25-01

Planning Commission: May 19, 2025
City Council 1st reading: June 17, 2025

APPLICATION TYPE:	CASE:
Special Use	SU25-01: 1302 Kenwood

SYNOPSIS:

The applicant has applied for a Special Use to allow residential and art gallery with a studio in a Single-family Residential (RS-1) zoning district located at 1302 Kenwood.

LOCATION:	LEGAL DESCRIPTION:
1302 Kenwood	Acres: 0.244, Lot: 1 & N 15.8' OF LOT 2, Blk: 41, Subd: PARK HEIGHTS ADDITION, *SPLIT TO 21-3810

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #5 – Karen Hesse Smith Neighborhood – Santa Rita	Single-family Residential (RS-1)	Neighborhood	.244 acres

THOROUGHFARE PLAN:

Kenwood Drive – Local road
W Avenue I – Local road

NOTIFICATIONS:

25 notifications mailed within 200-foot radius on 5/2/2025. 0 received in favor and 0 against.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the Special Use request to allow residential and art gallery with a studio in a Single-family Residential (RS-1) zoning district located at 1302 Kenwood, subject to **four conditions of approval**.

PROPERTY OWNER/PETITIONER:

Petitioner: David Mazur Construction
Owner: Rene Alvarado

STAFF CONTACT:

Rae Lineberry
Senior Planner
(325) 657-4210, Extension 1533
rae.lineberry@cosatx.us

Additional Information. This special use request is needed before the applicant can pursue a variance expanding the existing residence, providing additional space for the studio and art gallery. During the variance application review, staff determined that a special use permit is required due to the property's location within a Single-family Residential zoning district.
This request seeks approval to operate an art studio with an associated gallery within a residential structure. In collaboration with the property owner, staff have confirmed that the front portion of the home is utilized for the gallery and studio, while the rear portion remains designated as private living space. The owner occasionally hosts invitation-only events and showings, during which artwork may be sold.

1. ***Impacts Minimized. Whether and the extent to which the site plan minimizes adverse effects, including adverse visual impacts, on adjacent properties.*** The residence has been operating this way for 20 years without the city knowledge. There are multiple special permits that include a home daycare facility across the street and behind this property, along with an auto detail/car washing business.

2. ***Consistent with Zoning Ordinance. Whether and the extent to which the proposed special use would conflict with any portion of this Zoning Ordinance, including the applicable zoning district intent statement.*** The operation of an art studio with an associated gallery is limited in scale, maintains the residential character of the property, and does not introduce adverse impacts on surrounding properties. It is confined to a portion of the home, with remaining space preserved for residential use, and all events are invitation-only, minimizing potential traffic or noise concerns.

3. ***Compatible with Surrounding Area*. Whether and the extent to which the proposed special use is compatible with existing and anticipated uses surrounding the subject land.** The proposed use is consistent with the provisions of the zoning ordinance that allow for limited non-residential uses in residential districts through the special use process, particularly those that support local arts and culture in a manner compatible with the surrounding neighborhood.

4. ***Traffic Circulation*. Whether and the extent to which the proposed special use is likely to result in extraordinarily prolonged or recurrent congestion of surrounding streets, especially minor residential streets.** The events are invitation-only, minimizing potential traffic concerns.

5. ***Effect on Natural Environment*. Whether and the extent to which the proposed special use would result in significant adverse impacts on the natural environment, including but not limited to water or air quality, noise, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** Staff do not believe the proposed use will create any negative environmental effects.

6. ***Community Need*. Whether and the extent to which the proposed special use addresses a demonstrated community need.** The proposed art studio and gallery serve as a cultural and creative asset within the community, fostering local artistic expression and providing residents with access to the visual arts in a setting that is approachable and integrated into the neighborhood fabric. This use supports local artists and contributes to the cultural vitality of the area as it is close to downtown.

7. ***Development Patterns*. <u>Whether and the extent to which the proposed special use would result in a logical and orderly pattern of urban development in the community.</u>** Current development patterns would not change.

<u>Recommendation:</u>

Staff recommend **<u>APPROVAL</u>** of the Special Use request to allow residential and art gallery with a studio in a Single-family Residential (RS-1) zoning district located at 1302 Kenwood, subject to **four conditions of approval**.

1. The studio and gallery may operate only during 9:00 AM and 9:00 PM daily.

2. A maximum of 10 guests per invitation only event.

3. A minimum of 1 bedroom must remain exclusively for residential use and no overnight stays or short-term rentals associated with the gallery use are permitted.

4. The applicant shall obtain all required permits, including a change of occupancy from the Permits and Inspections Division within 6 months of approval. The change of occupancy will include a final development plan showing all parking.

<u>Attachments:</u>

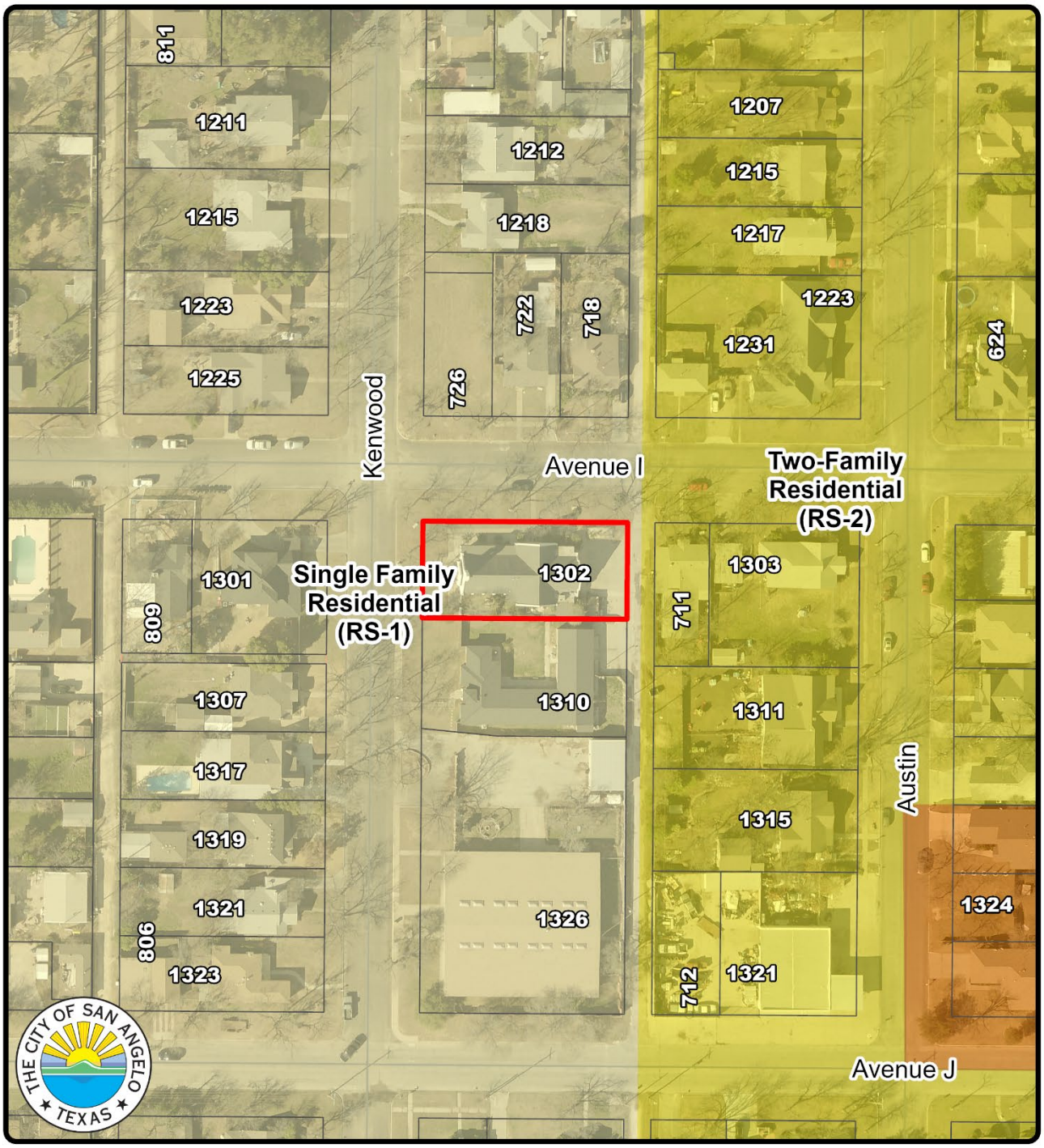
Aerial Map
Zoning Map
Notification map

Aerial Map
SU25-01: 1302 Kenwood Dr.
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

Subject Property:

N

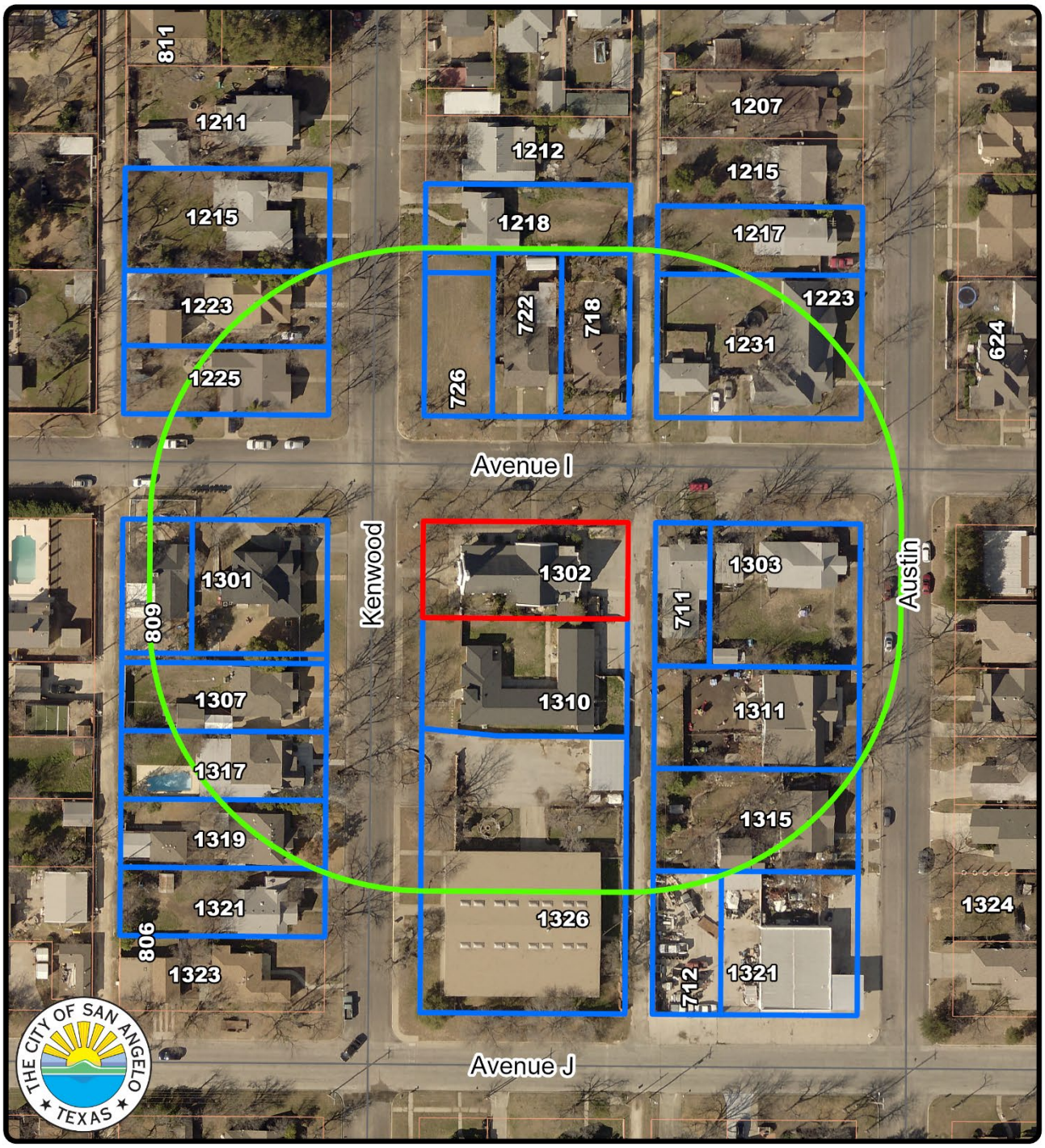


Zoning Map
SU25-01: 1302 Kenwood Dr.
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Subject Property:

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

N



200' Notification Map
SU25-01: 1302 Kenwood Dr.
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

200' Range:
Subject Property:
Notified Properties:

N

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY AUTHORIZING A SPECIAL USE AT THE FOLLOWING PROPERTY: **APPROXIMATELY .244 ACRES LOCATED AT 1302 KENWOOD;** TO ALLOW AN ART GALLERY WITH A STUDIO IN A RESIDENCE WITHIN A SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT SUBJECT TO CONDITIONS STATED; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: SU25-01: 1302 Kenwood

WHEREAS, an application was submitted requesting special use authorization to operate a commercial art gallery with a studio within a single-family (RS-1) residential district for the property commonly known as 1302 Kenwood Drive (the "Property"); and,

WHEREAS, the proposed use is considered a Commercial Use per Section 318, Chapter 12, Exhibit A – Zoning Ordinance, which is not allowed by right within an RS-1 zoning district, but may be authorized by Special Use approval pursuant to Sections 209, Chapter 12, Exhibit A – Zoning Ordinance; and,

WHEREAS, Commercial Use is not permitted as a Special Use in any Zoning District, except that Section 313 – Use Table, and Section 320.I, Chapter 12, Exhibit A – Zoning Ordinance, allows for any use deemed appropriate where such uses(s) can provide effective transition between less restrictive and more restrictive zoning districts; and,

WHEREAS, the proposed use will act as an effective buffer between the lower-density single-family zoning and slightly more intense two-family zoning to the east. In addition, the presence of two in-home daycares with existing special uses in the same area demonstrates a precedent for limited non-residential uses and as this is low-impact, limited commercial with occasional events, it is operated by the homeowner and will not detract from the residential quality of the neighborhood; and,

WHEREAS, on the 19th day of May, 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 Special Use subject to conditions stated; and,

WHEREAS, on the 17th day of June, 2025, City Council held a public hearing on SU25-01, 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; and,

WHEREAS, the City Council has determined that approval of the Special Use, subject to conditions stated herein, is in the best interest of the health, safety and general welfare of the citizens of the City of San Angelo.

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 authorize a Special Use allowing an art gallery with a studio in the residence subject to conditions listed in Section 4, on the following described property below:

The real property located at 1302 Kenwood, described as of .244 acres, Lot: 1 & N 15.8' of Lot 2, Blk: 41, Subd: Park Heights Addition 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"** subject to the conditions listed in 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. The Special Use, as hereby authorized, shall have no fundamental effect upon the subject property's underlying or base zoning classification.

SECTION 4. The Special Use, as hereby authorized, shall be subject to the following Conditions:

1. The studio and gallery may operate only during 9:00 AM and 9:00 PM daily.

2. A minimum of 1 bedroom must remain exclusively for residential use and no overnight stays or short-term rentals associated with the gallery use are permitted.

3. The applicant shall obtain all required permits, including a change of occupancy from the Permits and Inspections Division within 6 months of approval. The change of occupancy will include a final development plan showing all parking.

SECTION 5. 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 6: 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 7: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **17th day of June, 2025,** and finally PASSED, APPROVED AND ADOPTED on this the **1st day of July, 2025.**

THE CITY OF SAN ANGELO

_____
Tom Thompson, Mayor

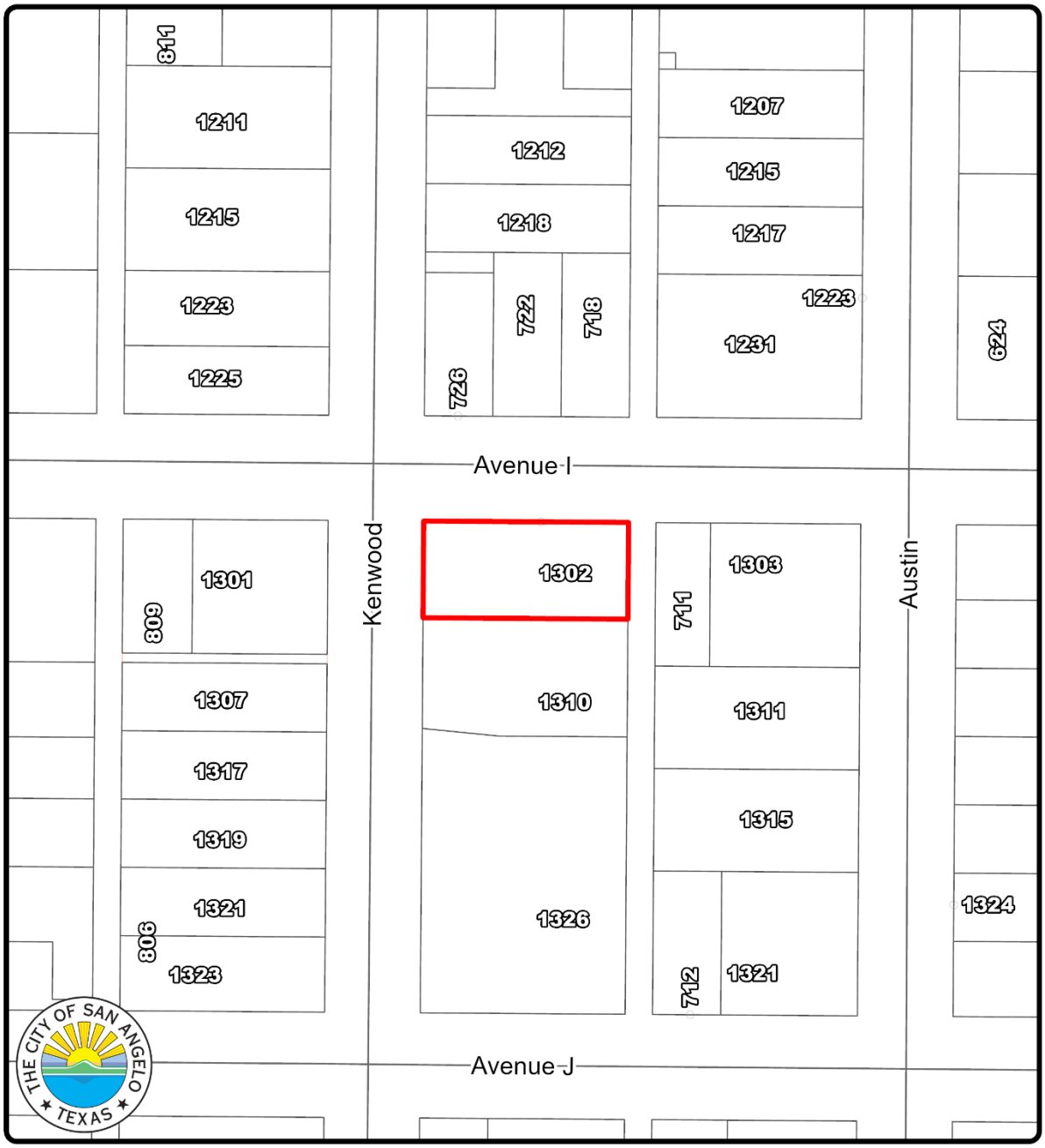
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Brandon Dyson, Interim City Attorney

Exhibit "A"



Ordinance Map
SU25-01: 1302 Kenwood Dr.
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

Subject Property:

N

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: June 17, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z25-17, a request to rezone 20.696 acres out of Survey W H Willis and PaulAnn Park Subdivision, from Single-Family Residential zoning district to Multi-family Residential zoning district, north and east of the intersection of McGill Blvd and Gregory Dr. (Presentation made by Planning & Development Service Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

The applicant's request to rezone the property comes out of needing more flexible options to structure types of housing. Currently, the standard single family works along the front of McGill, but as you move towards the east side of the property, a duplex or twin-home housing style may be the better option. The RM-1 Low-rise multifamily zoning district is currently the only flexible zoning option for developers and home builders. This Zoning District allows the following structure types: detached single family, duplex, townhouse, twin-homes, and low-rise multifamily. Evaluating the area, adjacent properties have similar structure types on the east side of their respective developments.

The Planning Commission heard this case on May 19th, 2025 and gave a recommendation of approval through a vote of 6-0 in favor of the zone change.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Planning Commission recommends approval with 6-0 approval

Attachments:

1.	Z25-17 Staff Report McGill & Gregory v2	Z25-17 Staff Report McGill & Gregory v2.pdf
2.	Z25-17 McGill & Gregory Ordinance	Z25-17 McGill & Gregory Ordinance.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

STAFF REPORT - Z25-17

Planning Commission: May 19, 2025
City Council 1st reading: June 17, 2025

APPLICATION TYPE:	CASES:
Zone Change	Z25-17: McGill Blvd & Gregory Dr

SYNOPSIS:

A request for approval of a zone change from (RS-1) Single-family Residential to (RM-1) Low Rise Multi-family Residential for approximately 20.696 acres located north and east of McGill Blvd and Gregory Dr intersection.

LOCATION:	LEGAL DESCRIPTION:
North and east of McGill Blvd and Gregory Dr intersection	Acres: 17.342, Abst: A-7966 S-1112, Survey: W H WILLIS Acres: 3.354 Lots: 7-12 & 38-48, Blk: 25, Subd: PAULANN PARK ADDITION, SEC 14A

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood – Paulann	Currently: RS-1 Requesting: RM-1	Neighborhood	Acres: 20.696

NOTIFICATIONS:

75 notifications sent on 5/2/25. Received 0 in favor and 1 opposed.

STAFF RECOMMENDATION:

Staff recommend **approval** of a zone change from (RS-1) Single-family Residential to (RM-1) Low Rise Multi-family Residential for approximately 17.342 acres located north and east of McGill Blvd and Gregory Dr intersection.

PROPERTY OWNER/PETITIONER:

Petitioner: Luna Properties SATX, LLC

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 have options on which style of housing to build. The vision plan for this area is Neighborhood, which fits multi-family residential. The area to the east is single-family residential and to the north is a mobile home park. The applicant received approval for final plats on Section 14A-E for this area, but only Section 14A was recorded. Final Plats 14B-E were approved by Planning Commission in January 2022 but have not been recorded and have therefore expired. The applicant will need to submit another plat for the area, and staff will work with the applicant on meeting development standards with the new plats.

1. **Compatible with Plans and Policies.** ***Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*** This proposed zoning will provide flexibility for the developer to incorporate a variety of housing types, including duplexes, twinhomes, and zero lot line homes. The subject area is currently residential, and the proposed development supports the goal of expanding affordable housing options within the community. The challenge will be aligning the housing structure type with future plats. Housing structure can impact side yard setbacks.

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 residential.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** Changing the zone to multi-family residential allows for a broader range of housing types.

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 the natural environment or neighboring properties.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** Granting this request aligns with the community's goals of providing diverse and attainable housing options.

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 by providing a buffer between the mobile home park and single-family

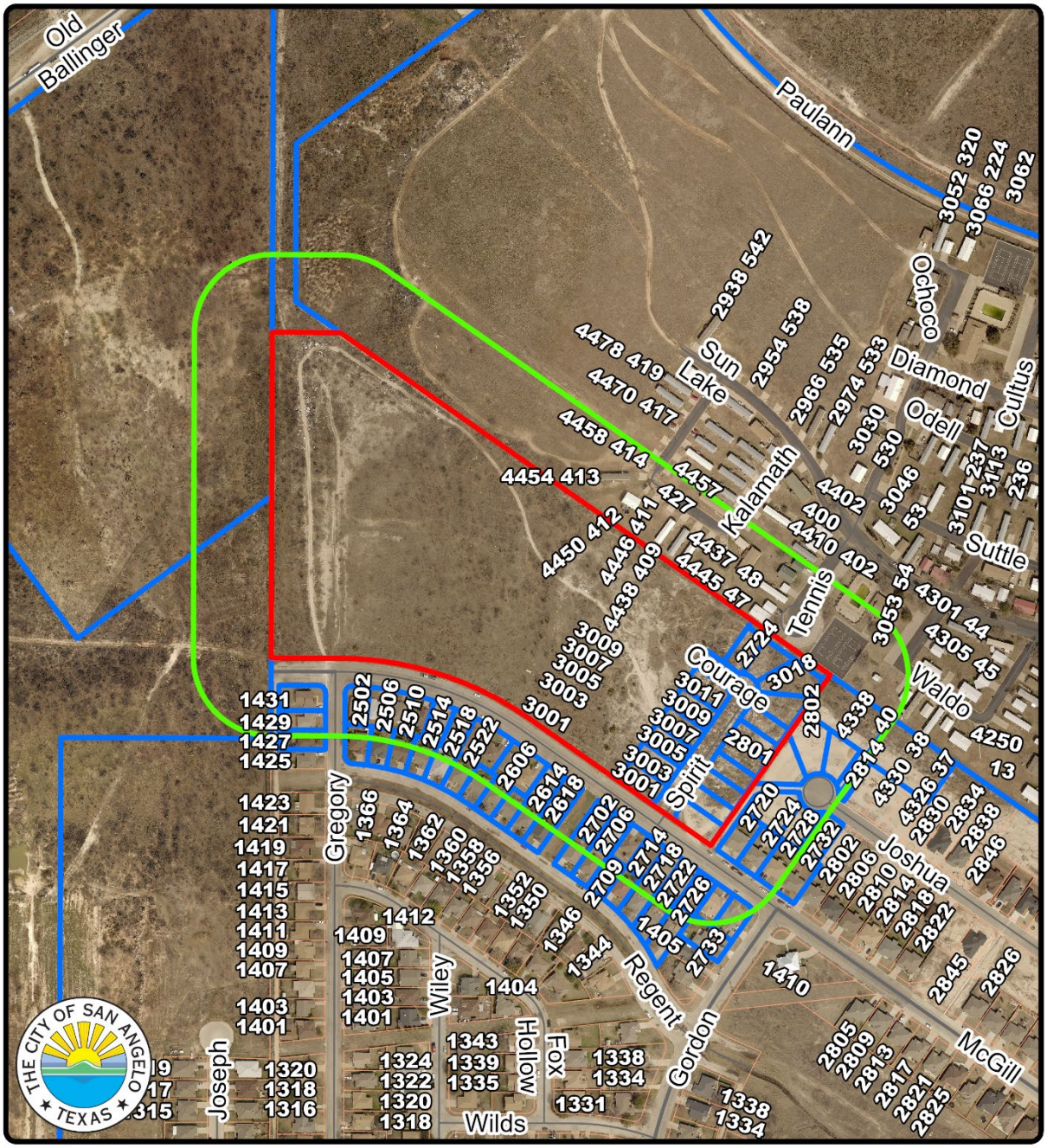
residential.

Recommendation:

Staff recommend **approval** of a zone change from (RS-1) Single-family Residential to (RM-1) Low Rise Multi-family Residential for approximately 17.342 acres located north and east of McGill Blvd and Gregory Dr intersection.

Attachments:

Notification Map
Zoning Map
Vision Plan Map

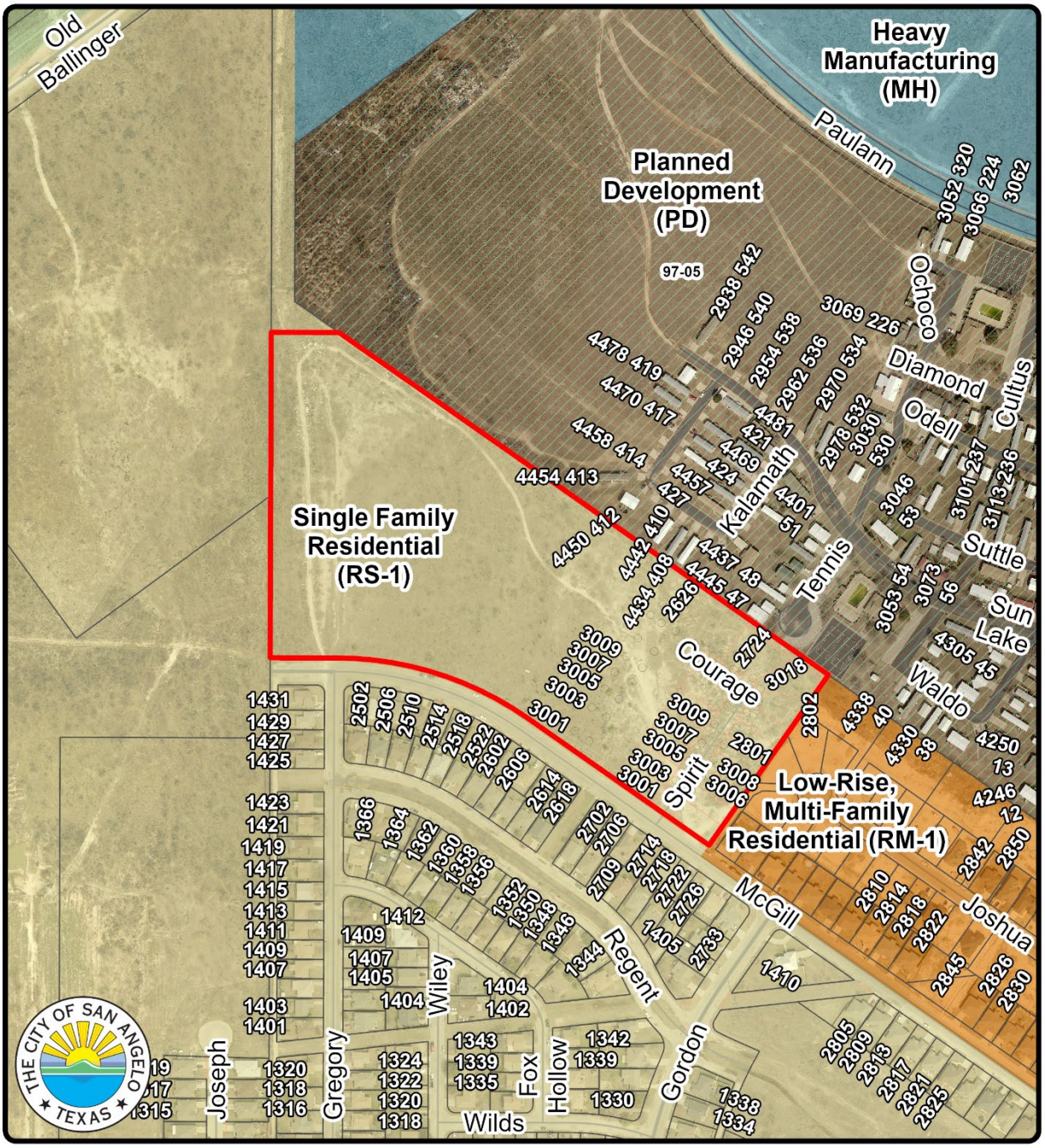


200' Notification Map
Z25-17: McGill & Gregory
Council District: #4 - Lucy Gonzales
Neighborhood: Paulann

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

200' Range:
Subject Property:
Notified Properties:

N

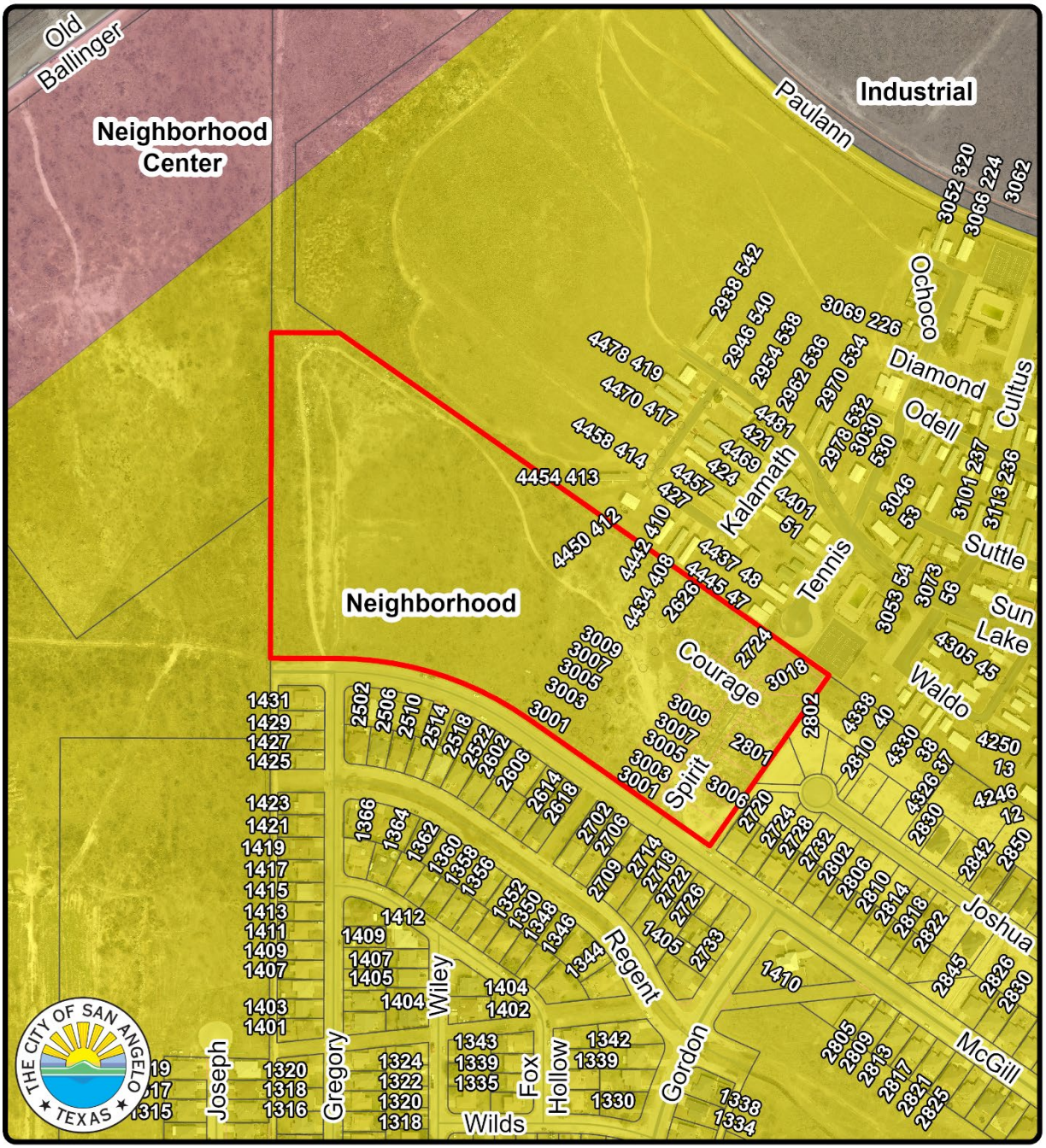


Zoning Map
Z25-17: McGill & Gregory
Council District: #4 - Lucy Gonzales
Neighborhood: Paulann

Subject Property:

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

N



Vision Map
Z25-17: McGill & Gregory
Council District: #4 - Lucy Gonzales
Neighborhood: Paulann

Subject Property:

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

N

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **APPROXIMATELY 20.696 ACRES LOCATED NORTH AND EAST OF MCGILL BLVD AND GREGORY DR INTERSECTION;** FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO LOW RISE MULTI-FAMILY RESIDENTIAL (RM-1); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-17: McGill Blvd & Gregory Dr

WHEREAS, on the 19th day of May, 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 17th day of June, 2025, City Council held a public hearing on Z25-17, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property located north and east of McGill Blvd and Gregory Dr intersection, described as a total of 20.696 acres: 17.342 from Abstract A-7966, S-1112, Survey W H Willis and 3.354 Lots: 7-12 & 38-48, Block 25, Paulann Park Subdivision Section 14A 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 **17th day of June, 2025,** and finally PASSED, APPROVED AND ADOPTED on this the **1st day of July, 2025.**

THE CITY OF SAN ANGELO

_____
Tom Thompson, Mayor

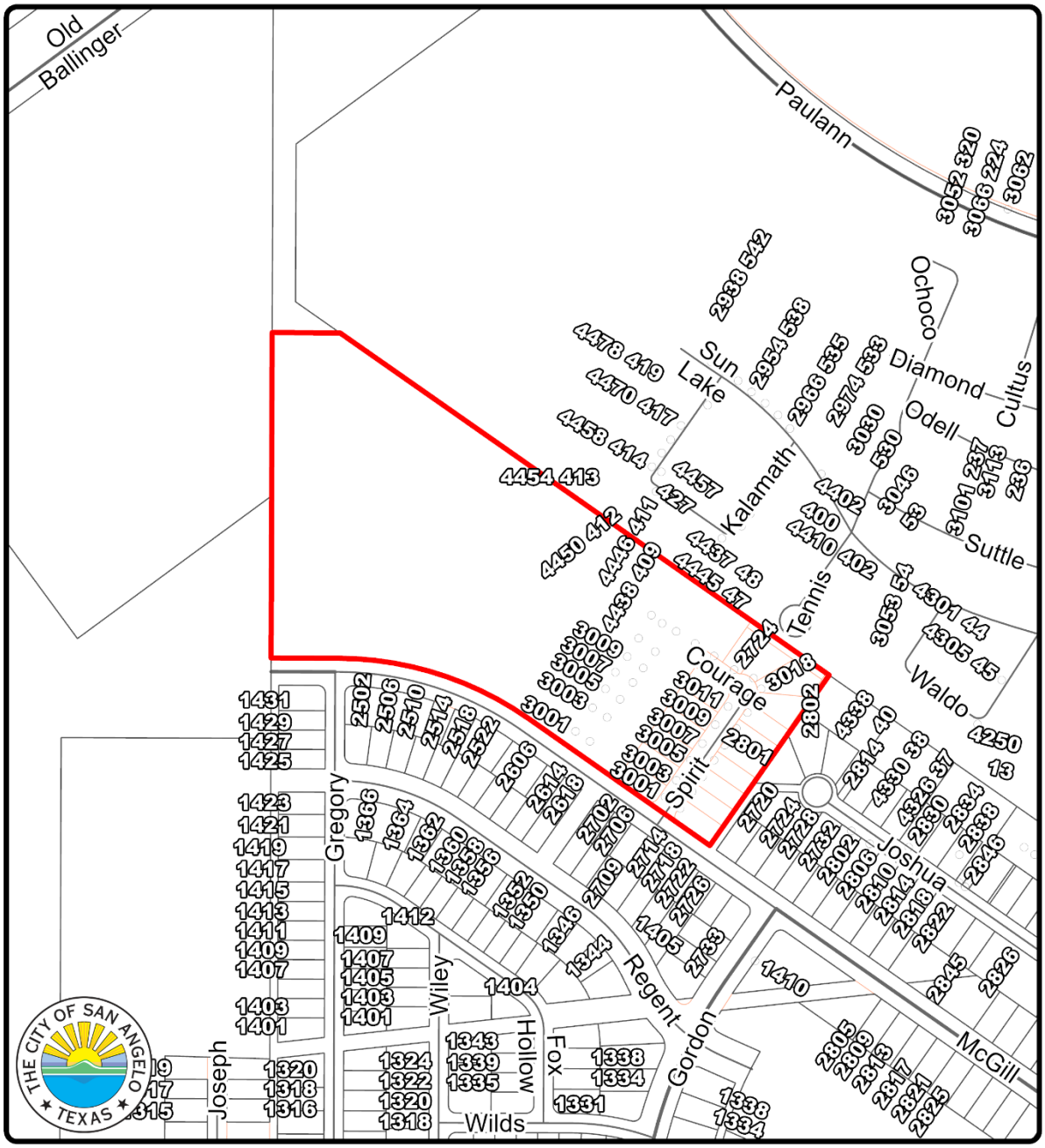
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Brandon Dyson, Interim City Attorney

Exhibit "A"



Ordinance Map
Z25-17: McGill & Gregory
Council District: #4 - Lucy Gonzales
Neighborhood: Paulann

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

Subject Property:

Existing Zoning: RS-1

Requested Zoning: RM-1

N

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: June 17, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance amending Chapter 12, Exhibit A, Article 5, Section 509 "Fences" of the Code of Ordinances to provide an exception for public and private schools to allow fencing in the front yard setback up to an 8' height (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

The text amendment will give an exception to allowing public and private schools to construct fences higher than 4' in their front yard setback. This is to meet state statues which encourage school campus safety and security. Currently, San Angelo Independent School District has approached the city with 7 variances. With the intent of the state, the best solution is to allow public and private schools the opportunity to construct these safety features without delays, requiring a variance to the standard ordinance.
The Planning Commission heard the text amendment and recommended approval with a vote of 6-0 on May 19th, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Staff memo - Fence Amendment S	Staff memo - Fence Amendment S.docx
2.	Amending Ordinance Sec 509 Fences	Amending Ordinance Sec 509 Fences.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

MEMO

Meeting Date: May 19, 2025

To: Planning Commission

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

Request: Zoning Ordinance Text Amendment - Request to place an exemption to fence height in the front yard setback; section 509 FENCES; Sec. 509 B. 3. for public, private, or charter schools.

Background: During the 2023 Texas Legislature House Bill 3 (HB3) enacted safety protocols for schools. In the case of San Angelo Independent School District, many of their campuses will receive security fencing (over 6' in height). This fencing is based on the campus layout and often is within the front yard setback. Our Local Zoning ordinance has a prohibition on fence height where it must be less than 4' in a front yard setback. SAISD has come forward with a few requests for variances. City Staff believe the proper resolution for future requests is to give an exemption within the Zoning Ordinance to public and private schools, which adds security fences for protection of their campuses within the front yard setback by right.

Currently we do not see a distinct difference between public and private schools for this request. If the school or campus in question is seeking a security fence for protection of their campuses, they should be allowed to do so by right. HB3 provided a funding mechanism for public schools, but this should not exclude local private schools who wish to provide a similar protection level as being disallowed due to being private or requiring a variance process.

Current Building code requires a permit after a 7' height. Fire prevention requires the standard egress mechanism for exits.

Planning Commission Requested Action:
Staff recommends **APPROVAL** of a Text Amendment to Sec 509 Sec. 509 B. 3 reading:

509 B. 3. D. Public, private or charter schools, for security purposes, are exempt from the maximum height of four feet in the front yard.

Sec. 509. Fences

A. *Required Privacy Fences*

1. A privacy fence shall be required where the side or rear lot line of a nonresidential use is adjacent to either of the following.
   a. A residential district boundary other than the R&E District.
   b. An existing residential use.
2. This requirement shall not apply when an equivalent fence already exists.
3. Properties immediately across a body of water, transportation, drainage or utility right-of-way, street or alley shall be considered adjacent if the intervening body of water, transportation, drainage or utility right-of-way, street or alley, is less than 80 feet wide.

B. *Height Standards for Required Privacy Fences*

1. All privacy fences shall meet the visual clearance requirements of Sec. 510 below.
2. Maximum Fence Height in Residential Districts.
   a. No portion of any fence or enclosure in any residential district, excluding an R&E district, shall exceed a height of 8 feet.
   b. A substantially open fence with a ratio of solid portion to open portion equal to or less than 1 (solid) to 4 (open) may be constructed up to a height of 10 feet.
3. Maximum Height in Required Front Yards.
   a. Any fence or enclosure extending into a required front yard shall not exceed a height of four feet.
   b. Fences on land located in the CH, CBD, ML and MH Districts shall be exempt from this requirement. Fences for screening of manufactured housing developments in MHP and MHS Districts shall also be exempt from this requirement. Lastly, for land in any District for which a Special Use for "Campground/RV Park" has been approved and is actively in use, fences for screening of the park shall also be exempt from this requirement. (Subsection B.3.b. amended by sec. 8, Ordinance adopted 4-15-14)
   c. In the R&E District, a substantially open fence with a ratio of solid portion to open portion equal to or less than 1 (solid) to 4 (open) may be constructed up to a height of 6 feet.
   d. Public, private, or charter schools, for security purposes, are exempt from the maximum height of four feet in the front yard.

ORDINANCE 2025-

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT A "ZONING ORDINANCE," ARTICLE 5 "GENERAL DEVELOPMENT STANDARDS," SECTION 509 "FENCES"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 19th day of May, 2025, the Planning Commission for the City of San Angelo held a public hearing, considered public comment, and considered recommendations from City staff, and made a recommendation regarding the amendment of Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 5 "General Development Standards," Section 509 "Fences" to meet the State of Texas safety and security guidelines for public schools regarding the height of a fence within the front yard setback and adoption of development standards related thereto; and

WHEREAS, after having held a public hearing, considered public comment, and considered recommendations from City staff and Planning Commission, City Council desires to amend the Zoning Ordinance to provide an exception to public and private schools regarding fencing height in front yards.

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

Section 1: CHAPTER 12 "PLANNING AND DEVELOPMENT," Exhibit A "Zoning Ordinance," Article 5 "General Development Standards," Section 509 "Fences" of the City of San Angelo Code of Ordinances is hereby amended as shown on **Exhibit "A"**.

Section 2: The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3: This Ordinance shall be effective upon passage.

INTRODUCED with public hearing the 17th day of June 2025, and finally PASSED this 1st day of July, 2025.

THE CITY OF SAN ANGELO, TEXAS:

_____
Tom Thompson, Mayor

ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

_____
Aaron Vannoy, Director of
Planning and Development Services

APPROVED AS TO FORM:

_____
Brandon Dyson, Interim City Attorney

EXHIBIT "A"

Sec. 509. Fences

A. *Required Privacy Fences*

1. A privacy fence shall be required where the side or rear lot line of a nonresidential use is adjacent to either of the following.

    a. A residential district boundary other than the R&E District.

    b. An existing residential use.

2. This requirement shall not apply when an equivalent fence already exists.

3. Properties immediately across a body of water, transportation, drainage or utility right-of-way, street or alley shall be considered adjacent if the intervening body of water, transportation, drainage or utility right-of-way, street or alley, is less than 80 feet wide.

B. *Height Standards for Required Privacy Fences*

1. All privacy fences shall meet the visual clearance requirements of Sec. 510 below.

2. Maximum Fence Height in Residential Districts.

    a. No portion of any fence or enclosure in any residential district, excluding an R&E district, shall exceed a height of 8 feet.

    b. A substantially open fence with a ratio of solid portion to open portion equal to or less than 1 (solid) to 4 (open) may be constructed up to a height of 10 feet.

3. Maximum Height in Required Front Yards.

    a. Any fence or enclosure extending into a required front yard shall not exceed a height of four feet.

    b. Fences on land located in the CH, CBD, ML and MH Districts shall be exempt from this requirement. Fences for screening of manufactured housing developments in MHP and MHS Districts shall also be exempt from this requirement. Lastly, for land in any District for which a Special Use for "Campground/RV Park" has been approved and is actively in use, fences for screening of the park shall also be exempt from this requirement. (Subsection B.3.b. amended by sec. 8, Ordinance adopted 4-15-14)

    c. In the R&E District, a substantially open fence with a ratio of solid portion to open portion equal to or less than 1 (solid) to 4 (open) may be constructed up to a height of 6 feet.

    d. Public and private schools, to comply with safety laws or regulations, are exempt from the maximum height of four feet in the front yard but shall not exceed eight feet.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: June 17, 2025

Item type: Regular Item

Caption:

Discussion and consideration of a request to create a strategic planning committee to work with City Council on policy guidance and project financing plan for the Tax Increment Reinvestment Zone number one (Presentation by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This request comes from the TIRZ board and from the City Staff to help with the alignment of the TIRZ zone through the remaining decade (year 2036). It is an opportunity to collaborate with the current City Council and the TIRZ board, along with a few members from the community, to evaluate the Project Plan and the Policies together.

The Strategic Planning Committee will be made up of 3 members from the City Council, 3 members of the TIRZ Board and 3 members from the community, as follows:

Harry Thomas -SMD#3
Patrick Keely- SMD#5
Tom Thompson - Mayor

Sherley Spears - Vice Chair TIRZ
Joe Spano - TIRZ
Brianne Killam - TIRZ

Michele Babiash - Business owner and TIRZ fund recipient
Monica Ramos - Director, Downtown San Angelo
Tiffany Sellers, the President-Elect, San Angelo Association of Realtors

The goal is to make a recommendation to the TIRZ Board in September 2025, and to City Council in October 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

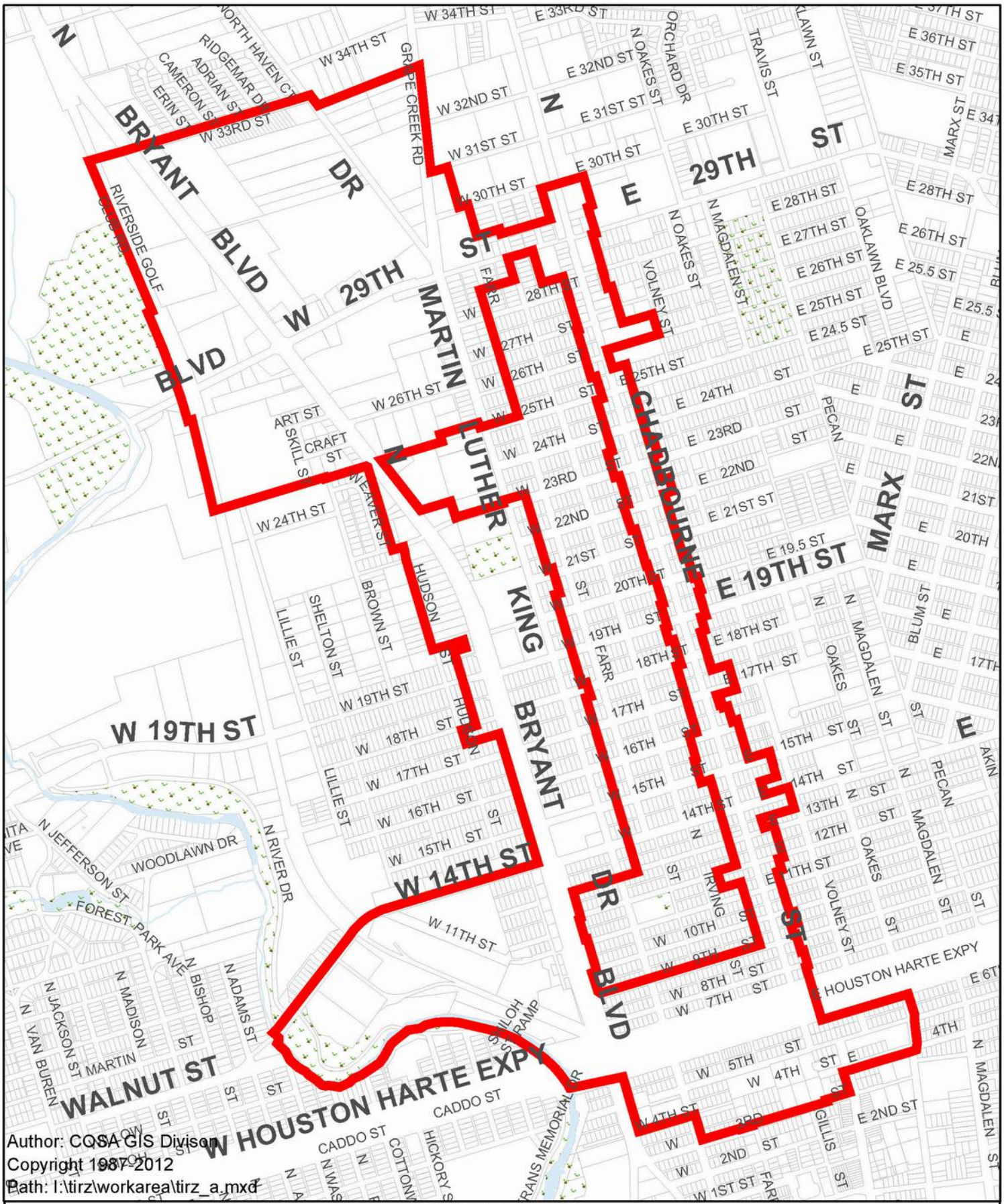
1.	2012 North TIRZ Map	2012 North TIRZ Map.pdf
2.	2012 South TIRZ Map	2012 South TIRZ Map.pdf
3.	Project Plan - 2012	Project Plan - 2012.pdf
4.	Policy Update May 6 2025	Policy Update May 6 2025.pdf

Presentation:

Aaron Vannoy

Approvals/Reviews:

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



Author: COSA GIS Divison
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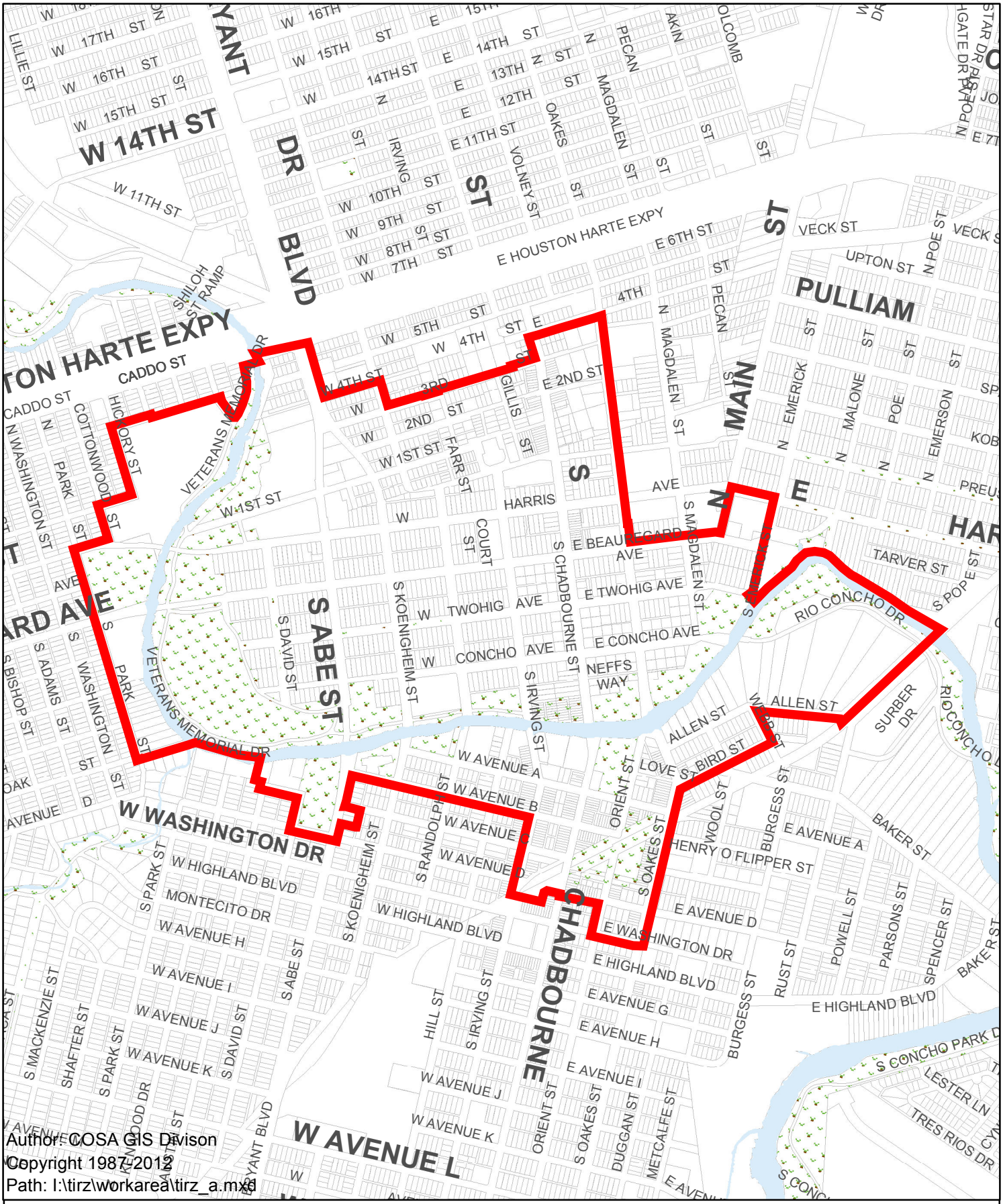
T.I.R.Z. North

671 Acres

29,148,866 Sq Ft

T.I.R.Z. Boundary

1 inch = 1,300 feet



T.I.R.Z. South

660 Acres

28,332,259 Sq Ft

T.I.R.Z. Boundary

1 inch = 1,300 feet

AN ORDINANCE APPROVING A PROJECT PLAN AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE; AUTHORIZING THE CITY CLERK TO DISTRIBUTE SUCH PLAN; CONTAINING VARIOUS PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

WHEREAS, pursuant to V.T.C.A., Tax Code, Chapter 311, Tax Increment Financing Act, ("Act") the City Council of the City of San Angelo, Texas, by Ordinance adopted December 19, 2006, created a tax increment reinvestment zone named "Reinvestment Zone Number One, City of San Angelo," (Zone) to preserve the near and long term integrity of the economic and social investment in the designated area and needed to encourage additional new projects within the designated area of the city; and,

WHEREAS, pursuant to Chapter 311 of the Tax Code the Tax Increment Reinvestment Zone Board of Directors on October 26, 2011, approved a Project Plan and Reinvestment Zone Financing Plan for City Council approval; and,

WHEREAS, the Council finds that the Project Plan and Reinvestment Zone Financing Plan approved by the Tax Increment Reinvestment Zone Board is consistent with the preliminary plans developed for the Zone before its creation, and is feasible and conforms to the master plan;

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

Section 1. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and to be part of this ordinance.

Section 2. The Project Plan and Reinvestment Zone Financing Plan approved by the Tax Increment Financing Zone Board, a copy of which is attached to this Ordinance as Exhibit "A", is hereby approved and adopted.

Section 3. The City Clerk is directed to provide copies of the Project Plan and Reinvestment Zone Financing Plan to each taxing unit levying ad valorem taxes in the Zone.

Section 4. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, invalidity,

or void finding of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 4. THAT, this Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the 7th day of February, 2012, and finally PASSED, APPROVED and ADOPTED on this the 21st day of February, 2012.

THE CITY OF SAN ANGELO, TEXAS

Alvin New, Mayor

Attest:

Alicia Ramirez, City Clerk

Approved As to Form:

By: Dan T. Solan, Sr. Asst. City Atty
For: Lysia H. Bowling
City Attorney

Approved As to Content:

Shawn Lewis
Community & Economic Development Director

CITY OF SAN ANGELO
TAX INCREMENT REINVESTMENT ZONE
NUMBER ONE

FINAL PROJECT PLAN
AND
REINVESTMENT ZONE FINANCING PLAN

February 2012

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INTRODUCTION

The City of San Angelo is proposing to create a Tax Increment Reinvestment Zone or TIRZ (hereafter referred to as the "Zone") over a portion of the city that includes the city's downtown area and corridors to the north along two thoroughfares, North Chadbourne and North Bryant.

Criteria for Zone Creation

The area within the Zone qualifies for a TIRZ because it suffers from economic stagnation, inadequate infrastructure, and deteriorating properties. Without intervention by the public sector, private market forces will not be sufficient to generate significant development and redevelopment. Some of the conditions which exist in the Zone that meet the criteria of the Tax Code of the State of Texas, Chapter 311, Section 005 include:

- A substantial number of substandard, slum, deteriorated, or deteriorating structures;
- The predominance of defective or inadequate sidewalk or street layout;
- Unsanitary or unsafe conditions;
- The deterioration of site or other improvements; and
- Conditions that endanger life or property by fire or other cause.

According to the language of Chapter 311, these conditions must "substantially arrest or impair the sound growth of the municipality or county creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use." Given the existing conditions in San Angelo, as outlined in the Market and Economic Study included in the Appendix to this plan, it is not feasible for new development or redevelopment to occur. The conditions outlined above will not be overcome or corrected without significant intervention and assistance from the public sector, therefore satisfying the general criteria for creation of the Zone.

Types of Assistance Needed

The Market and Economic Study indicated the nature of the intervention and assistance needed to spur economic growth in different areas of the Zone. Changes in the structure of San Angelo's economy and shifting market and consumer preferences have constrained overall population growth in the region. Other areas of San Angelo, and areas outside the City, have become more attractive for the location of new and expanding businesses and residential construction, while the Zone is largely left behind. However, for the stagnant and declining areas in the Zone, the study found that a reversal of fortune is possible.

Downtown. In Downtown San Angelo, non-government commercial activity has been leaving to follow the middle class and affluent residential base toward the southwest. Sufficient market demand does not exist now, and will not likely exist in the short to middle term, to reoccupy this space for office use. In addition, many of the larger office and multi-use buildings suffer from various forms of obsolescence which are not financially feasible to remediate at the present time. Such problems include the need to abate asbestos and other now-forbidden elements which do not meet current building codes and endanger health and safety. Private developers will need financial assistance from other parties, such as the Zone, to move forward on such projects.

One of the most viable economic strategies for Downtown going forward is to become more of a cultural, leisure, and tourist destination. However, to accomplish this, the public sector needs to work in combination with entrepreneurial property owners, small businesses, and cultural and civic organizations to enhance Downtown's appeal. This will require improvements in parking, streetscapes, and pedestrian facilities, plus historic façade preservation that make the area attractive to visitors. The Zone will help set these improvements in motion.

North Chadbourne. At one time a thriving gateway into central San Angelo from the fairgrounds, Coliseum area, and points north, the North Chadbourne corridor has languished as other thoroughfares became more prominent, the size and income of the surrounding residential population stagnated, and businesses closed or moved. The corridor needs an entity that can foster a vision of the "new" North Chadbourne and help implement infrastructure, roadway, streetscape, and façade improvements that will create a more distinctive identity. Such improvements will support stabilization and revitalization of the commercial businesses along the corridor, provide an opportunity to capture the unique heritage of San Angelo and its older neighborhoods, and elevate the corridor's attractiveness as a residential location.

The Role of Planning and Vision

As will be shown in the Reinvestment Zone Financing Plan, the Zone is anticipated to generate approximately $18 million of incremental property tax revenue over its life. Such an amount is likely not enough for the Zone to construct major capital improvements on its own. However, the Zone can play a key role in creating a community-based vision for its different districts and corridors. While the City's ultimate goal is to achieve physical improvements and development, a planning process that results in a unified vision is a prerequisite for the private sector to respond with new investment. The Zone can also move implementation along by funding the design and engineering of capital projects, plus help obtain any necessary right of way or easements from property owners. Other public agencies are more likely to fund construction of these projects if such matters have already been addressed.

PROJECT PLAN

Existing Uses and Conditions / Boundaries §311.011(b)(1)

The Zone includes approximately 1,314 acres wholly within the City of San Angelo. Its boundaries include two principal adjoining areas of the City, hereafter referred to as "Downtown" and "North Bryant / North Chadbourne." The two areas are roughly divided by the Houston Harte Expressway (U.S. Highway 67).

The "Downtown" portion of the Zone includes the mixed-use Central Business District of the City, containing the region's densest mix of office, retail, lodging, public, institutional, and industrial uses. Several properties have more than one use on site, often mixed vertically, especially with retail space on the ground floor and other uses on upper floors. There are small areas of residential uses, off-site parking lots, and vacant land. The Downtown portion also includes a segment of the North Concho River and adjacent public open space, cultural, and recreational uses. Many of the City's and County's key municipal buildings are located here.

The age of the land uses within the Downtown portion of the Zone varies from historic, pre-World War II buildings to modern structures. This portion of the Zone also contains Concho Avenue, where historic buildings form the infrastructure for tourism development. Other historic structures to help drive tourism are located on the south side of the Concho River near the San Angelo Museum of Fine Arts. However, many of the commercial buildings of more than 35 years old suffer from functional and / or external obsolescence, and some have need for asbestos removal if they are to be re-occupied. Vacancies in many larger structures are high, especially on upper floors. There has been little taxable new private development in the area in the last 20 years.

The "North Bryant / North Chadbourne" portion of the Zone extends northward from the Houston Harte Expressway along two thoroughfares: North Bryant Boulevard (U.S. Highway 87) and North Chadbourne Street. Segments of Martin Luther King, Jr. Drive are also within the Zone. A primarily residential neighborhood in between Martin Luther King, Jr. Drive and North Chadbourne is not included in the Zone. The land uses within the North Bryant / North Chadbourne portion of the Zone are a mostly low-density mixture of retail, general commercial, and light and heavy industrial properties. Many properties are in excess of 35 years old and some are underutilized or unused altogether. Many streets within this part of the Zone are not built to current construction standards. Sidewalks are in poor condition or do not exist at all in many places.

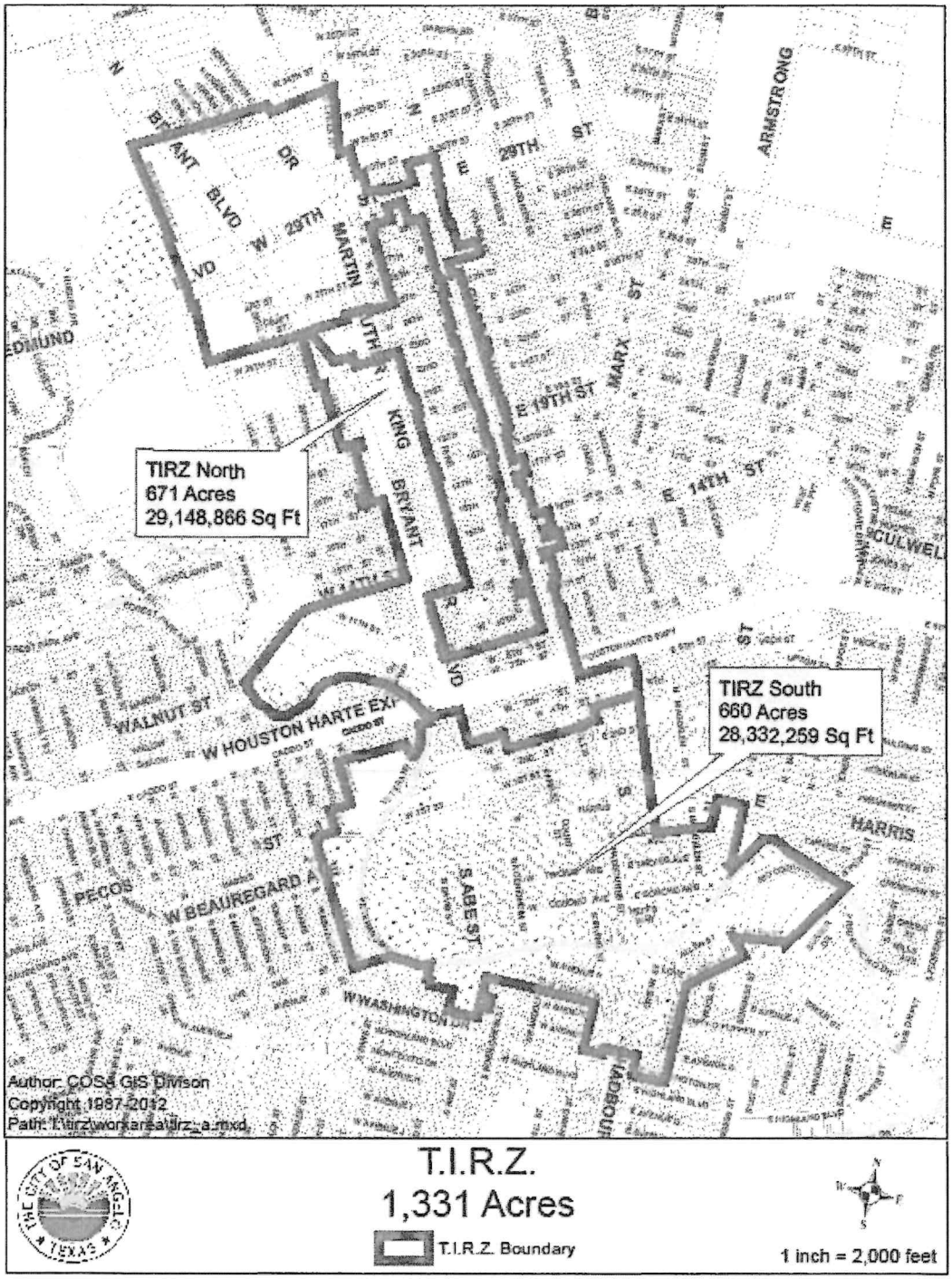
There are some residential properties in this portion of the Zone, primarily in areas immediately north of the Houston Harte Expressway and at the far north end of the Zone. There are also many properties, platted as single family lots, that are currently vacant. Large vacant tracts were also present at the far north end of the Zone as of January 2006, although some will soon be developed into new retail uses.

The City of San Angelo has determined, at the time of the establishing the proposed boundaries of the Zone, that less than 10 percent of the overall Zone consists of residential uses.

The boundaries of the Zone are shown in **Exhibit A**. A map of existing land uses within the Zone is attached as **Exhibit B**. The existing conditions within the Zone, along with the Zone boundaries, are shown in the aerial and ground photos in **Exhibit C**. A legal description of the Zone is given in **Exhibit D**.

Exhibit A

ZONE BOUNDARIES



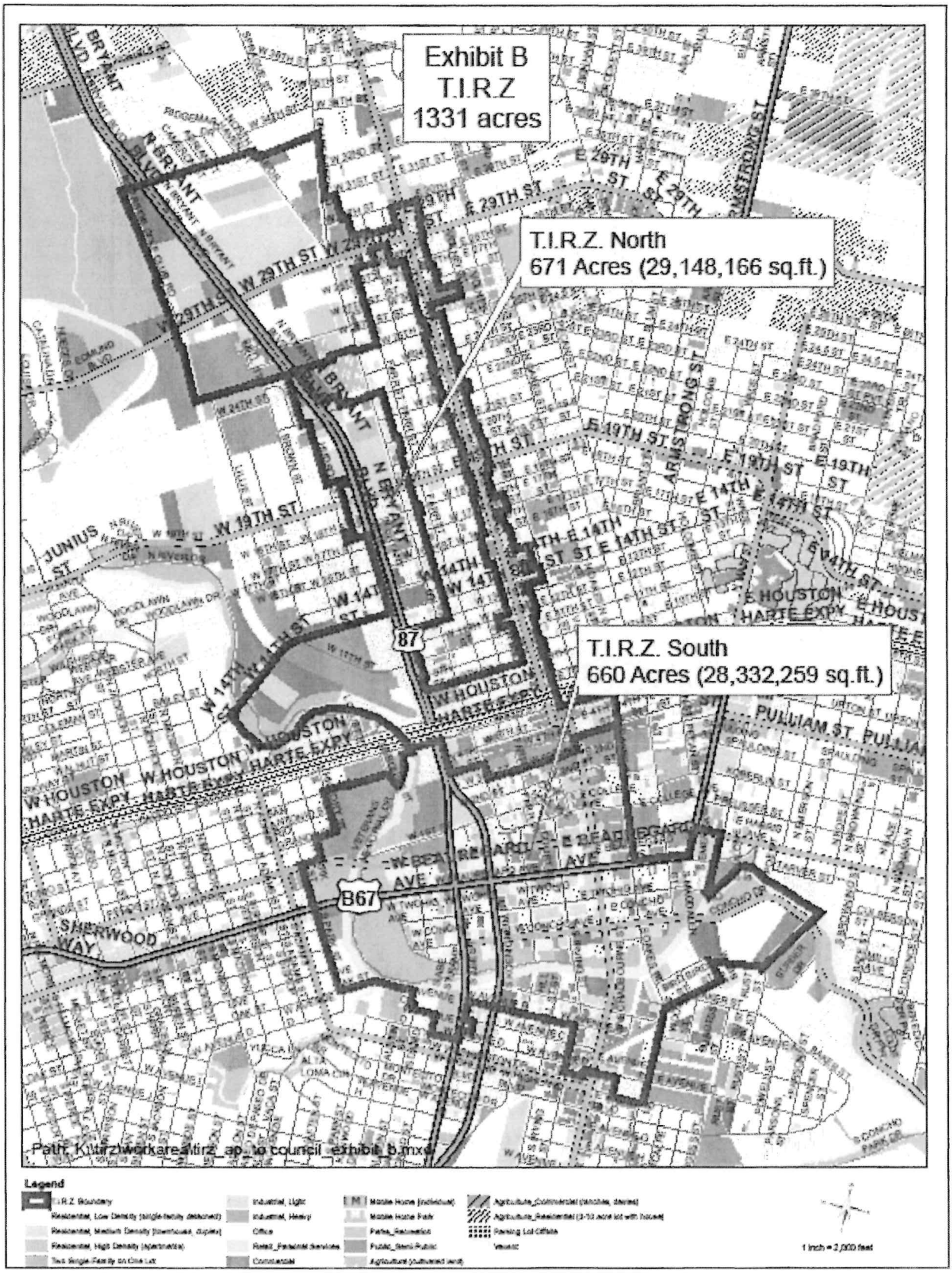


Exhibit B
T.I.R.Z
1331 acres
T.I.R.Z. North
671 Acres (29,148,166 sq.ft.)
T.I.R.Z. South
660 Acres (28,332,259 sq.ft.)
Path: K:\tirz\workarea\tirz_ap_to council_exhibit_b.mxd
Legend
1 inch = 2,000 feet

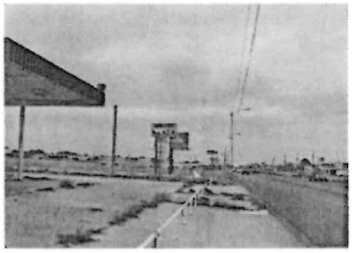
Exhibit C

EXISTING CONDITIONS
Downtown Portion

The Downtown portion of the Zone contains a mix of often underutilized and unrestored historic storefronts, bleak sidewalks, and partially vacant and obsolescent multistory buildings. There are also some improved cultural facilities and open spaces that provide the foundation for the future.

Exhibit C

EXISTING CONDITIONS
North Bryant / North Chadbourne Portion



The North Bryant / North Chadbourne portion of the Zone is a low-density, mostly commercial area. Older, underutilized and often deteriorated streetfront buildings sit along North Chadbourne Street while other areas have vacant uses and undeveloped land. Street and sidewalk infrastructure is poor in many places, such as around the Chicken Farm Art Center on Martin Luther King.

Exhibit D

LEGAL DESCRIPTION OF THE ZONE

Being approximately 1331 acres of land out of the City of San Angelo, Texas described generally as follows:

Beginning at a point on the west right of way line of Riverside Golf Club Road at a westerly projection of the north right of way line of W. 33rd Street,

Thence, northeasterly following said westerly projection of W. 33rd Street to the east right of way line of Lake Drive,

Thence, southeasterly along the east right of way line of said Lake Drive to the northwest corner of S.B. Ratliff Subdivision,

Thence, northeasterly along the north line of said S.B. Ratliff Subdivision to the east right of way line of Grape Creek Road,

Thence, southeasterly along said east right of way line of Grape Creek Road to the south right of way line of W. 31st Street,

Thence, northeasterly along the south right of way line of said 31st Street to the northeast corner of a 2.0530 acre tract, being identified by Tom Green County Tax Appraisal District as parcel 1833200000900700,

Thence, southeasterly along the eastern boundary of said 2.0530 acre tract to the southeast corner of said tract, said corner being in the northern right of way of W. 30th Street,

Thence, northeasterly approximately 99.4' along the northern right of way of W. 30th Street to the southeast corner of a parcel identified as 1833200000900700,

Thence, crossing said right of way in a southerly direction to the west line of C.H. Rathje's Subdivision,

Thence, southeasterly along said west line of C.H. Rathje's Subdivision to the northwest corner of lot B, of said C.H. Rathje's Subdivision,

Thence, northeasterly along the north line of said lot B of C.H. Rathje's Subdivision, to the northeast corner of said Lot, said corner being in the western right of way of N. Irving Street,

Thence, in a southerly direction along the eastern line of lot B and along the western right of way of N. Irving Street to the southeast corner of said lot B,

Municipal Ordinances §311.011(b)(2)

The City is not contemplating any specific changes to municipal ordinances as part of any projects to be undertaken by the Zone.

Non-Project Costs §311.011(b)(3)

It is expected that the City, Tom Green County, TxDOT, and other public agencies will participate in the rehabilitation of existing and development of new public facilities and infrastructure within the Zone. In addition, nonprofit organizations and private developers may also contribute public facilities and infrastructure, and they may also undertake effort to remediate environmental and safety deficiencies on existing private properties. However, because specific capital projects have not been identified, it is premature to estimate non-project costs at the time of preparation of this Project Plan.

Relocation §311.011(b)(4)

No relocation of existing residents is anticipated to be required as a result of the Zone's projects.

REINVESTMENT ZONE FINANCING PLAN

Estimated Project Cost Description §311.011(c)(1) and Kind, Number, and Location of TIRZ Improvements §311.011(c)(2)

The Zone is anticipated to engage in projects that will support the types of development and economic activity projected in the Market and Economic Feasibility Study (Appendix A) as well as contribute to the vitality and attractiveness of San Angelo as a whole. In addition, the Zone will contribute funds to reimburse appropriate parties for the costs of Zone creation and ongoing administration. The categories of project costs, totaling an estimated $18,000,000 over the life of the Zone, include the following:

1. **Streetscape / sidewalks / crosswalks** – Various components of the public pedestrian realm will be improved and enhanced in key locations where economic activity is limited due to deficiencies in this environment. Potential capital projects could include but are not limited to widened and rebuilt sidewalks, decorative paving, "street furniture" (benches, trash receptacles, kiosks, etc.), wayfinding (signs), landscaping (focusing on xeriscaping and water tolerant & water conserving materials), enhanced crosswalks at intersections, and pedestrian-oriented lighting. The Zone is anticipated to contribute mainly the costs of planning, design, approvals, and obtaining right of way or easements that might be required.

2. **Parking** – In key locations where parking is undersupplied or inadequately distributed, thus limiting economic activity and market appeal, the Zone will assist in providing public parking facilities such as on-street spaces or off-street lots and structures. Appropriate parking management infrastructure such as meters and occupancy monitoring systems may also be installed. The Zone is anticipated to contribute mainly the costs of planning, design, approvals, and obtaining property or easements that might be required.

3. **Commercial Building & Site Renovations** – The Zone does and will depend upon the aesthetic appeal of historic and traditional architecture and site planning for much of its economic vitality. As such, the Zone may assist owners of properties with exterior building renovations. If deemed historic by qualified agencies or entities, effort should be given to preserve and restore facades to their original condition. Other improvements to commercial sites including off street parking, landscaping, screening of outside storage, screening between incompatible uses, etc. may also be considered.

4. **Roadways and traffic management** – To facilitate a safe, efficient, and appealing driving experience within and through the Zone as a prerequisite to economic growth and new development, Zone funds may contribute to improvements in roadway infrastructure (repaving, repair, widening, redesign), traffic management infrastructure (signals, signs), and beautification (landscaping in medians, special lighting, etc.) The Zone is anticipated to contribute mainly the

costs of planning, design, approvals, and obtaining right of way or easements that might be required.

5. **Parks / public facilities** – As means to encourage additional activity, provide area identity and improve the quality of life within zone that is essential for economic growth, the Zone can contribute to the provision and enhancement of parks and public facilities including pedestrian trails, public transit amenities and public buildings which directly benefit the residents and businesses within the Zone. The Zone is anticipated to contribute mainly the costs of planning, design, approvals, and obtaining property or easements that might be required.

6. **Utilities and drainage** - In locations where water, wastewater, electric, data, and / or drainage infrastructure is insufficient in size or too deteriorated in condition to allow new development, the Zone will assist in the provision of upgraded facilities. The Zone is anticipated to contribute the costs of planning, design, approvals, and obtaining right of way or easements that might be required, plus construction costs for some water and wastewater projects.

7. **Environmental remediation / safety improvements** – Many older vacant or underutilized buildings within the Zone are not economically feasible to reuse because they contain environmentally undesirable or unsafe elements, most notably asbestos. The Zone may provide assistance to property owners and developers who must remediate such environmental deficiencies in order to develop or redevelop. Safety improvements related to Fire and Building Code requirements such as additional exits, sprinkler systems, fire walls, elevators, smoke detection systems, stairwell modifications, etc. may also be funded by the Zone.

8. **Public Safety** – In order to overcome the perception of blight and to increase the safety of the area, the Zone may pay for enhancements to public safety including items such as security cameras, specialized equipment, security lighting or other extra-ordinary public safety amenities. These funds are intended to be used exclusively for capital purchases.

9. **Creation** – The Zone will reimburse relevant parties for expenses related to the costs of creating the Zone.

10. **Administration** – Zone funds will compensate for the costs of ongoing administration of the Zone, including but not limited to accounting, legal services, document production and maintenance, and other administrative costs. These costs are estimated at $15,000 - $17,500 per year for the 30-year life of the Zone.

The Project Costs are estimated as follows:

Streetscape / sidewalks / crosswalks	$ 5,500,000
Parking	3,500,000

Historic façade improvement	500,000
Roadways and traffic management	1,000,000
Parks / public spaces	3,000,000
Utilities / drainage	1,000,000
Environmental remediation / safety improvements	2,950,000
Creation	50,000
Administration	500,000
TOTAL	$ 18,000,000

The various types of projects may be implemented in any location within the Zone where the Zone's Board of Directors determines that doing so will enable desired private development. It should be noted that certain areas are likely to be a particular focus for certain types of projects, however. As an example, the North Chadbourne corridor from Houston Harte Expressway to the northern boundary of the Zone will likely be the focus of streetscape, sidewalk, and roadway improvements.

Economic Feasibility Study §311.011(c)(3)

A Market and Economic Feasibility Study for the Zone was completed by CDS Market Research in June 2006. It is included in the Appendix to this Plan.

Estimate of Bonded Indebtedness §311.011(c)(4)

As the Zone is not expected to directly fund the construction of significant capital improvements, it is not anticipated that it will issue bonded debt. The Zone's projects will be funded on a pay-as-you-go basis.

Timing of Incurring Costs or Monetary Obligation §311.011(c)(5)

Costs will be incurred over the life of the Zone based on its Board of Directors' identification of priority activities and projects, opportunities for implementation, and available revenues to sustain a primarily pay-as-you-go project expenditure approach.

Method of Financing and Sources of Revenue §311.011(c)(6)

Methods of financing. The Zone will take a primarily pay-as-you-go approach to financing projects that could utilize the following approaches:

- Cash funds generated from existing property value increment,
- Short term anticipation notes or other debt issued by private financial institutions based on projected property tax increment to be generated from taxable development under construction at the time of debt issuance, and
- Developer cash reimbursement agreements where the revenues from the Zone's property tax increment compensate a developer for fronting eligible expenditures in a specific taxable project after the project is completed.

Sources of revenue. The primary source of revenue for the Zone will be funds from the contributed property tax collections of the City of San Angelo and Tom Green County on the taxable property value increment within the Zone. It is currently projected that the City and County will agree to participate in funding the Zone with 100% of the incremental property taxes collected over the life of the Zone. Based upon 2005 tax rates for each jurisdiction, the incremental property tax revenue contributed to the Zone is projected as follows:

Tax	Increment Value ($)		Property Tax Revenue ($)[1]		
Year	City	County	City	County	Total
2007	17,271,268	17,272,037	144,716	88,501	233,217
2008	18,297,431	18,298,972	153,314	93,763	247,077
2009	20,266,112	20,268,430	169,810	103,854	273,664
2010	26,115,645	26,118,743	218,823	133,831	352,654
2011	26,581,450	26,585,331	222,726	136,221	358,947
2012	27,080,008	27,084,678	226,903	138,780	365,683
2013	28,974,347	28,979,809	242,776	148,491	391,267
2014	29,477,267	29,483,525	246,990	151,072	398,062
2015	29,940,849	29,947,907	250,874	153,451	404,325
2016	30,448,175	30,456,036	255,125	156,055	411,180
2017	30,872,185	30,880,854	258,678	158,231	416,909
2018	36,397,661	36,407,142	304,976	186,548	491,524
2019	40,417,446	40,427,744	338,658	207,149	545,807
2020	40,866,081	40,877,198	342,417	209,452	551,869
2021	43,792,808	43,804,750	366,940	224,452	591,392
2022	46,507,465	46,520,236	389,686	238,366	628,052
2023	48,420,836	48,434,439	405,718	248,175	653,893
2024	48,956,457	48,970,897	410,206	250,923	661,130
2025	49,439,757	49,455,037	414,256	253,404	667,660
2026	55,955,529	55,971,654	468,851	286,795	755,646
2027	58,759,924	58,776,898	492,349	301,169	793,518
2028	62,143,621	62,161,449	520,701	318,511	839,212
2029	62,659,604	62,678,290	525,025	321,159	846,184
2030	63,233,168	63,252,716	529,831	324,102	853,933
2031	63,925,449	63,945,864	535,631	327,654	863,285
2032	64,449,488	64,470,773	540,022	330,344	870,366
2033	65,031,147	65,053,307	544,896	333,329	878,225
2034	65,560,714	65,583,753	549,333	336,047	885,380
2035	66,092,929	66,116,852	553,793	338,778	892,571
2036	66,627,805	66,652,616	558,274	341,523	899,798
TOTAL			11,182,300	6,840,129	18,022,429

These revenue projections assume a 98% tax collection rate for both the City and County.

Zone property tax contributions from the participating tax jurisdictions could be supplemented with other sources of revenue as available. These could include but are not limited to:

- Grants from other local, state, and federal agencies;
- Grants from private entities such as foundations; and
- Joint implementation and funding agreements with other public agencies or private entities such as civic associations for specific projects.

Current Appraised Value §311.011(c)(7)

The current certified taxable appraised value for the base year of the Zone, 2006, is $116,172,276 for the City of San Angelo and $116,145,001 for Tom Green County. The difference in base year taxable values results from differences in exemptions and property tax ceilings associated with particular properties within the Zone.

Estimated Captured Appraised Value §311.011(c)(8)

The tables below provide the projected schedule of taxable value increment captured by the Zone over its proposed 30-year duration. Due to differences in policies regarding exemptions and property tax ceiling levels, the captured increment differs for the City of San Angelo and Tom Green County. Therefore, there is a table shown for each jurisdiction. Captured value projections assume a 0.5% annual value appreciation rate for existing development.

Captured Appraised Value - City of San Angelo

Tax	Downtown ($)		North / Chadbourne ($)		Total TIRZ ($)	
Year	Value	Increment	Value	Increment	Value	Increment
2006	80,189,629	-	35,982,647	-	116,172,276	-
2007	80,722,577	532,948	52,720,967	16,738,320	133,443,544	17,271,268
2008	81,236,190	1,046,561	53,233,517	17,250,870	134,469,707	18,297,431
2009	81,697,371	1,507,742	54,741,017	18,758,370	136,438,388	20,266,112
2010	82,160,858	1,971,229	60,127,063	24,144,416	142,287,921	26,115,645
2011	82,626,662	2,437,033	60,127,063	24,144,416	142,753,726	26,581,450
2012	83,039,795	2,850,166	60,212,488	24,229,841	143,252,284	27,080,008
2013	83,498,994	3,309,365	61,647,628	25,664,981	145,146,623	28,974,347
2014	83,916,489	3,726,860	61,733,053	25,750,406	145,649,543	29,477,267
2015	84,380,072	4,190,443	61,733,053	25,750,406	146,113,125	29,940,849
2016	84,801,972	4,612,343	61,818,478	25,835,831	146,620,451	30,448,175
2017	85,225,982	5,036,353	61,818,478	25,835,831	147,044,461	30,872,185
2018	85,707,112	5,517,483	66,862,825	30,880,178	152,569,937	36,397,661
2019	89,726,898	9,537,269	66,862,825	30,880,178	156,589,722	40,417,446
2020	90,175,532	9,985,903	66,862,825	30,880,178	157,038,357	40,866,081
2021	92,931,410	12,741,781	67,033,675	31,051,028	159,965,084	43,792,808
2022	95,646,067	15,456,438	67,033,675	31,051,028	162,679,741	46,507,465
2023	96,124,297	15,934,668	68,468,815	32,486,168	164,593,112	48,420,836
2024	96,659,919	16,470,290	68,468,815	32,486,168	165,128,733	48,956,457
2025	97,143,218	16,953,589	68,468,815	32,486,168	165,612,033	49,439,757
2026	99,878,934	19,689,305	72,248,871	36,266,224	172,127,805	55,955,529
2027	102,683,329	22,493,700	72,248,871	36,266,224	174,932,200	58,759,924
2028	103,196,746	23,007,117	75,119,151	39,136,504	178,315,897	62,143,621
2029	103,712,729	23,523,100	75,119,151	39,136,504	178,831,880	62,659,604
2030	104,286,293	24,096,664	75,119,151	39,136,504	179,405,444	63,233,168
2031	104,807,724	24,618,095	75,290,001	39,307,354	180,097,725	63,925,449
2032	105,331,763	25,142,134	75,290,001	39,307,354	180,621,764	64,449,488
2033	105,913,422	25,723,793	75,290,001	39,307,354	181,203,423	65,031,147
2034	106,442,989	26,253,360	75,290,001	39,307,354	181,732,990	65,560,714
2035	106,975,204	26,785,575	75,290,001	39,307,354	182,265,205	66,092,929
2036	107,510,080	27,320,451	75,290,001	39,307,354	182,800,081	66,627,805

Captured Appraised Value – Tom Green County

Tax Year	Downtown ($)		North / Chadbourne ($)		Total TIRZ ($)	
	Value	Increment	Value	Increment	Value	Increment
2006	80,343,356	-	35,801,645	-	116,145,001	-
2007	80,877,073	533,717	52,539,965	16,738,320	133,417,038	17,272,037
2008	81,391,458	1,048,102	53,052,515	17,250,870	134,443,973	18,298,972
2009	81,853,415	1,510,059	54,560,015	18,758,370	136,413,431	20,268,430
2010	82,317,683	1,974,327	59,946,061	24,144,416	142,263,744	26,118,743
2011	82,784,271	2,440,915	59,946,061	24,144,416	142,730,332	26,585,331
2012	83,198,192	2,854,836	60,031,486	24,229,841	143,229,679	27,084,678
2013	83,658,183	3,314,827	61,466,626	25,664,981	145,124,810	28,979,809
2014	84,076,474	3,733,118	61,552,051	25,750,406	145,628,526	29,483,525
2015	84,540,857	4,197,501	61,552,051	25,750,406	146,092,908	29,947,907
2016	84,963,561	4,620,205	61,637,476	25,835,831	146,601,037	30,456,036
2017	85,388,379	5,045,023	61,637,476	25,835,831	147,025,855	30,880,854
2018	85,870,321	5,526,965	66,681,823	30,880,178	152,552,143	36,407,142
2019	89,890,922	9,547,566	66,681,823	30,880,178	156,572,745	40,427,744
2020	90,340,377	9,997,021	66,681,823	30,880,178	157,022,199	40,877,198
2021	93,097,079	12,753,723	66,852,673	31,051,028	159,949,751	43,804,750
2022	95,812,564	15,469,208	66,852,673	31,051,028	162,665,237	46,520,236
2023	96,291,627	15,948,271	68,287,813	32,486,168	164,579,440	48,434,439
2024	96,828,085	16,484,729	68,287,813	32,486,168	165,115,898	48,970,897
2025	97,312,225	16,968,869	68,287,813	32,486,168	165,600,038	49,455,037
2026	100,048,787	19,705,431	72,067,869	36,266,224	172,116,655	55,971,654
2027	102,854,030	22,510,674	72,067,869	36,266,224	174,921,899	58,776,898
2028	103,368,301	23,024,945	74,938,149	39,136,504	178,306,450	62,161,449
2029	103,885,142	23,541,786	74,938,149	39,136,504	178,823,291	62,678,290
2030	104,459,568	24,116,212	74,938,149	39,136,504	179,397,717	63,252,716
2031	104,981,866	24,638,510	75,108,999	39,307,354	180,090,865	63,945,864
2032	105,506,775	25,163,419	75,108,999	39,307,354	180,615,774	64,470,773
2033	106,089,309	25,745,953	75,108,999	39,307,354	181,198,308	65,053,307
2034	106,619,755	26,276,399	75,108,999	39,307,354	181,728,754	65,583,753
2035	107,152,854	26,809,498	75,108,999	39,307,354	182,261,853	66,116,852
2036	107,688,618	27,345,262	75,108,999	39,307,354	182,797,617	66,652,616

Duration of the Zone §311.011(c)(9)

The proposed duration of the Zone is thirty years from the time of its creation. Assuming creation in 2006, the Zone would expire in 2036.

Adopted May 6th, 2025

TIRZ INCENTIVES POLICY

BACKGROUND

To encourage revitalization and infill development of properties which fall within the Tax Increment Reinvestment Zone (TIRZ) area, the City of San Angelo offers many unique incentives. The goal is to fund projects that bring new business and positive impacts to this area in an aggressive way. Please refer to the maps at the end of this document to see if your business/property falls within the zone. For more information, contact the Development Services Division at 325-657-4210.

These incentives are part of an overall strategy to leverage investment, lower the cost of doing business and incentivize property owners choosing to improve properties in the target area. They are also intended to preserve the architectural and historic character of buildings and corridors within the South zone.

Specifically excluded from the TIRZ Incentives Policy are properties zoned RS.

Non-profit organizations are not eligible for private TIRZ incentives.

ELIGIBILITY

1. Must fall within the North or South TIRZ boundary (see the maps at the end of this document)
2. The *Project Criteria* listed below will be considered when making grants, but will not necessarily be required.
3. The request for funding must be composed of one or more of the eligible *Incentive Types* listed below

PROJECT CRITERIA

Does the Project:

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

INCENTIVE TYPES

- ***Façade Improvement***- As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in façade improvements on existing buildings which are part of approved projects. Signage can be funded as part of broader aesthetic improvements, but generally will not be funded as a standalone project, with the exception of repair and revitalization of historic signage in the downtown.
  In the South zone, review and approval of the proposed façade design will be based upon the design standards outlined in the River Corridor Master Development Plan. For buildings identified as resources within the 2006,2009 or 2021 Historic Resources Survey, or which are historically designated, the review and approval of the proposed design will also be based upon the design standards outlined in the Central Business/Old Town Historic District Design Guidelines. Buildings identified as resources in the 2006, 2009, or 2021 Survey are strongly encouraged to apply, at no cost to the applicant, for a Historic Overlay through the Design and Historic Review Commission.

- ***Historic Preservation-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the preservation, sustainability and conservation of historic buildings, structures and materials that maintain or revitalize the building or property's historical integrity.

- ***Landscape Installation-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in new landscaping for approved projects. Review and approval of the proposed landscaping design will be based upon the design standards outlined in the River Corridor Master Development Plan and plant selection as outlined in the Drought Tolerant Plantings Guide.

- ***Outside Storage Screening-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the screening of outside storage areas.

- ***Paving-*** As part of an overall funding package, TIRZ funds could cover a portion or all of the costs involved in paving (or demolition as part of an overall redevelopment project). This could include parking areas, driveways, sidewalks, and curbing on properties where such improvements are associated with a business or other use (i.e., not improvements to an undeveloped lot or vacant property). However, independent paving projects in the South TIRZ area, such as for a parking lot, will generally not be funded unless part of a larger improvement project or where the parking lot includes aesthetic improvements such as screening, landscaping, etc. to help improve the appearance of the property and the zone.

- ***Secondary Egress-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the installation of additional exits *if required* by International or Fire Building codes. Written verification by the Fire or Building Code Official that the additional exit(s) are required must be provided.

- ***Asbestos Abatement-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the abating of asbestos *if required* by International Fire or Building codes.

- ***Fire Sprinkler System & Monitored Smoke Alarm System-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the installation of a fire sprinkler system or monitored smoke alarm system.

- ***Sales Tax-*** As part of the funding package, TIRZ funds could cover the sales tax on locally-purchased construction materials used on an approved project.

- ***Property Tax-*** As part of the funding package, TIRZ funds may be considered to cover a portion of property taxes – specifically the increment between the original appraised tax amount and the new appraised tax amount following improvements – beginning with the year a

Certificate of Occupancy is granted in accordance with the schedule below. Property Tax incentives will only be considered for projects that have an overall total investment of $750,000 or more. This is generally not a preferred funding mechanism but will be considered on a case-by-case basis for substantial projects based on the projected economic impact to the City. Applicants that are awarded for property tax incentive funding must show proof of payment of property taxes on or before February 1st of the payment year or will face forfeiture of their tax rebate for that year. Year 1 will include the first year in which the improvements are reflected in the new appraised value from the Tom Green County appraisal district. **Property tax incentives will be awarded *in addition* to the other listed incentives and are not counted toward the maximum award amounts.**

Year	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Rebate	100%	90%	80%	70%	60%

- ***Job Creation Incentives-*** This Incentive Policy does not preclude or serve as a guide for any incentives that may be granted based upon job creation by the City of San Angelo Development Corporation (COSADC). For more information about incentives possible from this source, contact the Economic Development Department at 325-653-7197.

- ***Development Fee Reductions-*** As part of the funding package, TIRZ funds could cover development fees including:

  - Preliminary Plat, Final Plat, Amended Plat and Replat application fees
  - Abandonment of public right-of-way application fees
  - Application fees for release of easements
  - Dedication of a public right-of-way or easement
  - Special Use, Conditional Use or Zone Change application fees
  - Building Permit fees
  - Off-site sign demolition permit fees (removal of billboards)
  - Permit fees for demolition of any non-historic building or structure
  - Architectural fees
  - Engineering fees
  - Water tap fees

- ***Accessibility Improvements*** – Improvements to the property or buildings that bring elements into compliance with Texas Accessibility Standards (TAS) or Americans with Disabilities Act (ADA) standards are eligible for funding

REQUIRED APPLICATION DOCUMENTS

- A completed application
- A substantiation of the need for funding requested via a proposed project budget (Worksheet A)
- A brief narrative illustrating how the project meets the *Project Criteria* outlined on page 1
- Zone impact statement projecting the activity, economic benefit and positive impact of property taxes that will be generated as a direct result of the completion of the project(s).
    - Activities/benefits generated by the Project
    - Activities/benefits of adjacent properties
    - How the project will enhance the District
- Renderings/Elevation drawings of the proposed work (What the project will look like when complete)
- A site plan or drawing, for projects with site improvements (buildings or building expansions, parking, sidewalks, landscaping, fencing, etc.)
- Current photos
- A completed W-9
- Approval letter from the Design and Historic Review Commission (DHRC), if applicable
- Prior TIRZ funding (if applicable) that has been previously awarded to the subject property or applicant

(The Application and Project Budget (Worksheet A) can be found online at cosatx.us/TIRZ).

AWARD AMOUNTS

SOUTH	If total cost of Project is less than or equal to $10,000	25% minimum match required from applicant	Maximum award of $10,000
NORTH	If total cost of Project is less than or equal to $25,000	No minimum match required from applicant	Maximum award of $25,000
NORTH	If total cost of Project is greater than $25,000	10% minimum match required from applicant	Maximum award of $75,000
SOUTH	If total cost of Project is greater than $10,000	25% minimum match required from applicant	Maximum award of $75,000

Each project award may be issued as follows:

- Once the incentive funding has been authorized by the City Staff, the TIRZ Board and the City Council, an Incentive Agreement will be prepared which will outline the requirements of the policy and include recapture provisions in the event that the project is not completed within a two year period, or not completed in accordance with the approved drawings and Incentive Agreement. If the project cannot be completed within the 2 year period, extensions must be requested and granted by the TIRZ Board. Work can begin on other portions of the project, however, *work may not begin on the approved incentive items until an Incentive Agreement is executed and a Letter to Proceed is issued.* Payment of the incentive funds will be remitted once the project is complete and deemed compliant with the approved drawings and Incentive Agreement.
- A property subject to a TIRZ Incentive Agreement may not be sold for a period of 2 years after the completion of the project, subject to recapture of incentive funds for noncompliance. In addition, any taxable property subject to a TIRZ Incentive Agreement must remain as taxable property for a period of at least 5 years after the completion of the project, subject to recapture of incentive funds for noncompliance.
- Project costs used as matching funds must be for TIRZ-eligible expenses.

AWARD RANKINGS

Projects in the South TIRZ area will be considered during one or more application cycles each Fiscal Year. Projects in the North TIRZ area will be considered throughout the year and applications may be submitted at any time. Proposed projects submitted during the application window(s) will be ranked and the highest ranked will be considered for funding first.

Rankings will be determined in review utilizing:

- The project fulfilling one or more of the *Project Criteria* listed on page 1
- The appearance of the proposed project
- The location of the proposed project
- Projects will be prioritized based on the following:
    - High priority – housing, historic preservation, fire sprinklers and related improvements, building aesthetics, and **exterior or interior** improvements to bring the property into compliance with Texas Accessibility Standards (TAS) and/or Americans with Disabilities Act (ADA) standards.
    - Medium priority – landscaping, other aesthetic improvements, and other health/safety improvements
    - Low priority – internal building improvements and signage
    - Lowest priority – parking lots and other paving (and only funded as part of a larger project)
- In general, sites and/or owners that have not received funding within the past year will be prioritized over those that have received funding.
- Projects improving a blighted property will be prioritized over properties that are not blighted.
- Physical improvements visible from a public street right-of-way will be prioritized over improvements that are not visible from a public street right-of-way.
- An occupied building or one with immediate occupancy planned will be prioritized over vacant buildings.
- A project that will expand the tax base or employment within the zone will be prioritized over one that does not.
- The level of investment/overall fiscal impact, as well as any other information determined pertinent by the staff, the TIRZ subcommittee,TIRZ Board, and City Council.

OTHER IMPORTANT INFORMATION

- For all projects – Receipt of a complete application package by the Economic Development Department – and issuance to the applicant of a Letter to Proceed and signed Executed Incentive Agreement is required before work can begin on the approved incentive items.

- The Letter to Proceed will include the completion date on the portion of the project that is approved for incentive funding - two years from the issuance of this letter. If an extension past two years is requested, it must be presented to the TIRZ Board for determination.

- Unlike in previous TIRZ incentive policies, applicants will not be required to submit bids for work. Rather, the applicant will provide the total cost of the project via an overall scope and project budget (Worksheet A), and demonstrate how they will meet the required match, with the remaining cost constituting the request for incentive funding. The request for incentive funding must be composed of one or more of the eligible *Incentive Types* and substantiated with a cost estimate, estimated budget, or other means of documentation.

- The maximum request for incentive funding will be considered; however, the request may be denied for incentive funding, approved for partial incentive funding, or fully approved for incentive funding, based upon how well the proposed project meets the *Project Criteria* outlined on page 1. In addition, when the current year of incentive funds are exhausted, the TIRZ Board may elect to fund additional projects when incentive funding is available, by approving the project to begin and making reimbursement – subject to all restrictions outlined in the Incentive Agreement – in the following fiscal year. In no circumstance shall an existing TIRZ Board make incentive funding commitments more than one cycle in the future.

- In 2017, the TIRZ Board voted to annually allocate at least 25% of TIRZ funding for public projects from each the North and South zones. Public project allocated funds will be accumulated annually until spent.
- All application requirements must be met in order to be eligible for the maximum reimbursement amounts.
- An appeal of any administrative decision can made to the TIRZ Board.
- All Incentive Agreements must be signed and executed within 60 days of City Council approval or applicant will forfeit all approved incentive funding.

OTHER IMPORTANT INFORMATION – SOUTH ONLY

- In determining whether or not to fund a project, City Staff and TIRZ Board Members will utilize the *Project Criteria,* some of which are contained within the recommendations of the Downtown Master Development Strategic Plan as recommended items for investment in order to realize the potential of the district, and others which were identified in the adopted River Corridor Master Development Plan and TIRZ Project Plan.

In 2013, The City Council adopted *The Downtown Master Development Strategic Plan*, which identified 3 areas of focus that the TIRZ South Zone should support.

- Category A - OFFICE/WORKFORCE- This includes potential building area, vacant office space and new office space
- Category B - RESTAURANT/ENTERTAINMENT- This includes food services and drinking places, full-service restaurants, limited service eating places, special food services, drinking places - alcoholic beverages
- Category C - HOUSING/HOTEL- This includes multi-family units

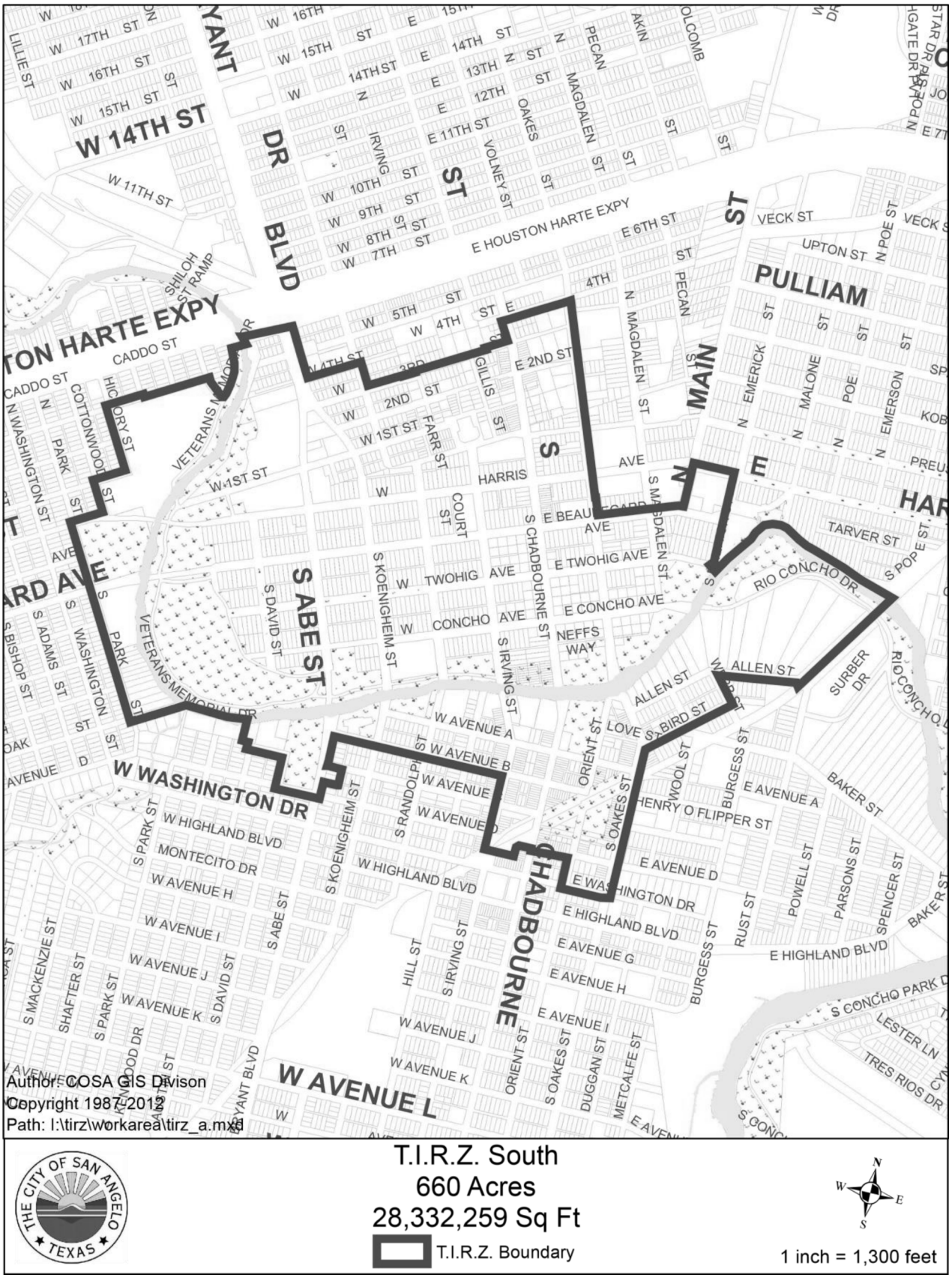
In addition, the TIRZ Board identified the following additional area of focus for the TIRZ South Zone.

- Category D - RETAIL/SALES

ZONING REQUIREMENTS

Any business which applies for incentives through the TIRZ Policy and is currently zoned CG/CH must rezone their property. Proposals for CG/CH zoning were banned by the San Angelo Planning Commission and City Council in 1972 due to the harmful effects created such as unlimited outside storage and a range of incompatible allowed uses. ***Rezoning fees for this item will be waived.***

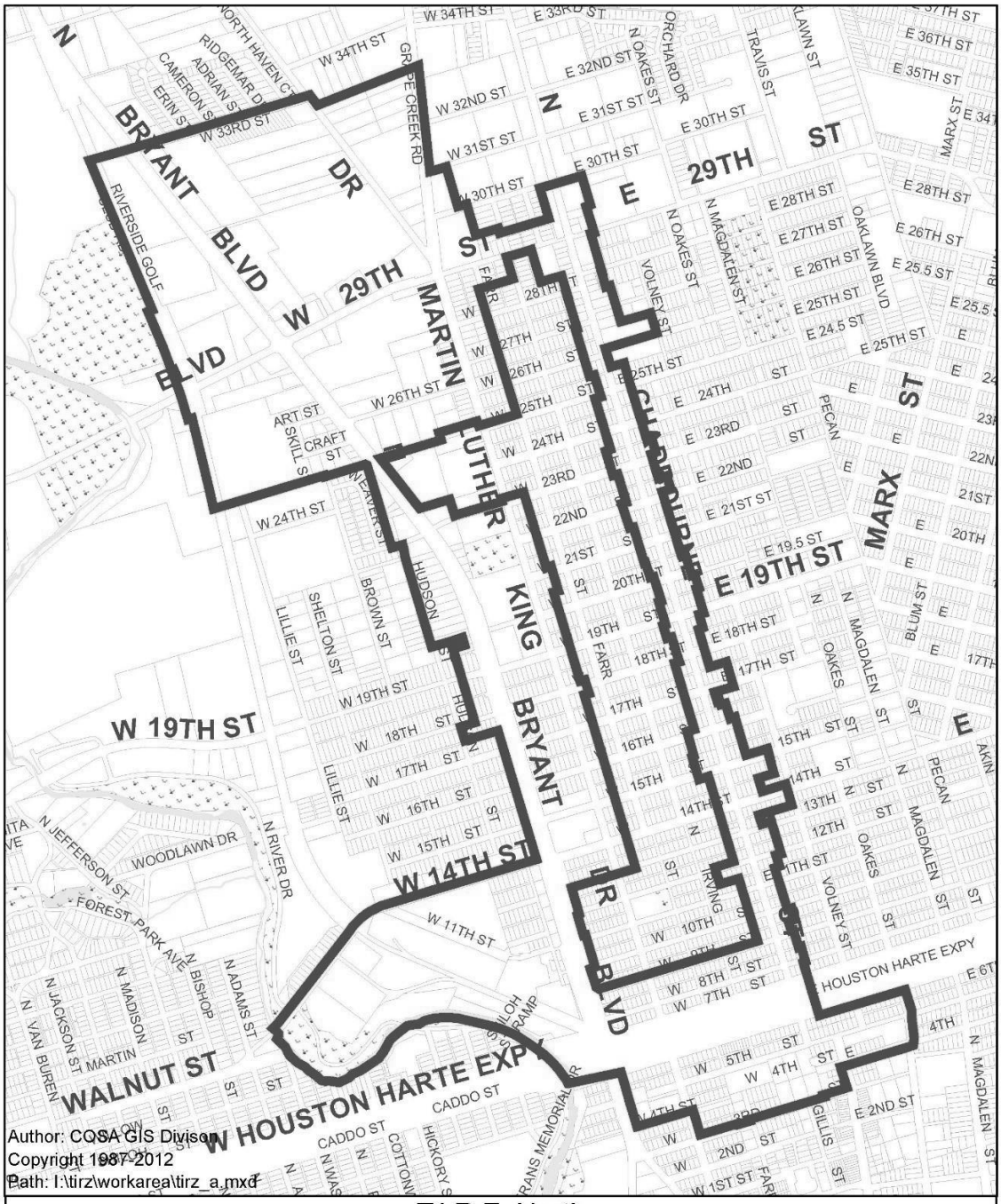
Unless specifically exempted, all projects seeking TIRZ incentive funding must meet current building standards, codes and permitting requirements as well as be current on all taxing obligations. All TIRZ incentives are subject to incentive funding availability and final approval by the City Council. The City of San Angelo has adopted the International Existing Building Code, a developer - friendly code that allows for improvements that consider the design limitations of older buildings to encourage adaptive reuse by allowing different levels of modification to existing structures. Contact the Permits Division at 325-657-4210 for further information regarding questions about the International Existing Building Code.



T.I.R.Z. South
660 Acres
28,332,259 Sq Ft

T.I.R.Z. Boundary

1 inch = 1,300 feet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FOREST PARK AVE
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N ADAMS ST
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N VAN BUREN
N MAGDALEN ST
N OAKES ST
VOLNEY ST
OAKLAWN BLVD
PECAN
BLUM ST
ORCHARD DR
TRAVIS ST
RIVERSIDE GOLF
GRAPE CREEK RD
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SKILL ST
CRAFT ST
LILLIE ST
SHELTON ST
BROWN ST
HUDSON ST
FARR
IRVING
HICKORY ST
COTTONWOOD
N WASHINGTON
SHILOH RAMP
TRANS MEMORIAL DR
GILLIS ST
THE CITY OF SAN ANGELO TEXAS
T.I.R.Z. North
671 Acres
29,148,866 Sq Ft
T.I.R.Z. Boundary
1 inch = 1,300 feet

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Heather Stastny, City Clerk, City Clerk

Meeting Date: June 17, 2025

Item type: Regular Item

Caption:

Consider selection of Mayor Pro Tempore for June 2025 through May 2027 election (Presentation made by City Clerk Heather Stastny)

Staff Recommendation:

Direction from Council

Summary/History:

The City's Charter states:
The members of the City Council shall elect one of their number to serve as Mayor Pro Tempore of the City at the first regular meeting of the City Council after new Council members are qualified.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Heather Stastny

Approvals/Reviews:

Heather Stastny Created/Initiated

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Heather Stastny, City Clerk, City Clerk

Meeting Date: June 17, 2025

Item type: Regular Item

Caption:

Consider appointment of City Council Members to Boards and Committees (Presentation made by City Clerk Heather Stastny)

Staff Recommendation:

Direction from Council

Summary/History:

The City Council appoints representatives to various external Boards and Committees. As a result of the May 20th and June 17th swearing-in ceremonies, new board terms began for Mayor and Council Members for Single Member Districts 2, 4, and 6.

While all boards are listed below for possible discussion, only those marked with an asterisk need new appointments/re-appointments as a result of the new terms of office.

Boards/Committees:
Audit Committee
Concho River Watermaster Advisory Committee*
CVCOG Executive Committee*
CVCOG General Assembly* x2
CVCOG Transit Board*
I-14 Gulf Coast Strategic Highway Coalition*
Investment Oversight Committee
Metropolitan Planning Organization Board*
MHMR Nominating Committee*
Murphy Performance Hall Facility Maintenance Improvement Fund*
Ports-to-Plain Advisory Board*

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Council Board Service 05-2025 Council Board Service 05-2025.docx

Presentation:

Heather Stastny

Approvals/Reviews:

Heather Stastny Created/Initiated

COUNCIL BOARD SERVICE

STATUS REPORT

To be considered at the June 17 or July 2, 2025 Council Meeting

Board/Committee	Appointee
Audit Committee	Harry Thomas
Concho River Watermaster Advisory Committee	***Brenda Gunter***
Concho River Watermaster Advisory Committee	Tom Thompson
Concho River Watermaster Advisory Committee	Tommy Hiebert
CVCOG Executive Committee	***Lucy Gonzales***
CVCOG General Assembly	***Larry Miller***
CVCOG General Assembly	***Brenda Gunter***
CVCOG General Assembly	Karen Hesse Smith
CVCOG Transit Board	***Larry Miller***
CVCOG Transit Board	Harry Thomas
CVCOG Transit Board	Karen Hesse Smith
1-14 Gulf Coast Strategic Highway Coalition	***Brenda Gunter***
Investment Oversight Committee	Harry Thomas
Investment Oversight Committee	Tommy Hiebert
Mayor Pro-Tempore	***Lucy Gonzales***
Metropolitan Planning Organization Board	***Brenda Gunter***
MHMR Nominating Committee	***Lucy Gonzales***
Murphy Performance Hall FMIF	***Brenda Gunter***
Murphy Performance Hall FMIF	Harry Thomas
Ports-to-Plains Advisory Board	***Brenda Gunter***
Ports-to-Plains Advisory Board	Karen Hesse Smith

Board and Commissions Application

NOTE: This application is a public record. Public service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

Name	Larry Miller
Email Address	[redacted]
Address	[redacted]
City	San Angelo
State	Texas
Zip Code	76904
Phone Number	[redacted]
Registered San Angelo voter? (yes or no)	yes
Resident of San Angelo since: (year)	1985
City Council Single-member District in which you reside:	SMD-6
Occupation/business affiliation:	Retired
Occupation/business address:	None
Title/position:	None

By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.	Yes
Today's date and time	6/5/2025 11:45 AM
Applying for:	Fort Concho Museum Board
Recommended by:	Tommy Hiebert
Based on your board selection, do you meet the membership criteria outlined on the PDF version of the application/Board Ordinance?	Yes
If no, which criteria?	No
Tell us about yourself	
Education and/or professional licenses	B.A ASU History and English; M.A. OU International Relations/Political Science
Current municipal and civic organization memberships (positions and dates)	Member, San Angelo ADA Advisory Board
Previous municipal experience (positions, dates, where)	San Angelo City Council Member - 2021-2025
What personal qualifications can you bring to the board?	Very good organizational skills; extremely talented in working with people in a group setting towards a common goal
What is your personal vision for the City?	Based on my recent service on the San Angelo City Council, involvement in decisions affecting the future of San Angelo, and knowledge of future city initiatives, I am extremely optimistic about future economic, social,, and educational initiatives that will occur in San Angelo in the next few years, and continuing into decades to come.

Why do you want to serve on this board?	Having served a thirty year career in the United States Air Force and another ten years as a high school teacher, my life has been and will continue to be one of service to my community.
Is there anything else you would like to share about yourself?	Along with the Ft Concho Director Bob Bluthart, I was extremely involved in the first ever Fess Parker Film Festival held at Ft Concho to celebrate the life and 100th birthday of this renowned film actor and citizen of San Angelo.

The City Council adopted the Code of Ethics for members of the City Council and for the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation. Therefore, all members shall comply with the laws of the nation, the State of Texas and the City of San Angelo in the performance of their public duties. If you been convicted of a MISDEMEANOR or FELONY, and/or placed on probation, fined or given a suspended sentence such as pretrial diversion or deferred adjudication in court within the last ten years, disclosure of such should be forwarded under separate cover. For a complete copy of the Code of Ethics, contact the City Clerk's Office at 325-657-4405.

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