



City Council Agenda 7/1/2025

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held July 1, 2025 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. Call to Order

2. Chaplain Prayer & Pledges

3. Proclamations/Recognitions

- a. Recognition of Brenda Gunter by State Representative Drew Darby
- b. Key to the City presented to Colonel Angelina M. Maguinness

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 17, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Consider authorizing a lease agreement with Tik Toc Coffee Co. for the concessionaire space in the airport terminal and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- c. Consider awarding RFB AP-02-25 Airfield Pavement Preservation Project (FAA AIP Project: 3-48-0191-050-2025) to American Road Maintenance in the amount of \$1,349,005 and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- d. Consider awarding BuyBoard Contract #692-23 for the purchases of budget book and capital improvement plan software in the amount of \$88,020 and authorizing the City Manager to negotiate and execute all related documents (Jonathan Flores)
- e. Second reading 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 (Aaron Vannoy)
- f. Second reading 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. (Aaron Vannoy)

6. Regular Agenda

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

- a. Consider approving a professional services contract with Public Sector Personnel Consultants, Inc (PSPC), per Texas LGC Sec. 252.022(a)(4) in the amount not to exceed \$150,000 sourced from operating fund balances and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Human Resources Director Veronica Sanchez)
- b. Consider a resolution finding a public purpose and approving a request by Vista Del Sol Ventures LLC., for the City to purchase materials for a 16" water main extension on Twin Mountain Dr. for the Baker Ranch 7 and Homestead 2 Subdivisions (Presentation made by Public Works Executive Director Shane Kelton)
- c. Second reading 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 (Presentation made by Planning and Development Services Director Aaron Vannoy)

7. Closed Session

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

- a. Section 551.074 - Personnel matters to deliberate the appointment of the City Attorney

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Announcements and consideration of Future Agenda Items

9. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 25th day of June 2025, at 4:22 p.m.


Heather Stastny, City Clerk

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

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

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

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

R E S O L U T I O N

1 WHEREAS, Brenda Gunter is completing her second term as mayor
2 of San Angelo in May 2025, drawing to a close a tenure in office
3 distinguished by significant progress; and

4 WHEREAS, In 2017, Mayor Gunter became the first woman elected
5 to lead the city; she has focused on economic development and the
6 revitalization of the historic downtown as a popular site for
7 recreation and business, retail, and residential investment; and

8 WHEREAS, During Mayor Gunter's tenure, the city has
9 undertaken numerous infrastructure initiatives, among them the
10 Hickory Aquifer expansion, Lake Nasworthy sewer improvement, and
11 Concho River water projects; transportation has been enhanced not
12 only through major street work but also through expansion of
13 runways and other advancements at the San Angelo Regional Airport;
14 in addition, a number of parks have undergone renovation; and

15 WHEREAS, Mayor Gunter has represented the City of San Angelo
16 on the Ports-to-Plains Alliance Board and chairs the San Angelo
17 Metropolitan Planning Organization Policy Board; at the state
18 level, she serves as chair of the Texas Department of
19 Transportation I-27 Advisory Committee and as a member of the TxDOT
20 Texas Freight Advisory Committee; and

21 WHEREAS, A prominent business owner and experienced
22 corporate executive, Mayor Gunter has a long record of civic
23 engagement; she has given generously of her time and expertise to
24 such organizations as Angelo State University's Norris-Vincent

1 College of Business Advisory Council, the San Angelo Area
2 Foundation, and the United Way; in addition, she has served as
3 president of Downtown San Angelo, Inc., and as chair of the
4 organization's design and promotions committees, she authored a
5 walking-tour brochure and guided the Sheep Spectacular celebration
6 of a major local industry; her many accolades include recognition
7 as a Pillar of San Angelo in 2019 and as Citizen of the Year for 2009
8 by the San Angelo Chamber of Commerce; and

9 WHEREAS, Through her leadership and expertise, Mayor Gunter
10 has contributed immeasurably to the quality of life in her
11 community, and her accomplishments have earned the respect and
12 appreciation of countless fellow citizens; now, therefore, be it

13 RESOLVED, That the House of Representatives of the 89th Texas
14 Legislature hereby honor Brenda Gunter for her service as mayor of
15 San Angelo and extend to her sincere best wishes for the future;
16 and, be it further

17 RESOLVED, That an official copy of this resolution be
18 prepared for Mayor Gunter as an expression of high regard by the
19 Texas House of Representatives.

Darby

H.R. No. 1313

Speaker of the House

I certify that H.R. No. 1313 was adopted by the House on June 1, 2025, by a non-record vote.

Chief Clerk of the House

Certificate of Honor

The City of San Angelo proudly recognizes and honors Colonel Angelina M. Maguinness for her exceptional leadership, unwavering commitment to public service, and invaluable partnership with our community during her tenure as Commander of the 17th Training Wing at Goodfellow Air Force Base.

Since assuming command in June 2023, Colonel Maguinness has strengthened the enduring bond between Goodfellow AFB and the City of San Angelo through a visionary approach rooted in unity and collaboration. Her “One Community” strategic initiative has reinforced a spirit of shared purpose, ensuring that military and civilian efforts move forward together to achieve collective success.

Colonel Maguinness has championed community engagement through the expansion of the Honorary Commanders Program, a longstanding tradition that continues to build trust, transparency, and cooperation between base personnel and local leaders. She has also demonstrated a passion for leadership development, hosting participants from Leadership San Angelo and mentoring young leaders at the Junior Leadership Development Conference held at Angelo State University.

Her outreach efforts with local organizations, such as Purdue Global and the San Angelo Chamber of Commerce, underscore her dedication to forging meaningful partnerships that support both mission readiness and community advancement. Through every initiative, Colonel Maguinness has exemplified a deep respect for the citizens of San Angelo and a profound commitment to excellence in service.

With sincere gratitude, we commend Colonel Angelina M. Maguinness for her outstanding contributions to the City of San Angelo. Her legacy of leadership, collaboration, and vision will leave a lasting impact on our community and the generations to come.

NOW, THEREFORE, I, Tom Thompson, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby recognize and applaud

COLONEL ANGELINA M. MAGUINNESS

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 1st day of July, 2025.

Tom Thompson
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, June 17, 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 8:31 a.m. on Tuesday, June 17, 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 Michelle Grooms Reed (SMD 2) welcomed newly elected Council Members on behalf of the NAACP Local Chapter.

5. Consent Agenda

- a. Approval of the June 3, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Approval of 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. Authorization of 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. Adoption of 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) (Pg. 265, 2025-057)
- e. Adoption of 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. Adoption of 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. Adoption 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. Adoption 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)

Motion: Council Member Thomas made a motion, seconded by Council Member Keely, to approve the Consent Agenda with the exception of Item 5c. The motion carried unanimously (6) ayes to (0) nays with no public comment.

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

6. Special Agenda

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

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

- 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)

New Quorum for Remainder of Meeting:

Mayor Tom Thompson
Council Member Tommy Hiebert, SMD 1
Council Member Joe Self, SMD 2
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

7. Regular Agenda

- a. Adoption of 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)

Citizen/Rust Street Ministries Director David Ingram (SMD 6), Citizen/Concho Valley Regional Food Bank Executive Director Brent Jenkins (SMD 5), Citizen Mechelle Grooms Reed (SMD 2), and Citizen/Galilee CDC Executive Director Stephanie Hanby (SMD 6) spoke in favor of Concho Valley Rock Rose Community Campus.

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Hiebert, to approve the item as presented. The motion carried unanimously (7) ayes to (0) nays.

- 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)

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

- c. 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)

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

- 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)

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

- e. Approval 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)

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

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

Consensus: Consensus of Council was to appoint Tommy Hiebert as Mayor Pro Tempore.

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

Consensus: Council board appointments were made by consensus.

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 the Requirement that Meetings be Open under the following sections:

9. Follow Up and Administrative Issues

- a. Consideration of items discussed in Closed 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

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

c. Announcements and consideration of Future Agenda Items

10. Adjournment

Motion: Council Hiebert made a motion, seconded by Council Member Thomas, to adjourn the meeting. The motion carried unanimously (7) ayes to (0) nays.

There being no further business, the meeting adjourned at 10:27 a.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: July 1, 2025

Item type: Consent Item

Caption:

Consider authorizing a lease agreement with Tik Toc Coffee Co. for the concessionaire space in the airport terminal and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

Staff Recommendation:

Approve

Summary/History:

Tik Toc Coffee Co. responded to an informal Request for Proposal and submitted a competitive submission to operate the 669 sq. ft. concessionaire space within the terminal previously leased by Mathis Grill LLC. Tik Toc Coffee has proposed operating the space as a deli, providing breakfast, lunch, and specialty coffees. Additionally, Tik Toc Coffee is proposing to operate a small commissary within the space, offering passengers travel amenities (phone chargers, aspirin, snacks, etc.). The lease terms are a 5-year lease and a monthly rate of \$300 per month or 5% of gross revenues, whichever is greater.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Justin Fletcher

Approvals/Reviews:

Justin Fletcher
Justin Fletcher
Brandon Dyson

Created/Initiated
Approved
Approved

Jeffrey Tomlinson
Tina Dierschke
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: July 1, 2025

Item type: Consent Item

Caption:

Consider awarding RFB AP-02-25 Airfield Pavement Preservation Project (FAA AIP Project: 3-48-0191-050-2025) to American Road Maintenance in the amount of \$1,349,005 and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

Staff Recommendation:

Approve

Summary/History:

This is our yearly FAA entitlement project (Grant 50). This project will remove rubber buildup, crack seal, and seal coat runways and taxiways. Additionally, all airfield paint markings will be refreshed. American Road Maintenance was the low bidder on the project, with a bid of \$1,069,350.00. Our Consultant's design and construction management fees total \$274,655.00. Finally, an independent fee estimate is pending for this project, and we have allocated \$5,000.00 for that service, bringing the total award to \$1,349,005.00. Aviation/Woolpert have reviewed all project documents and submittals and recommend we award American Road Maintenance the full project.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Justin Fletcher

Approvals/Reviews:

Justin Fletcher

Created/Initiated

Brandon Dyson
Jeffrey Tomlinson
Tina Dierschke
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jonathan Flores, Budget Manager, Budget

Meeting Date: July 1, 2025

Item type: Consent Item

Caption:

Consider awarding BuyBoard Contract #692-23 for the purchases of budget book and capital improvement plan software in the amount of \$88,020 and authorizing the City Manager to negotiate and execute all related documents (Jonathan Flores)

Staff Recommendation:

Approve

Summary/History:

The City has used ClearGov budgeting and capital planning software since 2020. This software allows staff to operate more efficiently and communicate more effectively. Using ClearGov, the city has won the GFOA's Distinguished Budget Presentation Award for five consecutive years. The contract covers three years, with the total amount of \$88,020 being split over those three years.

Functionality:

- A robust, yet simple-to-use budgeting and forecasting tool that is specifically tailored to the needs of local governments
- Enables finance teams to collaborate in real time easily
- Eliminates spreadsheet errors
- Automatically generates long-term capital forecasts
- Streamlines the entire capital budget-building process
- Allows management to make data-driven budgetary decisions
- The easiest and fastest way to build an award-winning budget book
- Automatically generates a professionally formatted template that's pre-populated with the financials, capital request data, charts, and more
- Includes a robust Capital Requests module to collect, organize, and present key projects in an intuitive dashboard
- Built to GFOA guidelines, optimized to ADA standards, and designed to be mobile-friendly

Funding Source(s):

Financial Impact:

Funding for the software is already included in the budget.

Other Information/Recommendation:

Staff recommends approving the purchase of budgeting and capital improvement software in the amount of \$88,020.00 and authorization for the City Manager to execute all related documents.

Attachments:

1. CG - San Angelo - Basic '25 rev
- CG - San Angelo - Basic '25 rev.pdf

Presentation:

Jonathan Flores

Approvals/Reviews:

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



2 Mill & Main; Suite 630; Maynard, MA 01754

Service Order

Created by	Gabby Yetten
Contact Phone	(646) 715-5529
Contact Email	gyetten@cleargov.com

Order Date	Jun 20, 2025
Order valid if signed by	Jul 31, 2025

Customer Information					
Customer	City of San Angelo	Contact	Jonathan Flores	Billing Contact	Jonathan Flores
Address	City Hall, B101, 72 W. College Ave.	Title	Budget Manager	Title	Budget Manager
City, St, Zip	San Angelo, Texas 76903	Email	jonathan.flores@cosatx.us	Email	jonathan.flores@cosatx.us
Phone	(325) 657-4270			PO # (If any)	

This Service Order will be contracted through...	
Procurement Aggregator	ClearGov Contract
Buyboard	Buyboard Proposal No. #692-23

The Services you will receive and the Fees for those Services are...		
Subscription Services	Tier	Service Fees
ClearGov Base Platform - Civic Edition	Tier 3	\$ 3,000.00
ClearGov Capital Budgeting - Civic Edition	Tier 3	\$ 17,600.00
ClearGov Digital Budget Book - Civic Edition	Tier 3	\$ 12,000.00
Bundle Discount: Base Platform (10%)	Tier 3	\$ (300.00)
Bundle Discount: Modules (10%)	Tier 3	\$ (2,960.00)
Total ClearGov Subscription Service Fee - Billed ANNUALLY IN ADVANCE		\$ 29,340.00

ClearGov will provide your Services according to this schedule...			
Period	Start Date	End Date	Description
Initial	Dec 15, 2025	Dec 14, 2028	ClearGov Subscription Services

To be clear, you will be billed as follows...		
Billing Date(s)	Amount(s)	Notes
Dec 15, 2025	\$29,340.00	Annual Subscription Fee
Additional subscription years and/or renewals will be billed annually in accordance with pricing and terms set forth herein.		
Billing Terms and Conditions		
Valid Until	Jul 31, 2025	Pricing set forth herein is valid only if ClearGov Service Order is executed on or before this date.
Payment	Net 30	All invoices are due Net 30 days from the date of invoice.
Initial Period Rate Increase	3% per annum	During the Initial Service Period, the Annual Subscription Service Fee shall automatically increase by this amount.
Rate Increase	6% per annum	After the Initial Service Period, the Annual Subscription Service Fee shall automatically increase by this amount.

General Terms & Conditions	
Customer Satisfaction Guarantee	During the first thirty (30) days of the Service, Customer shall have the option to terminate the Service, by providing written notice. In the event that Customer exercises this customer satisfaction guarantee option, such termination shall become effective immediately and Customer shall be eligible for a full refund of the applicable Service Fees.

Statement of Work	ClearGov and Customer mutually agree to the ClearGov Service activation and onboarding process set forth in the attached Statement of Work. Please note that ClearGov will not activate and/or implement services for any Customer with outstanding balance past due over 90 days for any previous subscription services.
Taxes	The Service Fees and Billing amounts set forth above in this ClearGov Service Order DO NOT include applicable taxes. In accordance with the laws of the applicable state, in the event that sales, use or other taxes apply to this transaction, ClearGov shall include such taxes on applicable invoices and Customer is solely responsible for such taxes, unless documentation is provided to ClearGov demonstrating Customer's exemption from such taxes.
Term & Termination	Subject to the termination rights and obligations set forth in the ClearGov BCM Service Agreement, this ClearGov Service Order commences upon the Order Date set forth herein and shall continue until the completion of the Service Period(s) for the Service(s) set forth herein. Each Service shall commence upon the Start Date set forth herein and shall continue until the completion of the applicable Service Period. To be clear, Customer shall have the option to Terminate this Service Order on an annual basis by providing notice at least sixty (60) days prior to the end of the then current Annual Term.
Auto-Renewal	After the Initial Period, the Service Period for any ClearGov Annual Subscription Services shall automatically renew for successive annual periods (each an "Annual Term"), unless either Party provides written notice of its desire not to renew at least sixty (60) days prior to the end of the then current Annual Term.
Agreement	The signature herein affirms your commitment to pay for the Service(s) ordered in accordance with the terms set forth in this ClearGov Service Order and also acknowledges that you have read and agree to the terms and conditions set forth in the ClearGov BCM Service Agreement found at the following URL: http://www.ClearGov.com/terms-and-conditions . This Service Order incorporates by reference the terms of such ClearGov BCM Service Agreement.

Customer	
Signature	
Name	Jonathan Flores
Title	Budget Manager

ClearGov, Inc.	
Signature	
Name	Bryan A. Burdick
Title	President

Please e-mail signed Service Order to Orders@ClearGov.com or Fax to (774) 759-3045

Order type (ClearGov internal use only)			
Select Order Type for this Service Order	NL	If XS: Original Service Order Date	

Statement of Work

This Statement of Work outlines the roles and responsibilities by both ClearGov and Customer required for the activation and onboarding of the ClearGov Service. ClearGov will begin this onboarding process upon execution of this Service Order. All onboarding services and communications will be provided through remote methods - email, phone, and web conferencing.

ClearGov Responsibilities

- ClearGov will activate ClearGov Service subscription(s) as of the applicable Start Date(s). ClearGov will create the initial Admin User account, and the Customer Admin User will be responsible for creating additional User accounts.
- ClearGov will assign an Implementation Manager (IM) responsible for managing the activation and onboarding process. ClearGov IM will coordinate with other ClearGov resources, as necessary.
- ClearGov IM will provide a Kickoff Call scheduling link to the Customer's Primary Contact. Customer should schedule Kickoff Call within two weeks after the Service Order has been executed.
- If Customer is subscribing to any products that require data onboarding:
 - ClearGov IM will provide a Data Discovery Call scheduling link to the Customer's Primary Contact. Customer should schedule Data Discovery Call based on the availability of Customer's staff.
 - ClearGov will provide Customer with financial data requirements and instructions, based on the ClearGov Service subscription(s).
 - ClearGov will review financial data files and confirm that data is complete, or request additional information, if necessary. Once complete financial data files have been received, ClearGov will format the data, upload it to the ClearGov platform and complete an initial mapping of the data.
 - After initial mapping, ClearGov will schedule a Data Review call with a ClearGov Data Onboarding Consultant (DOC), who will present how the data was mapped, ask for feedback, and address open questions. Depending upon Customer feedback and the complexity of data mapping requests, there may be additional follow-up calls or emails required to complete the data onboarding process.
- ClearGov will inform Customer of all training, learning, and support options. ClearGov recommends all Users attend ClearGov Academy training sessions and/or read Support Center articles before using the ClearGov Service to ensure a quick ramp and success. As needed, ClearGov will design and deliver customized remote training and configuration workshops for Admins and one for End Users - via video conference - and these sessions will be recorded for future reference.
- ClearGov will make commercially reasonable efforts to complete the onboarding/activation process in a timely fashion, provided Customer submits financial data files and responds to review and approval requests by ClearGov in a similarly timely fashion. Any delay by Customer in meeting these deliverable requirements may result in a delayed data onboarding process. Any such delay shall not affect or change the Service Period(s) as set forth in the applicable Service Order.

Customer Responsibilities

- Customer's Primary Contact will coordinate the necessary personnel to attend the Kickoff and Data Discovery Calls within two weeks after the Service Order has been executed. If Customer needs to change the date/time of either of these calls, the Primary Contact will notify the ClearGov IM at least one business day in advance.
- If Customer is subscribing to any products that require data onboarding:
 - Customer will provide a complete set of requested financial data files (revenue, expense, chart of accounts, etc.) to ClearGov in accordance with the requirements provided by ClearGov.
 - Customer's Primary Contact will coordinate the necessary personnel to attend the Data Discovery and Data Review calls. It is recommended that all stakeholders with input on how data should be mapped should attend. Based on these calls and any subsequent internal review, Customer shall provide a detailed list of data mapping requirements and requested changes to data mapping drafts in a timely manner, and Customer will approve the final data mapping, once completed to Customer's satisfaction.
- Customer will complete recommended on-demand training modules in advance of customized training & configuration workshops.
- Customer shall be solely responsible for importing and/or inputting applicable text narrative, custom graphics, performance metrics, capital requests, personnel data, and other such information for capital budget, personnel budget, budget books, projects, dashboards, etc.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: July 1, 2025

Item type: Consent Item

Caption:

Second reading 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 (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 gallery 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:

Aaron Vannoy	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.*** Whether and the extent to which the proposed special use would result in a logical and orderly pattern of urban development in the community. Current development patterns would not change.

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**.

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.

Attachments:

Aerial Map
Zoning Map
Notification map



Aerial Map

SU25-01: 1302 Kenwood Dr.

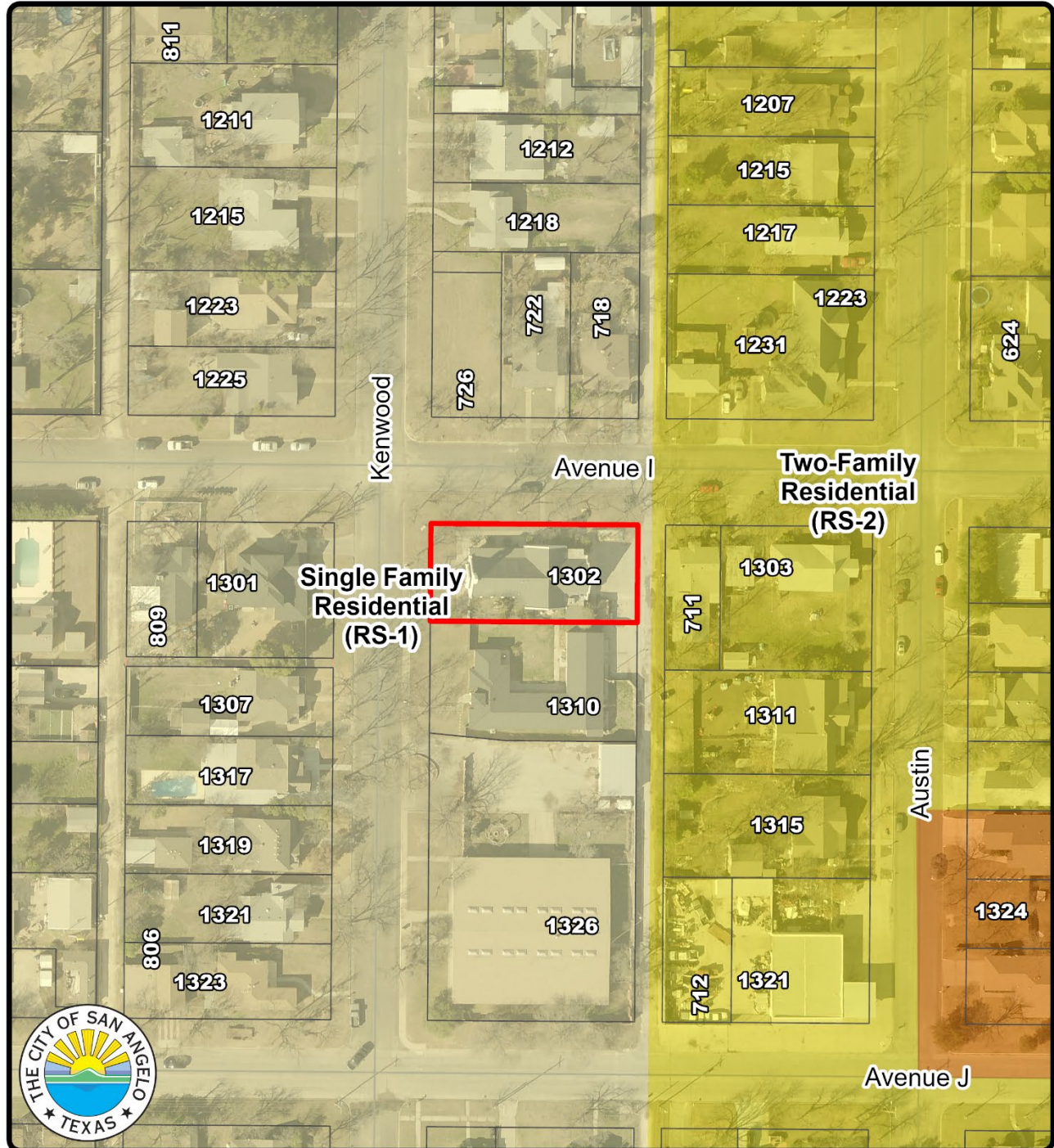
Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

Subject Property: 





Zoning Map

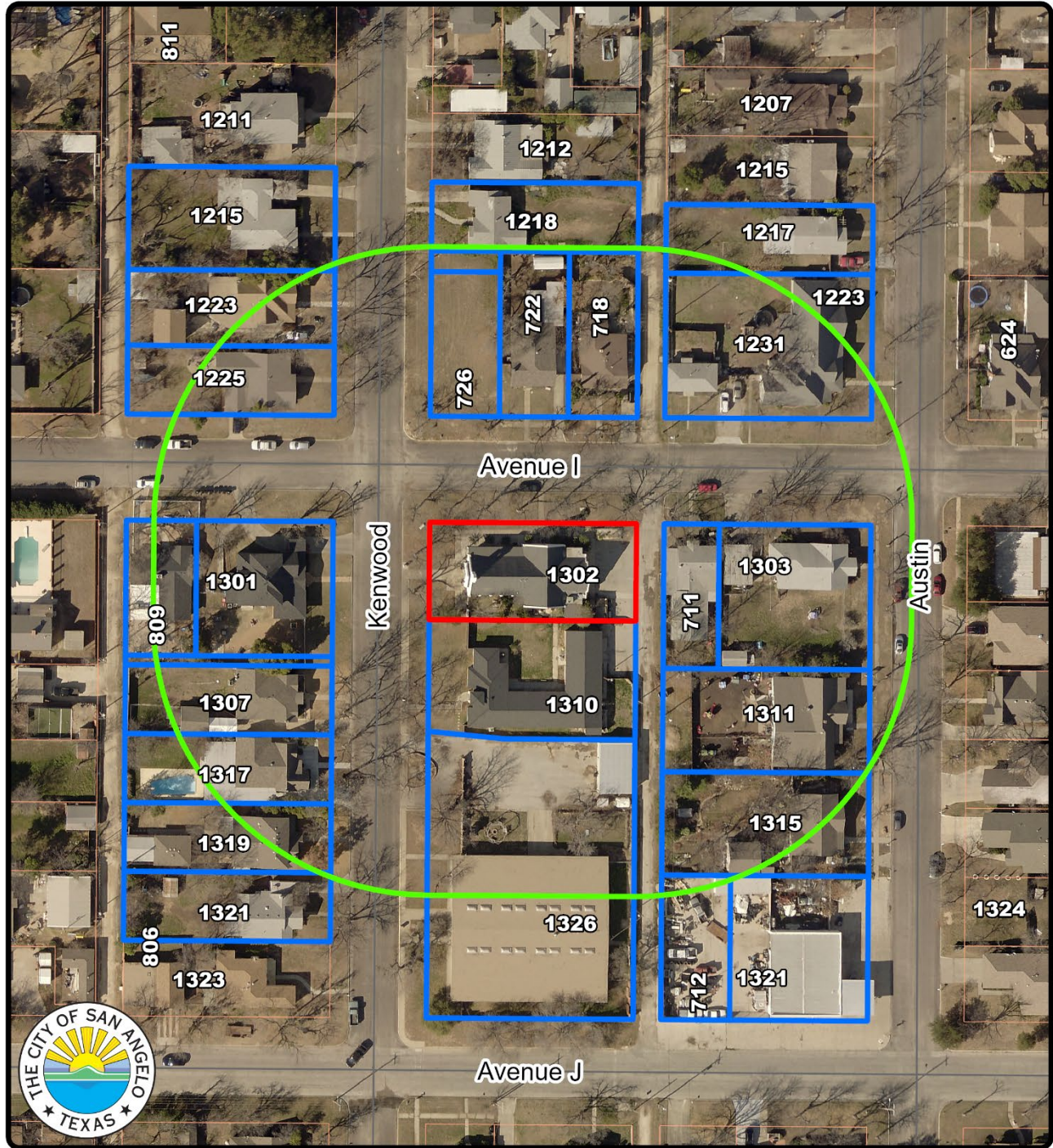
SU25-01: 1302 Kenwood Dr.

Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: —





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: 



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

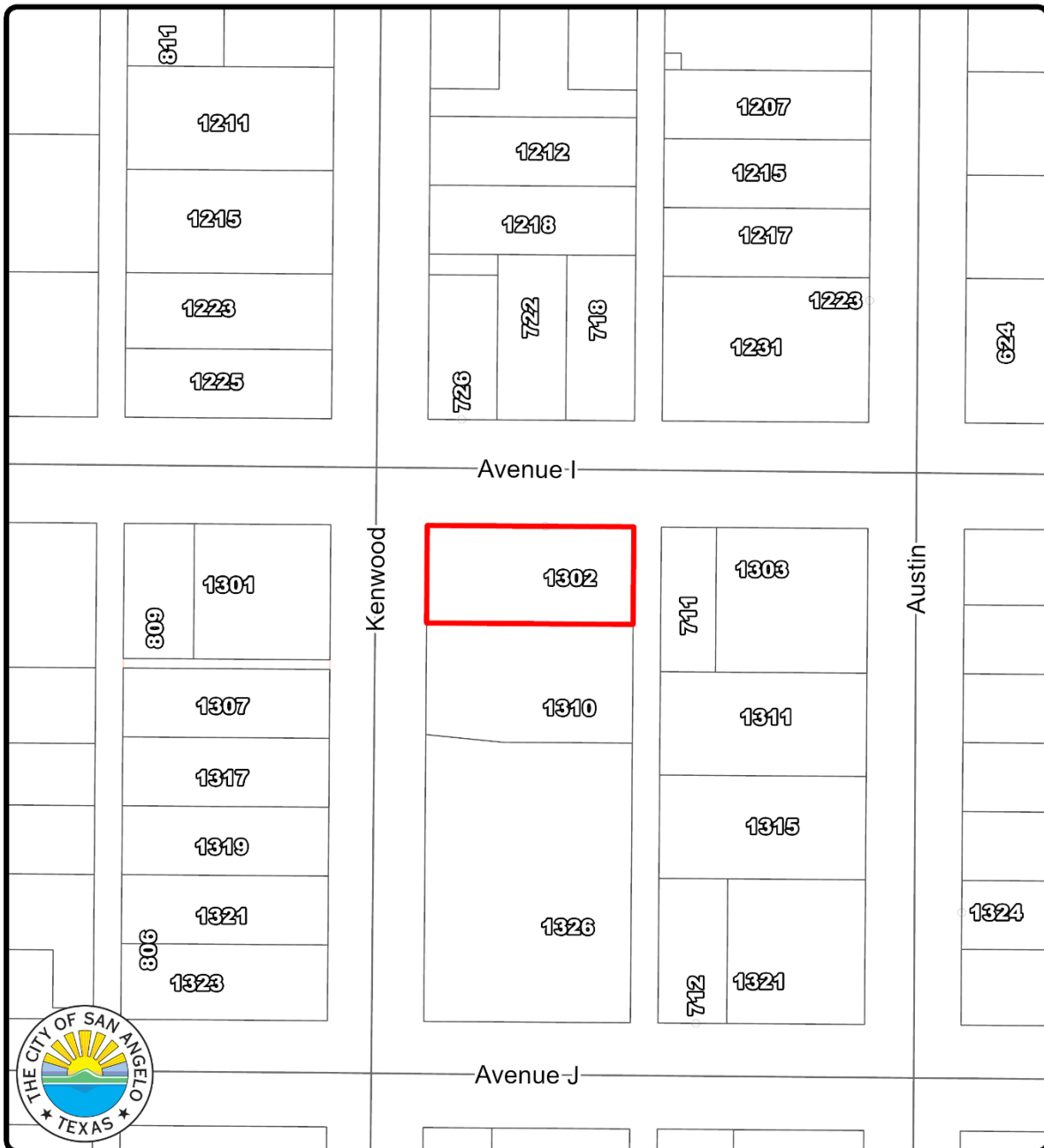
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

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 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: —



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: July 1, 2025

Item type: Consent Item

Caption:

Second reading 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. (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:

Aaron Vannoy

Aaron Vannoy

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

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:

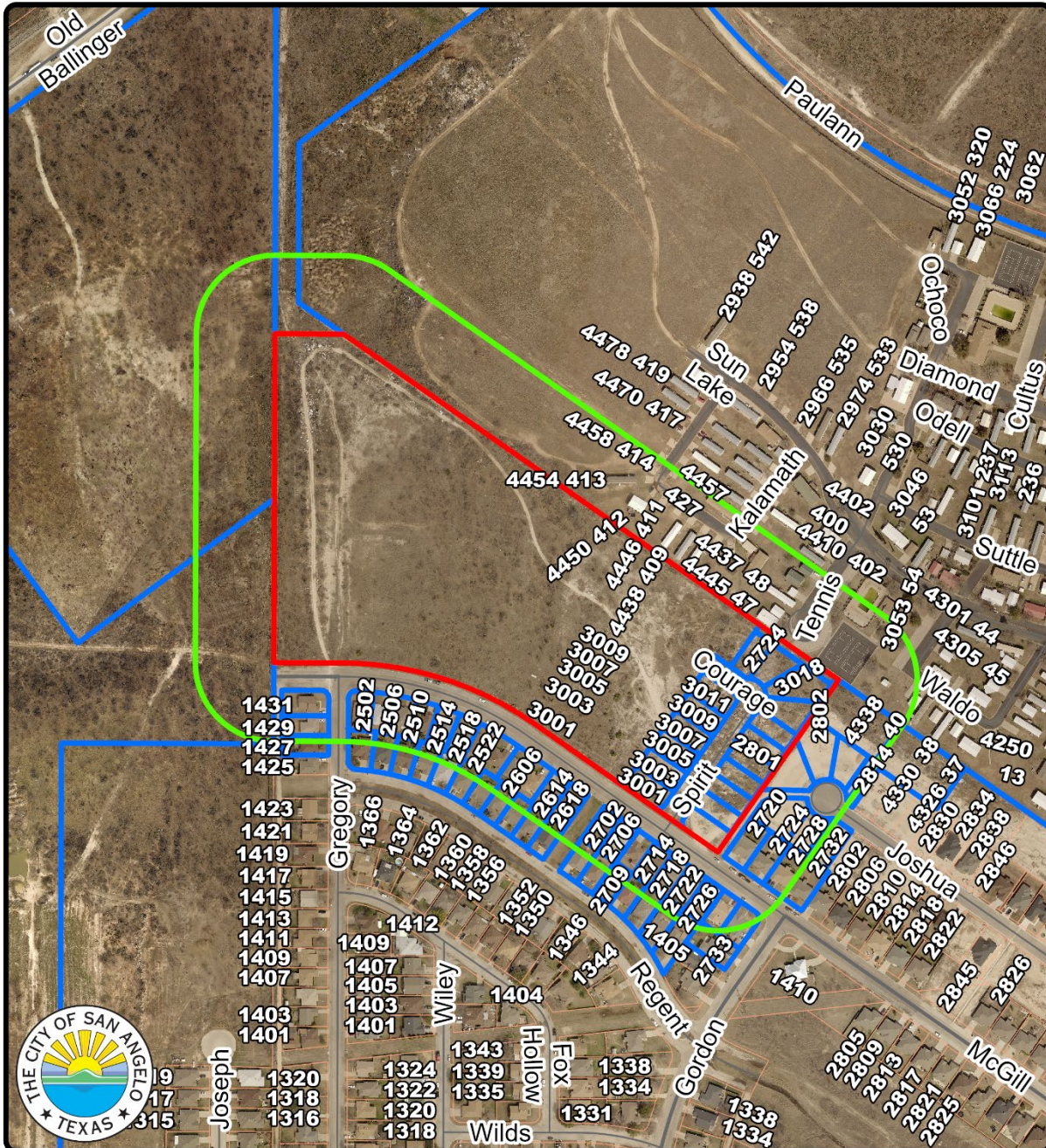
Staff recommend **approval** of a zone change from (RS-1) Single-family Residential to (RM-1) Low Rise Multi-family Residential for approximately 17.342 acres located north and east of McGill Blvd and Gregory Dr intersection.

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: —





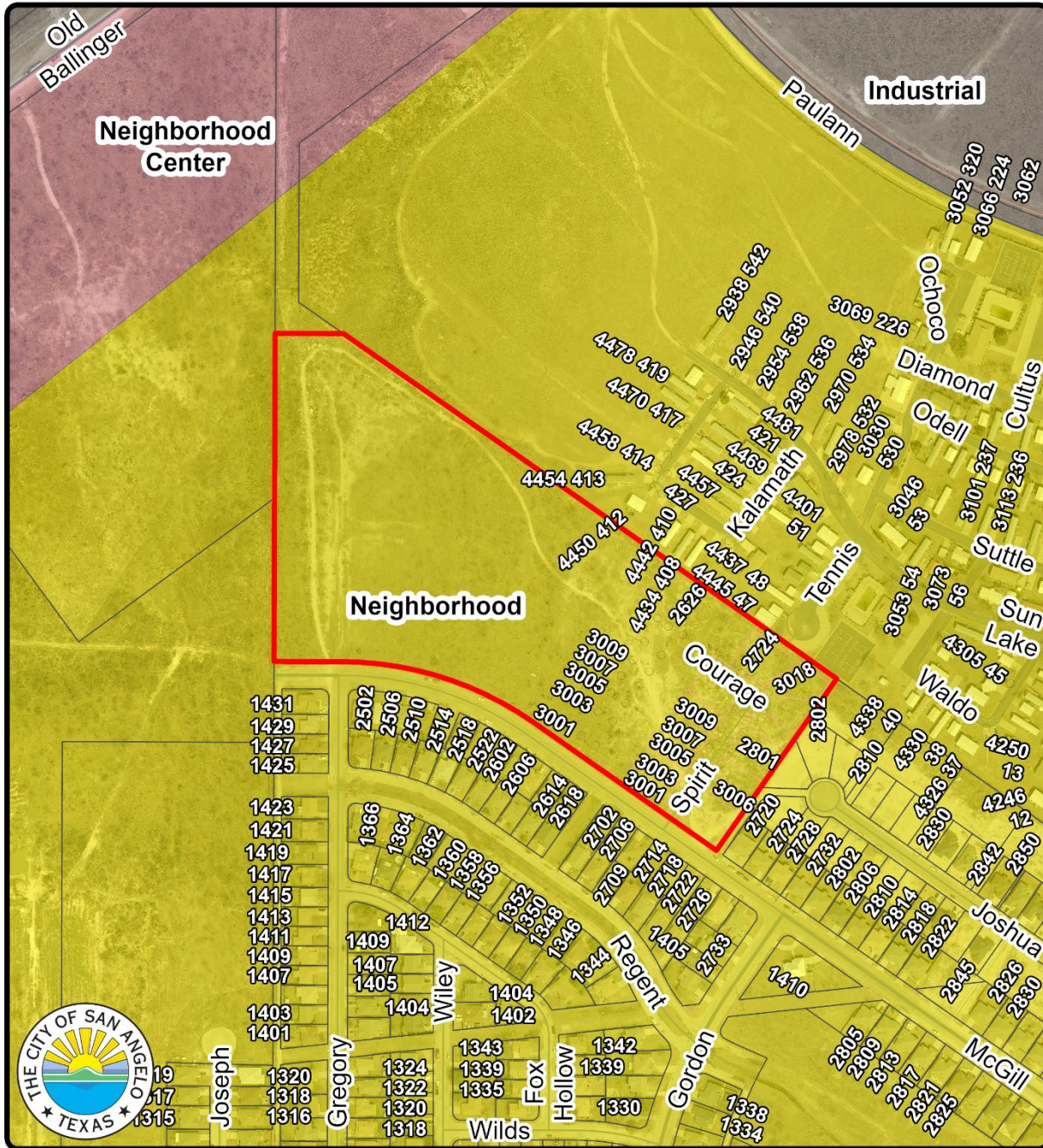
Zoning Map
Z25-17: McGill & Gregory

Council District: #4 - Lucy Gonzales
Neighborhood: Paulann

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles





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



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

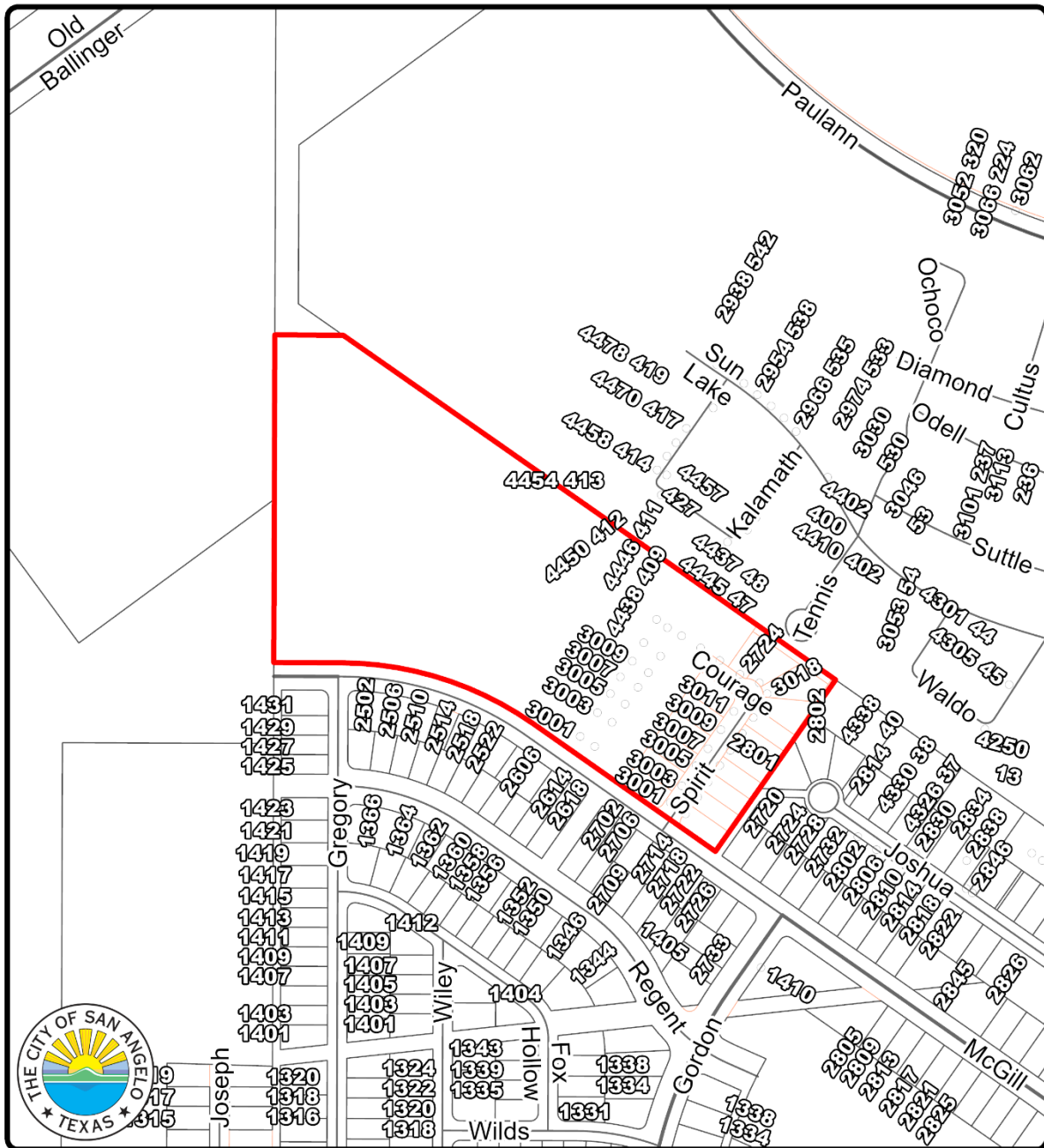
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

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



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Veronica Sanchez, Dir of HR/RM, Human Resources/Risk Management

Meeting Date: July 1, 2025

Item type: Regular Item

Caption:

Consider approving a professional services contract with Public Sector Personnel Consultants, Inc (PSPC), per Texas LGC Sec. 252.022(a)(4) in the amount not to exceed \$150,000 sourced from operating fund balances and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Human Resources Director Veronica Sanchez)

Staff Recommendation:

Approve

Summary/History:

A classification and compensation study was last conducted in 2007 by a consultant. The organization's positions, grade structure, and pay plan have changed significantly since then. An updated study strengthens organizational effectiveness by aligning compensation systems with both operational needs and workforce expectations. This study would accomplish the following:

- Identify and correct internal pay disparities and ensure employees are paid equitably for similar work.
- Clarify job responsibilities, expectations, and required qualifications through updated job descriptions.
- Benchmarks compensation against industry standards to attract and retain top talent.
- Provide leadership with reliable data to make strategic HR and budgeting decisions.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
General Fund Balance			\$117,881
Intergovernmental Fund Balance			\$3,700
Stormwater Fund Balance			\$3,363
Water Fund Balance			\$18,666
Water Reclamation Fund Balance			\$6,390

Financial Impact:

The study would not exceed \$150,000. This is not a budgeted expense. A budget amendment memo identifying funding from the operating fund balances is attached to this item. Please see the BA memo attached for details.

Other Information/Recommendation:**Attachments:**

- | | | |
|----|-------------------------------|-----------------------------------|
| 1. | BA Memo - Class and Comp Plan | BA Memo - Class and Comp Plan.pdf |
|----|-------------------------------|-----------------------------------|

Presentation:

Veronica Sanchez

Approvals/Reviews:

Veronica Sanchez	Created/Initiated
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

Memo

To: Tina Dierschke, Finance Director

From:

Date:

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Source of Funding:

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

Project/Budget to be amended	Revenue	Expense

Additional Comments:

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Engineering Services

Meeting Date: July 1, 2025

Item type: Consent Item

Caption:

Consider a resolution finding a public purpose and approving a request by Vista Del Sol Ventures LLC., for the City to purchase materials for a 16" water main extension on Twin Mountain Dr. for the Baker Ranch 7 and Homestead 2 Subdivisions (Presentation made by Public Works Executive Director Shane Kelton)

Staff Recommendation:

Direction from Council

Summary/History:

Vista Del Sol Ventures LLC is seeking to finalize the plats of the subdivisions of Baker Ranch 7 and Homestead 2. Construction of these two subdivisions will require the extension of Twin Mountain Drive and the subsequent required water infrastructure required by the Water Utilities Department. The Water Utilities Department is requiring the extension of the 16-inch water main that runs along Twin Mountain Dr. through these proposed subdivision developments. This 16-inch main will eventually tie back into the distribution system along US Hwy 67 where Twin Mountain Drive has been designated to intersect with US Hwy 67.

City ordinance dictates that the developer is responsible for the purchase and installation of this water main with the provision that the City will be responsible for the cost difference between the City's standard 8-inch required pipe size and the requested pipe size. This request is for the City to cover the entire cost of the 16-inch pipe and all necessary fittings as well, where the City would generally only cover the difference in the cost of the unsized pipe.

The cost of this request for the 16-inch pipe with all necessary fittings is approximately \$130,000. The cost the City would normally incur for a project of this nature would be approximately \$39,000. So, this request would cause the City to incur an additional \$91,000 in costs.

The basis of the request is that the developer will purchase and install the water mains that are necessary to provide water service to the residential lots being created in the area and the 16-inch water main along Twin Mountain Drive will primarily and directly benefit the City of San Angelo as growth occurs in a westerly direction and is not specifically needed to serve these subdivisions. The developer would be responsible for labor, equipment, gravel embedment, and testing associated with the installation of the 16-inch water main.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
-------	----------	-----------------	------------------

512

\$130,000.00

Financial Impact:

If approved, the City would fund the approximate cost of \$130,000 from Fund 512, Capital Water Supply Fund.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---------------------------------------|--|
| 1. | Resolution approving purchase of pipe | Resolution approving purchase of pipe.docx |
|----|---------------------------------------|--|

Presentation:

Shane Kelton

Approvals/Reviews:

Charles Michalewicz	Created/Initiated
Shane Kelton	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL APPROVING THE PURCHASE OF MATERIALS FOR A 16" WATER MAIN EXTENSION ON TWIN MOUNTAIN DRIVE FOR THE BAKER RANCH 7 AND HOMESTEAD 2 SUBDIVISIONS AND FINDING A PUBLIC PURPOSE FOR SUCH PURCHASE

WHEREAS, final plats for the Baker Ranch 7 and Homestead 2 subdivisions were approved on condition of the installation of a 16" water main that will run through these subdivisions along Twin Mountain Drive; and

WHEREAS, the water main will eventually tie back into the water distribution system at the future intersection of Twin Mountain Drive and US HWY 67; and

WHEREAS, City ordinance normally requires only that the City pay the difference in the cost of oversizing pipe beyond the standard size required for the approved development; and

WHEREAS, Vista Del Sol Ventures, LLC, owner and developer of Baker Ranch 7 and Homestead 2 subdivisions, has requested that the City cover the entire cost of the pipe, including necessary fittings, in the amount of \$130,000; and

WHEREAS, utilizing City funds beyond what is required by ordinance would constitute a donation of City funds to a private entity; and

WHEREAS, the Texas Constitution requires that before a City can donate public funds 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 finds a valid public purpose exists in expending the requested \$130,000 to purchase materials related to the 16" water main extension. That the water main extension will primarily serve and directly benefit the City of San Angelo as development occurs in a westerly direction and the eventual connection at US HWY 67 which will create a looped system.
- Part 2: Although City ordinance requires, and plat approval for the Baker Ranch 7 and Homestead 2 subdivisions were conditioned on the 16" water main extension, such extension is not specifically needed to serve these subdivisions. However, Vista Del Sol Ventures, LLC would still be responsible for all costs and expenses related to labor, equipment, gravel embedment, and testing associated with the water main installation.

PASSED and APPROVED this 1st day of July, 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: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: July 1, 2025

Item type: Regular Item

Caption:

Second reading 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 (Presentation made by Planning and 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 statutes 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.

Looking into the question about home school and if the fence height would be allowed, the answer came back home schools are a type of private school. Therefore, we have specifically stated that home schools would not be allowed to have the height exception. Thus, a residential structure having a home school family could not have a fence taller than 4' in the front yard setback.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

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

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

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy

Aaron Vannoy

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

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 school campuses, 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.
 - i. Private school in this case does not include home based schools.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, City Clerk

Meeting Date: July 1, 2025

Item type: Consent Item

Caption:

Section 551.074 - Personnel matters to deliberate the appointment of the City Attorney

Staff Recommendation:

Summary/History:

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Heather Stastny
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Final Approval