



City Council Agenda 11/18/2025

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held November 18, 2025 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. Call to Order

2. Chaplain Prayer & Pledges

3. Proclamations/Recognitions

- a. Proclamation of November 18, 2025, as Friendly Tourism Community Day

4. Public Comment

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

5. Consent Agenda

- a. Consider approving the November 4, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Consider awarding RFP HR-02-25 through HUB for a Stop Loss coverage provider related to medical claims and authorizing the City Manager to negotiate and execute all related documents (Veronica Sanchez)
- c. Consider awarding HGAC Contract #AM10-23 for the purchase and installation of two ambulance box modules to Frazer Ltd. in the amount of \$415,670 budgeted for purchase in fiscal year 2026, and authorizing the City Manager to negotiate and execute all related documents (Cory Sanders)
- d. Consider awarding Task Order 8 to Kimley Horn for the design of N. Chadbourne Pedestrian and Drainage elements in the amount of \$1,299,900 and authorizing the City Manager to negotiate and execute all related documents (Patrick Freirich)
- e. 1. Consider ratifying a resolution authorizing the COSADC Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$255,000 for funding of the Northeast Sector Plan (master plan), a project authorized under Chapters 501 and 505 of the Texas Development Corporation Act necessary to promote economic development and expand business enterprises which create or retain primary jobs (Michael Dane)
2. Consider approving Task Order 1 to Westwood Professional Services, Inc. for large-scale master-planning services for the City of San Angelo's Northeast Sector Plan in the amount of \$255,000 and authorizing the City Manager to negotiate and execute all related documents (Rick Weise)

- f. Consider a resolution allowing City staff to publish a Notice of Abandonment for burial lots at Fairmount Cemetery that have been abandoned for 60 years or more and authorizing the City Manager to negotiate and execute all related documents to reclaim ownership (Jeremy Walker, Sarah Tackett-Torres)
- g. Consider a resolution approving the release of an underground utility easement at 7 E. 27th St. and authorizing the City Manager to negotiate and execute all related documents (Aaron Vannoy)
- h. Consider a resolution in support of a Texas Department of Transportation Highway Safety Improvement Project Grant, authorizing a City obligation in an amount not to exceed \$82,000, and authorizing City Manager to execute all related documents (Patrick Frerich)
- i. Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, for Police Department pay plan and staffing levels (Tina Dierschke)

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 agreements with the Hotel Occupancy Tax (HOT) Funds Program awardees allocating up to \$69,000 of HOT receipts, budgeted in fiscal year 2026, listed as follows and authorizing the City Manager to negotiate and execute all related documents
 - 1. Core Support
 - San Angelo Broadway Academy - \$17,300
 - San Angelo Symphony - \$16,700
 - Ballet San Angelo - \$16,100
 - Angelo Civic Theatre - \$14,800
 - 2. Project Support
 - Hispanic Heritage Museum & Cultural Center, Dia de los Muertos - \$2,200
 - Downtown San Angelo, Mini Miss Wool Pageant - \$1,900 (Presentation made by Parks and Recreation Director Carl White)
- b. Consider a resolution designating the number of votes to be cast for each nominee for the Board of Directors of the Tom Green County Appraisal District (Presentation made by City Clerk Heather Stastny)
- c. Consider adopting the updated Tax Increment Reinvestment Zone Policies and TIRZ Strategic Planning Committee's recommendations for a public visionary funding proposal (Presentation made by Planning & Development Services Director Aaron Vannoy)
- d. Consider TIRZ funding request for the following public projects for FY 2026:
 - 1. Public Safety — SAPD enhancements
 - 2. Environmental remediation & safety improvement — Dangerous & Boarded Buildings
 - 3. Parks & Public Facilities — Parks and Downtown place making plans (Presentation made by Planning & Development Services Director Aaron Vannoy)
- e. Consider approving 4 North TIRZ private incentive projects totaling \$300,000 and 5 South TIRZ private incentive projects totaling \$279,292.45 at the following locations:

1. North Projects:

-223 W. 20th St. - New Duplex

-223 W. 19th St. - New Duplex

-224 W. 18th St. - New Duplex

-219 W. 19th St. - New Duplex

2. South Projects

-121 N. Chadbourne St. - Facade and Historical Preservation

-215 W. Twohig Ave. - Fire Suppression and Alarm System

-226 N. Chadbourne St. - Facade Improvements

-228 N. Chadbourne St. - Facade Improvement

-112 W. Twohig Ave. - Facade and Interior ADA improvements (Presentation made by Planning & Development Services Director Aaron Vannoy)

- f. First reading and public hearing of an ordinance for ROW25-07, a request to abandon a portion of the street located at E. 41st St., between Crockett St. and Bonham St., and abandon a dedicated portion of Bonham St., between E. 41st St. and the north alley (Presentation made by Planning & Development Director Aaron Vannoy)
- g. First reading and public hearing of an ordinance for ROW25-08, a request to abandon an unimproved portion of W. 12th St., along with a nearby unimproved alleyway northwest of the intersection of W. 11th St. and N. Bryant Blvd. (Presentation made by Planning and Development Services Director Aaron Vannoy)
- h. First reading and public hearing of an ordinance for ROW25-09, a request to abandon two segments of unimproved portions of street right-of-way for W. 10th St. and Merchant St., located south of the intersection of W. 11th St. and N. Bryant Blvd. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- i. First reading and public hearing of an ordinance for PD05-02, a request for an expansion of a Planned Development by adding 38.712 acres surrounding the east side of the Coliseum located between Lake View Heroes Dr. and E. 43rd St. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- j. First reading and public hearing of an ordinance for PD25-06, a request to rezone the single-family residential zoning district to a Planned Development district with a base zoning of low-rise multi-family residential zoning district, located at 2400 Hill St. and 2336 Randolph St. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- k. First reading and public hearing of an ordinance for Z25-22, a request to rezone from the single-family residential zoning district to the two-family residential zoning district, located at 1218 Van Buren St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

7. Closed Session

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

- a. Section 551.072 - Deliberations about real property regarding 70 E. 43rd St.
- b. Section 551.074 - Personnel matters regarding the Assistant City Manager & City Manager

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed:
- b. Consider approving various Baord nominations:
Planning Commission: Mark Clark (Mayor), Alternate 1, to an unexpired term ending January 2026
- c. Announcements and consideration of Future Agenda Items

9. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 12th day of November 2025, at 5:07 p.m.


Heather Stastny, City Clerk

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

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

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

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

Proclamation

Travel and tourism provide significant cultural benefits for the City of San Angelo. Meetings, events, leisure and travel for sports and cultural events are all key components to San Angelo's economy.

San Angelo's rich cultural traditions and heritage gave birth to "Cowboys and Creatives" celebrating the western way of life and San Angelo as the Visual Arts Capital of Texas.

Visitors can enjoy the many tourism offerings such as the San Angelo Stock Show and Rodeo, Angelo State University, Goodfellow Air Force Base, The San Angelo Museum of Fine Arts, San Angelo Performing Arts Center, Lake Nasworthy, Pop Art Museum, San Angelo State Park, Downtown San Angelo and a myriad of festivals and events.

The City of San Angelo is recognized as a Film Friendly and Music Friendly community. We recognize the importance of travel, whether related to leisure, business or our nation's defense, which is essential and beneficial.

Extending a warm Texas welcome to all visitors from near and far is the San Angelo way and always will be.

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, Texas, do hereby recognize November 18, 2025, as

TOURISM FRIENDLY COMMUNITY DAY

and urge all citizens to join the City Council, City Staff, and me in recognizing the positive effects that travel has on the nation, Texas and San Angelo's economic prosperity and image.

In witness whereof, I have hereunto set my hand and caused the seal of Official Seal of the City of San Angelo, to be affixed this 18th day of November 2025.

Tom Thompson
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, November 4, 2025

Present:

Mayor Tom Thompson
Mayor Pro Tem 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

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, November 4, 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

November 2025 was proclaimed as National Adoption Month.

November 11, 2025, was proclaimed Veterans Day.

4. Public Comment

Citizen Mike Burnett (SMD 1) announced November 16-22, 2025, is Hunger & Homelessness Week and highlighted upcoming events to assist impacted family.

Citizen Jamal Schumpert (SMD 3) spoke in opposition of using tax dollars to fund private development projects, and in opposition of raising out-of-pocket cost for premiums for the Post-65 Retirees.

5. Consent Agenda

- a. Approval of the October 21, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Award of RE-01-26 City Farm Lease for +/-282.94 acres to Weishuhn Brothers Farms, LLC. in the amount of \$2,850 for the first year, with a 2% increase per year and authorizing the City Manager to execute all related documents (Sarah Tackett-Torres, Shane Kelton)
- c. Award of a renewal of the Aquatic Plants Specialist agreement with San Angelo International Waterlily Collection, LLC for the operation and maintenance of the International Water Lily Collection and authorizing the City Manager to negotiate and execute all related documents (Carl White)
- d. Approval of an interlocal agreement with Tom Green County providing Crisis Intervention Unit Services and making provision for the city's participation in costs associated with the Crisis Intervention Unit not to exceed \$46,871 for fiscal year 2026 and authorizing the City Manager to negotiate and execute all related documents (Travis Griffith)

- e. Approval of an interlocal agreement with Tom Green County providing Mental Health Unit services with associated costs not to exceed \$174,419 for fiscal year 2026 and authorizing the City Manager to negotiate and execute all related documents (Travis Griffith)
- f. Second reading of an ordinance for ROW25-06, a request to abandon an unimproved portion of street right-of-way measuring 60 ft. by 100 ft. south of the intersection of Montague Ave. and Koberlin St. (Aaron Vannoy) (Pg. 483, 2025-102)

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

6. Regular Agenda

- a. Consider accepting or rejecting the highest sealed bids for three lots that were struck-off to the City from the July 1, 2025, Tax Sale and, if accepted, authorizing the Mayor to execute a Quit Claim Deed on behalf of the City:
 - 1. 209 W. 9th St.
 - 2. 506 N. Browning St.
 - 3. 201 W. 20th St. (Presentation made by Real Estate Manager Sarah Tackett-Torres)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, accept the bids for items a-1 and a-3, and reject the bid for item a-2. The motion carried unanimously (7) ayes to (0) nays with no public comment.

- b. Approval authorizing staff to issue an RFQ for revisions and updates to the City of San Angelo Comprehensive Plan (Presentation made by Planning & Development Services Director Aaron Vannoy)

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

- c. Consider the following items regarding Meet & Confer:
 - 1. Approval of an agreement with the San Angelo Police Officers Coalition, establishing certain terms and conditions of employment for covered Police Officers, to be effective October 1, 2025, through September 30, 2026, and authorizing the City Manager to negotiate and execute all related documents; and
 - 2. First reading and public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, for Police Department pay plan and staffing levels (Presentation made by Human Resources Director Veronica Sanchez, SAPOC President Noel Anderson and Finance Director Tina Dierschke)

Motion: Council Member Hiebert made a motion, seconded by Council Member Hesse Smith, to approve the item c-1 as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve the item c-2 as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

- d. Second reading of an ordinance amending Chapter 2 "Administration and Personnel", Article 2.07 "Boards, Committees and Commissions", Division 1 "Generally", Section 2.07.001 "Organization and Procedure", by providing for alternate board members; providing for severability; and,

providing for an effective date (Presentation made by City Attorney Brandon Dyson) (Pg. 486, 2025-103)

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

7. Closed Session

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

- a. Section 551.072 - Deliberations about real property regarding 505 S. Chadbourne and 404 S. Irving.

8. Follow Up and Administrative Issues

- a. Consideration of items discussed in Closed Session, if needed
- b. Approval of various Board nominations:
Civic Events Advisory Board: Mariah Holguin (Mayor) to an unexpired term ending December 2026

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

- c. Announcements and consideration of Future Agenda Items

Mayor Thompson requested information for Council regarding cell phone use during meetings and scope of discussions during meetings.

9. Adjournment

Motion: Mayor 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 10:05 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: Veronica Sanchez, Dir of HR/RM, Human Resources/Risk Management

Meeting Date: November 18, 2025

Item type: Consent Item

Caption:

Consider awarding RFP HR-02-25 through HUB for a Stop Loss coverage provider related to medical claims and authorizing the City Manager to negotiate and execute all related documents (Veronica Sanchez)

Staff Recommendation:

Approve

Summary/History:

Stop-loss insurance is a type of reinsurance that protects self-insured health plans from catastrophic medical claims. It acts as a safety net by limiting the financial liability for high-cost medical events. A stop-loss limit is established (currently \$200,000) at which point the stop-loss insurer (currently Aetna) reimburses/credits us for anything that exceeds that dollar amount related to that specific claim. That stop-loss limit is determined based on high claim experience and other market related factors.

Working with our consultant, HUB, an RFP was conducted for the City's medical and prescription Stop Loss Reinsurance for 1/1/2026. Proposals were received from 12 carriers including the incumbent, Aetna. Annual premiums for the new policy range in increase from +0.025% (+\$3,500) to +37% (+\$527,416).

All approved changes will take effect on January 1, 2026.

Funding Source(s):

Financial Impact:

The budgeted amount for stop loss in FY26 is \$2,233,163. Based on the bids received, this expense does fall within the budgeted amount.

Other Information/Recommendation:

Attachments:

Presentation:

Veronica Sanchez

Approvals/Reviews:

Veronica Sanchez

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Cory Sanders, Assistant Chief, Fire Department

Meeting Date: November 18, 2025

Item type: Consent Item

Caption:

Consider awarding HGAC Contract #AM10-23 for the purchase and installation of two ambulance box modules to Frazer Ltd. in the amount of \$415,670 budgeted for purchase in fiscal year 2026, and authorizing the City Manager to negotiate and execute all related documents (Cory Sanders)

Staff Recommendation:

Approve

Summary/History:

An HGAC quote was requested for the purchase of and installation of 1 new ambulance box module onto 1 new pickup chassis and 1 re-mount/re-conditioned ambulance module onto 1 new pickup chassis. Both chassis' will be taken to Frazer Inc., in Houston, for the mounting process. 1 chassis will receive a brand new 14ft. ambulance box module. The other chassis will receive a re-mounted 14ft. ambulance box module. A 're-mount' box module is one of our older box modules which has been completely gutted, re-conditioned and re-outfitted to be 'like new'. Re-mount includes all new electrical wiring, lighting, hinges, pneumatic lines, paint, seats etc. This quote includes both ambulance box modules to be configured as requested by the Fire Department along with complete installation onto the delivered chassis. Necessary chassis modifications are included.

Funding Source(s):

Financial Impact:

Total cost of this purchase will be \$415,670 for the 2 box modules. As budgeted, one ambulance will be purchased from the Capital Account operating budget, and one will be funded through the General Fund Balance generated from the Fire Departments Uncompensated Care Cost Reimbursement.

Other Information/Recommendation:

Attachments:

- | | |
|---|--|
| 1. San Angelo FD HGAC Quote 4437 102424 | San Angelo FD HGAC Quote 4437 102424.pdf |
| 2. San Angelo FD HGAC Quote 4232 | San Angelo FD HGAC Quote 4232.pdf |

Presentation:

Cory Sanders

Approvals/Reviews:

Cory Sanders

Patrick Brody

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Final Approval

		CONTRACT PRICING WORKSHEET For MOTOR VEHICLES Only		Contract No.:	AM10-23	Date Prepared:	10/24/2024
Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract. As needed, delivery updates will be provided as soon as possible.							
Buying Agency:	San Angelo Fire Department		Contractor:	Frazer, Ltd.		4437	HGAC
Contact Person:	Cory Sanders		Prepared By:	Frazer Sales			
Phone:			Phone:	(888) 372-9371			
Fax:			Fax:	(713) 995-0541			
Email:	cory.sanders@cosatx.us		Email:	sales@frazerbilt.com			
Product Description	Type I 14"Type I 14' Customer Provided Chassis						
A. Product Item Base Unit Price Per Contractor's H-GAC Contract: AM10-23							\$153,250.00
B. Published Options - Itemize below - Attach additional sheet(s) if necessary. (Note: Published Options are "manufacturer standard options" which were submitted and priced in Contractor's proposal.)							
Description		Cost	Description		Cost		
Door Forward		\$6,750.00	Acrylic Holder and Sharps at Squad Bench		\$1,200.00		
Heat Shielding		\$2,225.00	Triple Squad Bench Cabiner		\$1,350.00		
LiquidSpring		\$17,050.00	Current Stryker Catalog List Price		\$6,515.00		
Current Voyager Product Catalog List Price		\$2,100.00	Captain's Chair with Child Safety		\$1,050.00		
Current Whelen Automotive Distributor Catalog List Price		\$4,325.00	Valve Extenders		\$425.00		
MEPS		\$20,775.00	Chassis Window Tint		\$425.00		
Graphics Package Standard		\$6,200.00	Shore Power Ignition Kill		\$425.00		
Ground Light at Entry Doors		\$1,500.00	3 High Glove Box		\$350.00		
GTT Opticom on Front Wall		\$2,725.00	Armrest		\$350.00		
Tremco Anti-Theft System		\$725.00	In-module camera		\$850.00		
Stacked Cabinet with Medvault Opening		\$1,825.00	Single O2 Outlet		\$500.00		
Medvault w/ Wifi		\$3,975.00	(2) Glove Boxes on Front Wall		\$500.00		
Current Technimount System Catalog List Price		\$2,970.00	2'x2' Conspicuity Square - Solid Color		\$500.00		
6pt Harness (each) (includes structure)		\$775.00	Customer Provided Chassis processing fee (each)		\$725.00		
6pt Harness (each) (includes structure)		\$775.00					
6pt Harness (each) (includes structure)		\$775.00					
					Subtotal B:	\$90,635.00	
C. Customization Category Totals - Itemize below / Attach additional sheet(s) if necessary. (Note: Customization options are "manufacturer non-standard options" which were submitted and priced in Contractors's proposal.)							
Description		Cost	Description		Cost		
Chassis Exterior Customer Requested Unpublished Custom Options		\$2,300.00	Module Interior Customer Requested Unpublished Custom Options		\$4,915.00		
Module Exterior Customer Requested Unpublished Custom Options		\$9,700.00			Subtotal C:	\$16,915.00	
Check: Total cost of Customization Categories (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).				For this transaction the percentage is:		6.94%	
D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)							
Quantity Ordered:	1	X Subtotal of A + B + C:		\$260,800.00	=	Subtotal D:	\$260,800.00
E. H-GAC Order Processing Charge (Amount Per Current Policy)						Subtotal E:	\$1,000.00
F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges							
Description		Cost	Description		Cost		
Limited Edition Discount		-\$10,000.00					
					Subtotal F:	-\$10,000.00	
Delivery Date:			G. Total Purchase Price (D+E+F):				\$251,800.00

		CONTRACT PRICING WORKSHEET For MOTOR VEHICLES Only		Contract No.:	AM10-23	Date Prepared:	10/24/2024
Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract. As needed, delivery updates will be provided as soon as possible.							
Buying Agency:	San Angelo Fire Department		Contractor:	Frazer, Ltd.		4232	HGAC
Contact Person:	Cory Sanders		Prepared By:	Frazer Sales			
Phone:			Phone:	(888) 372-9371			
Fax:			Fax:	(713) 995-0541			
Email:	cory.sanders@cosatx.us		Email:	sales@frazerbilt.com			
Product Description	14' Remount14' Remount on Customer Provided Chassis						
A. Product Item Base Unit Price Per Contractor's H-GAC Contract: AM10-23							\$45,000.00
B. Published Options - Itemize below - Attach additional sheet(s) if necessary. (Note: Published Options are "manufacturer standard options" which were submitted and priced in Contractor's proposal.)							
Description		Cost	Description		Cost		
Heat Shielding		\$2,225.00	Current ProTek Product Catalog List Price		\$2,025.00		
LiquidSpring		\$17,050.00	Front I/O with Lexan		\$2,225.00		
Current Voyager Product Catalog List Price		\$2,495.00	Replace lower drivers side wall with stainless steel (includes new		\$1,350.00		
Current Whelen Automotive Distributor Catalog List Price		\$2,725.00	Furnish & install stainless steel squad bench wrapper with hole		\$1,050.00		
Install new MEPS under the chassis hood, using existing ACU		\$10,975.00	O2 Outlet in Ceiling Raceway		\$1,500.00		
Paint One Color		\$7,300.00	4pt Captains Chair with child safety		\$2,950.00		
Graphics Package Standard		\$6,200.00	Existing Powerload		\$725.00		
Remove Conspicuity on Rear Wall		\$950.00	6pt Harness (each) (includes structure)		\$775.00		
Furnish & install Meltric single 30A twist lock shore power recept		\$1,175.00	Tremco Anti-Theft System		\$725.00		
Furnish & install Lambda power supply (discard existing)		\$2,225.00	3 High Glove Box		\$350.00		
Furnish & install Dometic self-contained A/C unit		\$8,775.00	Dri-Deck		\$425.00		
Furnish & install treadbrite at front, wheel wells, and rear corners		\$1,350.00	Customer Provided Chassis processing fee (each)		\$725.00		
Furnish and install entire rear bumper (discard existing)		\$1,050.00	Chassis Window Tint		\$425.00		
Reconnect Door Locks on Entry Doors		\$1,050.00	Armrest		\$350.00		
Furnish & install lasco on ceiling (discard existing)		\$2,950.00	6pt Harness (each) (includes structure)		\$775.00		
Furnish & install lasco on walls (discard existing)		\$5,100.00			Subtotal B:	\$89,970.00	
C. Customization Category Totals - Itemize below / Attach additional sheet(s) if necessary. (Note: Customization options are "manufacturer non-standard options" which were submitted and priced in Contractors's proposal.)							
Description		Cost	Description		Cost		
Module Exterior Customer Requested Unpublished Custom Options		\$28,900.00					
					Subtotal C:	\$28,900.00	
Check: Total cost of Customization Categories (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).				For this transaction the percentage is:		21.41%	
D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)							
Quantity Ordered:		1	X Subtotal of A + B + C:		\$163,870.00	=	Subtotal D: \$163,870.00
E. H-GAC Order Processing Charge (Amount Per Current Policy)						Subtotal E:	
F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges							
Description		Cost	Description		Cost		
					Subtotal F:	\$0.00	
Delivery Date:			G. Total Purchase Price (D+E+F):				\$163,870.00

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Engineering Services

Meeting Date: November 18, 2025

Item type: Consent Item

Caption:

Consider awarding Task Order 8 to Kimley Horn for the design of N. Chadbourne Pedestrian and Drainage elements in the amount of \$1,299,900 and authorizing the City Manager to negotiate and execute all related documents (Patrick Freirich)

Staff Recommendation:

Approve

Summary/History:

This project will provide engineering services to design sidewalk, curb and gutter, drainage, and pedestrian lighting improvements, and minor water/sewer line adjustments to laterals along Chadbourne Street from W. 29th Street to W. 43rd Street; sidewalk and pedestrian lighting improvements along W./E. 43rd Street from Chadbourne Street to Coliseum Drive; sidewalk improvements along Coliseum Drive from E. 43rd Street to Chadbourne Street as well as along 39th Street from Goliad Street to Coliseum Drive. The limits of the total improvements equate to approximately 2.1 miles.

This design work is being completed in order to compete for construction grant funding.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Street Maintenance	533-3200		\$935,704
Stormwater	240-3200		\$364,196

Financial Impact:

Funding is budgeted in Current CIP.

Other Information/Recommendation:

Staff recommends awarding Task Order #8 to Kimley Horn.

Attachments:

1. COSA CHADBOURNE STREET SCOPE_SRA COSA CHADBOURNE STREET SCOPE_SRA.pdf

Presentation:

Patrick Frerich

Approvals/Reviews:

Charles Michalewicz

Kevin Pate

Shane Kelton

Patrick Frerich

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Approved

Approved

Final Approval

EXHIBIT "A"

SCOPE OF SERVICES

Agreement between the City of San Angelo, Texas (City)

and Kimley-Horn and Associates, Inc (Consultant)

For the following project:

Chadbourne Street Improvements

PROJECT DESCRIPTION

The Consultant will provide engineering services to design sidewalk, curb and gutter, drainage, and pedestrian lighting improvements, and minor water/sewer line adjustments to laterals along Chadbourne Street from W. 29th Street to W. 43rd Street; sidewalk and pedestrian lighting improvements along W./E. 43rd Street from Chadbourne Street to Coliseum Drive; sidewalk improvements along Coliseum Drive from E. 43rd Street to Chadbourne Street; and roadway/storm sewer improvements along 39th Street from Goliad Street to Coliseum Drive. The limits of the total improvements equate to approximately 2.1 miles.

The roadway improvements along Chadbourne Street consist of:

- proposed curb and gutter
- proposed driveways/alley aprons
- proposed sidewalk on both sides
- proposed curb ramps as needed
- proposed pedestrian lighting improvements
- proposed storm drain improvements
- proposed drainage channel improvements

The roadway improvements along E./W. 43rd Street and Coliseum Drive consist of:

- proposed driveways/alley aprons as needed
- proposed sidewalk
- proposed curb ramps as needed
- proposed pedestrian lighting improvements (along E./W. 43rd Street only)

Proposed sidewalk and pedestrian improvements will comply with the proposed Public Rights-of-Way Accessibility Guidelines (PROWAG).

The drainage improvements along Chadbourne Street consist of:

- design of approximately 7,000 linear feet of storm drain pipe
- design of approximately 30 inlets
- design of playa excavation grading

The drainage improvements along 39th Street consist of:

- design of approximately 2,200 linear feet of storm drain pipe
- design of approximately 10 inlets
- design of connection to Chadbourne street proposed system

The landscape design improvement limits are as follows:

- Chadbourne Street from W. 29th Street to W. 43rd Street

Consultant shall perform the following Professional Services:

TASK SUMMARY

1. Project Management

1.1 Project Kickoff and Review Meetings:

- A. Schedule, prepare for, attend, and document a project kickoff meeting and review meetings for the project
 - (1) Project kickoff meeting (one (1) in-person meeting in San Angelo)
 - (2) Review meetings (three (3) in-person review meetings) at the 30%, 60% and 90% submittals in San Angelo

1.2 Subconsultant and External Coordination

- A. Survey
- B. Subsurface Utility Engineering (SUE)
- C. Public contractor reviews
 - (1) Consultant will assist the City with posting the plans (up to 3 postings) and specifications for the 60%, 90%, and final submittals to Bluebeam Revu for contractor comment
 - (2) Consultant will log and respond to City comments via Bluebeam after each submittal

1.3 Project Administration

- A. Prepare project correspondence
- B. Prepare invoicing documents
- C. Prepare and email monthly progress reports to the City
- D. Bluebeam file management
 - (1) Consultant will assist the City with generating Bluebeam Revu Sessions for the 30%, 60%, 90%, and final design submittals

2. Survey

2.1 Data Collection and Property Research

- 1. Gather existing plat information
- 2. Collect property and record information

3. Gather existing right-of-way and easement information. Identify easements available through typical research methodologies (i.e., plats, courthouse filings, etc.)
 - (1) Undocumented easements may not be identified
 - (2) Title research may be performed as an Additional Service only upon written City authorization
4. The City will arrange and make all provisions for access to perform the services specified within this scope
5. The Consultant will provide the City with the name and address of the property owners

2.2 Boundary Survey

1. Perform an initial field investigation to tie right-of-way monuments and property corners to aid in establishing the existing right-of-way of Chadbourne Street
2. Perform an initial field investigation to tie boundary monuments and property corners to aid in establishing the existing right-of-way of the tract containing the detention pond west of Chadbourne Street.
3. Perform a second field investigation, as needed, to tie additional right-of-way monuments and property corners using stakeouts provided by the Consultant

2.3 Topographic Survey

1. The limits of topographic survey for Chadbourne Street will extend from the centerline of W. 29th Street to 100 feet north of the curb returns of W. 43rd Street (approximately 6,300 linear feet)
2. The limits of topographic survey will consist of Grape Creek Road (from Chadbourne Street to W. 43rd Street), W. 43rd Street (from Chadbourne Street to Coliseum Drive) and Coliseum Drive (from 43rd Street to Chadbourne Street)
3. The limits of topographic survey will also consist of the drainage area enclosed by W. 43rd Street, Grape Creek Road, and Chadbourne Street.
4. The limits of topographic survey will also consist of 39th Street (from Coliseum Drive to Goliad Drive)
5. The topographic survey will consist of the entire intersection at each project limit; this shall consist of topographic survey 50-feet beyond each curb return
6. Field survey for Chadbourne Street will be performed within the existing right-of-way and 50-feet past curb returns along side streets
7. Consultant will establish horizontal control points at a maximum of 1,000-foot intervals

- (1) Coordinates will be based on the North American Datum of 1983 (NAD83) (2011 adjustment), Central Zone (4203) and scaled to surface using the Texas Department of Transportation grid to surface factor for Tom Green County of 1.0002 (0,0 base point)
 - (2) Horizontal control points will be set outside of construction limits
8. Consultant will establish benchmarks at a maximum of 1,000-foot intervals
 - (1) Elevations will be established by performing a level loop and based on City of San Angelo survey control (if available) or the North American Vertical Datum of 1988 (NAVD88) using GEOID 18
 - (2) Benchmarks will be set outside of construction limits
9. Consultant will provide a field survey with cross-sections at 50-foot intervals to identify and locate existing topographic elements within survey limits, consisting of the following:
 - (1) Existing pavement edges
 - (2) Curb and gutter
 - (3) Sidewalks
 - (4) Roadway pavement markings
 - (5) Driveways 10' outside right-of-way
 - (6) Buildings and permanent structures
 - (7) Retaining walls
 - (8) Fence limits and material types (excluding temporary fences)
 - (9) Guardrails
 - (10) Storm sewer and driveway culverts
 - (11) Storm sewer inlets, manholes, junction boxes (including culvert sizes, material type, direction, and invert elevations)
 - (12) Sanitary sewer manholes (including culvert sizes, material type, direction, and invert elevations)
 - (13) Utility manholes, vaults, water valves (an elevation will be provided at the nut of each valve), water meters, sprinkler heads, telephone poles, power poles, utility markers, other public utilities, and franchise utilities
 - (14) Traffic signal poles, cabinets, and other signal equipment
 - (15) Signs (excluding temporary signs)
 - (16) Trees, including size and common name (for 6" caliper and up)

- (17) Landscaping
 - (18) Grade breaks
 - (19) Tops and toes of slopes
 - (20) Other applicable physical features that could impact design
10. Obtain site photos of the existing right-of-way of Chadbourne Street

3. Subsurface Utility Engineering (SUE)

3.1 Utility Data – Franchise Utilities

- A. The scope of this project will include Quality Level (QL) B Subsurface Utility Engineering (SUE) Investigation. Quality Level (QL) B SUE is inclusive of (QL) C and D. Consultant will obtain information on existing utilities from utility owners and will identify and evaluate known existing and proposed public and private utilities. Consultant will identify potential conflicts and attempt to minimize the potential adverse utility impacts in the preparation of the project design. Consultant will prepare a base map depicting the utility locations.
- B. Utility investigations, both subsurface and above ground, will be prepared in accordance with ASCE C-1 38-02 and according to the Utility Quality Levels as described below. Utility Quality Levels are defined in cumulative order (least to greatest) as follows:
 - (1) Quality Level D - Existing Records: Utilities are plotted from review of available existing records. Level D is included in this scope of work.
 - (2) Quality Level C - Surface Visible Feature Survey: Quality level "D" information from existing records is correlated with surveyed surface-visible features. Includes Quality Level D information. If there are variances in the designated work area of Level D, a new schematic or plan layout will be necessary to identify the limits of the proposed project and the limits of the work area required for the work authorization; including highway stations, limits within existing or proposed right of way, additional areas outside the proposed right of way, and distances or areas to be included along existing intersecting roadways. Level C is included in this scope of work.
 - (3) Quality Level B - Designate: Two-dimensional horizontal mapping. This information is obtained through the application and interpretation of appropriate non-destructive surface geophysical methods. Utility indications are referenced to established survey control. Incorporates quality levels C and D information to produce Quality Level B. If there are variances in the designated work area of Level D, a new schematic or plan layout will be necessary to identify the limits of the proposed project and the limits of the work area required for the work authorization; including highway stations, limits within existing or proposed right of way, additional areas outside the proposed right of way, and distances or areas to be included along existing intersecting roadways. Level B work limits

include the existing ROW of Chadbourne Street up to 60 feet right and left of the centerline at intersections.

- (4) This information will be provided in the latest version of Microstation and Geopak and converted to the preferred CAD software used by the City.
- C. The scope of this project consists of up to 13 QLA SUE test holes following a review of QLB SUE information.

3.2 Deliverables:

- A. Utility file in CAD format depicting all SUE data documented on the project
- B. Summary sheet of all test hole coordinate data and depth information

4. Franchise Utility Coordination

4.1 Data Collection and Research

- A. City to provide database of existing franchise utility representatives, including representative contact information (email, mailing address, phone, etc.)
- B. Coordination regarding topographic information to be collected on utility locations

4.2 Consultant to share the 30% schematic with franchise utility companies present along the corridor

4.3 Schedule, prepare for, virtually attend and document up to three (3) Franchise Utility Coordination Meetings (one coordination meeting to be held at each of the following milestone submittals: 60%, 90% and 100% design submittals). Meetings will identify known potential conflicts that will need to be coordinated and relocated prior to roadway construction. Coordination and meetings beyond this scope shall be considered additional services.

5. Design

5.1 Conceptual Design – Alternatives Analysis

- A. Consultant to develop up to one (1) 36" x 120" exhibit for submission with the Transportation Alternatives Grant

- (1) Exhibits will be conceptual and intended to depict one design alternative for the Chadbourne Street improvements

- B. Consultant to develop up to two (2) alternatives for the roadway design of Chadbourne Street

- (1) Each alternative will consist of a 24" roll plot geometric layout with the following:

- a. Consultant to verify existing conditions of the survey and develop a base map.
- b. Coordination with the City regarding corridor pavement cores
- c. Develop existing and proposed typical sections
- d. Existing right-of-way widths
- e. Prepare preliminary plan and profile (electronic 24" roll plot format, 1" =50' horizontal and 1" =5' vertical scale) will consist of:

- Control Data
- Existing right-of-way
- Existing drainage easements
- Existing topography
- Existing pavement
- Existing storm sewer locations
- Existing water line locations

- Existing sanitary sewer line locations
 - Existing franchise utility locations (information provided by SUE and franchise utilities)
 - Existing trees to remain (if possible)
 - Existing trees to be removed
 - Existing side streets
 - Existing driveway and alley locations
 - Proposed centerline alignment and horizontal curve data
 - Proposed face / back of curb
 - Proposed transition pavement tie-ins to existing pavement
 - Proposed commercial driveways (proposed residential driveways will be included in the final design)
 - Proposed sidewalks will be incorporated into the design:
 1. Along Chadbourne Street from W. 29th Street to 43rd Street,
 2. Along 43rd Street from Chadbourne Street to Coliseum Drive
 3. Along Coliseum Drive from 43rd Street to Chadbourne Street
 - Consultant will provide locations and limits of proposed sidewalks and coordinate feasibility with the City to gain concurrence and approval before finalizing.
 - Consultant will provide locations for one bus stop shelter along 43rd Street and two bus stop shelters along Chadbourne Street and coordinate feasibility with the City to gain concurrence and approval before finalizing
 - Existing ground profile will be generated for Chadbourne Street within the project limits
 - Proposed paving limits
 - Paving limits to extend to end-of-radius returns at cross streets on west and east side of Chadbourne Street.
 - Northern limits of paving improvements terminate at northern limits of Chadbourne Street and 43rd Street intersection.
 - Southern limits of paving improvements terminate at southern limits of Chadbourne Street and 29th Street intersection.
- (2) Preliminary Drainage Analysis
- a. Study two (2) options for storm drain alignment
 - b. Present storm drain alignments to City with preliminary cost estimates and ROW impacts
 - c. Compile existing hydrologic and hydraulic data. Use data from as-built plans, studies, and storm sewer maps (if available) from the City, TxDOT and FEMA maps to locate
- (3) Water and Wastewater Feasibility Assessment
- a. Records Review and Data Collection
 - Consultant will collect and review available City-provided and publicly available record drawings, GIS data, and documentation to identify existing

water and wastewater lines within the project limits, as defined in the project description.

b. Field Investigation

- Consultant will conduct a site visit to visually confirm the presence of and general condition of major water and wastewater utilities.
- Consultant will identify visible conflicts, access constraints, and special site conditions that may impact relocation feasibility.

c. Preliminary Conflict Analysis

- Consultant will overlay proposed project improvements with existing water and wastewater utility data to identify potential conflicts, required relocations, and/or adjustments.
- Consultant will evaluate up to two (2) permanent options for addressing any water and wastewater utility conflicts.
 1. Option 1 – Complete replacement of the sanitary sewer and complete replacement of the water lines
 2. Option 2 – Complete replacement of the sanitary sewer and water property attachment adjustments

d. Feasibility Summary and Recommendations

- Consultant will prepare a technical memorandum that shall include,
 1. Existing water and wastewater utility locations
 - ⇒ Identified water and wastewater utility conflicts
 2. Feasibility of relocation or adjustment for each impacted water and wastewater utility
 3. Recommendations for next steps
 - ⇒ Identify permitting requirements and risk/schedule/cost project impacts

e. Deliverables:

- Water and Wastewater Utility Feasibility Technical Memorandum

(4) Opinion of Probable Construction Cost (OPCC) for both (2) design alternatives

5.2 30% Preliminary Design - Schematic

A. Roadway

- (1) Consultant to confer with the City to select one (1) design alternative to advance to the 30% schematic milestone

B. Pedestrian Lighting Design

(1) Photometric Analysis

- a. Review AASHTO requirements to determine light level requirements
- b. Perform light level calculations using AGi design software to determine pole spacing.
- c. Prepare and submit one exhibit showing photometric analyses consisting of footcandles (fc), uniformity ratio, minimum average illuminance, average illuminance, location of light poles, and information regarding the types of fixtures.

- d. City will provide all light fixtures to be used for this project. This will include .ies files, vendor specification sheets, and shop drawings. No custom design of poles or pole foundations will be provided as part of this scope.
- (2) Pedestrian lighting will be designed along one side of Chadbourne Street from E. 29th Street to 43rd Street and along one side W. 43rd Street from Chadbourne Street to Coliseum Drive. The pedestrian lighting will consist of:
 - a. Review of applicable National Electrical Code provisions and requirements.
 - b. Coordination with appropriate utility companies to identify service locations.
 - c. Performing voltage drop calculations to determine electrical conductor size and grounding conductors
 - d. Review conduit fill and design conduit size.
 - e. Design electrical services consisting of electrical service data, breaker size, and service entrance conductors.
- (3) The following items will be included in the 24" schematic in addition to items described in Section 5.1.B.1.e.
 - a. Proposed pavement markings.
 - b. Proposed pedestrian light pole locations.
 - c. Proposed preliminary pedestrian ramp locations.
 - Consultant will design proposed curb ramps within the project limits to comply with PROWAG
- C. Drainage Design
 - (1) Proposed preliminary storm drain inlets, storm drain pipes and any other drainage improvements.
- D. Develop preliminary OPCC
 - (1) Consultant will develop a preliminary OPCC for the proposed improvements associated with the conceptual design. Because the Consultant does not control the cost of labor, materials, equipment, or services furnished by others, methods of determining prices, or competitive bidding market conditions, and opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids, or actual costs will not vary from its opinions of cost.
- E. Landscape Design
 - (1) Consultant will prepare conceptual design to consist of planting beds, tree wells, and irrigation sleeving.
 - (2) Consultant will provide up to two street section concept renderings to communicate proposed design intent on each streetscape.
 - (3) Consultant will provide recommended tree and shrub palette.
 - (4) Perform a site visit to evaluate existing site and streetscape characteristics, planter layout, and tree/plant species.
- F. QA/QC
 - (1) Consultant will perform an internal review prior to submittal in accordance with quality assurance standards established for this project. QA/QC comments will

be collected from the reviewer(s), documented, and comments addressed prior to each plan submittal to the City.

5.3 60% Preliminary Design

A. Roadway

- (1) Incorporate the 30% conceptual design submittal review comments
- (2) Consultant shall log and respond to City review comments via Bluebeam Revu
- (3) Prepare plan / profile sheets (11"x17" plan sheets at a scale of 1" =20' horizontal, and 1" =5' vertical). The final bid documents will be 11"x17" plan sheets at a scale of 1" =20' horizontal, and 1" =5' vertical
- (4) Include the following items in addition to those included in the 30% conceptual design (geometric layout) submittal:
 - a. Cover and Index sheet
 - b. Project layout
 - c. Existing and Proposed typical sections
 - d. General notes
 - e. Quantity summaries
 - f. Construction sequence narrative
 - Detailed traffic control plans and detailed traffic control narrative will not be provided for this project and shall be considered additional services.
 - g. Horizontal alignment data
 - h. Survey control data
 - i. Demolition plan layouts
 - j. Roadway Plan and profile sheets
 - k. Intersection layouts
 - l. Driveway details sheet(s)
 - m. Alley details sheet(s)
 - n. Hydrologic and Hydraulic data sheets
 - o. Storm drain plan and profile sheets
 - p. Miscellaneous details sheet(s)
 - q. Pavement marking and signing layouts
 - r. Illumination layouts
 - s. Erosion Control layouts
- (5) Analyze all driveways within the project and develop driveway profiles as needed. Typically, driveways will be defined in the driveway details sheet and vertically by spot elevations.
- (6) For side street reconstruction more than 100 linear feet beyond the main street right-of-way, prepare a plan / profile of the side street improvements. Otherwise, the side street improvements will be defined vertically by spot elevations.
- (7) Develop preliminary design cross-sections
 - a. Develop on 50' station intervals and at side street, driveway, and alley centerlines
 - b. Show pavement and subgrade, right-of-way limits, side slopes, pavement cross slopes, curbs, and sidewalks

- c. Cross-sections will not be provided in the bid documents but will be made available to prospective bidders

B. Preliminary Drainage Analysis

- (1) Compile existing hydrologic and hydraulic data. Use data from as-built plans, studies, and storm sewer maps (if available) from the City, TxDOT, and FEMA maps to locate drainage outfall(s) and existing storm sewer and culvert sizes, design flows, and water surface elevations.
- (2) Develop the project drainage area map
 - a. Determine point discharge locations, conveyance paths, channel slopes, times of concentration, and runoff coefficients as required to calculate design-year flows
 - b. Subdivide the overall drainage areas into sub-areas
- (3) Calculate the discharge using the Rational Method for areas less than 200 acres and HEC-HMS for areas greater than 200 acres
- (4) Determine the adequacy of the existing storm sewer system, inlets, and culverts based on established drainage areas
 - a. Propose storm sewer improvements to the existing system to bring the corridor into compliance with maximum street flow depths.
 - b. Perform hydraulic grade line calculations and inlet capacity calculations in OpenRoads Drainage design software
- (5) Determine extents and preliminarily design improvements needed to off-site playa lake to accommodate project flows.
 - a. Prepare a preliminary grading plan that achieves compensatory storage needed to eliminate any increase in WSEL as a result of the project in the city design storms.
 - b. Development of one (1) exhibit for stakeholder coordination.
- (6) The drainage analysis will consist of the following items in addition to those in the 30% conceptual design (geometric layout) submittal:
 - 1. Drainage Area Map
 - 2. Storm Drain Plan and Profile
 - 3. Playa Grading Plan
 - 4. Playa Erosion Control Plan
 - 5. Drainage Calculations
 - 6. Drainage Standard Details

C. Pedestrian Lighting Design

- (1) Illumination Layout Sheet – with existing utilities, proposed light poles, conduit, ground boxes, and power sources with distribution to illumination service
- (2) Illumination Detail Sheet – showing pole locations, pole type, fixture type, ground boxes, electrical service data, and conduit/cable route chart.
- (3) Circuit Diagram Sheets – showing wiring diagrams and electrical services.
 - a. Existing Conditions Layout showing existing signal infrastructure and identifying any removals.
 - b. Construction Details
 - Consultant will utilize City standard details.

D. Landscape Design

- (1) Landscape improvements will be designed along the streetscape extents (as listed under the Project Description). The Landscape Design will consist of:
 - a. Incorporate the 30% conceptual design review comments from the City.
 - b. Review of existing and proposed storm drainage along Chadbourne Street to determine if proposed landscape areas could be a good candidate to integrate and mitigate stormwater management techniques.
 - c. Design layout of proposed planting beds and tree wells along streetscape extents. Conceptual tree symbols will be used to identify proposed locations for canopy or ornamental trees.
 - d. Design proposed irrigation sleeving locations for all landscape beds within the streetscape extents.
 - e. Design Planting Soils Plan to incorporate and maintain a sustainable planting design. The Planting Soils Plan will consist of details and specifications for tree wells and planting beds.
 - f. Coordination with City and consultant team for water sources, utility locations, and storm drainage management opportunities.

E. Refine Quantity Take-offs

- (1) Prepare an updated OPCC

F. QA/QC

- a. Consultant will perform an internal review prior to submittal in accordance with quality assurance standards established for this project. QA/QC comments will be collected from the reviewer(s), documented, and comments addressed prior to each plan submittal to the City.

5.4 90% Final Design

A. Roadway

- (1) Incorporate the 60% preliminary design submittal review comments
- (2) Consultant shall log and respond to City review comments via Bluebeam Revu
- (3) Progress plan / profile sheets (11"x17" plan sheets at a scale of 1" = 20' horizontal, and 1" = 5' vertical). The final bid documents will be 11"x17" plan sheets at a scale of 1" = 20' horizontal, and 1" = 5' vertical
- (4) Analyze all driveways within the project and develop driveway profiles as needed. Typically, driveways will be defined in the driveway details sheet and vertically by spot elevations.
- (5) For side street reconstruction more than 100 linear feet beyond the main street right-of-way, prepare a plan / profile of the side street improvements. Otherwise, the side street improvements will be defined vertically by spot elevations.
- (6) Develop design cross-sections
 - a. Develop on 50' station intervals and at side street, driveway, and alley centerlines
 - b. Show pavement and subgrade, right-of-way limits, side slopes, pavement cross slopes, curbs, and sidewalks
 - c. Cross-sections will not be provided in the bid documents but will be made available to prospective bidders

- (7) In locations where the elevation difference between the roadway and adjacent property warrants, provide design details to construct riprap transitions, curb or retaining walls to supplement the Miscellaneous Details sheet(s)
- (8) Prepare roadway details to clarify the intent of design
- (9) Compile applicable City standard details. Modify standard details as needed.
- B. Drainage Design
 - (1) Provide drainage area map complete with time of concentration routes, curve numbers and/or runoff coefficient calculations, and drainage area denoted in acres, and all point discharge locations.
 - (2) Design storm sewer system within limits of proposed curb and gutter
 - a. Develop plan and profile sheets of proposed storm sewer system
 - b. Develop culvert layout sheet (up to 1)
 - c. Develop grading plan, erosion control plan and horizontal control plan for off-site improvements within playa lake.
 - d. Compare proposed street discharge flows and depths to the existing conditions. Develop an exhibit showing no adverse impact.
 - e. Evaluate the adequacy of the ROW needed to accommodate the proposed roadway and drainage improvements
 - Identify the need for and size any necessary drainage easements required to accommodate any offsite drainage improvements.
 - f. Provide hydrologic and hydraulic data sheets showing the necessary calculations and assumptions.
- C. Pedestrian Lighting Design
 - (1) Incorporate the 60% preliminary design submittal review comments
- D. Landscape Design
 - (1) Incorporate the 60% preliminary design submittal review comments
- E. Contract Documents
 - (1) Specifications will include technical specifications for materials and installation of the proposed facilities. The Contract Documents will be based upon the City's Standard Contract documents. The City's requirements for Public Works Construction will govern all other specifications.
- F. Refine Quantity Take-offs
- G. Prepare an updated OPCC
- H. QA/QC
 - (1) Consultant will perform an internal review prior to submittal in accordance with quality assurance standards established for this project. QA/QC comments will be collected from the reviewer(s), documented, and comments addressed prior to each plan submittal to the City

5.5 100% Design

- A. Consultant shall log and respond to City review comments via Bluebeam Revu
- B. Develop the final 100% plan set by incorporating 90% design submittal comments (one (1) round of comments anticipated in proposed effort for 100%).
- C. Prepare final technical specifications
- D. Finalize quantity take-offs

E. Finalize OPCC

F. QA/QC

- (1) Consultant will perform an internal review prior to submittal in accordance with quality assurance standards established for this project. QA/QC comments will be collected from the reviewer(s), documented, and comments addressed prior to each plan submittal to the City

5.6 Submittal to Texas Department of Licensing and Registration (TDLR) for ADA requirements

A. Consultant will prepare the following forms and submit them to a Registered Accessibility Specialist (RAS):

- (1) TDLR Form EAB205N
- (2) TDLR Form EAB242N
- (3) EAB243N

5.7 Deliverables

A. 15% TA Grant Submission documents

- (1) Consultant to develop up to three (3) 11" x 17" exhibits for submission with the Transportation Alternatives Grant
 - a. Exhibits will be conceptual and intended to depict one design alternative for the Chadbourne Street improvements
- (2) Consultant to develop up to two (2) alternatives in 24" roll plot format for the roadway design of Chadbourne Street
 - a. Submit one (1) PDF copy via Bluebeam of the 15% geometric layout to the City for review and comment
 - b. Submit OPCC

B. 30% Schematic Design Submittal

- (1) Submit one (1) PDF copy via Bluebeam of the 30% schematic to the City for review and comment
- (2) Submit design base files in Open Roads Designer (ORD) and AutoCAD file format
- (3) Submit OPCC

C. 60% Preliminary Design Submittal

- (1) Submit one (1) PDF copy via Bluebeam of the 60% construction plans and preliminary design cross sections to the City for review and comment
- (2) Submit design base files in Open Roads Designer (ORD) and AutoCAD file format
- (3) Submit OPCC

D. 90% Final Design Submittal

- (1) Submit one (1) PDF copy via Bluebeam of the 90% construction plans and design cross sections to the City for review and comment
- (2) Submit design base files in Open Roads Designer (ORD) and AutoCAD file format
- (3) Submit OPCC
- (4) Submit draft technical specifications

- a. Specifications will include technical specifications for materials and installation of the proposed facilities. The Contract Documents will be based upon the City's Standard Contract documents. The City's requirements for Public Works Construction will govern all other specifications

E. 100% Design Submittal

- (1) Submit one (1) original signed set of drawings for construction (pdf)
- (2) Submit final OPCC
- (3) Submit final technical specifications
- (4) Submit design base files in Open Roads Designer (ORD) and AutoCAD file format.

6. Environmental

6.1 Project Scoping/Work Plan Development (WPD)

This task is intended to assist the city in securing the appropriate scope determination from TxDOT for the proposed project. Consultant will do the following to complete the WPD:

- Organize a call with TxDOT and the city for an environmental project kick-off to review the project and schedule (as appropriate).
- Complete current TxDOT scope forms/documents and/or project development forms (or TxDOT District equivalent) to identify required actions that need to be entered into ECOS. The outcome of the project development process will determine which specific studies, technical reports, and coordination will be required.
- Scoping documents will be submitted to TxDOT for review and comment prior to initiating required studies and technical reports.

6.2 Environmental Studies and Documentation

As determined by the results of the Project Development process above, Consultant will prepare the appropriate documentation for submittal to the TxDOT Environmental Reviewer to aid in obtaining environmental clearance. Consultant will coordinate with the TxDOT Environmental Reviewer as appropriate and required by TxDOT. Studies will be performed in accordance with TxDOT guidelines and will follow TxDOT toolkits. Based on project information and plans (assuming no right-of-way or easements), Consultant anticipates performing the following:

- Species Analysis Form and Spreadsheet
- Desktop Archeological Background Study
- Project Coordination Request (PCR) for Historical Studies
- Surface Waters Analysis Form

If right-of-way acquisition or permanent or temporary easements become necessary, additional environmental tasks (i.e. Hazardous Materials Initial Site Assessment, Notice and Opportunity to Comment, and potentially Archeological Survey) would need to be performed under a supplemental.

7. Historic Resources Survey Report (HRSR)

7.1 The PCR prepared above may identify the need for a Reconnaissance Survey Historic Resources Survey Report (HRSR)

7.2 The Area of Potential Effect (APE) is assumed to extend 150 feet beyond the proposed right-of-way

A. All buildings 45 years from the project letting date will be inventoried, documented, mapped, and photographed.

B. This task does not consist of 4(f) documentation and/or mitigation as required for a finding of adverse effect or impact.

(1) 4(f) documentation, if necessary, shall be considered additional services.

8. Bidding Assistance

8.1 The Consultant shall assist the City during the bidding phase including preparation of addenda to plan holders and responses to questions submitted to the City by prospective bidders.

Additional Services

City and Consultant agree that the following services are beyond the Scope of Services described in the tasks above. However, Consultant can provide these services, if needed, upon the City's written request. Any additional amounts paid to the Consultant because of any material change to the Scope of the Project shall be agreed upon in writing by both parties before the services are performed. These Additional Services include, but are not limited to, the following:

- Proposed right-of-way determination
- Franchise utility relocation coordination and meetings other than that listed in the scope
- Public Involvement
- USACE permitting
- Hazardous materials ISA
- Roadway reconstruction design
- Roadway profile design
- Illumination design other than what is listed in the scope
- Design of any surface drainage improvements other than that listed in the scope
- Proposed hydrologic and hydraulic studies
- Detailed traffic control plan design and narrative
- Water/sanitary sewer modeling and design, besides adjustments identified above
- Preparation for and attendance at meetings
- Furnish additional copies of review documents more than the number of the same identified above unless the need for additional copies was due to a design error
- Assist the City as an expert witness in litigation in connection with the project or in hearings before approving and regulatory agencies
- Redesign to reflect project scope changes requested by the City, required to address changed conditions, or change in direction previously approved by the City, mandated by changing governmental laws, or necessitated by the City's acceptance of substitutions proposed by the Contractor
- Construction Phase Services RPR – Construction inspection and pay estimate management
- SWPPP inspections / coordination

- Providing professional services associated with the construction phase of the project
- Professional services associated with re-bidding the project
- Making significant modifications to the plans and specifications after the preliminary submittals have been approved by the City
- Any additional changes to the Contract Documents necessary to break the project into phase
- Any services not listed in the Scope of Services

Schedule

Upon receipt of the Notice to Proceed (NTP) Kimley-Horn will prepare a project schedule with specific delivery dates for an assumed 18 month design schedule. The schedule will be reliant upon receiving review comments from the City on each submittal in a timely manner.

- End of Scope of Services –

EXHIBIT "A"

FEE BREAKDOWN

The Consultant will perform the services in Tasks 1 – 6 on a lump sum basis with the maximum labor fee shown below.

OVERALL FEE BY TASK

Task 1	Project Management	\$	76,700.00
Task 2	Survey	\$	201,200.00
Task 3	Subsurface Utility Engineering	\$	94,700.00
Task 4	Franchise Utility Coordination	\$	13,200.00
Task 5	Design		
	• Roadway Design	\$	534,300.00
	• Drainage Design	\$	181,400.00
	• Illumination Design	\$	80,900.00
	• Landscape Design	\$	15,800.00
Task 6	Environmental	\$	29,400.00
Task 7	Historical Resources	\$	57,400.00
Task 8	Bidding Assistance	\$	14,900.00
		Total:	\$ 1,299,900.00

The Consultant will not exceed the total contract amount without authorization from the City. Individual task amounts are provided for budgeting purposes only. The Consultant reserves the right to reallocate amounts among tasks, as necessary.

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 30 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number. All permitting, application, and similar project fees will be paid directly by the City.

Payment will be due within 30 days of your receipt of the invoice and should include the invoice number and Consultant project number.

Kimley-Horn and Associates, Inc.

Hourly Labor Rate Schedule

Classification	<i>Rate</i>
Analyst	\$175 - \$260
Professional	\$250 - \$315
Senior Professional I	\$275 - \$380
Senior Professional II	\$370 - \$400
Senior Technical Support	\$170 - \$295
Support Staff	\$115 - \$160
Technical Support	\$130 - \$165

Effective through December 31, 2025

Subject to adjustment thereafter

Internal Reimbursable Expenses will be charged at 5% of Labor Billings

External Reimbursable Expenses will be charged at 15% mark-up, or per the Contract

Sub-Consultants will be billed per the Contract

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jeffrey Tomlinson, Purchasing Manager, City Manager's Office

Meeting Date: November 18, 2025

Item type: Consent Item

Caption:

1. Consider ratifying a resolution authorizing the COSADC Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$255,000 for funding of the Northeast Sector Plan (master plan), a project authorized under Chapters 501 and 505 of the Texas Development Corporation Act necessary to promote economic development and expand business enterprises which create or retain primary jobs (Michael Dane)
2. Consider approving Task Order 1 to Westwood Professional Services, Inc. for large-scale master-planning services for the City of San Angelo's Northeast Sector Plan in the amount of \$255,000 and authorizing the City Manager to negotiate and execute all related documents (Rick Weise)

Staff Recommendation:

Approve

Summary/History:

Master planning services associated with the NorthEast sector Plan.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
			\$255,000

Financial Impact:

Will require a Budget Amendment from Future Projects.

Other Information/Recommendation:

Attachments:

1. 0068535.00_2025-11-05_Proposal 0068535.00_2025-11-05_Proposal.pdf

Presentation:

Michael Dane, Rick Weise

Approvals/Reviews:

Jeffrey Tomlinson	Created/Initiated
Brandon Dyson	Approved
Holly Crooks	Approved
Michael Dane	Approved
Rick Weise	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



PROPOSAL AND AGREEMENT FOR PROFESSIONAL
LAND PLANNING SERVICES & CIVIL ENGINEERING

San Angelo Northeast Sector Plan

SAN ANGELO, TOM GREEN COUNTY, TEXAS
NOVEMBER 7, 2025

PREPARED FOR:

City of San Angelo

San Angelo, Texas 76903

PREPARED BY:

Westwood

Scope of Services & Fee Proposal

November 7, 2025

0068535.00

Westwood Professional Services, Inc.
9800 Hillwood Parkway, Suite 250
Fort Worth, Texas 76177

(Hereinafter Referred to as "Westwood"),

AND

Mr. Rick Weise
City of San Angelo
72 West College Avenue
San Angelo, Texas 76903

email: rick.weise@sanangelo.gov

(Hereinafter Referred to as "Client"),

Westwood Professional Services, Inc. (Westwood) is pleased to submit our proposal for large-scale master-planning services for the City of San Angelo's Northeast Sector Plan. Westwood has the expertise, experience and resources to not only meet, but exceed your expectations in providing professional planning and engineering services for the property. We understand the significance of this property to the City and the importance of selecting the right team to lead the planning process.

We are engaged in notable, on-going projects ranging in size from freestanding retail, office, and industrial building of more than 1 million SF to large-scale technology centers, industrial parks, data centers, and mixed-use developments covering thousands of acres for nationally recognized clients such as Facebook, Amazon, Hillwood Development Company, and Simon Property Group. Our firm continues to be instrumental in the planning of AllianceTexas, an award-winning 27,000-acre master-planned, mixed-use community that provides a unique balance of world-class industrial, technology centers, aviation, corporate campus, office, retail, and residential uses.

Our focus is on optimizing the use of our clients' land assets through creative planning and sound civil engineering. A thorough review of existing conditions, identification of constraints and opportunities, and collaboration with other team members will determine the potential of the property. Incorporating flexibility into any master plan is key, as markets and trends can shift over the lifetime of a development program.

We are grateful for the opportunity to submit this proposal for planning services and we look forward to working with you. Contact me anytime by phone at (817) 832-8694 or email at aric.head@westwoodps.com

Sincerely,



Aric A. Head, AICP, PLA
Director

San Angelo Northeast Sector Plan

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Assumptions

Based on our preliminary discussions and review of the information received to date, the following is a list of assumptions and our perception of the services to be provided by Westwood:

- No Section 404 permitting or coordination with the U.S. Army Corps of Engineers is provided under this scope of services. If permitting ultimately proves necessary, those services could be performed under a separate scope and fee;
- No testing of existing stream flow rates, groundwater testing, or services of other specialized consultants are included in this scope of services. However, those services could be performed at standard hourly rates upon request;
- No Phase 1 or 2 Environmental Site Assessments and/or Subsurface Investigations ;
- No water, soil, or other material sampling and/or testing;

Westwood Professional Services (WPS) will provide the following Planning and Engineering Services for the San Angelo Northeast Sector area, as depicted in Attachment B. Each task within the Planning and Engineering sections will include a written summary of observations and/or findings, as appropriate.

Westwood proposes the following scope of services for the proposed development project:

Land Planning Services

DATA COLLECTION

Collect information to be used in preparing base maps depicting the various elements that affect the property to highlight the net developable acreage of the various tracts of land, Opportunities/Constraints maps, and Concept Plan.

- Property Boundary – Establish the project limits based on owner boundary surveys, appraisal district data or other tract ownership data.
- Jurisdictional Analysis – Establish jurisdictional boundaries that affect the Property. Data will include city limits, ETJ, existing zoning, and future land use plans as approved by the City or County.
- Roadways/Master Thoroughfare Plan (MTP) – Inventory existing and planned roadway networks that affect the property. Research City and County MTPs. Obtain plans for highway expansion from TXDOT.
- FEMA Floodplain – Collect floodplain information, if available, related to the existing FEMA floodplain, flood insurance study (FIS), and floodway on or adjacent to the property.
- Environmental Waters of the United States (WOUS) – Utilize United States Geological Service (USGS) maps and aerial photography to confirm possible WOUS. Jurisdictional WOUS determination is a separate task.
- Topography – Collect existing topography from the Texas Natural Resources Information System (TNRIS) or other sources.
- Oil & Gas – Download oil/gas well and associated pipeline information referencing Geographic Information System (GIS) data from the Railroad Commission (RRC) of Texas.
- Site Features – Determine any specific site features, important historical or cultural areas as specified by client or identified through public information.
- City/County Regulations – Identify and download relevant City of San Angelo or Tom Green County development codes and regulations.

San Angelo Northeast Sector Plan

- Water/Sanitary Sewer - Obtain Master Plans and maps of existing water and sanitary sewer infrastructure if available.
- Electric/Gas Service - Research existing providers and obtain maps of existing electric and natural gas infrastructure if available. Single-Phase and 3-Phase electric should be determined.
- Data Center Boundaries/Acreage – Obtain any defined boundary information for potential data center developments.

OPPORTUNITIES & CONSTRAINTS

Prepare a narrative and exhibit(s) that depicts both challenges and opportunities that affect the future development of the Property.

Exhibit and narrative will include elements collected in the preceding section – site and jurisdictional boundaries, roadway/transportation networks and hierarchy, floodplain and environmental issues, slope analysis, existing oil/gas and pipeline infrastructure, and significant development regulations affecting the property.

IN-PERSON ON-SITE CHARETTE WITH PROJECT TEAM/CLIENT

Meet with the project team/client to review base information, the opportunities and constraints of the property, and significant city/county development regulations that could affect the property.

Work to better understand regional context, political or cultural issues, market factors, client goals and strategies and vision for the property.

Review market study (by others) to determine market demand, land use allocation, and absorption rates.

Document goals and market strategies to be used in creating a concept plan as well as determining a path forward as it relates to meetings with city or county agencies.

CONCEPT PLAN (BUBBLE PLAN)

Work with the Client to prepare a concept plan for the property.

Utilizing base data and results of the Opportunity & Constraints determinations, concept plans will delineate land use types (ie industrial, commercial, residential), open space areas, future City service locations, throughfare alignments and hierarchy, and acreages in a “bubble plan” format.

Utilizing industry standards, calculate approximate development yield for the different land use types within the concept plan.

Based upon concept plan options, Westwood will document potential development paths needed to be performed with the jurisdiction(s) in order facilitate the concept plan. This may include annexation, zoning, MTP amendments, and other requests as defined by the jurisdiction(s).

At client direction this could include one (1) meeting with the City.

CONCEPT PLAN ALTERNATIVES (IF REQUESTED)

Utilizing feedback from the client on the first concept plan, develop two (2) concept plan alternatives for the property as required.

Utilizing base data and results of the Opportunity & Constraints determinations, concept plans will delineate land use types (ie industrial, commercial, residential), open space areas, throughfare alignments, and acreages in a “bubble plan” format.

Utilizing industry standards, calculate approximate development yield for the different land use types within the alternate concept plans.

DESIGN GUIDELINES

Design Guidelines serve to steer decisions, expectations, and create a consistent, timeless, and desirable character for varying uses and tenant types. Westwood will develop a framework of design guideline elements to consider for the N US HWY 67 corridor. The deliverable may include general architectural guidelines, site planning elements, and standards for landscape, screening, parking, lighting, and setbacks. Furthermore, a design review process will be recommended. Specific architectural design/detail is outside of this scope.

MASTER INFRASTRUCTURE BUDGET (MIB)

Westwood will prepare infrastructure maps for the major infrastructure necessary to develop the tracts. Infrastructure will include roadway, water, wastewater, regional detention, and major creek crossings.

Evaluate and compare the jurisdiction’s infrastructure master plans (if available) with alternative methods of water and sanitary services that meet the demands of the concept plan.

Document phasing of the areas to develop based on City input and preliminary costs associated with infrastructure and development of the property.

MASTER PLAN

Based on the approved concept plan, infrastructure planning, drainage analysis, potential phasing, and other regulatory influences, prepare a master plan that reflects the vision of the client.

A refined version of the concept plan, this phase determines locations and acreage of different land uses, densities, potential parcels, enhanced open space and trails, and thoroughfare organization.

COORDINATION MEETINGS (HOURLY)

Westwood will attend meetings (virtual or in person) as requested by the client.

Water Resources Services

WATER/WASTEWATER

Based on the approved Concept Plan, Westwood will evaluate the location, size, and capacity of the water and wastewater infrastructure (equal to or greater than 16” water lines and 12” sanitary sewer lines) that will be required to serve the proposed development. Utilizing industry standards to define a range of overall demands for the area both major on-site and off-site infrastructure will be considered.

San Angelo Northeast Sector Plan

This evaluation will include meetings with city or county public works staff, obtaining water/wastewater studies, if available, and reviewing for system capacity and other issues. If modeling or other study, or conditions assessment is necessary, then additional scope and fee can be provided.

CONCEPTUAL STORM WATER PLANNING

Westwood will prepare a conceptual drainage analysis of the proposed development plan to consider potential high-level storm water crossings (as identified on the Concept Plan). Westwood will obtain copies of the effective hydrology and hydraulics models for the Concho River, Red Creek, and Tenmile Creek in order to conduct a watershed timing analysis and to determine potential needs for detention. This scope includes hydrologic and hydraulic modeling and the preparation of maps and supporting documentation to be used for planning purposes but does not include a report or submittals to any city, county, or agency.

Exclusions

Any services not specifically addressed herein, yet required in connection with the overall project, may be provided as an additional service via a Change Order.

Any task or deliverable not stated above and includes:

- Detailed site plans
- Potable water and sanitary sewer hydraulic modeling and studies
- Detailed Drainage or Detention design
- Design or review of electrical, telecommunication or natural gas infrastructure
- Geotechnical investigations, review and recommendations
- Subsurface Utility Review
- Signalization Design or Coordination
- Drainage or Floodplain Modeling
- Regulatory Permits (City, SWPPP, FEMA, USACE/404 Permitting)
- TXDOT coordination
- Revisions or scope increases caused by changes in regulatory requirements
- Developer's agreement, City reimbursement agreements
- Traffic Impact Studies/Counts/Analysis
- Offsite easement coordination/topography survey/acquisition/preparation
- Structural pavement section design
- Boundary/ALTA Survey/Topographic Survey/Title Research
- Construction Documents or construction related services
- Design of retaining walls, screening walls paved areas.
- Services of other special consultants
- Survey Staking
- Photometric designs
- Developer's agreement, City reimbursement agreements
- Services of other special consultants

Based on our understanding of the scope of services, the following items are not included in this proposal:

1. Design of franchise utilities (gas, power, phone service and cable television service, etc.)
2. Foundation Plan, design of docks, screening walls or detached structures
3. Geotechnical Investigation, Geotechnical Report or Soils Report/Investigation (May be available through subconsultant)

San Angelo Northeast Sector Plan

4. Locations of underground utilities and utility lines by way of digging or uncovering (May be available through subconsultant)
5. Application, submittal, review, permit, pro-rata, escrow, or impact fees
6. Extraneous revisions or additions to the plans as requested by the Client
7. Marketing and/or Lease Exhibits
8. Property taxes (Ad valorem, Property, Roll Back, Etc.)
9. Materials Testing
10. Construction

Payment Schedule

Westwood proposes to provide the services described in this Proposal on a Fixed Fee basis for a total fee, exclusive of Reimbursable Expenses as set forth below. Some items may be indicated as “Hourly”, which will be provided on an hourly rate basis. A copy of our “Fee Schedule of Hourly Rates” is included in Attachment A for your reference. Reimbursable Expenses such as application fees, review fees, tax certificates, sales tax, reproductions, in-house printing, delivery and shipping fees, digital files, scanning, travel expenses, mileage, surveying supplies and materials, etc. are not included in the fees set forth and will be charged at cost times a multiplier as specified in the Agreement, if any. If applicable, please note that professional boundary surveying services are subject to state sales tax.

Services			
Service	Description	Fee	
LP	Land Planning Services		
LP	Data Collection &	\$	15,000.00
LP	Opportunities & Constraints	\$	15,000.00
LP	In-Person On-Site Charette with Project Team/Client	\$	7,500.00
LP	Concept Plan (Bubble Plan)	\$	30,000.00
LP	Concept Plan Alternatives (2@ \$15,000 each)	\$	30,000.00
LP	Design Guidelines	\$	20,000.00
LP	Master Infrastructure Budget (MIB)	\$	35,000.00
LP	Master Plan	\$	20,000.00
LP	*Meetings (Hourly, estimated)	\$	10,000.00
		SUBTOTAL	\$ 182,500.00
WR	Water Resources Services		
WR	Water/Wastewater	\$	25,000.00
WR	Conceptual Storm Water Planning	\$	45,000.00
		SUBTOTAL	\$ 70,000.00
		TOTAL SERVICES	\$ 252,500.00

* These items will be provided on an Hourly Rate basis.

This Proposal is offered for a period of thirty (30) days after which, if Client has not executed the Agreement to which this Proposal applies, said Proposal should no longer be valid.

AAH/sad
0068535.00
San Angelo Northeast Sector Plan

SUBSEQUENT PHASES (for consideration)

Cultural Resources Desktop Review

- A cultural resources records review will be conducted through a review of the Texas Archaeological Sites Atlas, an online cultural resources database maintained by the THC. This information will assist in developing an inventory of previously recorded cultural resources within the Project Area and a one-mile buffer as well as to determine what level of previous cultural resource investigations have occurred in the Project Area. An additional review of the National Register of Historic Places and the National Historic Landmark Register will also be performed. Further research of available data may be conducted of sources including historic maps, atlases, and aerial photographs to ascertain the potential for unrecorded historic cultural resources and archaeological sites in the Project Area. Local site distribution, TxDOT's Potential Archeological Liability Map predictive model, topography, geology, and soils data will be analyzed to assess prehistoric archaeological site potential.
- A letter report summarizing the results of the records review and any recommendations for further work will be provided to the client for one round of review and editing if needed. This background research and planning document will assist in addressing pertinent cultural resource information often required for financial due diligence review and permitting. Mapping of cultural resources will be provided to assist in Project design.

Land Plan(s)

- At the direction of the client, Westwood will prepare land plans for specific areas or uses to further define the yield of the property. Land Plans may include industrial or single-family layouts. At the request of the client, additional cost estimates will be produced for these in-tract land plans. A separate scope and fee will be provided for land plans.

Marketing Maps

- Westwood will develop marketing maps specific to, and with a focus on, each "marketing" area such as Industrial Park, Manufacturing, Corporate Campus, or Single-Family, showing potential parcels with acreage and at a smaller scale from the Master Plan (ie 500 scale vs 2000 scale). Westwood will also create a series of marketing maps for the park to include overlay zones, zoning, existing and future water, wastewater, electrical, and natural gas. It is assumed that this information is sourced through the client, other engineers, or publicly available.

San Angelo Northeast Sector Central File – Interactive Mapping and GIS Services

- Westwood will create and organize electronic base (roads, pavement, buildings), property (boundaries, easements, right-of-way), utility (water, sewer, storm, electrical, gas), topo, and planning files into a central geographic information system (GIS) and database. The database system will be created to store and retrieve record drawings and plans, recorded easements, boundary surveys, right-of-way dedications, etc. In addition to data management, the Central File will be a resource to provide the master developer, planners, and engineers information to evaluate, site plan, and market properties within the project.

Sector Capital Improvement Planning (CIP) and Funding

- A Sector CIP can serve as a roadmap for prioritizing and funding capital projects to serve a particular area of a City over time. Funding sources for different infrastructure needs can be identified.

San Angelo Northeast Sector Plan

Signatures

The Proposal for the Project, together with the with the attachments herein, including the General Conditions of Agreement and any amendments or change orders hereto, which are each incorporated by reference, are an agreement (collectively, the “Agreement”) between Client and Westwood, each a “Party” and collectively, the “Parties”.

In the event of any inconsistency or conflict between the terms and conditions of any contract documents related to this Agreement, the order of precedence (from higher to lower) shall be (1) the General Conditions of Agreement, (2) the Proposal, and (3) any other applicable agreement or document. Any amendment or change order with additional or expressly conflicting provisions to the terms of this Agreement shall only be effective and control if the Parties mutually agree in writing that the subject additional or conflicting provisions are intended to prevail and supersede over the contract documents identified in the order of precedence above.

By signing below, Client and Westwood each agree to be bound to the terms and conditions and perform their respective obligations and duties. The Parties hereto have executed this Agreement, which is effective as of November 7, 2025 (the “Effective Date”).

CLIENT:

City of San Angelo

WESTWOOD:

Westwood Professional Services, Inc.,
a Texas corporation

(Signature)

(Signature)

(Name – Printed)

(Name – Printed)

(Title)

(Title)

(Date)

(Date)

Client Address/Contact for giving notices:

Westwood Address/Contact for giving notices:

Westwood Professional Services, Inc.

C/O General Counsel

2805 North Dallas Parkway, Suite 150

Plano, Texas 75093

Email: legal@westwoodps.com

San Angelo Northeast Sector Plan

Attachment A – Fee Schedule (For Hourly Work)

FEE SCHEDULE FOR PUBLIC INFRASTRUCTURE SERVICES

2025 – South

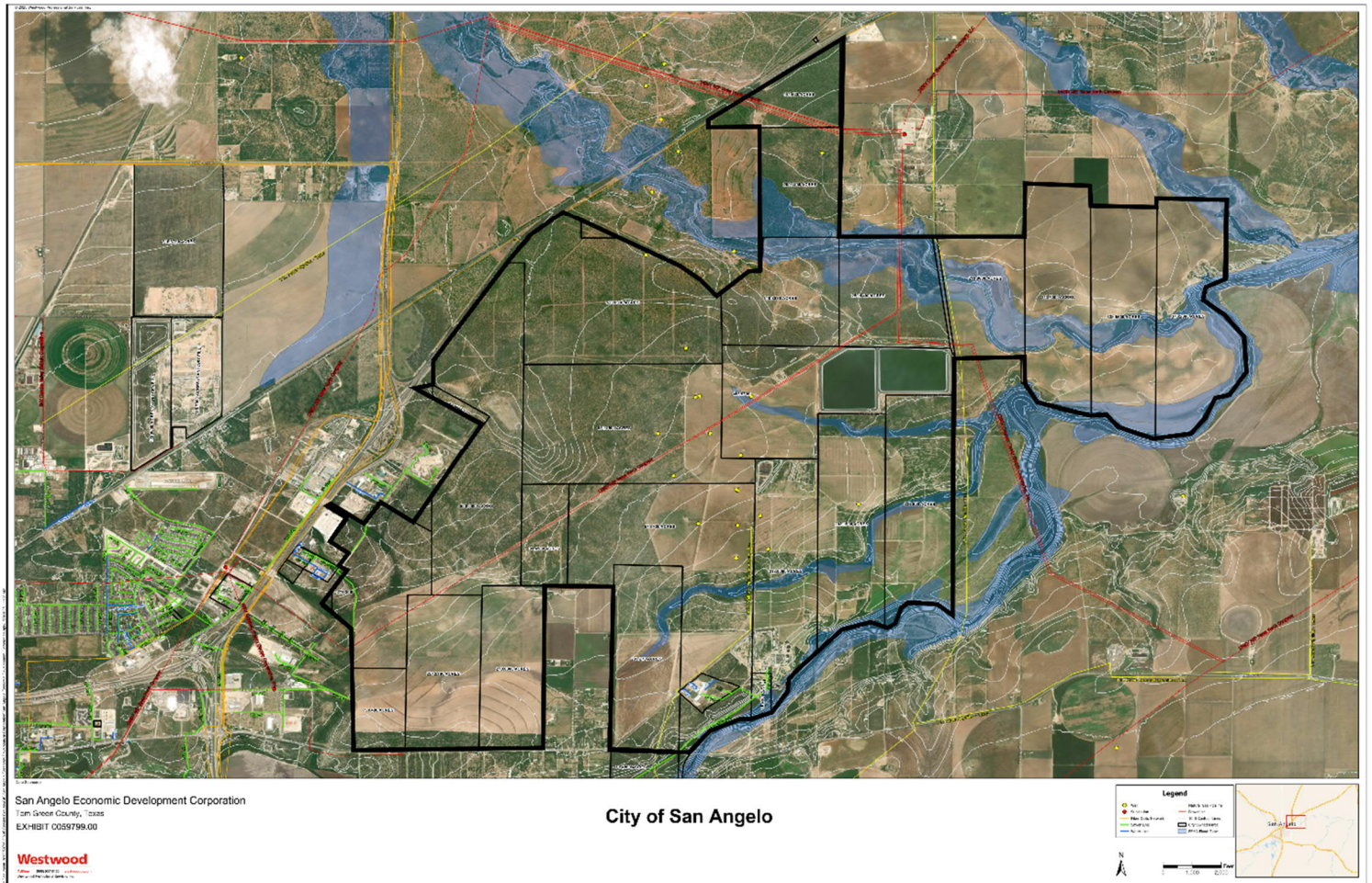
The following is the fee schedule for all work performed under an hourly agreement.

Classification	Hourly Rate
Survey Tech I – Survey Tech VI.....	\$130 – \$220
Survey Field I – Survey Field VII	\$80 – \$185
Graduate Surveyor I – Graduate Surveyor III.....	\$150 – \$180
Surveyor I – Surveyor VI.....	\$205 – \$270
Remote Sensing Field Tech I – Remote Sensing Field Tech VII	\$115 – \$200
Remote Sensing Field Manager	\$215
Remote Sensing Tech I – Remote Sensing Tech V.....	\$135 – \$200
Remote Sensing Manager	\$230
Engineering Technician I – Engineering Tech VII.....	\$130 – \$210
Graduate Engineer I – Graduate Engineer IV.....	\$155 – \$195
Engineer I – Engineer VII.....	\$200 – \$285
Dust Monitor.....	\$80
Construction Observer I – Construction Observer V.....	\$120 – \$180
Drafter I – Drafter IV	\$85 – \$115
Environmental Scientist I – Environmental Scientist VIII	\$130 – \$245
Environmental Field I – Environmental Field III.....	\$90 – \$115
GIS I – GIS VIII	\$105 – \$225
Graduate Landscape Architect I – Graduate Landscape Architect III	\$125 – \$160
Landscape Architect I – Landscape Architect VI	\$155 – \$240
Project Processor I – Project Processor II	\$90 – \$110
Project Coordinator I – Project Coordinator II	\$130 – \$145
Senior Project Coordinator I – Senior Project Coordinator II	\$170 – \$180
Admin I – Admin V	\$90 – \$140
Intern I – Intern III	\$85 – \$115
Assistant Project Manager I – Assistant Project Manager III	\$185 – \$210
Project Manager I – Project Manager VII.....	\$ 205 – \$305
Expert Witness – Court Appearance/Deposition.....	2 x rate
Westwood Current™ (Geospatial Project Management Tool) Setup and Licensing.....	\$600.00+
Specialized Geospatial Equipment – Per Day Use	\$200.00 – \$3,000.00

Charges for Other Direct Costs, Outside Services, and facilities furnished by Westwood are computed on the basis of actual cost plus 15 percent.

San Angelo Northeast Sector Plan

SITE EXHIBIT



San Angelo Northeast Sector Plan

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Parks

Meeting Date: November 18, 2025

Item type: Consent Item

Caption:

Consider a resolution allowing City staff to publish a Notice of Abandonment for burial lots at Fairmount Cemetery that have been abandoned for 60 years or more and authorizing the City Manager to negotiate and execute all related documents to reclaim ownership (Jeremy Walker, Sarah Tackett-Torres)

Staff Recommendation:

Approve

Summary/History:

The City Attorney's office conducted diligent research on cemetery lots which appear to have been abandoned for at least 60 years and expended reasonable effort to try to locate and to contact parties with possible interests in such lots. Some lots have been released back to the cemetery by proper heirs. Approval of this item would allow reclamation of those lots for which heirs could not be located.

Funding Source(s):

Financial Impact:

Publishing costs have been budgeted for FY26.

Other Information/Recommendation:

The Parks Department of the City of San Angelo requests that City Council approve this resolution to reclaim abandoned cemetery lots.

Attachments:

- | | |
|--|---|
| 1. CITY COUNCIL 11-18-2025_CEMETERY LOTS
RESOLUTION | CITY COUNCIL 11-18-2025_CEMETERY LOTS
RESOLUTION.pdf |
|--|---|

Presentation:

Jeremy Walker

Approvals/Reviews:

Sarah Tackett

Created/Initiated

Sarah Tackett
Brandon Dyson
Jeremy Walker
Carl White
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Approved
Approved
Final Approval

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL AUTHORIZING STAFF TO RECLAIM OWNERSHIP OF BURIAL LOTS AT FAIRMOUNT CEMETERY WHICH HAVE BEEN ABANDONDED FOR AT LEAST SIXTY (60) YEARS.

WHEREAS, THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS owns Fairmount Cemetery which is operated by the Fairmount Cemetery Board and the City of San Angelo (“City”);

WHEREAS, certain Fairmount Cemetery lots appear to have abandoned for sixty (60) years or more;

WHEREAS, the City Attorney’s office conducted diligent research on those lots which appear to have been abandoned and expended reasonable effort to try to locate and to contact parties with possible interests in such lots;

WHEREAS, the City Attorney’s Office is seeking authorization to publish notice of abandonment in the San Angelo Standard Times listing the properties as shown on Exhibit “A” to this Resolution; and

WHEREAS, the City Attorney’s office further seeks authorization for the City Manager to execute all documents necessary to reclaim all lots that did not receive proper response after publication;

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

1. The City Attorney’s Office is hereby authorized to publish in the San Angelo Standard Times public notice of abandonment for properties shown on Exhibit A to this Resolution.
2. The City Manager is hereby authorized to execute any and all documents necessary to release any lots not claimed within 30 days of Publication.

PASSED, APPROVED and ADOPTED on this ____ day of _____, 2025.

CITY OF SAN ANGELO, TEXAS

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM

Brandon Dyson, City Attorney

EXHIBIT "A"

OWNER	CARD TITLE
Dr. Joh T. Elder	Block 1 Lot 2
Charles Belling	Block 1 Lot 5
B.G Kilgore	Block 1 Lot 21
T.J Stuart	Block 1 Lot 22
Leonard White	Block 3 Lot 1
M.E Blackmore	Block 4 Lot 6
Jacob Roll	Block 5 Lot 11
W.T Cawley	Block 6 Lot 14
John Hagelstein	Block 7 Lot 14
A.M Hicks	Block 7 Lot 19
Silas Izard	Block 8 Lot 2
E.R Oates	Block 8 Lot 6
W.M Johnson-Chamberla	Block 8 Lot 7
A.G Blanton	Block 8 Lot 11
L.F Heitzler	Block 9 Lot 1
Fred Schmidt	Block 9 Lot 12
C.B Rives	Block 9 Lot 13
Chris Hagelstien	Block 17 Lot 14
J.H King	Block 26 Lot 12
Emma Henderson	Block 26 Lot 19
Voss Jones Crabtree	Block 35 Lot 3
Hartman Miller	Block 38 Lot 8
H.M Wyatt	Block 40 Lot 3
J.M Rodgers	Block 52 Lot 6
Elizabeth Pulliam	Block 53 Lot 30
John Young	Block 53 Lot 32
Raymond Becker	Block 53 Lot 40
William Schneeman	Block 58 Lot 14
Nelson Baltimore	Block 62 Lot 12
J.E Watson	Block 71 Lot 9
C.R Frieberle	Block 74 Lot 1
James S Key	Block 74 Lot 2
Frankie Harris French	Block 75 Lot 8

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: November 18, 2025

Item type: Consent Item

Caption:

Consider a resolution approving the release of an underground utility easement at 7 E. 27th St. and authorizing the City Manager to negotiate and execute all related documents (Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

The request is to remove an abandoned wastewater easement on 7 E. 27th. This will allow a residential structure to be placed on the property. The North Chadbourne Street and utility project supplied the adjacent properties along N. Chadbourne with utility services. Therefore, this easement through this property is no longer needed. 7 E 27th did receive approval through a rezoning to be a residential lot which will allow a new structure to be built on the land. City staff recommend approval from Planning, Engineering Services, Water utilities, and Operations.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|------------------------------------|--------------------------------------|
| 1. Resolution (Easement, 7 E 27th] | Resolution (Easement, 7 E 27th].docx |
| 2. 001 Exhibit | 001 Exhibit.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry

Created/Initiated

Aaron Vannoy
Brandon Dyson
Aaron Vannoy
Heather Stastny

Approved
Approved
Approved
Final Approval

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SAN ANGELO, TEXAS,
ABANDONING, VACATING AND RELEASING A 38.90 FOOT LONG BY
5 FOOT WIDE UNDERGROUND UTILITY EASEMENT AND A 100.77
FOOT LONG BY 10 FOOT WIDE UNDERGROUND UTILITY
EASEMENT, BOTH LOCATED AT 7 E 27TH ST; AND AUTHORIZING
THE CITY MANAGER TO EXECUTE A RELEASE OF EASEMENT**

WHEREAS, there was dedicated to City of San Angelo a certain 38.90 foot long five foot wide underground utility easement and 100.77 foot long ten foot wide underground utility easement on Lot 3, Section 2, Block 3 of the Omer Redman Subdivision, Tom Green County, Texas, recorded on August 4, 2004, in Official Public Records of Real Property, Tom Green County, Texas;

WHEREAS, the City Council for the City of San Angelo determines that the said underground utility easement existing within the bounds of the Omer Redman Subdivision, Lot 3, Section 2, Block 3 depicted and described on **Exhibit “A”**, attached hereto, is no longer needed for any identifiable public purpose now or in the foreseeable future, and it is in the public interest to abandon, vacate and release the said easement.

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

- (a) The City Council of the City of San Angelo, Texas, finds that the said underground utility easement as described and depicted on **Exhibit “A”**, attached hereto, existing within the bounds of the at Omer Redman Subdivision, Lot 3, Section 2, Block 3, is no longer needed for any identifiable public purpose now or in the foreseeable future, and should be abandoned, vacated and released.
- (b) The City Manager of the City of San Angelo is hereby authorized to execute and deliver a release of easement officially abandoning, vacating and releasing the said underground utility easement described in subparagraph (a) above and depicted on **Exhibit “A”**, insofar as the right, title and easement of the public are concerned, the recording of which is hereby authorized.

PASSED, APPROVED AND ADOPTED on this the 18th day of November, 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

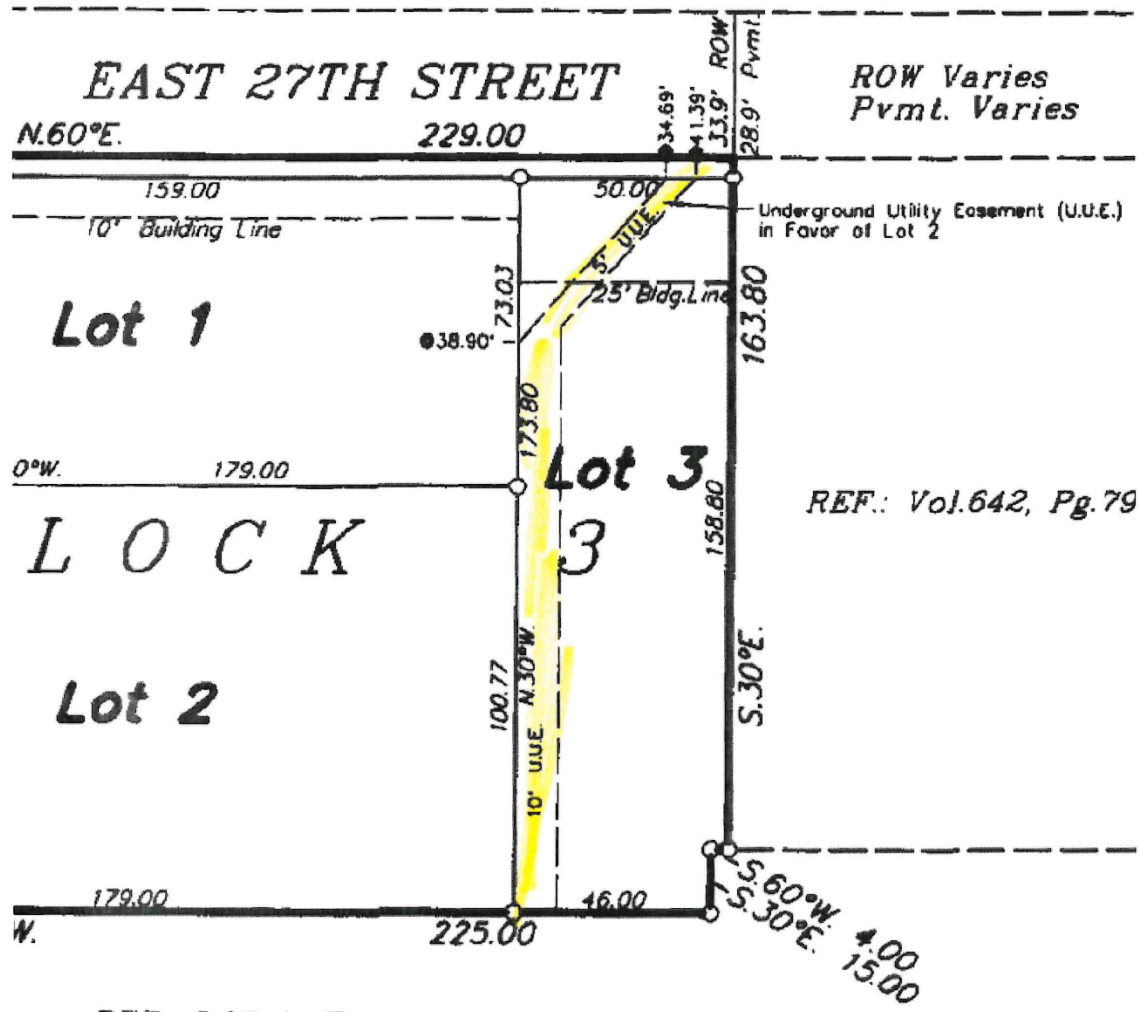
APPROVED AS TO FORM:

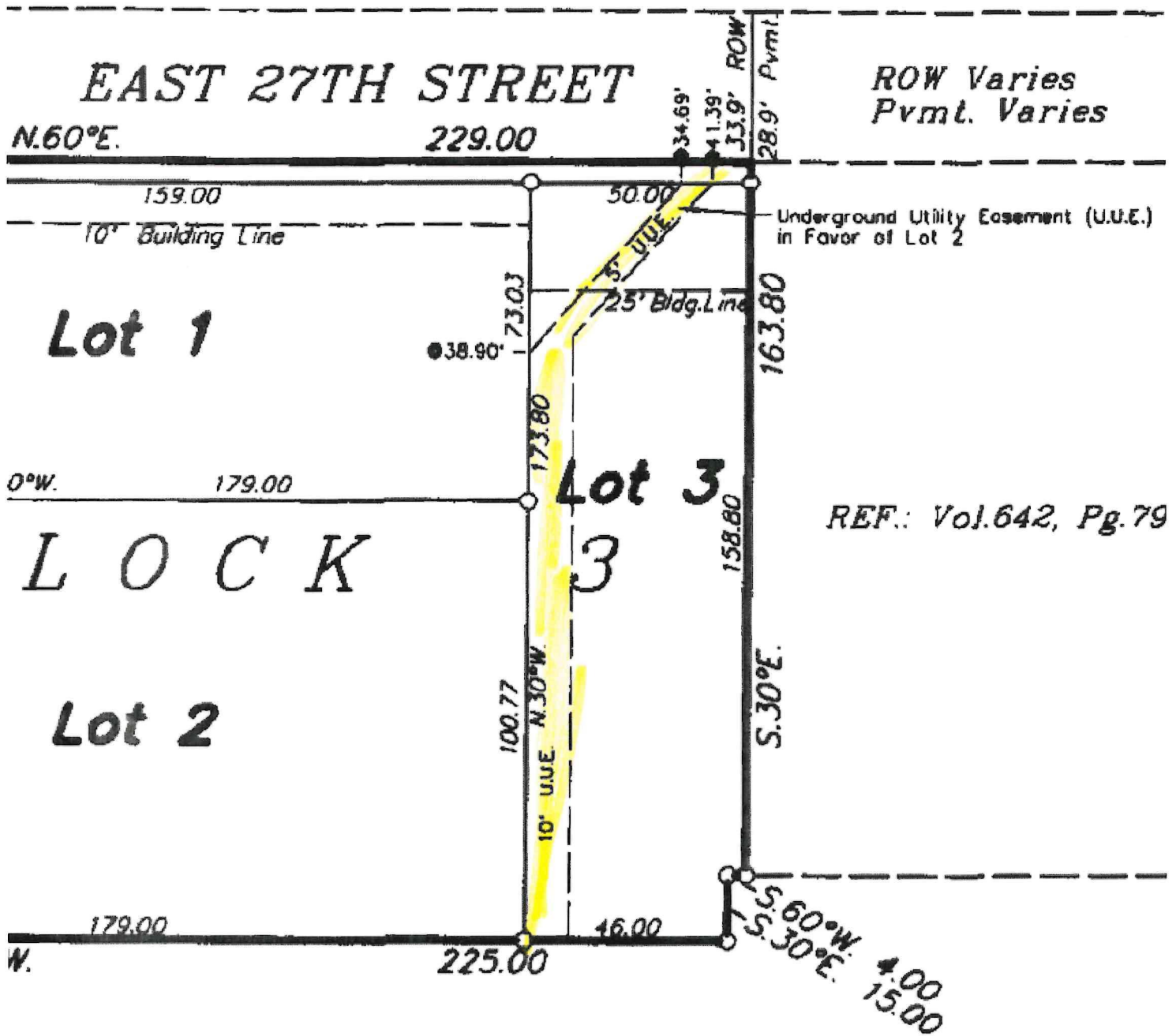
Brandon Dyson,
City Attorney

Exhibit "A"

8/19/25, 11:31 AM

Lot 3- 7 E 27th St .jpg





REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Engineering Services

Meeting Date: November 18, 2025

Item type: Consent Item

Caption:

Consider a resolution in support of a Texas Department of Transportation Highway Safety Improvement Project Grant, authorizing a City obligation in an amount not to exceed \$82,000, and authorizing City Manager to execute all related documents (Patrick Frerich)

Staff Recommendation:

Adopt

Summary/History:

The Texas Department of Transportation (TxDOT) hosts a Highway Safety Improvement Program (HSIP) that provides funding for safety improvements to intersections that meet the qualification criteria. The HSIP program provides money separately designated for on-system (TxDOT owned and maintained) and off-system (all other roadways). The City has been coordinating with TxDOT for off-system projects for the past four years.

TxDOT has available in its 2026 HSIP call for projects, of which approximately \$480,000.00 is available for off-system projects. As a part of the program, the City will engineer and provide plans for the necessary improvements at an estimated cost of \$55,000.00. TxDOT will be responsible for all other phases related to the project including bidding, awarding, contracting, construction oversight, and payment of the contractor. Per the terms of the HSIP program, the City will enter into an Advanced Funding Agreement with the State of Texas and contribute an amount not to exceed \$27,000.00 to the project for direct state costs of construction oversight. The City will also be responsible for any construction costs over the amount of Federal Funding allocated.

The proposed project for this call will include traffic signal improvements at Chadbourne and Oakes St.

A resolution of support is required as part of HSIP program. If approved, Council will authorize the execution of the resolution of support and authorize the City Manager to negotiate and execute the Advanced Funding Agreement that spells out the terms of the program for TxDOT and COSA. The project requires COSA to pay for engineering and design of the project. Bidding, construction, and related activities and costs are TxDOT's responsibility.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
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Street Projects	533-3200	TR0002	\$82,000
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Financial Impact:

Funding is budgeted in the current fiscal year.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|---|
| 1. | Resolution for AFA Chadbourne and Oakes Improvements | Resolution for AFA Chadbourne and Oakes Improvements.docx |
|----|--|---|

Presentation:

Patrick Frerich

Approvals/Reviews:

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ADVANCED FUNDING AGREEMENT WITH THE STATE OF TEXAS PURSUANT TO ITS HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP), BEING RELATED TO INSTALLATION OF TRAFFIC SIGNAL IMPROVEMENTS AT S CHADBOURNE ST. AND OAKES ST. AND THE CITY'S CONTRIBUTION OF FUNDING TO DESIGN AND CONSTRUCTION ADMINISTRATION NOT TO EXCEED THE AMOUNT OF EIGHTY-TWO THOUSAND DOLLARS AND 00/100 (\$82,000.00)

WHEREAS, federal law establishes federally funded programs for transportation improvements to implement its public purposes, and

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision, and

WHEREAS, federal and state laws require local governments to meet certain contract standards relating to the management and administration of State and federal funds, and

WHEREAS, the Texas Transportation Commission has codified 43 TAC, Rules 15.50-15.56 that describe federal, state, and local responsibilities for cost participation in highway improvement and other transportation projects, and

WHEREAS, Texas Transportation Code, §§ 201.209 authorizes the State and local governments to enter into agreements in accordance with Texas Government Code, Chapter 791, and

WHEREAS, the Texas Transportation Commission passed Minute Order Number 116292 authorizing the State to undertake and complete a highway improvement or other transportation project generally described as traffic signal improvements at S Chadbourne St. and Oakes St., and

WHEREAS, the City desires to enter into an Advanced Funding Agreement with the State regarding replacement of traffic signal improvements at S Chadbourne St. and Oakes St., and

WHEREAS, the City's contribution under the Advanced Funding Agreement shall consist of engineering services not to exceed \$55,000.00 and payment to the State in the amount of 5% for engineering and construction expenses, and

WHEREAS, the City shall be responsible for all non-reimbursable costs and 100% of overruns, if any.

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

Section 1: The City Manager is hereby authorized to negotiate and execute the *Advanced Funding Agreement* with the State of Texas, and all documents related thereto, and to issue the City's contribution under the agreement not to exceed the amount of EIGHTY-TWO THOUSAND DOLLARS AND 00/100 (\$82,000.00).

PASSED and APPROVED on this the ____ day of November 2025.

CITY OF SAN ANGELO, TEXAS

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jonathan Flores, Budget Manager, Human Resources/Risk Management

Meeting Date: November 18, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, for Police Department pay plan and staffing levels (Tina Dierschke)

Staff Recommendation:

Approve

Summary/History:

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

- The Police Department will utilize the funds allocated during the 2026 budget process of 5% to update the pay plan effective October 1, 2025, as covered by the Meet & Confer Agreement.
- The conversion of two lieutenant positions into deputy chief positions as allowed by the Meet & Confer Agreement.

Funding Source(s):

Financial Impact:

See the attached amendment to the ordinance for additional details. Raises for Police officers were included in the fiscal year 2026 budget and therefore don't have an additional financial impact.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|---|
| 1. | 2025 11-04 Ordinance - Meet & Confer Agreement | 2025 11-04 Ordinance - Meet & Confer Agreement.docx |
|----|--|---|

Presentation:

Tina Dierschke

Approvals/Reviews:

Jonathan Flores
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Final Approval

AN ORDINANCE OF THE CITY OF SAN ANGELO AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, FOR POLICE DEPARTMENT PAY PLAN AND POLICE STAFFING LEVELS.

WHEREAS, the City of San Angelo has determined that the police department pay plan and staffing levels should be amended, and

WHEREAS, the resources necessary for these changes are available.

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

The City's budget for fiscal year 2025-2026 will be amended by the amounts contained in **Exhibit "A"** and **Exhibit "B"**.

INTRODUCED with public hearing on the 4th day of November 2025, and finally PASSED on this 18th day of November 2025.

ATTEST:

THE CITY OF SAN ANGELO, TEXAS:

Heather Stastny, City Clerk

Tom Thompson, Mayor

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Tina Dierschke, Finance Director

Brandon Dyson, City Attorney

Exhibit A

City of San Angelo Police Department

Civil Service Pay Plan

GRADE	STEP	POSITION	ANNUALLY
P23	1	Recruit	\$61,118
P27	1	Police Officer: Basic	\$65,725
P27	2	Police Officer: Intermediate	\$73,589
P27	3	Police Officer: Advanced	\$80,330
P27	4	Police Officer: Master	\$85,948
P29	1	Sergeant: Intermediate	\$87,633
P29	2	Sergeant: Advanced	\$94,374
P29	3	Sergeant: Master	\$99,430
P30	1	Lieutenant: Advanced	\$111,227
P30	2	Lieutenant: Master	\$116,844
P31	1	Deputy Chief	\$126,957
P32	1	Assistant Chief	\$137,070

Additional Pay

CRISIS NEGOTIATION	\$100/month
CRITICAL INCIDENT	\$100/month
SPECIAL WEAPONS & TACTICS	\$100/month
INCENTIVE/COLLEGE TRAINING	max of \$400/month
LONGEVITY PER YEAR OF SERVICE (25 YR MAX)	\$4/month
LOYALTY PER YEAR OF SERVICE (NO MAX)	\$25/month
DRONE PAY (4 POSITIONS MAX)*	\$100/month
TRAINING OFFICER	\$100/month
TRAINING OFFICER ASSIGNMENT	\$50/day
BILINGUAL PAY	\$100/month

On-call response is to be used when an employee is called out to work on their scheduled time off and does not apply to time extended on shift with the exception of response to event requests from other agencies, departments, or divisions when response is necessary to ensure public safety and no alternative options are available with the approval of the Chief of Police or his designee.

On-call response will be paid at 150% at a premium rate and will be eligible for FLSA overtime. This overtime will be capped at the budgeted amount. Once this value is exceeded, on-call response overtime will convert to call-out pay. Any expenses that exceed the budgeted amount will need to be funded through the police operating budget.

*Drone Pay is limited to the designated "Drone Team" responsible for responding in person to incidents in the field.

Exhibit B

City of San Angelo

Classification plan for authorized positions:

FIRE CHIEF	1
ASSISTANT CHIEF	2
BATTALION CHIEF	4
FIRE CAPTAIN	12
FIRE LIEUTENANT	21
FIRE ENGINEER (OR DRIVER)	49
FIRE FIGHTER	89
FIRE DEPARTMENT – CIVIL SERVICE SUBTOTAL	178
POLICE CHIEF	1
ASSISTANT CHIEF	2
DEPUTY CHIEF	2
POLICE LIEUTENANT	7
POLICE SERGEANT	27
POLICE OFFICER	141
POLICE DEPARTMENT – CIVIL SERVICE SUBTOTAL	180
CIVILIANS	627
TOTAL STAFFING LEVELS	985

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Carl White, Director, Parks and Recreation

Meeting Date: November 18, 2025

Item type: Regular Item

Caption:

Consider approving agreements with the Hotel Occupancy Tax (HOT) Funds Program awardees allocating up to \$69,000 of HOT receipts, budgeted in fiscal year 2026, listed as follows and authorizing the City Manager to negotiate and execute all related documents

1. Core Support

-San Angelo Broadway Academy - \$17,300

-San Angelo Symphony - \$16,700

-Ballet San Angelo - \$16,100

-Angelo Civic Theatre - \$14,800

2. Project Support

-Hispanic Heritage Museum & Cultural Center, Dia de los Muertos - \$2,200

-Downtown San Angelo, Mini Miss Wool Pageant - \$1,900 (Presentation made by Parks and Recreation Director Carl White)

Staff Recommendation:

Approve

Summary/History:

In previous years, the San Angelo Cultural Affairs Council (SACAC) received Hotel Occupancy Tax (HOT) funds from the City as a sub-recipient and distributed them to local nonprofit organizations based on established guidelines and criteria. SACAC dissolved in 2024. Following direction from City Council, the City developed a new program to administer and allocate these funds to local nonprofit organizations.

In July 2025, the City launched the HOT Funds Program, designed to support arts nonprofit organizations in promoting art programs, enhancing tourism, and generating overnight hotel/motel stays. There were two categories' applicants could apply for, Core Support and Project Support. Core Support was intended for established nonprofit arts organizations that provide year-round programming, while Project Support focused on special events, festivals, and arts-in-education programs.

The application period closed in August 2025, with a total of six submissions, four for Core Support and two for Project Support. Applications were reviewed by city staff for completeness, after which the Public Art Commission (PAC) evaluated, scored, and ranked them independently according to the program's established scoring criteria.

The PAC had a total of \$69,000 available for allocation, with funding for the Project Support category not to

exceed \$2,500. On October 30, 2025, the PAC convened to review and discuss the proposed allocations and voted unanimously 6-0 to recommend the following nonprofit organizations for funding:

Organization	Type	Adjusted Average Score	Amount Requested	Recommended Allocation
San Angelo Broadway Academy	Core	89.4	\$20,000	\$17,300
San Angelo Symphony	Core	86.4	\$40,000	\$16,700
Ballet San Angelo	Core	83.4	\$20,000	\$16,100
Angelo Civic Theatre	Core	77.2	\$20,000	\$14,800
Dia de los Muertos	Project	89.2	\$2,500	\$2,200
Mini Miss Wool Pageant	Project	75.0	\$2,500	\$1,900
				Total: \$69,000

Funding Source(s):

Financial Impact:

\$69,000 is budgeted in the Hotel Occupancy Tax Fund for fiscal year 2026.

Other Information/Recommendation:

Attachments:

1.	FY26 HOT Funds Program Guidelines and Checklist	FY26 HOT Funds Program Guidelines and Checklist.pdf
2.	San Angelo Broadway Academy	San Angelo Broadway Academy.pdf
3.	San Angelo Symphony Society	San Angelo Symphony Society.pdf
4.	Ballet San Angelo	Ballet San Angelo.pdf
5.	Angelo Civic Theatre	Angelo Civic Theatre.pdf
6.	Dia de los Muertos	Dia de los Muertos.pdf
7.	Mini Miss Wool Pageant	Mini Miss Wool Pageant.pdf

Presentation:

Carl White

Approvals/Reviews:

Heather Stastny	Created/Initiated
Michael Muncey	Approved
Carl White	Approved

Brandon Dyson
Tina Dierschke
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Final Approval

City of San Angelo HOT Funds Application Program Guidelines and Checklist 2025-2026



Application deadline is August 14, 2025, at NOON.

Introduction

The City of San Angelo is proud to announce the launch of the HOT Funds Program. Through the Hotel Occupancy Taxes (HOT), the City of San Angelo City Council has set aside HOT funds to assist local non-profit organizations both artistically and administratively. This program is designed to support arts non-profit organizations in their efforts to create, expand, or promote programs and events that boost tourism and generate overnight hotel/motel stays in the City of San Angelo.

Please submit all applications via email to michael.muncey@sanangelo.gov. **No paper copies will be accepted.** Below are the application guidelines and checklist.

Program Categories

The City of San Angelo provides funding in two categories: **Core Support** and **Project Support**. Generally, Core Support provides organizational support for established non-profit arts groups that offer year-round arts programming, while Project Support are for special events, exhibits, festivals, performances, and arts-in-education programs. Organizations may apply for only one category during the program year. Please refer to the definitions below to determine which category is appropriate.

- **Core Support**

This category is designed to support the activities of established non-profit arts organizations that were created primarily to deliver arts programming and have:

- o a full-time, paid professional director;
- o an annual approved budget;
- o a three-tiered system of internal fiscal controls; and
- o a board-approved policy for tracking out of town visitors.

- **Project Support**

This category is designed to support non-profit organizations that provide other types of community services, but deliver arts programming through specific projects such as exhibits, concerts, cultural festivals, or arts-in-education programs. The project support category will not exceed \$2,500. Applications may be submitted for projects occurring within the program period from October 1, 2025, through September 30, 2026. After receiving the award five times, an organization must demonstrate a significant impact on tourism to remain eligible for future funding, subject to the discretion of the Public Art Commission.

Awards are limited by availability of funds at the discretion of the City Council. Applicants must address the project's role in enhancing and promoting tourism and the hotel industry in San Angelo to be eligible to receive funding. Applications will be ranked by the Public Art Commission. Funds will be allocated according to rank.

Funding Awards

Awardees must sign agreements with the City prior to disbursements. Payments will be issued in October, or as soon thereafter as permitted by the City's FY 2026 adopted budget.

Eligibility

Organizations applying for financial assistance must meet the requirements listed below:

- Any non-profit, tax-exempt 501(c) 3 organization is eligible to apply for financial assistance. Proof of the organization's tax-exempt status must accompany first-time applications. If this criterion cannot be met, the applicant may apply through a "sponsor organization." If a sponsoring organization is used, written approval from the governing body of the sponsoring organization should accompany the application along with proof of its tax-exempt status. The sponsoring organization will become responsible for project administration and management.
- The applying organization must have been an IRS recognized non-profit for at least one (1) calendar year.
- The applying organization must have administrative offices within the City of San Angelo.
- Special projects must occur within the City of San Angelo and be open to the public.

Projects Not Funded

Projects that will not be funded include:

- Social functions, parties, receptions, fund raising benefits, or awards;
- Projects involving academic credit;
- Projects at colleges and universities which primarily relate to curriculum and which have minimal or no community involvement;
- Operating expenses for privately-owned facilities;
- Travel for organizational staff or board of directors (artist travel is allowable);
- Commercial projects which are or can be self-supporting;
- Activities restricted to an organization's membership;
- Deficit budget or retroactive funding;
- Direct funding to individuals.

Evaluations

The awardees must complete a Follow-Up Evaluation Form by August 10, 2026. Exceptions to this deadline may be made in the case of extenuating circumstances and will be determined by the Parks & Recreation Director on a case-by-case basis upon written request from the awardee at least 10 days before the period ends. All documentation related to the funded project must be included, such as budgeted use of funds, sources of income, any additional program income generated or used, and the outcome of the program or project. These documents **MUST** be provided **ELECTRONICALLY**. **Failure to submit an evaluation will result in ineligibility for one year.**

Application Deadline

Applications should be submitted to City of San Angelo no later than **NOON on August 14, 2025**, via email to michael.muncey@sanangelo.gov. **Each application should include ONLY the requested materials. Failure to comply with the instructions in the Applications Checklist will result in immediate disqualification.**

POINT OF CONTACT: Michael Muncey, michael.muncey@sanangelo.gov, 325-658-7529

PHYSICAL ADDRESS: City of San Angelo City Hall, 72 W College Ave, San Angelo, TX

Review Panel and Process

The application is submitted to City of San Angelo's Internal Auditor for review of completeness and accuracy. Any clarification or correction will be requested prior to the panel review.

The Public Art Commission will consider the applications from organizations requesting financial assistance. The Public Art Commission will review and score all applications received. The panel score will be converted to a scaled score. To maintain fairness and integrity in the process, applicants are advised not to attempt to influence the commission.

Funding will be awarded to organizations based upon the panel review score. No organization will receive more than 10% of the total revenue reported on Part I Line 12 of the 990.

The Public Art Commission reviews all panel suggestions and presents funding recommendations to the City Council for final approval.

Review Criteria:

The Public Art Commission, composed of seven members, reviews and evaluates all applications using the criteria outlined below. Applying organizations should address all relevant criteria in their applications.

The evaluation includes a ranking system and written comments. Each application has a possible score of 100 points. **The high and low score of each application will be removed and the remaining scores will be averaged.** The resulting score determines the application's rank. All applications, core and project, will be ranked together. Panelists will be given the opportunity to comment on each application and will be encouraged to provide written comments on each application, so that these comments may be provided to the applicants. These comments may include suggestions for improving a given project, improving future applications, guidance to staff in working with the applicant, and key points.

Criteria for the weighted voting system is:

Promotion of Tourism: 1-40

- Organization promotes tourism and the hotel industry
- Organization has a targeted marketing strategy beyond the local community
- Organization tracks out of town visitors and hotel/motel rooms booked
- Advertises through statewide platforms, travel sites, social media, etc.
- Data Collection Processes (Method used to track attendees)

Artistic Quality: 1-15

- Quality is recognized by peers, critics, and the public
- The organization/project promotes, preserves or develops the arts (visual arts, music, dance, theater, etc.)
- Activities reflect and support the organization's artistic mission
- Responsiveness to the community art needs

Quality of Leadership: 1-15

- Evidence that organization has a continuing history of growth, stability, and vision
- Evidence of leadership of the administrative staff
- Evidence of organization's ability to accomplish proposed goals
- Evidence of efficiency and effectiveness of organization
- Evidence of effective board/staff interaction
- Accuracy and completeness in financial reporting

Community Outreach: 1-20

- Evidence of efforts to reach a diverse audience reflective of our City's population (marketing, programing, free-to-public events, school outreach, scholarships)
- Collaboration with tourism offices (Chamber of Commerce, DMO, etc.) and local hotels to encourage overnight stays (room blocks, promo codes)
- Innovation in marketing and programming to reach new and special audiences

Need: 1-10

- Evidence that artistic programs are not a duplication of other local efforts
- Evidence that organization offers employment opportunities for artists and/or provides useful technical information services to arts and educational institutions, artists, and the community
- Evidence that the organization enhances the artistic quality in San Angelo



2025-2026 HOT Funds Program Application

SECTION A - ORGANIZATION INFORMATION

Official Name of Organization: San Angelo Broadway Academy	Date Organization Founded: April 2006
Mailing Address: PO Box 1562, San Angelo Tx 76902	
Organization Director/Staff: Angela Shanks Address: [REDACTED]	Office/Cell Phone 325-763-4807 E-mail sabaworkshops@gmail.com
Board Chairperson/President Lorie Settle Address: 1500 Knickerbocker Rd, San Angelo, TX 76904	Office/Cell Phone E-mail settle2@suddenlink.net

SECTION B – PROGRAM INFORMATION

OVERVIEW	
Program Title: 2023-2024 Season Core Support	Amount Requested: \$20,000
Program Dates: September 1, 2023 -August 31st , 2025	Total Number Served by Program: 7800
Please select your application category: ☒ Core Support ☐ Project Support	
Number of Youth Served in “in-person” activities: 4410	Number of Adults Served in “in-person” activities: 3390
Total Number of People with Disabilities Served: 50 (does not includes spectators)	
In accessible facilities? 50	In special programming? 20
Number of Artists Directly Involved in Providing Artistic Services: 15	
MARKETING – Please use your last completed fiscal year	
Total Marketing Expenditures \$5000	# Room Nights Booked by Organization 4
# Estimated Room Nights Booked by Patrons 50	Verifiable Number of Tourists 25 students based on registration/ 50 based on ticket sales by zip
Estimated Number of Tourists 525	
OUTREACH – Please use your last completed fiscal year	
# Free to Public Events 8	# Served in Free to Public Events 250
Please list any scholarships provided and purpose (additional sheet may be attached). SABA provided \$5000 in scholarship for dance, piano, workshops, theater classes, and summer camps.	

The following information below should be attached to the application. Attachments must use single spacing and 12-point font. All sections shall be no more than one page:

With regards to Section B, please provide in detail the sources used to gather information in marketing and outreach

List the documents and data sources used to determine verifiable number of tourists, estimated room nights booked by patrons, and estimated number of tourists.

SECTION C - PROGRAM DESCRIPTION

Provide a clear description of the program. Explain how this program will impact your organization.

SECTION D – TOURISM

Provide a clear description of how the program will enhance and promote tourism, how the organization markets to tourists, and how the organization will track visitors.

SECTION E - COMMUNITY OUTREACH

Provide a clear description of how the project will promote community engagement. Discuss any free to public events and/or scholarships your organization provides.

SECTION F – COLLABORATION

Please describe how your organization has collaborated with other organizations in the past two (2) years.

SECTION G – NEED

Please tell the Public Art Commission how your organization is unique (non-duplicative); how it offers employment opportunities to artists; and/or how it enhances artistic quality in San Angelo.

If funding is awarded, the applicant hereby gives assurance to the City of San Angelo that:

1. The activities and services for which financial assistance is sought will be administered by the applying organization.
2. Any funds received as a result of this application will be used solely for the program described.
3. The applicant has read, understands, and will abide by the program guidelines.

We hereby certify that all figures, facts, and representations made in this application, including any attachments, are true and correct.

Chief Administrative Officer:

Signature: 

Phone: 325-234-3394

Application Preparer:

Signature: 

Phone: 325-234-3394



2025-2026 HOT Funds Program Application

SECTION A - ORGANIZATION INFORMATION

Official Name of Organization: San Angelo Symphony Society	Date Organization Founded: 1949
Mailing Address: P.O. Box 5922, San Angelo, TX 76902-5922	
Organization Director/Staff: Courtney Mahaffey Address: P.O. Box 5922, San Angelo, TX 76902-5922	Office/Cell Phone: 325-658-5877 E-mail: director@sanangelosymphony.org
Board Chairperson/President: Michelle Taylor-Chinn Address: [REDACTED]	Office/Cell Phone: 325-212-4325 E-mail: mitchinn@hotmail.com

SECTION B – PROGRAM INFORMATION

OVERVIEW	
Program Title: 2025-2026 Season Support	Amount Requested: \$40,000
Program Dates: Oct. 1, 2025 to Sept. 30, 2026	Total Number Served by Program: 8,070
Please select your application category: ☒ Core Support ☐ Project Support	
Number of Youth Served in “in-person” activities: 3,705	Number of Adults Served in “in-person” activities: 4,365
Total Number of People with Disabilities Served: 1,500	
In accessible facilities? 1,500	In special programming? 0
Number of Artists Directly Involved in Providing Artistic Services: 125	
MARKETING – Please use your last completed fiscal year	
Total Marketing Expenditures \$25,000	# Room Nights Booked by Organization 323
# Estimated Room Nights Booked by Patrons 175	Verifiable Number of Tourists 1,119
Estimated Number of Tourists 750 (in addition to verified)	
OUTREACH – Please use your last completed fiscal year	
# Free to Public Events 105	# Served in Free to Public Events 5087
Please list any scholarships provided and purpose (additional sheet may be attached). N/A	

The following information below should be attached to the application. Attachments must use single spacing and 12-point font. All sections shall be no more than one page:

With regards to Section B, please provide in detail the sources used to gather information in marketing and outreach

List the documents and data sources used to determine verifiable number of tourists, estimated room nights booked by patrons, and estimated number of tourists.

SECTION C - PROGRAM DESCRIPTION

Provide a clear description of the program. Explain how this program will impact your organization.

SECTION D – TOURISM

Provide a clear description of how the program will enhance and promote tourism, how the organization markets to tourists, and how the organization will track visitors.

SECTION E - COMMUNITY OUTREACH

Provide a clear description of how the project will promote community engagement. Discuss any free to public events and/or scholarships your organization provides.

SECTION F – COLLABORATION

Please describe how your organization has collaborated with other organizations in the past two (2) years.

SECTION G – NEED

Please tell the Public Art Commission how your organization is unique (non-duplicative); how it offers employment opportunities to artists; and/or how it enhances artistic quality in San Angelo.

If funding is awarded, the applicant hereby gives assurance to the City of San Angelo that:

1. The activities and services for which financial assistance is sought will be administered by the applying organization.
2. Any funds received as a result of this application will be used solely for the program described.
3. The applicant has read, understands, and will abide by the program guidelines.

We hereby certify that all figures, facts, and representations made in this application, including any attachments, are true and correct.

Chief Administrative Officer:

Signature: Courtney Mahaffey

Digitally signed by Courtney Mahaffey
Date: 2025.07.29 12:28:04 -05'00'

Application Preparer:

Signature: Teri Snowden

Phone: 512-695-5383

Phone: 325-895-1566



2025-2026 HOT Funds Program Application

SECTION A - ORGANIZATION INFORMATION

Official Name of Organization: Ballet San Angelo	Date Organization Founded: 8/18/1983
Mailing Address: PO Box 5092, San Angelo, TX 76902	
Organization Director/Staff: Erin Lane, Artistic Director Address: 82 Gillis Street, San Angelo, TX 76903	Office/Cell Phone 325-653-8877 E-mail erin@balletsanangelo.org
Board Chairperson/President Baylie Beckwith Address: [REDACTED]	Office/Cell Phone 325-642-1547 E-mail bbeckwith@armstrongbackus.com

SECTION B – PROGRAM INFORMATION

OVERVIEW	
Program Title: Core Support - Ballet San Angelo	Amount Requested: \$20,000
Program Dates: 9/01/2025 - 8/31/2026	Total Number Served by Program: 14,361
Please select your application category: ☒ Core Support ☐ Project Support	
Number of Youth Served in “in-person” activities: 4,147	Number of Adults Served in “in-person” activities: 4,964
Total Number of People with Disabilities Served: 2,365	
In accessible facilities? 100%	In special programming? 513 - Joy of Movement & Autism Alliance
Number of Artists Directly Involved in Providing Artistic Services:	
MARKETING – Please use your last completed fiscal year	
Total Marketing Expenditures \$51,182.13	# Room Nights Booked by Organization 64 Contracted with Springhill Suites by Marriott and local short-term rentals
# Estimated Room Nights Booked by Patrons 423	Verifiable Number of Tourists 1,692 ticketholders (does not include tourism at community events)
Estimated Number of Tourists 1,861 ticked only (projecting 10% growth). Many more at community events.	
OUTREACH – Please use your last completed fiscal year	
# Free to Public Events 271	# Served in Free to Public Events 10,536
Please list any scholarships provided and purpose (additional sheet may be attached). 2024-25 Scholarship assistance totaled \$17,250 & included assistance through needs-based Tuition Assistance, Male Incentive, Military, Sibling & ASU Student programs.	

The following information below should be attached to the application. Attachments must use single spacing and 12-point font. All sections shall be no more than one page:

With regards to Section B, please provide in detail the sources used to gather information in marketing and outreach

List the documents and data sources used to determine verifiable number of tourists, estimated room nights booked by patrons, and estimated number of tourists.

SECTION C - PROGRAM DESCRIPTION

Provide a clear description of the program. Explain how this program will impact your organization.

SECTION D – TOURISM

Provide a clear description of how the program will enhance and promote tourism, how the organization markets to tourists, and how the organization will track visitors.

SECTION E - COMMUNITY OUTREACH

Provide a clear description of how the project will promote community engagement. Discuss any free to public events and/or scholarships your organization provides.

SECTION F – COLLABORATION

Please describe how your organization has collaborated with other organizations in the past two (2) years.

SECTION G – NEED

Please tell the Public Art Commission how your organization is unique (non-duplicative); how it offers employment opportunities to artists; and/or how it enhances artistic quality in San Angelo.

If funding is awarded, the applicant hereby gives assurance to the City of San Angelo that:

1. The activities and services for which financial assistance is sought will be administered by the applying organization.
2. Any funds received as a result of this application will be used solely for the program described.
3. The applicant has read, understands, and will abide by the program guidelines.

We hereby certify that all figures, facts, and representations made in this application, including any attachments, are true and correct.

Chief Administrative Officer:

Application Preparer:

Signature: _____

Signature: _____

Phone: _____

Phone: _____



2025-2026 HOT Funds Program Application

SECTION A - ORGANIZATION INFORMATION

Official Name of Organization: Angelo Civic Theatre	Date Organization Founded: 1956
Mailing Address: 1936 Sherwood Way San Angelo, TX 76901	
Organization Director/Staff: Anthony Galindo Address: [REDACTED]	Office/Cell Phone 325-949-4400 E-mail angelocivictheatre@gmail.com
Board Chairperson/President Jason Brake Address: [REDACTED]	Office/Cell Phone 325-227-9041 E-mail Jason.m.brake@gmail.com

SECTION B – PROGRAM INFORMATION

OVERVIEW	
Program Title: Angelo Civic Theatre Season 140 Support	Amount Requested: \$20,000
Program Dates: August 1, 2025 - August 1, 2026	Total Number Served by Program: 6,073
Please select your application category: ☒ Core Support ☐ Project Support	
Number of Youth Served in “in-person” activities: Approx 100	Number of Adults Served in “in-person” activities: 5,973
Total Number of People with Disabilities Served: Although this number is unknown, it is estimated that 10% of San Angelo’s population is classified as disabled.	
In accessible facilities? Yes	In special programming? No
Number of Artists Directly Involved in Providing Artistic Services: 245	
MARKETING – Please use your last completed fiscal year	
Total Marketing Expenditures \$8,500	# Room Nights Booked by Organization 0
# Estimated Room Nights Booked by Patrons 397	Verifiable Number of Tourists 776
Estimated Number of Tourists 977	
OUTREACH – Please use your last completed fiscal year	
# Free to Public Events 8 Events/Shows	# Served in Free to Public Events 250
Please list any scholarships provided and purpose (additional sheet may be attached).	

The following information below should be attached to the application. Attachments must use single spacing and 12-point font. All sections shall be no more than one page:

With regards to Section B, please provide in detail the sources used to gather information in marketing and outreach

List the documents and data sources used to determine verifiable number of tourists, estimated room nights booked by patrons, and estimated number of tourists.

SECTION C - PROGRAM DESCRIPTION

Provide a clear description of the program. Explain how this program will impact your organization.

SECTION D – TOURISM

Provide a clear description of how the program will enhance and promote tourism, how the organization markets to tourists, and how the organization will track visitors.

SECTION E - COMMUNITY OUTREACH

Provide a clear description of how the project will promote community engagement. Discuss any free to public events and/or scholarships your organization provides.

SECTION F – COLLABORATION

Please describe how your organization has collaborated with other organizations in the past two (2) years.

SECTION G – NEED

Please tell the Public Art Commission how your organization is unique (non-duplicative); how it offers employment opportunities to artists; and/or how it enhances artistic quality in San Angelo.

If funding is awarded, the applicant hereby gives assurance to the City of San Angelo that:

1. The activities and services for which financial assistance is sought will be administered by the applying organization.
2. Any funds received as a result of this application will be used solely for the program described.
3. The applicant has read, understands, and will abide by the program guidelines.

We hereby certify that all figures, facts, and representations made in this application, including any attachments, are true and correct.

Chief Administrative Officer:

Application Preparer:

Signature: Anthony Galindo

Signature: Anthony Galindo

Phone: 325-436-1932

Phone: 325-436-1932



2025-2026 HOT Funds Program Application

SECTION A - ORGANIZATION INFORMATION

Official Name of Organization: San Angelo Hispanic Heritage Museum and Cultural Center	Date Organization Founded: 2019
Mailing Address: PO Box 1112, San Angelo, Texas 76902	
Organization Director/Staff: none at this time Address:	Office/Cell Phone E-mail
Board Chairperson/President Monica Ramos, event co-chair Address: c/o 24 W Concho Ave	Office/Cell Phone (325) 656-3911 E-mail hispanicheritage.sa@gmail.com

SECTION B – PROGRAM INFORMATION

OVERVIEW	
Program Title: Dia de los Muertos	Amount Requested: \$2,500
Program Dates: 11/1/2025	Total Number Served by Program: 5000
Please select your application category: ☐ Core Support ☒ Project Support	
Number of Youth Served in “in-person” activities: 300	Number of Adults Served in “in-person” activities: 4700
Total Number of People with Disabilities Served: all	
In accessible facilities? yes, all	In special programming? yes, all
Number of Artists Directly Involved in Providing Artistic Services: 50	
MARKETING – Please use your last completed fiscal year	
Total Marketing Expenditures \$3,745	# Room Nights Booked by Organization
# Estimated Room Nights Booked by Patrons 1 night per tourist family	Verifiable Number of Tourists
Estimated Number of Tourists 200	
OUTREACH – Please use your last completed fiscal year	
# Free to Public Events 2	# Served in Free to Public Events 4050
Please list any scholarships provided and purpose (additional sheet may be attached). none	

The following information below should be attached to the application. Attachments must use single spacing and 12-point font. All sections shall be no more than one page:

With regards to Section B, please provide in detail the sources used to gather information in marketing and outreach

List the documents and data sources used to determine verifiable number of tourists, estimated room nights booked by patrons, and estimated number of tourists.

SECTION C - PROGRAM DESCRIPTION

Provide a clear description of the program. Explain how this program will impact your organization.

SECTION D – TOURISM

Provide a clear description of how the program will enhance and promote tourism, how the organization markets to tourists, and how the organization will track visitors.

SECTION E - COMMUNITY OUTREACH

Provide a clear description of how the project will promote community engagement. Discuss any free to public events and/or scholarships your organization provides.

SECTION F – COLLABORATION

Please describe how your organization has collaborated with other organizations in the past two (2) years.

SECTION G – NEED

Please tell the Public Art Commission how your organization is unique (non-duplicative); how it offers employment opportunities to artists; and/or how it enhances artistic quality in San Angelo.

If funding is awarded, the applicant hereby gives assurance to the City of San Angelo that:

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2. Any funds received as a result of this application will be used solely for the program described.
3. The applicant has read, understands, and will abide by the program guidelines.

We hereby certify that all figures, facts, and representations made in this application, including any attachments, are true and correct.

Chief Administrative Officer:

Application Preparer:

Signature: _____

Signature: Monica Ramos

Phone: _____

Phone: (325) 656-3911



2025-2026 HOT Funds Program Application

SECTION A - ORGANIZATION INFORMATION

Official Name of Organization: Downtown San Angelo, Inc.	Date Organization Founded: 2004
Mailing Address: 24 W. Concho Ave San Angelo, TX 76903	
Organization Director/Staff: Monica Ramos Address: 24 W. Concho Ave	Office/Cell Phone 325-655-2345 E-mail edirector@dtasa.org
Board Chairperson/President Michele Babiash Address: 200 S. Magdalen	Office/Cell Phone 325-277-2915 E-mail mbabiash@icloud.com

SECTION B - PROGRAM INFORMATION

OVERVIEW	
Program Title: Mini Miss Wool Pageant	Amount Requested: \$ 2,500
Program Dates: Nov. 14-15 2025	Total Number Served by Program: about 90
Please select your application category: ☐ Core Support ☒ Project Support	
Number of Youth Served in "in-person" activities: 30 +	Number of Adults Served in "in-person" activities: 60 +
Total Number of People with Disabilities Served:	
In accessible facilities? yes, 4 seats	In special programming? any number
Number of Artists Directly Involved in Providing Artistic Services: 3-10	
MARKETING – Please use your last completed fiscal year	
Total Marketing Expenditures \$ 300	# Room Nights Booked by Organization 0
# Estimated Room Nights Booked by Patrons 2	Verifiable Number of Tourists 100
Estimated Number of Tourists 150	
OUTREACH – Please use your last completed fiscal year	
# Free to Public Events 8	# Served in Free to Public Events 15,000
Please list any scholarships provided and purpose (additional sheet may be attached).	

The following information below should be attached to the application. Attachments must use single spacing and 12-point font. All sections shall be no more than one page:

With regards to Section B, please provide in detail the sources used to gather information in marketing and outreach

List the documents and data sources used to determine verifiable number of tourists, estimated room nights booked by patrons, and estimated number of tourists.

SECTION C - PROGRAM DESCRIPTION

Provide a clear description of the program. Explain how this program will impact your organization.

SECTION D – TOURISM

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SECTION E - COMMUNITY OUTREACH

Provide a clear description of how the project will promote community engagement. Discuss any free to public events and/or scholarships your organization provides.

SECTION F – COLLABORATION

Please describe how your organization has collaborated with other organizations in the past two (2) years.

SECTION G – NEED

Please tell the Public Art Commission how your organization is unique (non-duplicative); how it offers employment opportunities to artists; and/or how it enhances artistic quality in San Angelo.

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3. The applicant has read, understands, and will abide by the program guidelines.

We hereby certify that all figures, facts, and representations made in this application, including any attachments, are true and correct.

Chief Administrative Officer:

Application Preparer:

Signature: _____

Signature: Jade Marty

Phone: _____

Phone: 325-939-9543

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, City Clerk

Meeting Date: November 18, 2025

Item type: Regular Item

Caption:

Consider a resolution designating the number of votes to be cast for each nominee for the Board of Directors of the Tom Green County Appraisal District (Presentation made by City Clerk Heather Stastny)

Staff Recommendation:

Direction from Council

Summary/History:

The nomination and appointment process for the Board of Directors is set out in Section 6.03 of the Texas Tax Code. Eligibility requirements for serving on the appraisal district board are outlined in Section 6.03(a), 6.035(a)(b), 6.036, and 6.05(f). All nominees must be a resident of the appraisal district and must have resided in the district for at least two years immediately preceding the date of taking office.

Nominations have been received from the participating governing bodies for two positions for a 4-year term expiring December 2029. The City Council may distribute its 632 votes in any manner it desires between each position.

Nominees:

- Louis Gomez
- Bob Reeves

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. TGCAD Ballot

TGCAD Ballot.pdf

2. 2026 Appointment Letter
3. Resolution TGC Appraisal BOD Ballot

2026 Appointment Letter.pdf
Resolution TGC Appraisal BOD Ballot.docx

Presentation:

Heather Stastny

Approvals/Reviews:

Heather Stastny
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Final Approval



TOM GREEN COUNTY APPRAISAL DISTRICT

2302 Pulliam St. • San Angelo, TX 76905

Office 325-658-5575 Fax 325-657-8197



VOTING BALLOT

TOM GREEN COUNTY APPRAISAL DISTRICT **BOARD OF DIRECTORS**

Taxing Unit: City of San Angelo

Voting Entitlement: 632

Position 1 (4-year Term):

Nominee: Louis Gomez

Votes: _____

Position 2 (4-year Term):

Nominee: Bob Reeves

Votes: _____

Total: _____

Presiding Officer: _____

Date: _____



TOM GREEN COUNTY APPRAISAL DISTRICT

2302 Pulliam St. • San Angelo, TX 76905

Office 325-658-5575 Fax 325-657-8197



September 18, 2025

Re: Nomination of Candidates to serve on the Board of Directors of the Tom Green County Appraisal District.

Dear Mr. Valenzuela,

In 2023, the Legislature enacted Senate Bill 2 which, among other things, changed the method of the selection of directors to appraisal district's board of directors. The bill provides that for appraisal districts in counties 75,000 and over in population, three members are elected by popular vote, and the tax assessor-collector now becomes a voting ex officio member. Five directors are appointed by the taxing units participating in the District, with votes allocated by tax levy, as has been the longstanding practice in the Tom Green County Appraisal District. This means that there is a total of nine members on the Board where there were five.

As of December 31, 2024, the taxing units appointed five Directors "to serve terms that began on January 1, 2025." To provide for staggered elections required by Senate Bill 2, two Directors were appointed to serve one-year terms and three were appointed to serve three-year terms; thereafter all directors appointed by the taxing units will serve four-year terms.

According to Senate Bill 2, the Directors' terms are staggered as described by Property Tax Code section 6.0301(e) ("beginning every other even-numbered year"). So, in 2025, the taxing units will appoint two Directors to serve four-year terms beginning January 1, 2026, and expiring December 31, 2029. In 2027, the taxing units will appoint three directors to serve four-years terms beginning January 1, 2028, and expiring December 31, 2031.

Both Directors have expressed their willingness to serve another term if elected. The current members whose position is up for election to the Board of Directors are as follows:

Bob Reeves
Louis Gomez

Chapter 6 of the Tax Code provides for the following actions to be taken:

- The chief appraiser calculates the number of votes to which each taxing unit is entitled and delivers written notice of the voting entitlements before October 1, 2025.
- Each eligible taxing unit may nominate by resolution adopted by its governing body one candidate for each of the two positions to be filled. **The resolution must be adopted prior to October 15, 2025.** The presiding officer of the governing body of the voting unit shall submit the names of its nominees to the chief appraiser prior to October 15, 2025. The chief appraiser shall prepare a ballot, listing the candidates alphabetically and shall deliver the ballot to the presiding officer of each of the voting jurisdictions prior to October 30, 2025.
- The governing body of each taxing unit shall determine its vote by resolution and submit it to the chief appraiser prior to December 15, 2025.
- The chief appraiser shall count the votes, declare the two (2) candidates who receive the largest vote totals elected, and submit the results to the governing body of each unit and to the candidates prior to December 31, 2025.
- These directors begin their term on January 1, 2026.

Eligibility requirements for serving on the appraisal district board of directors are outlined in Section 6.03(a), 6.035(a)(b), 6.036 and 6.05(f).

The taxing units eligible to vote and their voting entitlement under Section 6.03(a), are attached as Exhibit A, and can be found on the following page.

Please notify me of any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Tyler Johnson".

Tyler Johnson, Chief Appraiser
Tom Green County Appraisal District

Exhibit A:

<u>TAX UNIT</u>	<u>2024 LEVY</u>	<u>% LEVY</u>	<u>% Round</u>	<u>X 1000</u>	<u>X 2</u>	<u>VOTES</u>
CISD	\$ 4,408,008	0.02347	0.02300	23	46	46
TGC	\$ 50,372,535	0.26820	0.26800	268	536	536
COSA	\$ 59,336,635	0.31593	0.31600	316	632	632
GCISD	\$ 4,691,464	0.02498	0.02500	25	50	50
MISD	\$ 554,484	0.00295	0.00300	3	6	6
SAISD	\$ 56,665,600	0.30171	0.30200	302	604	604
VBISD	\$ 2,376,311	0.01265	0.01300	13	26	26
WISD	\$ 6,780,135	0.03610	0.03600	36	72	72
WVISD	\$ 2,632,355	0.01	0.01400	14	28	28
	\$ 187,817,527	100%				2000

RESOLUTION 2025-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, CASTING VOTES FOR TWO OF THE FIVE POSITIONS ON THE BOARD OF DIRECTORS OF THE TOM GREEN COUNTY APPRAISAL DISTRICT FOR 4-YEAR TERMS IN ACCORDANCE WITH THE PROPERTY TAX CODE

WHEREAS, Section 6.03 of the Texas Tax Code allows a municipality that is a taxing unit in an appraisal district a voting entitlement to cast the number of votes for directors as determined by the chief appraiser pursuant to statutory formula for each of the five positions to be filled on the board of directors of the Tom Green County Appraisal District; and

WHEREAS, the City of San Angelo is a taxing unit of the Tom Green County Appraisal District and the chief appraiser has determined that the City is entitled to 632 votes of the 2,000 total votes for nominees for each of the two positions to be filled; and

WHEREAS, the City Council as governing body of the City of San Angelo desires to exercise its right of casting votes as provided by law for the two positions to be filled on the board of directors of the Tom Green County Appraisal District for staggered terms in accordance with Section 6.0301 of Property Tax Code; and

WHEREAS, the term for Positions #1 and #2 shall commence on January 1, 2026, and end December 31, 2029; and

WHEREAS, the meeting at which this resolution was passed was open to the public and public notices of the time, place, and purpose of said meeting was given as required by Chapter 551 of the Texas Government code, otherwise known as the Texas Open Meetings Act.

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

Section 1: That the facts and recitations set forth in the preamble of this resolution be, and they are hereby, adopted, ratified, and confirmed.

Section 2: That the City Council of the City of San Angelo, Texas, hereby allocates its entitlement of 632 votes for the Tom Green County Appraisal District Board of Directors for Positions #1 and #2, as follows:

Position #:	Nominee Name:	Number of Votes Cast:
1 (4-yr. term)	Louis Gomez	
2 (4-yr. term)	Bob Reeves	

Section 3: That the City Clerk is hereby authorized and directed to deliver or cause to be delivered a certified copy of this resolution to the chief appraiser of the Tom Green County Appraisal District on or before December 15, 2025.

Section 4: That this resolution shall take effect immediately from and after its passage.

ADOPTED this 18th day of November 2025.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: November 18, 2025

Item type: Regular Item

Caption:

Consider adopting the updated Tax Increment Reinvestment Zone Policies and TIRZ Strategic Planning Committee's recommendations for a public visionary funding proposal (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

The TIRZ Strategic Planning Committee, chaired by Sherly Spears, Vice-Chair of the TIRZ Board, with members — Mayor Tom Thompson, Mr. Harry Thomas (SMD#3); Mr. Patrick Keely (SMD#4), Mr. Joe Spano - TIRZ Board, Mrs. Brianne Killam - TIRZ Board, Ms. Monica Ramos - Downtown San Angelo, Michele Babiash - Business and property owner in TIRZ Zone, Ms. Tiffany Sellers - President-elect San Angelo Realtors Association began a process in June 2025 to envision the final ten years of the San Angelo TIRZ Zone number one (encompassing the North and South designated areas).

The group had four main goals:

1. Establish a unified project plan encompassing public and private project areas within TIRZ Zone number one.
2. Review current policies and updates to reflect the project plan and simplify access to funds.
3. Create a unity of vision between the City Council, TIRZ Board and the public for the remaining 10 years of TIRZ Zone number one.
4. Provide an action plan to City Staff to enact simplified policies for public incentives and a timeline for public projects over the next 10 years.

The team accomplished their goals and presented a unified package to the TIRZ Board on October 28, 2025. The Board recommended approval by a vote of 5-0 of the revised policies, the updated visionary plan for public funding and their commitment to private incentives over the next ten years.

The financial split will continue with an approximate 50-50 split between public projects and private incentives with an emphasis on projects which help occupancy of structures, redevelopment, safety, and connectivity of infrastructure. The committee and the board also request reassign the Public Improvement set aside(\$103,740.00) in the North TIRZ back into the available funds for allocation.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | TIRZ Simplified Guide | TIRZ Simplified Guide .docx |
| 2. | TIRZ Strategic Planning Committee - Public Projects | TIRZ Strategic Planning Committee - Public Projects.docx |
| 3. | Memo to the Board - Recommendations | Memo to the Board - Recommendations.docx |
| 4. | Proposed Policies - TIRZ 2025 - | Proposed Policies - TIRZ 2025 -.pdf |
| 5. | Funding Public and Private | Funding Public and Private.xlsx |
| 6. | Project Plan - 2012 | Project Plan - 2012.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

TIRZ Application Process: Simplified Step-by-Step Guide

What is TIRZ?

The Tax Increment Reinvestment Zone (TIRZ) program provides grants to support development and redevelopment projects within specific areas. These grants aim to enhance community spaces, encourage economic growth, and improve infrastructure.

- **Eligibility:** Projects must be within the designated TIRZ areas.
 - **Zone Map:** View eligible zones [here](#).
-

Steps to Apply

1. Prepare for Your Application

- **Review Eligibility:** Ensure your project aligns with TIRZ goals.
- **Pre-Development Meeting:** Schedule a session with the COSA Planning team to discuss your project (optional but recommended).
- **Design & Historic Review Commission Approval:** South applications may require DHRC approval. Meet with the City Planning team to determine if an application to the DHRC is necessary.

2. Complete the Application

- **Gather Required Documents:**
 - Project plans and designs
 - Budget estimates, amount of funding requested, and amount of proposed match
 - W-9
 - South applicants may require Design & Historic Review Commission approval
 - Additional items listed in Checklist of Required Documents (pg. 3 of TIRZ application)
- **Fill Out Application Form:** Ensure accuracy and completeness.

3. Submit Your Application

- Submit your application and required documents in person to Downtown San Angelo, Inc. 24 W Concho Avenue or City Planning Dept. 52 W College Ave.
-

What Happens Next?

1. TIRZ Review Board Meeting

- You will receive a notification via email and phone call with the meeting date.
- Your application will be reviewed by the TIRZ Board.

2. City Council Review *(if approved by the TIRZ Board)*

- Await notification of the City Council meeting date.
- The Council will review and make a final decision.

3. Notice to Proceed *(if approved by Council)*

- Once approved, wait for the official "Notice to Proceed" letter before starting work.
-

Reimbursement Process

- **Complete the Project:** Ensure all work aligns with the approved plan.
 - **Submit Documentation:** Provide proof of expenses (e.g., invoices, receipts).
 - **Reimbursement Review:** The TIRZ team will verify compliance before issuing reimbursement.
-

Need Help?

- Visit the [TIRZ Program Page](#).
 - Contact the COSA Planning Department (325) 657-4210 or Downtown San Angelo, Inc. (325) 655-2345 for assistance.
 - Contact the ASU-Small Business Development Center for assistance filling out the Budget Worksheet or application form (325) 942-2098.
-

TIRZ Strategic Planning Committee:

Priorities for funding in the next 10 years of the zone:

1. Private incentives to reduce costs for safety related building issues such as:
 - a. Asbestos survey and abatement
 - b. Fire suppression and alarm systems
 - c. Primary and Secondary Egress issues
 - d. ADA compliance items for site and building
2. Private incentives for Historic preservation of facades along, with site improvements and landscaping when appropriate.
3. Public investments:
 - a. North
 - i. Connect infrastructure elements for looped systems
 - ii. Hydrants
 - iii. Drainage evaluations along major throughfares
 - iv. Street Trees for pedestrian mobility and
 - v. Public Safety enhancements
 - vi. Dangerous Building/Boarded Building enhancements
 - b. South
 - i. Investment in Placemaking
 1. Santa Fe Park
 2. Cultural District connectivity
 3. Best use of vacancies buildings and land
 - ii. Parking – private public partnership
 - iii. Tree Canopy management
 - iv. Connectivity
 1. Ft. Concho/Paseo to SAMFA
 2. SAMFA to sunken gardens/welcome center
 - v. Traffic
 1. S Oakes at Bird and Love St.
 - vi. Public Safety enhancements
 - vii. Dangerous Building/Boarded Building enhancements



**City of San Angelo
Planning & Development Services**

Memo

To: TIRZ Board

From: TIRZ Strategic Planning Committee

CC: Sherely Spears, Vice Chair TIRZ Board and Chair of TIRZ Strategic Planning Committee

Date: October 21, 2025

Re: Strategic Planning Committee recommendations

Beginning June 6, 2025, the Strategic Planning Committee for the TIRZ program began meeting on the final ten years of the current TIRZ Zone. The goals were the following:

1. Establish a unified project plan encompassing public and private project areas within TIRZ Zone number one.
2. Review current policies and updates to reflect the project plan and simplify access to funds.
3. Create a unity of vision between City Council, TIRZ Board and the Public for the remaining 10 years of TIRZ Zone number one.
4. Provide an action plan to City Staff to enact simplified policies for public incentives and timeline for public projects over the next 10 years.

1 – unified public and private projects emphasis:

The Committee has performed many tasks to streamline the priorities between private incentives and public projects. It is admirable and encouraging the continued support of small businesses in our core downtown and along major throughfares north of Houston Harte expressway. Now with the Cultural District on the south side of the Concho River, portions fall within the South TIRZ zone and the desire to build connectivity to heritage areas is more important than ever. This committee is dedicated to finding ways to enhance our zone with public private partnerships to fulfill the community needs.

The following is my proposal to the committee for funding for public projects while reserving more than 50% of funding for private incentives in both the North and South areas of the zone. The goal is to be precise in adding public projects which help the small businesses thrive through connectivity, placemaking, public safety enhancements, and missing or insufficient infrastructure. Some years private incentive may be more than 50% to spur small business development.

Public Works and Operations:

Funding for incomplete or insufficient infrastructure in the North Zone as well as adding street trees along the Chadbourne corridor – approximately \$2,700,000 over the remaining 10 years
Funding for the South Zone would be for connectivity projects, traffic issues with safe design and tree canopy management in the ROW/Parklands/Riverfront being approximately \$1,200,000 over the remaining 10 years.

This does not include the already funded TASA connectivity grant from 29th street down Chadbourne to Ave L St. TIRZ funded \$3,900,000 between North and South.

Public Safety:

Fire Prevention funding to assist with Dangerous Buildings and Boarded Buildings in both the North and South Zones. Funding would assist property owners with asbestos survey, permits costs, demolition, enforcement, and site remediation. Funding not used could be rolled over year over year. Approximately \$250,000 over a three-year period.

Police operations funding would be to assist in capital expenses to enhance their capabilities for cameras, drones and associated devices to continue their presence in the TIRZ zones for public safety and quick response. Approximate funding would be a 70-30 split between North TIRZ and South TIRZ to be \$1,000,000 over the remaining 10 years.

Public Spaces and Placemaking:

Parks would be the lead to oversee placemaking for Santa Fe Park, Martin Luther King and the River Front parks. Assist in management of tree canopy in ROW and River Front, assist with maintaining new landscaping and trees in the North TIRZ. Along with the Placemaking we would begin looking in the Cultural District for public art display areas, connectivity between heritage properties like Ft. Concho, Old Town, Santa Fe Depot, the municipal Pool and River Stage and the San Angelo Fine Arts Museum to the Chamber Welcome Center along the Concho River south bank.

The remaining funding piece is a study of the downtown area for private/public partnerships to look at parking locations and highest and best use of major vacant private properties; for example, a river front hotel/convention center. This piece can be an added on to the Comprehensive plan update with approximate funding being \$125,000 for the study.

Again, the main funding is for Private Incentives, and we estimated low on the valuation to stay flat at \$1.2 in the North and \$1.1 in the South.

2. -TIRZ Policies for private incentives

The policies have been reviewed with the committee and modified to assist with moving at the pace of business while meeting the intended purposes for the TIRZ program.

The committee recommends increasing the minimum award amount, due to inflation and continued needs of large and small properties. They have addressed a multi-story funding solution per floor and awards being stretched across multiple funding years as funding may allow.

We have included an opportunity for projects to move forward at their risk once an application has been submitted to start work; however, those projects may or may not be funding depending on project type and funds available.

3. Unity of Vision

The Vision of the Strategic Planning Committee has been put the TIRZ funds to work to grow small businesses by a variety of activities:

- Providing any needed infrastructure and improving connectivity

- Safety of buildings through fire suppression, egress, ADA upgrades and abatement is critical for occupancy

- Safety of the community while in the TIRZ districts allowing for renewed visitation and walkability for citizens and visitors

- Put the funds to work for the community and find big picture solutions to parking, plans, and interconnectedness of the North and South Zones.

4. Action Plans for Staff and Board

- Updated policies to assist with project alignment

- Simplified policy for applicants

- Added Pre-development meetings to understand development requirements

- Added Business Plan to ensure project viability

- Encourage items to be resolved at Board level

- Run the numbers, what helps increase overall value of the area by project



TIRZ INCENTIVES POLICY

Purpose

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.

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

Located TIRZ zone online: <https://www.sanangelo.gov/276/GIS-Online-Mapping>

Ineligible property types, organizations and activities:

All properties zoned RS (RS-1, RS-2, RS-3, and any future RS zoning districts).

RS-1 = Single Family residential

RS-2 = Two Family residential

RS-3 = Town Home, Zero lot line and Twin home residential

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

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.***

CG/CH = General Commercial/Heavy Commercial zoning

Permit Requirements

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.

Property Eligibility

1. Must fall within the North or South TIRZ boundary (see the maps at the end of this document)

TIRZ Incentive Policy

2. Provide a business plan for staff review for new business concepts – Contact Small Business Development Center – 69 N. Chadbourne St. 325-942-2098
3. Must schedule and attend a pre-development meeting with City staff – Contact Development Services at 325-657-4210
4. Property owner must be applicant or affidavit from applicant for the tenant to apply

TIRZ Zone Project Criteria

In 2009, the *San Angelo Strategic Plan* was adopted by City Council and in 2013, The City Council adopted *The Downtown Master Development Strategic Plan*, which identified these categories which the TIRZ Zone Board shall support.

- o Category A - OFFICE/WORKFORCE- This includes potential building area, vacant office space and new office space
- o 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
- o Category C - HOUSING/HOTEL- This includes multi-family units
- o Category D - RETAIL/SALES
- o Category E - WAREHOUSING

INCENTIVE TYPES

Safety items:

- **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.
- **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.
- **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.

Façade/Historic Preservation and site improvements

- **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, particularly historically designated buildings or buildings within the historic districts of San Angelo. Signage can be funded as part of broader aesthetic improvements but generally

TIRZ Incentive Policy

will not be funded as a standalone project, with the exception of repair and revitalization of historic signage in downtown.

- **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.
- **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 properties where such improvements are associated with a business or other use (i.e., not improvements to an undeveloped lot or vacant property).

Other Eligible Incentives

- **Development Fee Reductions-** As part of the funding package, TIRZ funds could cover development fees including:
 - o Preliminary Plat, Final Plat, Amended Plat and Replat application fees
 - o Abandonment of public right-of-way application fees
 - o Application fees for release of easements
 - o Dedication of a public right-of-way or easement
 - o Special Use, Conditional Use or Zone Change application fees
 - o Building Permit fees
 - o Water tap fees
- **Sales Tax-** As part of the funding package, TIRZ funds could cover a portion or all of the sales tax on locally (up to 50 mile radius or determined by the TIRZ Board) purchased construction materials or landscape materials used on a project.

Applications for Funding

Schedule a meeting with Downtown San Angelo Inc. or Development Services with the City of San Angelo to go over required paperwork for submissions:

Downtown San Angelo, Inc.
24 W. Concho Ave
325- 655-2345
Monica Ramos

Development Services
52 W. College Ave
325-657-4210
Hannah Murrell

Properties in the TIRZ zone may need Design and Historic Review Commission approval before applying – Historic Overlay, Historic Properties, River Corridor, Downtown Design and Cultural Districts all have design standards to be met. Please contact a Planner at 325-657-4210 or 52 W College Ave to check your properties design district requirements.

AWARD AMOUNTS

Full funding may not be available depending on annual allocation, volume of projects and needs of the Zone; the maximum is not guaranteed.

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 \$100,000	
SOUTH	If total cost of Project is greater than \$10,000	25% minimum match required from applicant	Maximum award of \$100,000	

Multistory building funding:

Multi-story buildings will have the ability to request funding per floor if the building is 3 stories or taller.

Project may receive funding over multiple years provided funding is available and benchmarks are met from the previous award cycle. A phased agreement can be made with the TIRZ Program.

Payment for previous work done before final TIRZ award:

Projects may move forward after their complete application is submitted and accepted. Items like Design and Historic Review Commission and Building Permits must still be secured but they do not prevent you from beginning the project.

Costs could be recovered through the TIRZ award but are not guaranteed to be recovered or at the rate requested. The applicant takes the full risk of moving forward with the final TIRZ approval, contract and award agreement

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:

- Projects will be prioritized based on the following:
 - o 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.
 - o Medium priority – landscaping, other aesthetic improvements, and other health/safety improvements
 - o Low priority – internal building improvements and signage
 - o 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 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.

TIRZ BOARD AND CITY COUNCIL Considerations

The TIRZ Board can recommend construction or improvements within 6 months prior to formal application may be considered for funding if they are High Priority award rankings. There are no guarantee prior construction items will receive any portion of funding and is at the final decision of City Council.

OTHER IMPORTANT INFORMATION

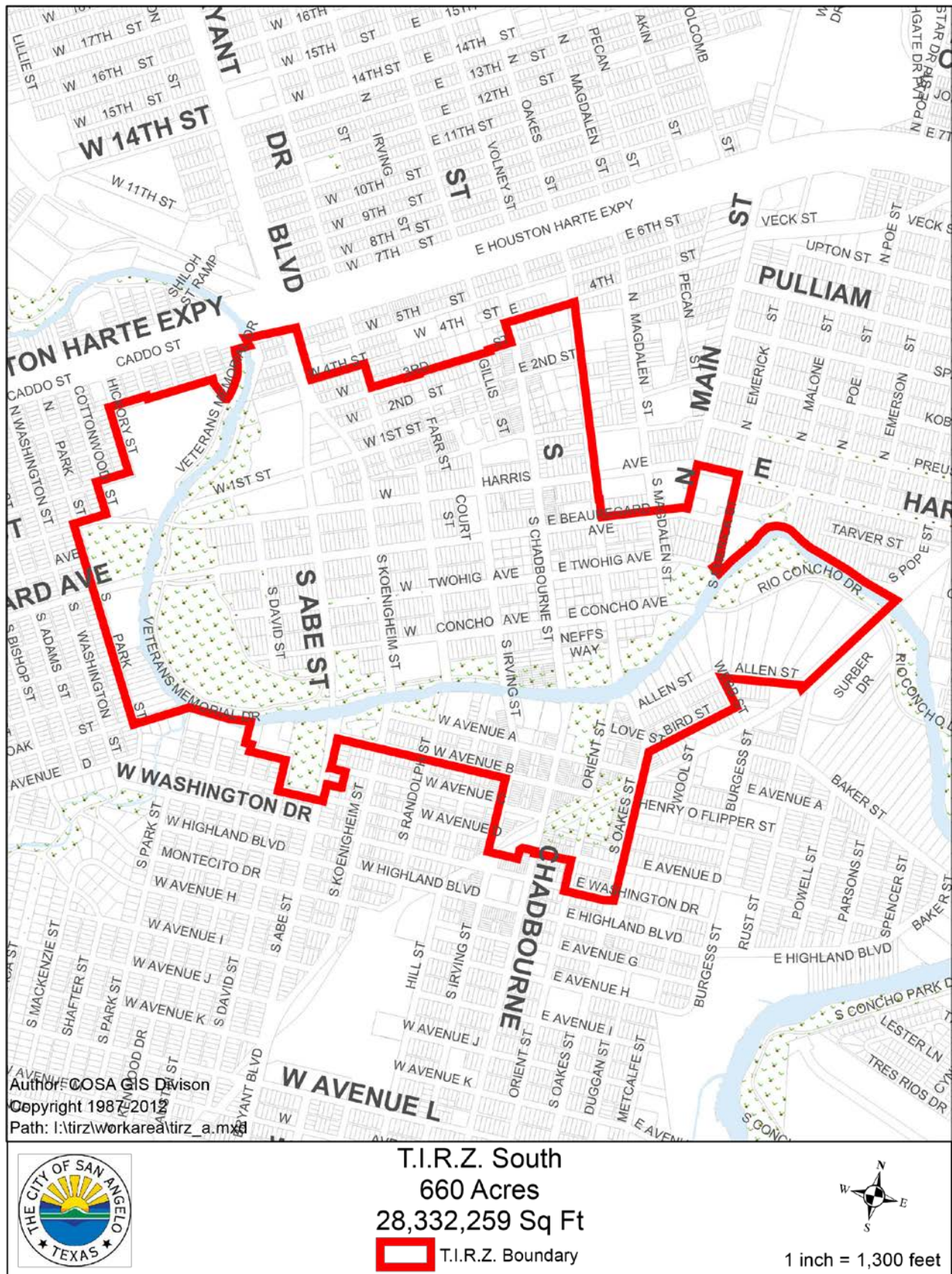
- Incentive agreement signed between the City and the Property owner even if prior construction items have been approved for funding.
- After Incentive agreement is signed a Letter to proceed will be issued for the start of new construction of the TIRZ funded portion of the project
- Project has a 2-year period for completion; one extension of 6 months may be requested and considered by the TIRZ Board
- Property may not be sold for a period of 2 years after all TIRZ funded improvements have been accepted as complete by City officials.
- Payment of the incentive funds can be made for previous approved and funding at City Council once receipts are provided and verified by City Staff then the remaining 50% will be remitted once

TIRZ Incentive Policy

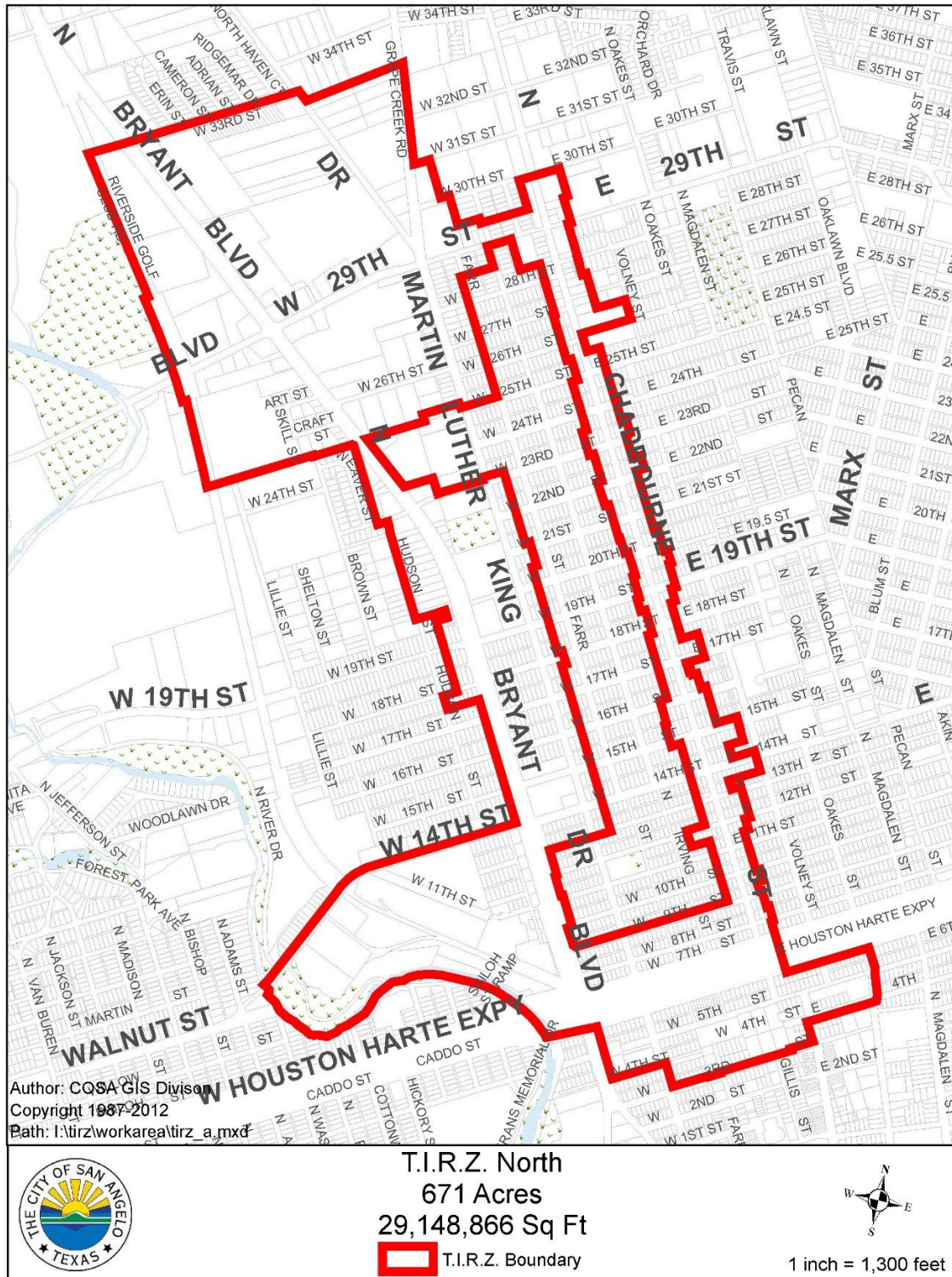
the project is complete and deemed compliant with the approved drawings and Incentive Agreement.

- Project costs used as matching funds must be current project costs; meaning costs from previous projects or renovations are not eligible unless a phased agreement has been made through the project like a multi-story building.
- 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 is requested, it must be presented to the TIRZ Board for determination.
- All application requirements must be met in order to be eligible for the maximum reimbursement amounts.
- An appeal for any administrative decision can be made to the TIRZ Board.
- All Incentive Agreements must be signed and executed within 60 days of City Council approval or applicants will forfeit all approved incentive funding.

TIRZ Incentive Policy



TIRZ Incentive Policy



Public Projects

North

	Infrastructure elements	Design and Work
	Hydrants	Work
	Drainage eval along throughfares	Study
	Street Trees/landscape	Add to
	Public Safety	enhancements
	Dangerous/Board Buildings	enfocement resources
X	TASA Project	design and installation

South

	Placemaking	Study/Design
	Parking	Study/Design
	Tree Canopy	managed
	Connectivity - sidewalks	Design
	Traffic	Study/Design
	Public Safety	enhancements
	Dangerous/Boarded building	enfocement resources
X	TASA Project	design and installation

North Private Funding

South Private Funding

\$6,000,000.00 50% of expected revenue over next ten year

-1750000

-150000

-500000

-300000 7 years

-700000 10 Years

-150000 3 Years

-1,505,000 5 Years

\$945,000

\$4,500,000.00 40% of expected revenue over next 10 year

-125000

-125000

-200000 5 years

-500000

-500000

-300000 10 Years

-50000 2 Years

-1,900,000 6 Years

\$800,000.00

\$6,000,000.00

\$5,500,000.00

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.

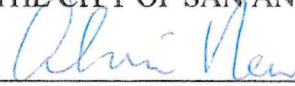
Section 4. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance or their application 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.

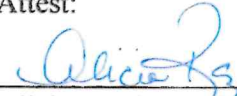
INTRODUCED on the 7th day of February, 2012, and finally PASSED, APPROVED and ADOPTED on this the 21st day of February, 2012.

THE CITY OF SAN ANGELO, TEXAS



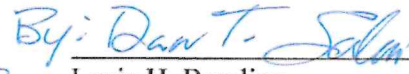
Alvin New, Mayor

Attest:



Alicia Ramirez, City Clerk

Approved As to Form:

By: 
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.

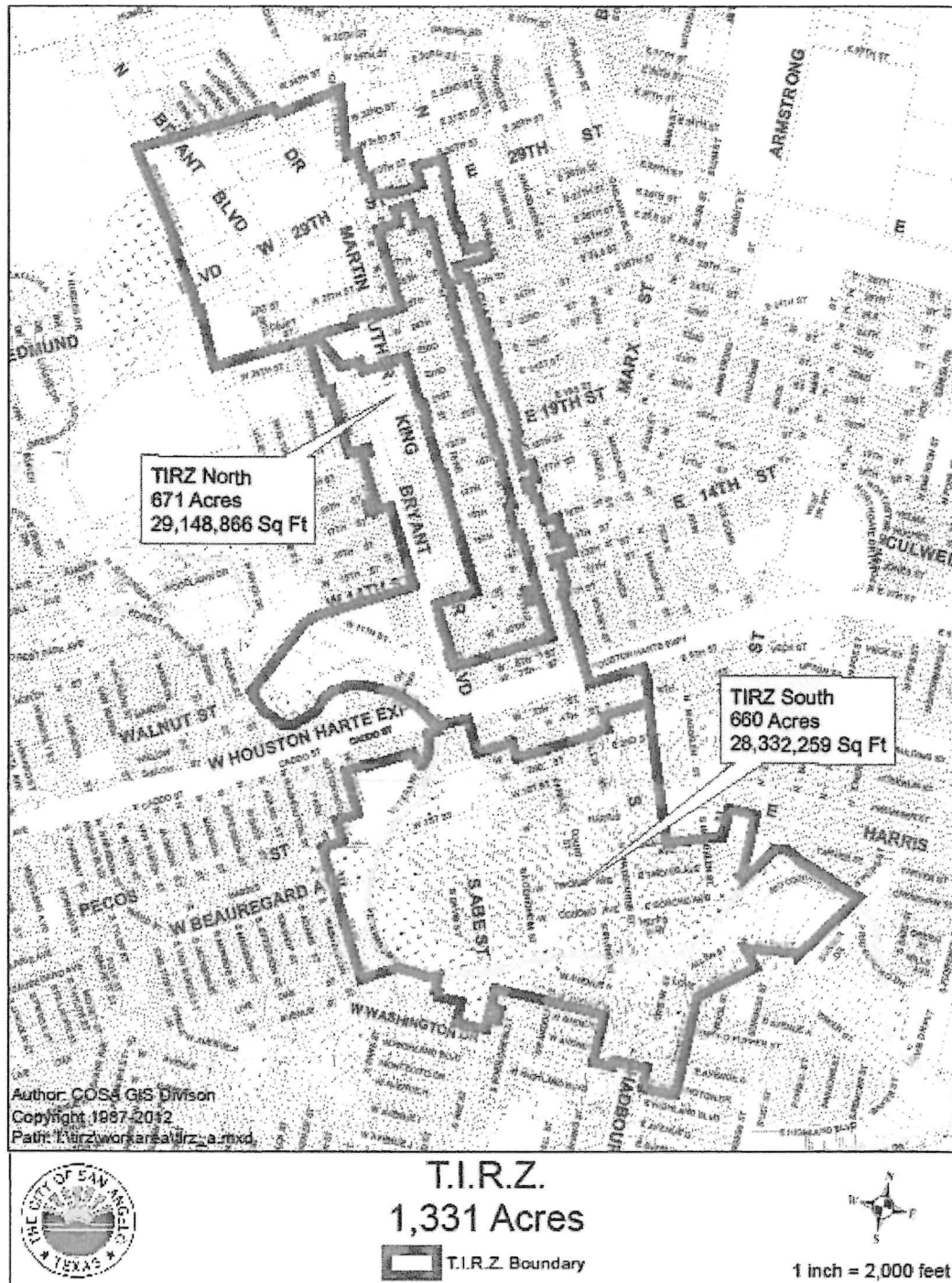
The “North Bryant / North Chadbourne” portion of the Zone extends northward from the Houston Harte Expressway along two thoroughfares: North Bryant Boulevard (U.S. Highway 87) and North Chadbourne Street. Segments of Martin Luther King, Jr. Drive are also within the Zone. A primarily residential neighborhood 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.

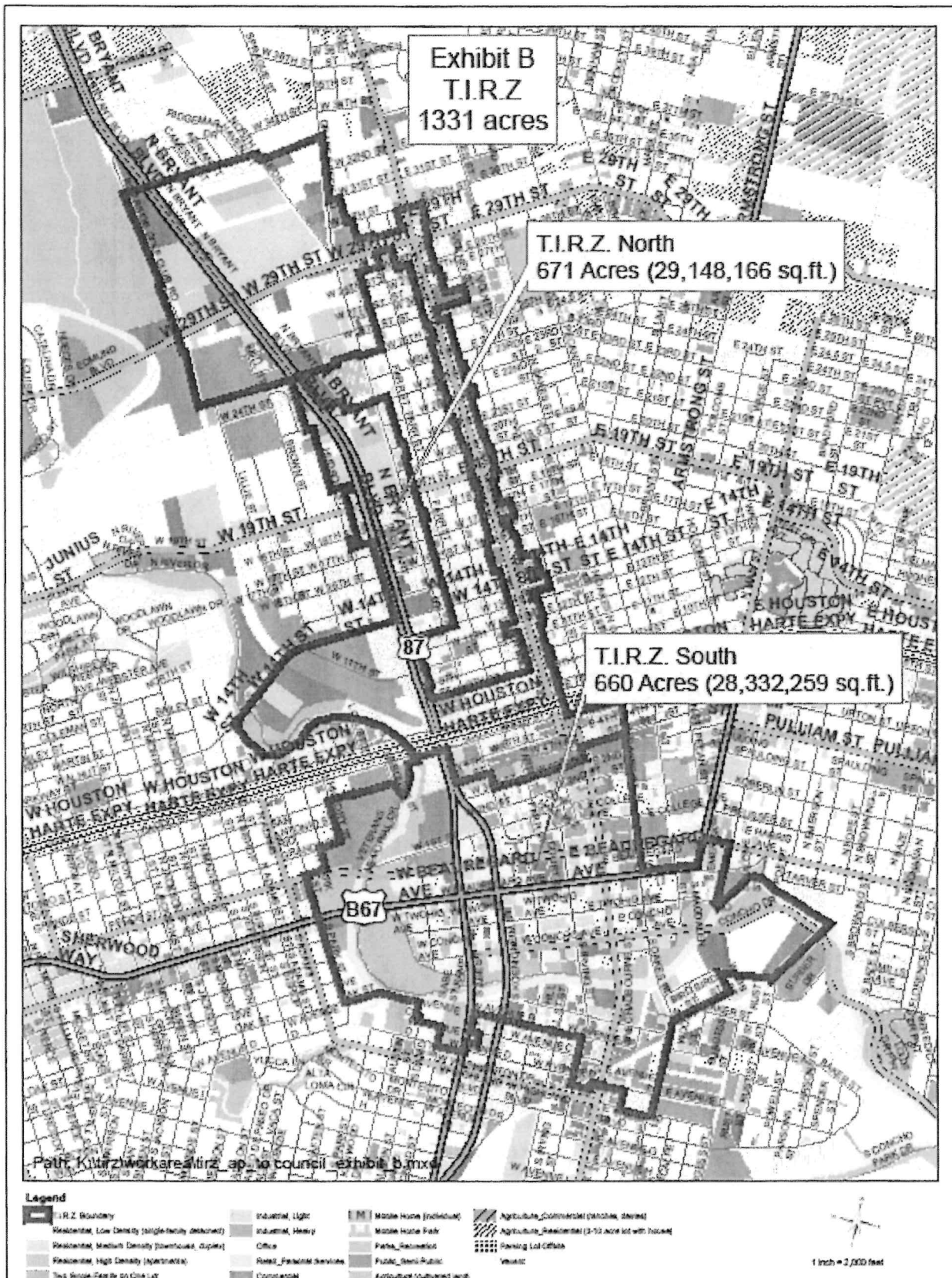
There are some residential properties in this portion of the Zone, primarily in areas immediately north of the Houston Harte Expressway and at the far north end of the Zone. There are also many properties, platted as single family lots, that are currently vacant. Large vacant tracts were also present 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**.

ZONE BOUNDARIES





#2012-02-029

Exhibit C

EXISTING CONDITIONS Downtown Portion

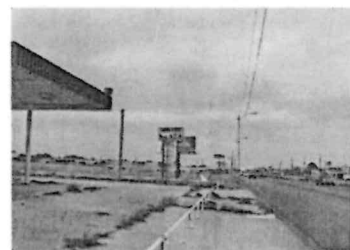


The Downtown portion of the Zone contains a mix of often underutilized and unrestored historic storefronts, bleak sidewalks, and partially vacant and obsolescent multistory buildings. There are also some improved cultural facilities and open spaces that provide the foundation for the future.

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

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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	<u>\$ 18,000,000</u>

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 Year	Increment Value (\$)		Property Tax Revenue (\$)¹		
	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.

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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 Year	Downtown (\$)		North / Chadbourne (\$)		Total TIRZ (\$)	
	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.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, Planning and Development Services

Meeting Date: November 18, 2025

Item type: Regular Item

Caption:

Consider TIRZ funding request for the following public projects for FY 2026:

1. Public Safety — SAPD enhancements
2. Environmental remediation & safety improvement — Dangerous & Boarded Buildings
3. Parks & Public Facilities — Parks and Downtown place making plans (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

Public projects for funding in FY 2026

1. Public Safety - SAPD enhancements — \$70,000 from North TIRZ and \$30,000 from South TIRZ for a total of \$100,000 annually for ten years. (Total commitment \$1,000,000). In the original project plan from 2006 and the revised project plan from 2012, a commitment was made to Public Safety to increase safety and reduce blight (page 29 of the Finance Plan). The funds per the plan are for capital purchases which could include security cameras, specialized equipment, security lighting or other extraordinary public safety amenities. The current need will be a force multiplier to assist in real time for major events, and day-to-day activities to allow quicker response times in the downtown and the overall TIRZ Zone.

2. Environmental remediation and safety improvements — Dangerous and Boarded Buildings — \$50,000 from the North TIRZ and \$25,000 from the South TIRZ for a total of \$75,000 in FY2026 and FY 2027; then \$50,000 from the North TIRZ for 2027 for a total of \$200,000 over the three-year period. The goal is to utilize funds to provide site remediation and safety improvements for dangerous buildings in the two areas and provide property owners with funding to secure their buildings which need to be boarded to provide safety and reduce the blight in the area. Funds must be spent accordingly in the North and the South based on the amount budgeted.

3. Parks and Public Facilities — Parks and Downtown place making plans. The request is for \$125,000 from the South TIRZ to assist in funding a portion of the Santa Fe park master plan and a portion of a downtown public facilities plan for the best use of the combined City and County buildings.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | Funding Public and Private (1) | Funding Public and Private (1).xlsx |
| 2. | TIRZ Strategic Planning Committee - Public Projects (1) | TIRZ Strategic Planning Committee - Public Projects (1).docx |
| 3. | Memo to City Council - Public Funding | Memo to City Council - Public Funding.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

Public Projects

North

	Infrastructure elements	Design and Work
	Hydrants	Work
	Drainage eval along throughfares	Study
	Street Trees/landscape	Add to
	Public Safety	enhancements
	Dangerous/Board Buildings	enfocement resources
X	TASA Project	design and installation

South

	Placemaking	Study/Design
	Parking	Study/Design
	Tree Canopy	managed
	Connectivity - sidewalks	Design
	Traffic	Study/Design
	Public Safety	enhancements
	Dangerous/Boarded building	enfocement resources
X	TASA Project	design and installation

North Private Funding

South Private Funding

\$6,000,000.00 50% of expected revenue over next ten year

-1750000

-150000

-500000

-300000 7 years

-700000 10 Years

-150000 3 Years

-1,505,000 5 Years

\$945,000

\$4,500,000.00 40% of expected revenue over next 10 year

-125000

-125000

-200000 5 years

-500000

-500000

-300000 10 Years

-50000 2 Years

-1,900,000 6 Years

\$800,000.00

\$6,000,000.00

\$5,500,000.00

TIRZ Strategic Planning Committee:

Priorities for funding in the next 10 years of the zone:

1. Private incentives to reduce costs for safety related building issues such as:
 - a. Asbestos survey and abatement
 - b. Fire suppression and alarm systems
 - c. Primary and Secondary Egress issues
 - d. ADA compliance items for site and building
2. Private incentives for Historic preservation of facades along, with site improvements and landscaping when appropriate.
3. Public investments:
 - a. North
 - i. Connect infrastructure elements for looped systems
 - ii. Hydrants
 - iii. Drainage evaluations along major throughfares
 - iv. Street Trees for pedestrian mobility and
 - v. Public Safety enhancements
 - vi. Dangerous Building/Boarded Building enhancements
 - b. South
 - i. Investment in Placemaking
 1. Santa Fe Park
 2. Cultural District connectivity
 3. Best use of vacancies buildings and land
 - ii. Parking – private public partnership
 - iii. Tree Canopy management
 - iv. Connectivity
 1. Ft. Concho/Paseo to SAMFA
 2. SAMFA to sunken gardens/welcome center
 - v. Traffic
 1. S Oakes at Bird and Love St.
 - vi. Public Safety enhancements
 - vii. Dangerous Building/Boarded Building enhancements



**City of San Angelo
Planning & Development Services**

Memo

To: City Council

From: Aaron Vannoy, Planning and Development Services Director

Date: November 10, 2025

Re: FY 2026 Public Funding – TIRZ Zone

Public Safety:

Fire Prevention funding to assist with Dangerous Buildings and Boarded Buildings in both the North and South Zones. Funding would assist property owners with asbestos survey, permits costs, demolition, enforcement, and site remediation. Funding not used could be rolled over year over year. Approximately \$250,000 over a three-year period. FY 2026 - \$50,000 North TIRZ and \$25,000 South TIRZ

Police operations funding would be to assist in capital expenses to enhance their capabilities for cameras, drones and associated devices to continue their presence in the TIRZ zones for public safety and quick response. Approximate funding would be a 70-30 split between North TIRZ and South TIRZ to be \$1,000,000 over the remaining 10 years. \$70,000 North TIRZ and \$30,000 South TIRZ

Public Spaces and Placemaking:

The Santa Fe Park Master Plan and the public owned properties are large within the South TIRZ District. This request would help partially fund those two projects. The Santa Fe is to envision the whole river front park system and incorporate a potential major gift of bronzes displaying the frontier path San Angelo has taken through today. The public property evaluation is to consider County and City properties to see what types of partnerships; public or private and if any consolidation would result in adding property back into private hands for future uses. Total funding is \$125,000 between the two items; more funding may be available in the future budget years through South TIRZ. We believe this can be added to the Comprehensive plan update to maximize dollars spent.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: November 18, 2025

Item type: Regular Item

Caption:

Consider approving 4 North TIRZ private incentive projects totaling \$300,000 and 5 South TIRZ private incentive projects totaling \$279,292.45 at the following locations:

1. North Projects:

-223 W. 20th St. - New Duplex

-223 W. 19th St. - New Duplex

-224 W. 18th St. - New Duplex

-219 W. 19th St. - New Duplex

2. South Projects

-121 N. Chadbourne St. - Facade and Historical Preservation

-215 W. Twohig Ave. - Fire Suppression and Alarm System

-226 N. Chadbourne St. - Facade Improvements

-228 N. Chadbourne St. - Facade Improvement

-112 W. Twohig Ave. - Facade and Interior ADA improvements (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

North TIRZ Projects - this area off Martin Luther King Blvd., between W. 20th St. and W. 18th St., which has been revitalized with the removal of some dangerous buildings and boarded buildings and being replaced by multifamily duplexes. The properties are Zoned RM-1 low rise multifamily and the funding is going towards landscaping, sidewalks for connectivity and facade construction of the structures, up to \$75,000 per structure. Prior to this request, in 2025, two duplex projects did receive approval for funding and are almost complete and ready for new occupants.

The TIRZ Board voted 5-0 to recommend full funding on October 28, 2025.

South Projects:

121 N. Chadbourne St. - Old Theater, Historically overlaid. The project consists of facade improvements to windows, doors, masonry work and external lighting. There is potential for a dance studio or other occupancy. The request is \$75,000 with a total cost of \$103,700 for the project. The matching funds counted in the project will be \$29,100 for an approximately 38% match.

215 W. Twohig Ave. - Revitalization of Historic Structure to be a restaurant and event center. The project costs \$5 million for the full project. The request for this portion of the project is \$75,000 towards the fire suppression and alarm system, which alone costs over \$175,000 for the facility. The matching funds are approximately 150% for this portion of the project.

228 N. Chadbourne St. - Facade improvement and awning for a spec space ready for occupancy. The project is \$37,000.21 with a match of \$9,250.05. Therefore, the funding request is \$27,750.16.

226 N. Chadbourne St. - Facade improvement and installation of awning for a Med Spa occupancy. The project costs are \$35,390.13 with a match of \$8,847.53. Therefore, the funding request is \$26,542.59.

The Projects above were recommended with a 5-0 approval for full funding at the October 28, 2025, TIRZ Board meeting.

112 W. Twohig Ave. - Facade and interior renovations to meet the ADA requirements. The space will become an office space with a new window, door, awning and a renovated restroom area. This project also plans to utilize purchasing locally and receive a rebate on the sales taxes for materials and supplies. Project costs are \$152,750 with a proposed match of \$77,800. The funding request is \$75,000 by the applicant; the TIRZ Board recommendation is funding at \$69,000 with the deduction of the awning expense.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|----------------------|--------------------------|
| 1. | TIRZ - North Package | TIRZ - North Package.pdf |
| 2. | TIRZ Package - South | TIRZ Package - South.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

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



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete application will not be processed.

223 W 20th St

SECTION 1: PROPERTY INFORMATION

Business Name: Matlock Brothers LLC Date: 8-29-2025

Business Owner (if different from above): _____

Business Address: P.O. Box 5684, San Angelo, TX 76902 Mailing Address: _____

Business Phone: 325-242-1830 Secondary Phone: _____

Email: cmatlockcpa@gmail.com Fax: _____

Property Owner: Matlock Brothers LLC

Remit incentive payment(s) to: ☒ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☒ TIRZ - North Eligibility Area ☐ TIRZ - South Eligibility Area

(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

- ☐ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____
- ☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____
- ☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____
- ☐ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy adopted 09/19/2023, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|--|---|--|
| ☒ Facade Improvement | ☒ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☐ Historic Preservation | ☒ Paving (part of a larger project and meet ADA requirements) | |
| ☐ Asbestos Abatement | ☒ Landscape Installation | ☒ Sprinkler & Monitored Smoke Alarm System |
| ☐ Sales Tax | ☐ Property Tax Abatement | ☐ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: 100,000.00

4C. The amount of funding requested is: 75,000.00, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: 25,000.00, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

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

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.
Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☒ SUMMARY: a written summary outlining the overall scope of work to be performed;
- ☒ APPLICATION: completed & signed application (this document);
- ☒ W-9: used for establishing an account for payment by the City of San Angelo;
- ☒ NARRATIVE: used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☒ PROJECT BUDGET: a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.
- ☐ DHRC LETTER OF APPROVAL: If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project **MUST BE PROVIDED** with your application. **Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED.** Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner Chris Matlock Date: 8-29-2025

SECTION 6: REPRESENTATIVE:

I hereby designate Chris Matlock as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 325-242-1830
cmatlockcpa@gmail.com

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE

[illegible]



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: Matlock Family Partnership LLC Date: 8-29-2025

Business Owner (if different from above): _____

Business Address: P.O. Box 5684, San Angelo, TX 76902 Mailing Address: _____

Business Phone: 325-242-1830 Secondary Phone: _____

Email: cmatlockcpa@gmail.com Fax: _____

Property Owner: Matlock Family Partnership LLC

Remit incentive payment(s) to: ☒ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☒ TIRZ - North Eligibility Area ☐ TIRZ - South Eligibility Area

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

☐ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____

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Signature of Property Owner _____

Chris Matlock

Date: 8-29-2025

SECTION 6: REPRESENTATIVE:

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FOR OFFICE USE ONLY:

COMPLETE? Y N

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DATE

[illegible]



TIRZ INCENTIVES APPLICATION & CHECKLIST



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Business Phone: 325-242-1830 Secondary Phone: _____

Email: cmatlockcpa@gmail.com Fax: _____

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- | | | |
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- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

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4C. The amount of funding requested is: 75,000.00, as detailed on Worksheet A, attached.

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- ☒ Promote mixed-use development?
- ☐ Utilize architectural styles that compliment to historic areas already in existence?
- ☐ Help to mitigate or eliminate undesirable views or outside storage?
- ☐ Reduce the visual impact of parking areas?
- ☒ Preserve or provide natural landscaping?
- ☐ Implement environmentally-friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- ☒ Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

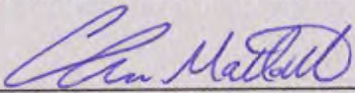
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- ☒ **APPLICATION:** completed & signed application (this document);
- ☒ **W-9:** used for establishing an account for payment by the City of San Angelo;
- ☒ **NARRATIVE:** used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☒ **PROJECT BUDGET:** a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.
- ☐ **DHRC LETTER OF APPROVAL:** If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project MUST BE PROVIDED with your application. **Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED.** Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
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5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner  Date: 8-29-2025

SECTION 6: REPRESENTATIVE:

I hereby designate Chris Matlock as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 325-242-1830
cmatlockcpa@gmail.com

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE

Below is a chart for summarizing the proposed project's scope & associated costs. All guidelines outlined in the TIRZ Incentive Policy, adopted 07/21/15. This worksheet alone does not provide all of the required items.



Site
plan x side

TIRZ INCENTIVES APPLICATION & CHECKLIST



219 W 19th St

Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: MATLOK Family Partnership LLC Date: 8-29-2025

Business Owner (if different from above): _____

Business Address: P.O. Box 5684, San Angelo, TX 76902 Mailing Address: _____

Business Phone: 325-242-1830 Secondary Phone: _____

Email: Cmatlockcpa@gmail.com Fax: _____

Property Owner: MATLOK Family Partnership LLC

Remit incentive payment(s) to: ☒ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☒ TIRZ - North Eligibility Area ☐ TIRZ - South Eligibility Area
(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

☐ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____

☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____

☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____

☐ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy adopted 09/19/2023, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|--|---|--|
| ☒ Facade Improvement | ☒ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☐ Historic Preservation | ☒ Paving (part of a larger project and meet ADA requirements) | |
| ☐ Asbestos Abatement | ☒ Landscape Installation | ☒ Sprinkler & Monitored Smoke Alarm System |
| ☐ Sales Tax | ☐ Property Tax Abatement | ☐ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: 325,000.00.

4C. The amount of funding requested is: 75,000.00, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: 50,000.00, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

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

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.

Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☒ **SUMMARY:** a written summary outlining the overall scope of work to be performed;
- ☒ **APPLICATION:** completed & signed application (this document);
- ☒ **W-9:** used for establishing an account for payment by the City of San Angelo;
- ☒ **NARRATIVE:** used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☒ **PROJECT BUDGET:** a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.
- ☐ **DHRC LETTER OF APPROVAL:** If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project MUST BE PROVIDED with your application. **Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED.** Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
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5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner _____

Chris Matlock

Date: 8-24-2025

SECTION 6: REPRESENTATIVE:

I hereby designate Chris Matlock as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 325-242-1830

CMatlock-PA@gmail.com

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE









TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: JCO3 LLC Date: 9/25/25

Business Owner (if different from above): James Osborn

Business Address: 121 N Chadbourne San Angelo TX 76901 Mailing Address: 3438 Sequoia Circle San Angelo TX 76904

Business Phone: 325-234-7128 Secondary Phone: 325-277-6531

Email: jamesin的角度@gmail.com Fax: _____

Property Owner: James Osborn

Remit incentive payment(s) to: ☒ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☐ TIRZ - North Eligibility Area ☒ TIRZ - South Eligibility Area

(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

☒ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. Space will be provided for office suites as well as new jobs for the retail shop and dance studio.

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☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____

☒ CATEGORY D - RETAIL/SALES - contributes a commercial business. The front of the building will be used as a retail clothing and dance studio. There will be office space as well.

SECTION 3: INCENTIVE CATEGORIES

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- | | | |
|---|---|--|
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4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is:

\$103,700.00

4C. The amount of funding requested is:

\$75,000.00

, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is:

\$29,100

, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

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5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner

[Handwritten Signature]

Date:

9/29/25

SECTION 6: REPRESENTATIVE:

I hereby designate Lindsay Fava as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 325-277-0531 or lindsay.fava.1978@gmail.com.

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE



The City of

San Angelo, Texas

Planning Division

52 West College Avenue, 76903

September 22, 2025

James Osborn & Lindsay Fava
3438 Sequoia Circle
San Angelo, TX 76904

Subject: CA25-12: 121 N Chadbourne St

To whom it may concern,

At its meeting on **Monday, September 22, 2025**, the Design & Historic Review Commission for the City of San Angelo **approved** your case CA25-12, approval of design to repair/store brick at the top of the building and around windows, installation of new lighting, new doors, replace window with like for like glass to repair cracked window, and the condition that the awning, sign and its historical color proposal comes back to the board at a later date for approval. Overlay Zone at 121 N Chadbourne St, **subject to four (4) conditions of approval:**

1. The color, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design & Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain all necessary permits from the Permits & Inspections Division.
3. The applicant shall obtain an encroachment agreement for any features that fall on or over the public right-of-way, including signage, awning, and planters.
4. If the applicant would like to paint the stucco entryway at a later date, a lighter color from the historical palette may be submitted for approval by the planning director.

A copy of this approval letter must be provided to the Permits Division, located at 52 West College Avenue, when applying for any necessary permits. If you have further questions or concerns about this matter, feel free to contact the Planning Division at telephone number (325) 657-4210.

Sincerely,

Karen Putnam

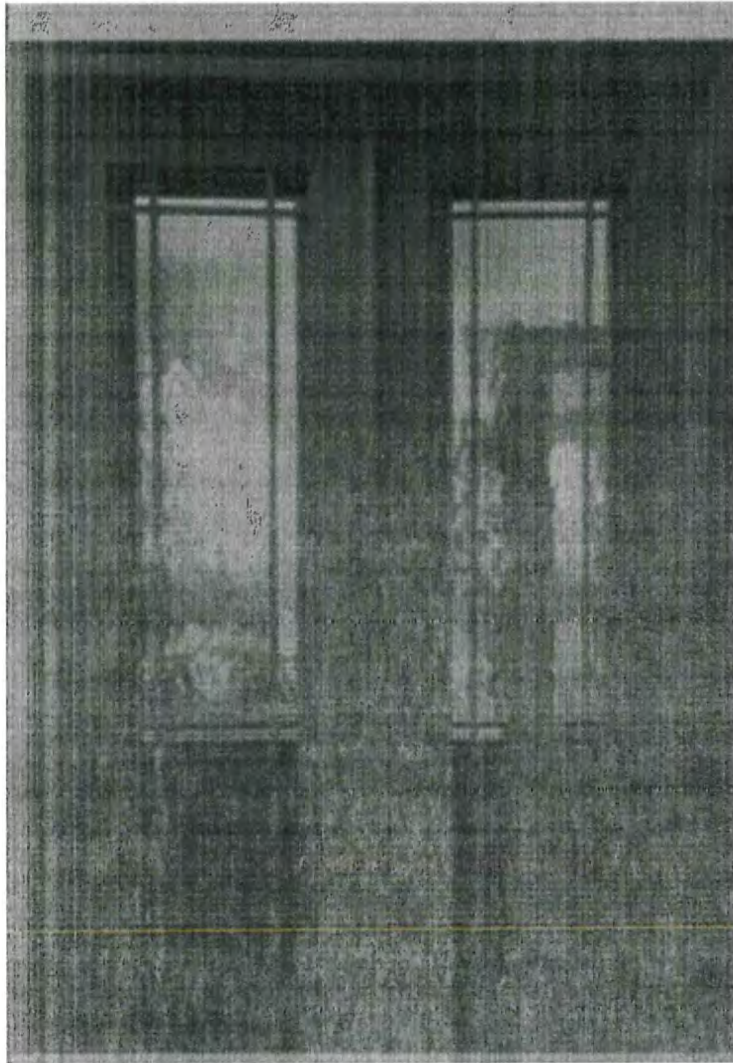
Karen Putnam
Planner





Restoration materials: Foam and stucco

One cracked window will be replaced with like for like glass.



**Two metal doors to replace the single door.
Tempered Glass**

Each 36" wide and 95.5" Tall.

**Black in color
Matching black hardware**

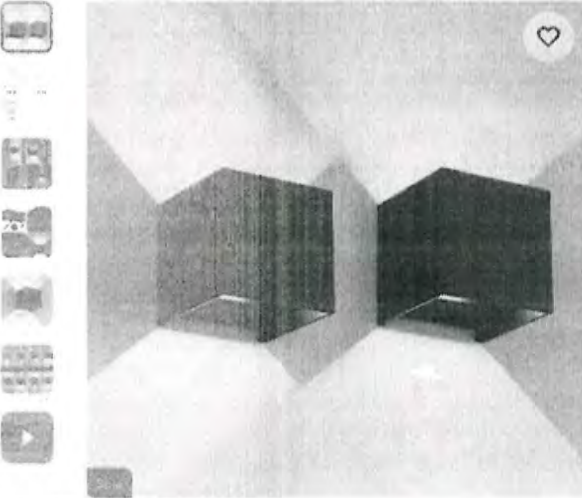
**18" setback of proposed door to look
like a theatre.**



Proposed up and down lighting

Furniture Outdoor Bedding & Bath Rugs Decor & Pillows Lighting Organization Kitchen Baby & Kids Home Improvement Appliances Pet Holiday Shop by Room **Verified Sale**

Lighting / Outdoor Lighting / Outdoor Wall Lighting / SKU: W008022869



Aegina LED Wall Light (Set of 2)
By [Wade Logan®](#)
4.6 ★★★★★ [170 Reviews](#)

\$87.99
\$44.00 per item \$100.99
19% Off
Sale

\$22 in 4 interest-free payments with Klarna or  Alterpay
① [Learn more](#)

 1 Open Box option available
\$61.59

FREE 2-Day Delivery
Get it by Sat, Aug 9 to 7:00 PM
(Order within 30 hrs 36 mins)

Sold in Set of 2

- 1 +

Add to Cart

[Want 10% off?](#)

 Earn 5% back¹ in rewards, plus more exclusive perks

Lamps will go on each side of the window for lighting to go up and down the building creating an illuminating effect.

Sign will be lighted - same style for 1920s



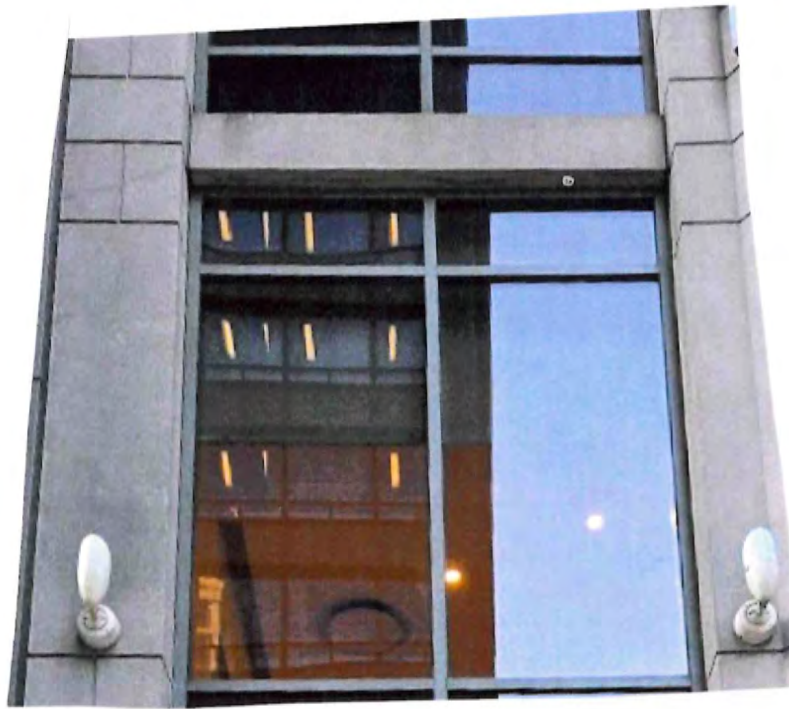
Restore the architectural masonry - Match trim color Black

Pillar

Door is set back 4ft. like a 1920s movie theatre entrance.

Pillar with Lights

Pillar with lights





City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for Certificate of Appropriateness

**Section 1: Basic Information**

Name of Applicant(s): James Osborn and Lindsay Fava

☒ Owner ☐ Representative (Notarized Affidavit Required)

3438 Sequoia Circle San Angelo TX 76904

Mailing Address City State Zip Code

325-277-6531 lindsay.fava.1978@gmail.com

Contact Phone Number Contact E-mail Address

121 N Chadbourne San Angelo TX 76903

Subject Property Address City State Zip Code

Legal Description (can be found on property tax statement or at www.tamgreencad.com)

Zoning: Historic

Section 2: Site Specific Details**Proposed Work:**

- ☐ Construction of a new building in the Historic Overlay (HO) zoning district.
- ☐ Addition to or expansion of an existing building.
- ☒ Material alteration, reconstruction, restoration, or rehabilitation of exterior features on an existing building.
- ☐ Relocation of an existing building to or from any property in any HO zoning district.
- ☐ Demolition of a landmark or any building on any property within a HO zoning district.

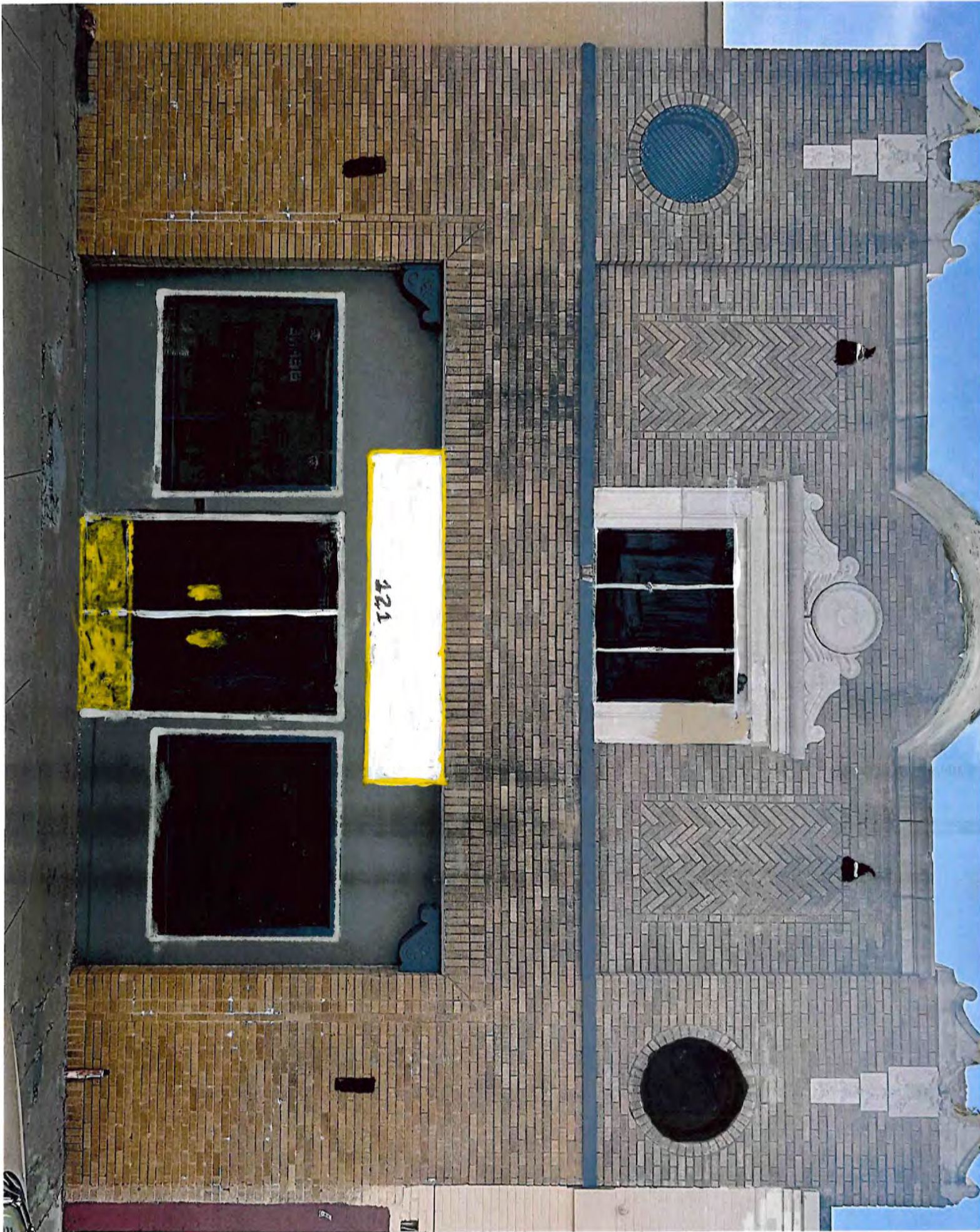
Specific details of request: We are requesting to repair the brick at the top of the building. Repair the structure back to the original look.

Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property:

The building is not structurally sound and the top needs repairing in order to be consistent with the original historical character.

Does the proposed work comply with the following (check all that apply):

- ☒ Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- ☒ The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- ☒ All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- ☒ Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.







215 W Twohig
San Angelo, TX 76903

Mazur Construction
1310 Mackenzie Street
San Angelo TX 76901
325-656-7353 cell
e-mail: mazur057@gmail.com

Tax Increment Reinvestment Zone

TO WHOM IT MAY CONCERN:

TIRZ funding is available for fire sprinkler and smoke alarm monitor system.

We feel this application request substantiates the TIRZ guidelines

If you need additional information, please contact David Mazur Construction

Thank You

215 West Twohig Avenue – The Copper Bull Restaurant

The R.A. Hall House in San Angelo, Texas

Listed on the National Register of Historic Places.

SUMMARY

(Overall Scope of Work to be Performed)

The proposed plans for the new Copper Bull restaurant are to keep all the original exterior of this substantial two-story Craftsman house in dark red brick with bracketed eaves, and a wraparound gallery as-is to stay true to the historical appearance and integrity of this fine home. The brick façade will not be changed – only the trim, cornices and brackets will get a fresh coat of paint (Pure White SW7005, Roycroft Mist Gray SW2844)

We will be installing new energy efficient, Lincoln low-e glass windows to match the craftsman style of the original windows. All the plumbing, electrical, and H.V.A.C. will be updated per building code. And new ADA compliant bathrooms, fire/sprinkler system and accessibility requirements will be included throughout the facility. The west side addition of the main house (465 sq ft) will include new fire escape.

The original house will be the restaurant dining area with (2) lounges. The atmosphere will be conversation-friendly with period antique furniture and comfortable furnishings. The new addition on the south side (8,875 sq ft) will include a full-service commercial kitchen, as well as handicap accessible bathroom facilities for women and men. And a new Event space (2,800 sq ft) for weddings, family gatherings and business meetings.

The exterior façade of the new addition will be brick and EIFS/plaster with trim details to match the original structure. The roof will match the existing roof on the main house. We will install a 4' high wrought iron fence (SW#6258 Tricorn Black) on the north, east and west side of the property with gates. Outside signage will be installed at the front of restaurant facing Twohig Avenue.



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: Copper Bull Restaurant Date: 09/26/2025 #261

Business Owner (if different from above): Chris Brininstool - Representative David Mazur Construction

Business Address: 215 W. Tubing Mailing Address: 1523 Butler Drive (76904)

Business Phone: 325 656-7353 Secondary Phone: _____

Email: mazur057@gmail.com Fax: _____

Property Owner: Chris Brininstool

Remit incentive payment(s) to: ☒ Property Owner ← SAME → ☒ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☐ TIRZ - North Eligibility Area ☒ TIRZ - South Eligibility Area

(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

- ☐ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____
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- ☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____
- ☐ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy *adopted 09/19/2023*, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|--|--|--|
| ☐ Facade Improvement | ☐ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☐ Historic Preservation | ☐ Paving (part of a larger project and meet ADA requirements) | |
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SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: 5,000,000

4C. The amount of funding requested is: 75,000, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: 107,720, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

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- ☐ 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?
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Copy

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Signature of Property Owner

Chris Brunenstool

Date:

9-24-2025**SECTION 6: REPRESENTATIVE:**

I hereby designate DAVID MAZUR as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: _____.

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE

215 West Twohig Avenue – The Copper Bull Restaurant

The R.A. Hall House in San Angelo, Texas

Listed on the National Register of Historic Places.

NARRATIVE

The building at 215 West Twohig was originally the home of R.A. Hall and built in 1916. The home is listed on the National Register of Historic Places. The most recent occupant included a law office and over the years has had some interior updates and modifications, but no significant changes have been made to the exterior façade.

The re-vitalized, re-purposed, and re-novation of this property re-inforces the goals and direction of Downtown San Angelo by drawing more visitors, tourists and guests to the downtown area for eating, shopping, living and recreation. The original exterior façade of this grand home will remain the same and the new interior décor will highlight the western look and feel that exemplifies the heritage and glory of the Great Ole' West

Reinventing this historic home as a fine dining restaurant and new event facility will increase public activity and further enhance the existing development downtown along Concho Avenue and towards the Pearl of the Concho River, the Walking Trails, Celebration Bridge, the Bosque area, Kids Kingdom Park, San Angelo Museum of Fine Arts and Historic Fort Concho.

In addition to new employment and the jobs created by this future tavern and restaurant, the space will generate sales tax revenue and increase property values in the downtown area. San Angelo will also see increased public activity due to visiting out-of-town guests for weddings, business & special events as well as encourage shopping for the stores and boutiques in the area; plus undoubtedly boost hotel/motel occupancy

The new owner/developer has made a major financial investment in making this a successful venture. She has a vision for taking this tired, rundown mansion and making it a fun destination that folks will seek out. It's a Win/Win for San Angelo's Downtown AND the other businesses in the area that will also feel the impact of this revitalized space as visitors shop, eat and stroll throughout the Historic Downtown area.

[illegible]

[illegible]

I certify that the information above is accurate in its representation of itemized costs. I understand that additional information may be requested to substantiate these amounts and will promptly provide such information.

Applicant or representative

Date _____

FOR OFFICE USE ONLY:

SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST

DATE _____

RANKING INFO: _____ APPROVED FOR FUNDING? Y N FINAL INCENTIVE AMOUNT: _____

DATE OF PAYMENT: _____ CHECK NUMBER: _____ CONTRACT EXECUTED: _____ Document Effective as of: _____



Proposal

September 25, 2025

The Copper Bull Steak House Budget Fire Alarm Proposal

This budget proposal is to provide and install new Notifier fire alarm panel and devices for the above referenced project in San Angelo, Texas. This budget proposal is based on pages FP-2.0 to FP-2.3 and no specifications were provided. This budget proposal includes the installation of one fire alarm panel, one annunciator, one pull station, six smoke detectors, two heat detectors, 10 duct detectors, 11 relay modules, six monitor modules, two power supplies, two control modules, 14 wall mount horn strobes, 36 ceiling mount horn strobes, one outdoor horn strobe, one document box, and the wiring required for them. If any other devices or labor are required a change order will be required. This budget proposal includes labor, testing the new devices, and one year warranty of the new fire alarm parts. This budget proposal is based on the fire alarm being installed in full conduit.

This budget proposal does not include the conduit, underground conduit, flex conduit, conduit labeling, stub up's, back boxes, sleeves, fire caulk, and 120VAC power requirements or the installation of them. This budget proposal does not include any patching or painting of conduit, ceiling, or walls. This budget proposal does not include monitoring for the fire alarm panel.

The cost of this budget proposal is **Sixty-two thousand seven hundred twenty dollars and 00/100 dollars, (\$62,720.00)**, not including sales tax or bonding.

Due to possible supply chain disruptions, price and product is subject to change. This budget proposal is valid for 30 days.

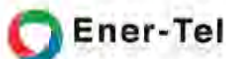
Thank you again for considering our firm as your solution provider. If you have any questions or need further assistance, please do not hesitate to contact us.

Sincerely,
Ryan Mathews

Approved By

Date

By signing above, you approve and agree to the terms of this agreement, making this a binding contract.



Ener-Tel Services I, LLC

1911 S. Bryant Blvd. • San Angelo, Texas 76903 • (325) 658-8375 • www.Ener-Tel.com
B04140401 • ACR-2172540 • SCR-G-2286903 • TACLA-2216C



Copper Bull Steak House
215 W. Twohig St.
San Angelo, TX 76903

Proposal

September 25, 2025

Fire Sprinkler Install – Budget Number

Thank you for considering Ener-Tel Services as your solutions provider. We present a budget number to install a new wet fire sprinkler system for The Copper Bull Steak House located at 215 West Twohig Street in San Angelo, Texas. This budget number includes the underground from the existing city fire water line to the building, one new fire sprinkler riser, one new fire sprinkler backflow, one new FDC, two new FDC Knox Locking Caps, one new inspectors test drain, one new check valve, one new supervisory control valve, one new water flow switch, one new PIV, new fire sprinkler pipe and fittings, new fire sprinkler pipe hangers, proper signage, one new spare head box, one new head wrench, and new fire sprinkler heads and escutcheons. This budget number includes covering up the ditch for the underground. This budget number does not include any sheetrock patching or texturing, concrete wall patching, or painting of any ceilings or walls. This budget number includes travel, engineering, plans, permits, underground, parts, materials, shipping, labor, and testing. If any additional time and/or materials would be needed to complete this project, a change order would be required.

All work is performed in accordance to NFPA 72 and NFPA 25 by licensed Fire Alarm and Fire Sprinkler Technicians. This budget number would be a designed build and would be engineered based off a drawing of the building, a walkthrough of the building, and a flow test provided to Ener-tel by the City of San Angelo. No specifications were provided to Ener-tel.

The budget number for this work is One hundred twenty thousand dollars and no/100 (\$120,000.00), not including taxes or bonding. This budget number includes travel, engineering, plans, permits, underground, parts, materials, shipping, labor, and testing. This project would not include any additional troubleshooting, replacement parts, or service on any existing fire alarm or fire sprinkler systems. If any additional time, parts, or materials would be needed to complete the project a change order would be required.

Exclusions:

- | | | |
|--------------------------------|-------------------------------------|---|
| • Alarm/Alarm Wiring | • Patching/Painting | • Painting of Pipe |
| • Weekends/Overtime/Night-work | • Alarm Panel | • Prepping for Paint |
| • Replacement of Ceilings | • Replacement of ceiling tiles/grid | • Control Panels |
| • Asphalt Cutting/patching | • Repairs to unmarked utilities | • Fire Pump |
| • Head/Center of Tile | • Removal of spoils | • Relocation of fire hydrant |
| • Boring of any Kind | • Concrete cutting/patching | • Anti-freeze loops |
| • Relocation of mains | • Relocation of branch lines | • Painting or patching of conduit, ceiling, and walls |
| • Adequate Water Supply | • Freeze protection | |

Providing our customers with local support and superior technology is our mission. Thanks again for considering us for your business needs.

Sincerely,

Ener-Tel Services, I LLC
Michael Estes
Fire Alarm/Fire Sprinkler

Approved By

Date

By signing above, you approve and agree in the terms of this agreement, making this a binding contract.



Ener-Tel

Ener-Tel Services I, LLC

1911 S. Bryant Blvd. • San Angelo, Texas 76903 • (325) 658-8375 • www.Ener-Tel.com
B04140401 • ACR-2172540 • SCR-G-2286903 • TACLA-2216C

July 26, 2023

To: Rae Lineberry, Jon James

Cc: Mayor Gunter, Del Velasquez, Chris Brininstool

Subject: DHRC and City Council

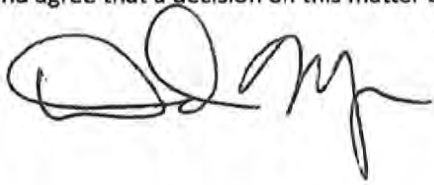
Rae, as a follow-up to our telephone conversation related to the on-going lack of quorum for the Design and Historic Review Committee (DHRC) and the continued postponement of my DHRC application and review for the proposed restaurant at 215 W. Twohig - I agree to submit all the documentation, architectural plans, and necessary information to the City Council for their input and vote.

I have visited with Mayor Gunter, Ms. Chris Brininstool, the property owner of 215 W. Twohig, and also Downtown San Angelo, Inc., Executive Director, Del Velasquez regarding your suggestion to forego waiting any longer for the application review by the DHRC committee and to submit the information directly to City Council. We have been waiting for review of our application by the DHRC since submitting the paperwork in March 2023. Knowing that the DHRC commission is still two board members short a full quorum and the timeframe for filling and approving another position by the City Council only continues to drag out this process.

Mr. Velasquez will be presenting our information to City Council. Henry Schmidt, the Architect on the project and myself will be in attendance to answer any questions.

I, David Mazur request that my application for a certificate of appropriateness related to property at 215 W. Twohig be reviewed and decided by the San Angelo City Council in lieu of the San Angelo Design and Historic Review Commission (DHRC). I waive my right to a hearing before the DHRC and understand and agree that a decision on this matter by City Council shall be final.

I, David Mazur request that my application for a certificate of appropriateness related to property at 215 W. Twohig be reviewed and decided by the San Angelo City Council in lieu of the San Angelo Design and Historic Review Commission (DHRC). I waive my right to a hearing before the DHRC and understand and agree that a decision on this matter by City Council shall be final.

A handwritten signature in black ink, appearing to read 'DM', is written below the text. The signature is stylized with a large loop for the 'D' and a cursive 'M'.

- g. Approval of an interlocal agreement with Tom Green County providing for Crisis Intervention Unit (CIU) services with associated costs not to exceed \$22,921 for fiscal year 2024, and authorizing the City Manager to negotiate and execute all related documents (David Howard)
- h. Approval of an interlocal agreement with Tom Green County providing for Mental Health Unit (MHU) services with associated costs not to exceed \$145,626 for fiscal year 2024, and authorizing the City Manager to negotiate and execute all related documents (David Howard)
- i. Acceptance of an annexation petition for 28.860 acres of land, being C. Berberich Survey No. 177, Abstract No. 52, located west of Foster Rd. and south of West Loop 306, and setting a public hearing for September 19, 2023 (Jon James)
- j. Acceptance of an annexation petition for 31.356 acres of land, being A.B. & M Survey No. 3, Abstract No. 24, and B.S & F Survey No. 5, Abstract No. 101, Tom Green County, located northwest of the intersection of Arden Rd. and FM 2288 (Arden Heights), and setting a public hearing for September 19, 2023 (Jon James)

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

6. Regular Agenda

- 5c. Award of Task Order #8 under IDIQ contract ES-06-19 Engineering Services for Modifications to the Bill Aylor Sr. Riverstage to Entropec/Hibbs & Todd in the amount of \$186,984.39 for Civil, Mechanical, Plumbing, and Electrical Engineering design documents, utilizing the Civic Events fund balance and authorizing the City Manager to negotiate and execute all related documents (Alfonso Torres)

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

- a. Consideration of a request for an appeal of the Planning Commission's approval of Conditional Use 23-19, for a Short-Term Rental located at 635 S. Jefferson St. (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Thomas, to deny Conditional Use 23-19 for a Short-Term Rental approved by the Planning Commission. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

- b. Approval of a Certificate of Appropriateness for exterior work on a historic building located at 215 W. Twohig (Presentation made by Planning & Development Services Director Jon James)

Downtown San Angelo President Del Velasquez expressed support of the proposed business.

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

- c. First reading and public hearing of an ordinance for Z23-07 to rezone property from the Heavy Commercial zoning district to the Neighborhood Commercial zoning district, being 2.473

acres, located at 1261 and 1349 Glenna St. (Presentation made by Planning & Development Services Director Jon James)

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

- d. First reading and public hearing of an ordinance amending Planned Development PD05-03 to extend uses currently allowed in specific areas on the lot (Civic, Institutional, Religious, Educational, Athletic and Neighborhood Commercial) to be allowed throughout the entire property located at 5687 Melrose Ave. (Presentation made by Planning & Development Services Director Jon James)

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

7. Closed Session

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

8. Follow Up and Administrative Issues

- a. Consideration of items discussed in Closed Session, if needed
- b. Approval of various Board nominations
Economic Development Corporation: Carlos Rodríguez (SMD4) to a first term ending February 2025

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

- c. Announcements and consideration of Future Agenda Items

9. Adjournment

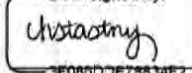
Consensus: Council Member Hiebert made a motion, seconded by Council Member Thompson, to adjourn the meeting.

There being no further business, the meeting was adjourned at 9:13 a.m. with no public comment.

THE CITY OF SAN ANGELO, TEXAS:

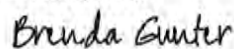
ATTEST:

DocuSigned by:



Heather Stastny, City Clerk

DocuSigned by:



63CC121DADEB80F...

Brenda Gunter, Mayor

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

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, August 15, 2023

Present:

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

1. **Call to Order**

With a quorum of the City Council Members present, Mayor Gunter called the regular session of the San Angelo City Council to order at 8:32 a.m. on Tuesday, August 15, 2023, at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. **Chaplain Prayer & Pledges**

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

3. **Proclamations/Recognitions**

August 28, 2023, was proclaimed as the 60th Anniversary of the March on Washington.

4. **Public Comment**

County Resident Dorothy Littlefield made public comment regarding water service to her residence.

5. **Consent Agenda**

- a. Approval of the August 3, 2023, City Council meeting minutes (Heather Stastny)
- b. Approval of a lease extension to Concho Valley Workforce Development Board for property at 202 Henry O'Flipper St. and authorizing City Manager to negotiate and execute all related documents (Robert Bluthardt)
- c. Item was pulled and considered on the Regular Agenda.
- d. Award of RFB OP-03-23 Ready Mix Concrete to Ingram Concrete and JL Ready Mix Concrete in the aggregate amount of \$200,000, budgeted annually, and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- e. Approval of the purchase of three Gridsmart traffic detection cameras from Cubic ITS, Inc. in the amount of \$60,438 through Buy Board contract #703-23, and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- f. Approval of the purchase of playground equipment for Bell Park from Cunningham Recreation in the amount of \$67,179.24 and for Mountainview Park from Exerplay, Inc. in the amount of \$66,744.75, through a BuyBoard contract #679-22 for both companies (total amount \$133,923.99), and authorizing the City Manager to negotiate and execute all related documents (Roger Havlak)



City Council Agenda 8/15/2023

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held August 15, 2023 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. Call to Order

2. Chaplain Prayer & Pledges

3. Proclamations/Recognitions

- a. Proclamation of August 28, 2023 as the 60th Anniversary of the March on Washington

4. Public Comment

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, begin by stating their name and address or Single Member District number, and limit their remarks to less than three minutes.

5. Consent Agenda

- a. Consider approving the August 3, 2023 City Council meeting minutes (Heather Stastny)
- b. Consider a lease extension to Concho Valley Workforce Development Board for property at 202 Henry O'Flipper St. and authorizing City Manager to negotiate and execute all related documents (Robert Bluthardt)
- c. Consider awarding Task Order #8 under IDIQ contract ES-06-19 Engineering Services for Modifications to the Bill Aylor Sr. Riverstage to Entropec/Hibbs & Todd in the amount of \$186,984.39 for Civil, Mechanical, Plumbing, and Electrical Engineering design documents, utilizing the Civic Events fund balance and authorizing the City Manager to negotiate and execute all related documents (Alfonso Torres)
- d. Consider awarding RFB OP-03-23 Ready Mix Concrete to Ingram Concrete and JL Ready Mix Concrete in the aggregate amount of \$200,000, budgeted annually, and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- e. Consider approving the purchase of three Gridsmart traffic detection cameras from Cubic ITS, Inc. in the amount of \$60,438 through Buy Board contract #703-23, and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- f. Consider approving the purchase of playground equipment for Bell Park from Cunningham Recreation in the amount of \$67,179.24 and for Mountainview Park from Exerplay, Inc. in the amount of \$66,744.75, through a BuyBoard contract #679-22 for both companies (total amount \$133,923.99), and authorizing the City Manager to negotiate and execute all related documents (Roger Havlak)
- g. Consider an interlocal agreement with Tom Green County providing for Crisis Intervention Unit (CIU) services with associated costs not to exceed \$22,921 for fiscal year 2024, and authorizing the City Manager to negotiate and execute all related documents (David Howard)

- h. Consider an interlocal agreement with Tom Green County providing for Mental Health Unit (MHU) services with associated costs not to exceed \$145,626 for fiscal year 2024, and authorizing the City Manager to negotiate and execute all related documents (David Howard)
- i. Consider accepting an annexation petition for 28.860 acres of land, being C.Berberich Survey No. 177, Abstract No. 52, located west of Foster Rd. and south of West Loop 306, and setting a public hearing for September 19, 2023 (Jon James)
- j. Consider accepting an annexation petition for 31.356 acres of land, being A.B. & M Survey No. 3, Abstract No. 24 and B.S & F Survey No. 5, Abstract No. 101, Tom Green County, located northwest of the intersection of Arden Rd. and FM 2288 (Arden Heights), and setting a public hearing for September 19, 2023 (Jon James)

6. Regular Agenda

Comments regarding items on the Regular Agenda may be made by the public when each item is discussed as outlined above. Applicants, proponents, and appellants are exempt from the time limit above and instead must limit their remarks to less than five minutes.

- a. Consider a request for an appeal of the Planning Commission's approval of Conditional Use 23-19, for a Short-Term Rental located at 635 S. Jefferson St. (Presentation made by Planning & Development Services Director Jon James)
- b. Consider a request for a Certificate of Appropriateness for exterior work on a historic building located at 215 W. Twohig (Presentation made by Planning & Development Services Director Jon James)
- c. First reading and public hearing of an ordinance for Z23-07 to rezone property from the Heavy Commercial zoning district to the Neighborhood Commercial zoning district, being 2.473 acres, located at 1261 and 1349 Glenna St. (Presentation made by Planning & Development Services Director Jon James)
- d. First reading and public hearing of an ordinance amending Planned Development PD05-03 to extend uses currently allowed in specific areas on the lot (Civic, Institutional, Religious, Educational, Athletic and Neighborhood Commercial) to be allowed throughout the entire property located at 5687 Melrose Ave. (Presentation made by Planning & Development Services Director Jon James)

7. Closed Session

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

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Consider approving various Board nominations
Economic Development Corporation: Carlos Rodriguez (SMD4) to a first term ending February 2025
- c. Announcements and consideration of Future Agenda Items

9. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 9th day of August 2023, at 5:57 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 meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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.



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: Adrad Properties, LLC Date: _____

Business Owner (if different from above): _____

Business Address: 226 N. Chadbourne St Mailing Address: _____

Business Phone: 325.346.6140 Secondary Phone: 325.262.5585

Email: Adradproperties@gmail.com Fax: _____

Property Owner: Adradproperties, LLC

Remit incentive payment(s) to: ☐ Property Owner ☐ Business Owner
NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☐ TIRZ - North Eligibility Area ☒ TIRZ - South Eligibility Area
(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

☒ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____

☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____

☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____

☐ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy adopted 09/19/2023, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|--|--|---|
| ☒ Facade Improvement | ☐ Outdoor Storage & Screening | ☒ Secondary Egress |
| ☐ Historic Preservation | ☐ Paving (part of a larger project and meet ADA requirements) | |
| ☒ Asbestos Abatement | ☐ Landscape Installation | ☐ Sprinkler & Monitored Smoke Alarm System |
| ☒ Sales Tax | ☐ Property Tax Abatement | ☒ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: \$35,390.13

4C. The amount of funding requested is: \$26,542.59 as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: \$8,847.53 as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

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

The seal of the City of San Angelo, Texas, is a circular emblem. It features a central sunburst design with rays emanating from a central point. The words "THE CITY OF SAN ANGELO" are inscribed in a circle around the top, and "TEXAS" is at the bottom, flanked by two small stars.

[illegible]

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.
 Incomplete submittals **WILL NOT BE REVIEWED** for funding. Work may not begin until a Letter to Proceed is received.

- ☒ **SUMMARY:** a written summary outlining the overall scope of work to be performed;
- ☒ **APPLICATION:** completed & signed application (this document);
- ☒ **W-9:** used for establishing an account for payment by the City of San Angelo;
- ☒ **NARRATIVE:** used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☒ **PROJECT BUDGET:** a detailed accounting, using Worksheet A, of how the amount requested in item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and **CANNOT** include non-eligible items for funding or match.
- ☒ **DHRC LETTER OF APPROVAL:** If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project **MUST BE PROVIDED** with your application. Applications that require DHRC approval for which no approval has been obtained **WILL NOT BE CONSIDERED**. Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.

SECTION 7: STATEMENT OF UNDERSTANDING:

- I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
- I understand that no work on the proposed project may begin until and unless an official Letter to Proceed is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
- I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
- I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
- I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
- I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner Manuel Rodriguez Date: 9.3.25

SECTION 6: REPRESENTATIVE:

I hereby designate Donny Rodriguez as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at:

Donny Rodriguez 325. 340. 6140 Al-rod properties@gmail.com

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y/N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE

[illegible]

Carpentry And Painting by Adam, LLC
P.O. Box 5807 San Angelo, TX 76902
Mobile:325.234.8522

September 3,2025

Proposal location
226 N Chadbourne San Angelo, TX 76903

Framing to rebuild of new glass windowpanes. Labor and Materials	\$6,000.00
Front of the building: prep scrape, pressure wash, seal and prime what's needed. Apply two coats of paint (DHRC) approved. Labor and material.	\$6,244.56
Electrical for the Façade 3 wall fixtures & 2 side wall light sconces (we'll use what DHRC approves) Labor and Material	\$3,617.55
Front of the building windowpanes. Labor and Material	\$9,850.75
New front metal awning Labor and Materials	\$9,677.27
Total	\$35,390.13



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: Ad Rod Properties, LLC Date: 9.23.25

Business Owner (if different from above): Adam Rodriguez

Business Address: 228 N. Chadbourne Mailing Address: P.O. Box 5807

Business Phone: 325.340.6140 Secondary Phone: 325.262.5585

Email: Adrodproperties@gmail.com Fax: _____

Property Owner: Adam & Yolanda Rodriguez

Remit incentive payment(s) to: ☒ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☐ TIRZ - North Eligibility Area ☒ TIRZ - South Eligibility Area
(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

☐ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____

☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____

☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____

☒ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy adopted 08/16/2022, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|--|---|---|
| ☒ Facade Improvement | ☐ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☒ Historic Preservation | ☐ Paving (as part of larger project) | ☐ Asbestos Abatement |
| ☒ Landscape Installation | ☐ Sprinkler & Monitored Smoke Alarm System | ☐ Sales Tax |
| ☐ Property Tax Abatement | ☐ Development Fee Reductions | |

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: \$37,000.21

4C. The amount of funding requested is: \$27,750.16 as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: \$9,250.05 as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 07/21/15 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy.

Does the proposed project:

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

[illegible]

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.
Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☒ SUMMARY: a written summary outlining the overall scope of work to be performed;
- ☒ APPLICATION: completed & signed application (this document);
- ☒ W-9: used for establishing an account for payment by the City of San Angelo;
- ☒ NARRATIVE: used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☒ PROJECT BUDGET: a detailed accounting, using Worksheet A, of how the amount requested in item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.
- ☒ DHRC LETTER OF APPROVAL: If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project MUST BE PROVIDED with your application. Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED. Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted by City Council on August 16, 2022).
2. I understand that no work on the proposed project may begin until and unless an official Letter to Proceed is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner

Adam Rodriguez

Date: Sept 23, 2025

SECTION 8: REPRESENTATIVE:

I hereby designate Danny Rodriguez as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 325.340.6140
Adradproperties@gmail.com

After you have completed this application and submitted the required exhibits, please mail or deliver this information to the Economic Development Department located at 69 N. Chadbourne St. in the Business Resource Center. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST

DATE

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
1	Excluded from work item		\$0.00	
2	Excluded from work item		\$0.00	
3	Excluded from work item		\$0.00	
4	Excluded from work item		\$0.00	
5	Carpentry & Painting By Adam			\$37,000.21
	Match 25%		\$9,250.5	

AD ROD PROPERTIES, LLC

P.O BOX 5807 SAN ANGELO, TX 76901 325.340.6140 ADRODPROPERTIES@GMAIL.COM

September 23, 2025

TIRZ INCENTIVE PLANNING DIVISION
Planning Division
City of San Angelo

SITE PLAN: 228 North Chadbourne.

Improving the exterior façade by painting the exterior brick with DHRC approved paint. Black framed tinted glass window and doors will be installed where the existing wood paneling is in place, brick under the window will remain. Exterior lighting will consist of two wall mounted lights DHRC approved. Install of a new black metal awning in front of the building. New signage for future tenant. Landscape will include two terracotta planters that will require to keep real plants in then instead of faux plants.

AD ROD PROPERTIES

Carpentry And Painting by Adam, LLC
P.O. Box 5807 San Angelo, TX 76902
Mobile:325.234.8522

September 3,2025

Proposal location
228 N Chadbourne San Angelo, TX 76903

Framing for new windowpanes Labor and Materials	\$4,500.00
Front of Façade: prep work, pressure wash prime and sealing/caulking as needed. Applying two coats of paint. Paint approved by (DHRC). Labor and materials included.	\$5,083.05
Electrical for façade Wall lights and sconces (DHRC) approval. Labor and Materials	\$2,647.74
Front of the building blk/aluminum framing & glass panes with front door. Labor and Materials	\$17,103.50
New front of the building Metal Awning Labor and material included	\$7,665.92
Total	\$37,000.21

AD ROD PROPERTIES, LLC

P.O. BOX 5807 SAN ANGELO, TX 76901 325.340.6140 ADRODPROPERTIES@GMAIL.COM

September 3, 2025
TIRZ Incentives
Planning Division
City of San Angelo
52 W. College Ave
San Angelo, Texas

I am writing to express my interest in remodeling a building in the River Corridor location of 228 North Chadbourne. I have identified several areas in need of improvement that will enhance the functionality and aesthetics to bring retail/ sales businesses downtown.

The building has been abandoned for approximately eight years and needs an exterior and interior remodel. I have researched remodeling options and have included the detailed bid for the exterior windows and doors, exterior lighting, awning, landscape and exterior paint with business signage.

I am confident the remodel will address the existing issues and add significant value to the downtown area. I would appreciate the opportunity to be considered for the TIRZ incentive program.

Thank you for considering my proposal. I look forward to your response.

Sincerely,

AD ROD PROPERTIES, LLC



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: Conoly O Brooks, III Date: 7/21/2025

Business Owner (if different from above): Conoly O Brooks, III

Business Address: 112 W Twohig, San Angelo Mailing Address: PO Box 60673, San Angelo

Business Phone: 325-234-5249 Secondary Phone: n/a

Email: conoly.brooks@gmail.com Fax: n/a

Property Owner: Conoly O Brooks, III

Remit incentive payment(s) to: ☒ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☐ TIRZ - North Eligibility Area ☒ TIRZ - South Eligibility Area
(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

- ☒ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____
- ☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____
- ☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____
- ☐ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy adopted 09/19/2023, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet 8).

- | | | |
|---|---|---|
| ☒ Facade Improvement | ☐ Outdoor Storage & Screening | ☒ Secondary Egress |
| ☒ Historic Preservation | ☒ Paving (part of a larger project and meet ADA requirements) | |
| ☒ Asbestos Abatement | ☐ Landscape Installation | ☐ Sprinkler & Monitored Smoke Alarm System |
| ☒ Sales Tax | ☒ Property Tax Abatement | ☒ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: 152,750.00

4C. The amount of funding requested is: 75,000.00, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: 77,800.00, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

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

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.

Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☒ **SUMMARY:** a written summary outlining the overall scope of work to be performed;
- ☒ **APPLICATION:** completed & signed application (this document);
- ☒ **W-9:** used for establishing an account for payment by the City of San Angelo;
- ☒ **NARRATIVE:** used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☒ **PROJECT BUDGET:** a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.
- ☒ **DHRC LETTER OF APPROVAL:** If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project **MUST BE PROVIDED** with your application. **Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED. Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.**

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner _____

Conoly O Brooks, III

Date: 7/21/2025

SECTION 6: REPRESENTATIVE:

I hereby designate _____ as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: _____.

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR _____

DATE _____



WORKSHEET A

Proposed Project Budget



Below is a chart for summarizing the proposed project's scope & associated costs. All guidelines outlined in the TIRZ Incentive Policy, adopted 07/21/15. This worksheet alone does not provide all of the required items.

Intended Match (money to be provided by applicant): 71,000.00

Total Estimated Project Cost: 152,750.00

Please complete all fields within the chart below. Additional copies may be made of this form if necessary.

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
	Replace Front Door, frame and trim	Match		5,500.00
	Fixed Front Window, frame and trim	Match		3,500.00
	Exterior Removal of deco to install Window	Match		2,000.00
	Power-wash prep and restore exterior	Match		2,000.00
	Roof Replacement with TPO	Match		21,000.00
	New HVAC Installation	Additional Match		15,000.00
	Interior Demo & General Build-out	Additional Match		7,500.00
	ADA-Compliant Restroom Fixtures	Match		5,500.00
	ADA Hardware, Interior Doors	ADA Improvements		3,250.00
	New Floor Installation	ADA Improvements		10,000.00
	Smoke Detectors, Hard-Wired & KNOX box	Match		1300.00
	Windows & Door Installation Labor	Facade Improvement		4,500.00
	TDLR Registration	Development Fee		850.00
	Locally Purchased Building Materials	Sales Tax Rebate		27,150.00
	New Wiring and Electrical	Match		7,500.00
	Lighting Package	Additional Match		5,000.00
	Landscaping and Tree Trimming	Site Enhancement		1,000.00
	Awnings	Facade Improvement		6,000.00
	Asbestos Abatement and Study	Environmental Compliance		1,200.00
	Paint, Trim, and Finish	Interior Improvement		21,000.00
	New Parking lot striping	Additional Match		2,000.00

□

Item #	Work to be Performed	Incentive Type / Match	Unit Cost/Total
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The City Of

San Angelo, Texas

Planning Division

52 West College Avenue, 76903

June 26, 2025

Conoly O Brooks, III
PO box 60673, San Angelo, TX 76906
conoly.brooks@gmail.com

DD25-04: 112 W Twohig -- A request for an approval for exterior structural repairs, ADA-compliant upgrades, awning installation, and restoration of the original red brick façade.

To whom it may concern,

At its meeting on **Thursday, January 26, 2025** the Design & Historic Review Commission for the City of San Angelo **APPROVED** your case DD25-04, a request for approval for exterior structural repairs, ADA compliant upgrades, awning installation, and restoration of the brick facade without altering the front brick facade, located at 112 W Twohig Avenue, subject to three Conditions of Approval:

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission as part of the site design.
2. The applicant shall obtain permits from the Permits and Inspections Division if required.
3. An encroachment agreement is obtained by the applicant for any features that fall on or over the public right-of-way, including signage, awning and planters.

Please be advised that required permits are obtainable from the City's Permits and Inspections Division. Their offices are located at 52 West College Avenue, beside San Angelo's City Hall. They may also be reached by phone at (325) 657-4210, Extension 1. We will also send a copy of this clearance letter to their attention so that they will also understand the circumstances and issue the permits accordingly. If you have any questions concerning these proceedings, please contact the Planning Division at (325) 657-4210.

Sincerely,

Arden Neff
Arden Neff
Planning Tech



Spear Head
9-1/2" for 1/2" Pipe awning
(painted black)



Awning Molding
Aluminum
used for fabric to attach
to building



Project Summary – 112 W. Twohig Avenue

The project at 112 W. Twohig Avenue involves a comprehensive interior and exterior renovation of a long-underutilized historic building in downtown San Angelo. The work will restore the property to productive commercial use while preserving its architectural character and supporting the goals of the River Corridor Master Plan.

The scope of work includes:

- Structural repairs to ensure safety and longevity
- Installation of energy-efficient lighting and HVAC systems
- ADA-compliant accessibility upgrades
- Full restoration of the original red brick façade
- Complete interior remodel to create high-quality professional office space

All renovations will be completed by licensed local contractors, with materials sourced from local suppliers to maximize the project's economic impact within the community.

River Corridor Compatibility

Located within the South Corridor, this project complements the ongoing revitalization efforts in downtown San Angelo. Restoring this structure contributes to the area's historic preservation, enhances walkability, and strengthens the visual identity of the River Corridor.

By preserving the original façade, improving accessibility, and enhancing safety through updated lighting, the project will improve the surrounding streetscape and help attract professional tenants. This directly supports the city's vision for a vibrant, economically sustainable, and culturally rich downtown.

In summary, the renovation of 112 W. Twohig Avenue is more than a restoration project—it is a thoughtful investment in the future of San Angelo's downtown and River Corridor.

112 W. Twohig Ave

Project Narrative

The building at 112 W. Twohig Avenue sits prominently in the heart of San Angelo's Downtown Historic Restoration Corridor, representing both a unique architectural past and an exciting opportunity for thoughtful renewal. Ideally located among a mix of revitalized businesses and historic properties, this site supports the city's ongoing commitment to downtown improvement and preservation efforts.

This proposal seeks to restore and modernize 112 W. Twohig while honoring its original character and historical integrity. The red brick exterior—an essential feature of its traditional craftsmanship—will be fully preserved to maintain the charm and authenticity that define downtown San Angelo. A new black awning is proposed for the front entrance, offering functional shade and a timeless architectural accent that complements the surrounding streetscape.

Currently, the building has outdated entry features and window openings that are covered with temporary materials, diminishing the property's overall appearance and curb appeal. The planned restoration will significantly improve both safety and aesthetics, transforming the building into a vibrant, welcoming commercial space that contributes to the momentum of downtown renewal.

The project includes full façade restoration using the existing red brick without altering the original masonry, the installation of a historically styled green fabric awning, and the replacement of windows and doors with historically appropriate, energy-efficient models. Site improvements will address sidewalk and designated parking areas, enhancing accessibility, drainage, and the pedestrian experience. Additionally, modern HVAC and updated electrical systems will be installed to meet current efficiency, safety, and code requirements. All work will be completed in full compliance with ADA standards and local building regulations.

The project team is committed to using local contractors and sourcing materials through area suppliers, contributing to the local economy and reinforcing community-based revitalization efforts. Once complete, the building will offer new commercial space that supports local business growth, encourages pedestrian traffic, and strengthens the identity of San Angelo's historic downtown.

In conclusion, the restoration of 112 W. Twohig Avenue is a thoughtful investment in preserving San Angelo's architectural heritage while modernizing an underutilized property for contemporary use. This project will result in a well-lit, secure, and beautifully restored commercial building that adds long-term value to both the site and the surrounding community.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: November 18, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for ROW25-07, a request to abandon a portion of the street located at E. 41st St., between Crockett St. and Bonham St., and abandon a dedicated portion of Bonham St., between E. 41st St. and the north alley (Presentation made by Planning & Development Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This request is from the SAISD to abandon unimproved ROW on their properties at the old Lincoln Middles School site. The SAISD Tiny Texans program and the SAISD Maintenance facilities are located on this property. Through their consolidation and bond program, this campus is getting some updates for the Tiny Texans to move into the main facility. This abandonment does not impact any City utilities, nor third party utilities. City Departments of Planning, Operations, Engineering Services and Water Utilities approved of the request and the Planning Commission recommends approval with a 5-0 vote on October 20, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Case heard at Planning Commission on 10/20/25 and passed with a 5-0 vote.

Attachments:

- | | |
|------------------------------------|-------------------------------------|
| 1. ROW25-07 E 41st St Staff Report | ROW25-07 E 41st St Staff Report.pdf |
| 2. ROW25-07 - Ordinance | ROW25-07 - Ordinance.docx |
| 3. ROW25-07 Ordinance Map | ROW25-07 Ordinance Map.png |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry

Aaron Vannoy

Holly Crooks

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

STAFF REPORT
PLANNING COMMISSION – October 20, 2025



APPLICATION TYPE:		CASE:	
Street Abandonment		Abandonment of street approximately 60' x 550' (unimproved street) Bonham Street and (unimproved street) E 41 st Street surrounded by Blocks 49, 50, 59, 60, Lakeview Addition, East 41 st Street between Crockett Street and Bonham Street, Bonham Street between East 41 st Street and north alley.	
SYNOPSIS:			
The applicant has applied to abandon two unimproved streets. The purpose of the abandonment is to allow the school to absorb the portions of the streets as they are undeveloped and not needed for traffic flow. The alleys were never created and were only on the original Plat. The portion of the E 41 st Street acts as an approach to the building at 4101 Crockett Street.			
LOCATION:		LEGAL DESCRIPTION:	
E 41 st Street		Blk: 49, 50, 59, 60, Subd: Lakeview Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District #2: Joe Self Neighborhood: Lake View	Single-Family Residential (RS-1)	Neighborhood	Approx. 11 acres
THOROUGHFARE PLAN:			
Required: minimum 26' width Public Street Existing: 33'pavement width on Bonham between E 42 nd St & E 41 st St.			
NOTIFICATIONS:			
28 notifications mailed within 200-foot radius on 09/30/2025. Received 0 response in opposition or in favor.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the abandonment of street approximately 60' x 550' = 33,000 sq. ft. (unimproved streets) Bonham Street & E 41 st Street in Blocks 49, 50, 59, 60, Lakeview Addition, East 41 st Street between Crockett Street and Bonham Street, Bonham Street between East 41 st Street and north alley – with two conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner/Petitioner: SAISD			
STAFF CONTACT:			
Karen Putnam Planner (325) 657-4210, Extension 1546 Karen.putnam@sanangelo.gov			

Analysis:

City Staff and relevant municipal departments have been involved in multiple discussions concerning the proposed development and the abandonment of this road right of way. This is part of a zone change request and change of occupancy at the Old Lincoln Middle School. There is a water line located on Crockett Street and a sewer main that runs down Bonham Street and the alley north of E 41st Street.

The proposed abandonment would not contradict any applicable City Ordinance. The block length of East 42nd Street and Crockett Street still meet the required block length outlined in Chapter 9 of the LDSO. This expansion is just clearing up an existing situation and SAISD is the owner of the property abutting the requested abandonment.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and as indicated above, conducted a site visit to the property to determine the appropriateness of abandoning this public right-of-way.

- *Traffic patterns:* Staff does not believe that traffic patterns would be negatively affected by the street abandonment. East 42nd Street is the minor collector road that will maintain traffic flow for this block.
- *Utilities:* Utility providers will not be affected.
- *Community Impact:* Staff sees no negative community impact if this street portion is abandoned.
- *Public Benefit:* Abandoning this street portion would meet the public need to correct an existing situation, clean up city and school records and better define the present condition.

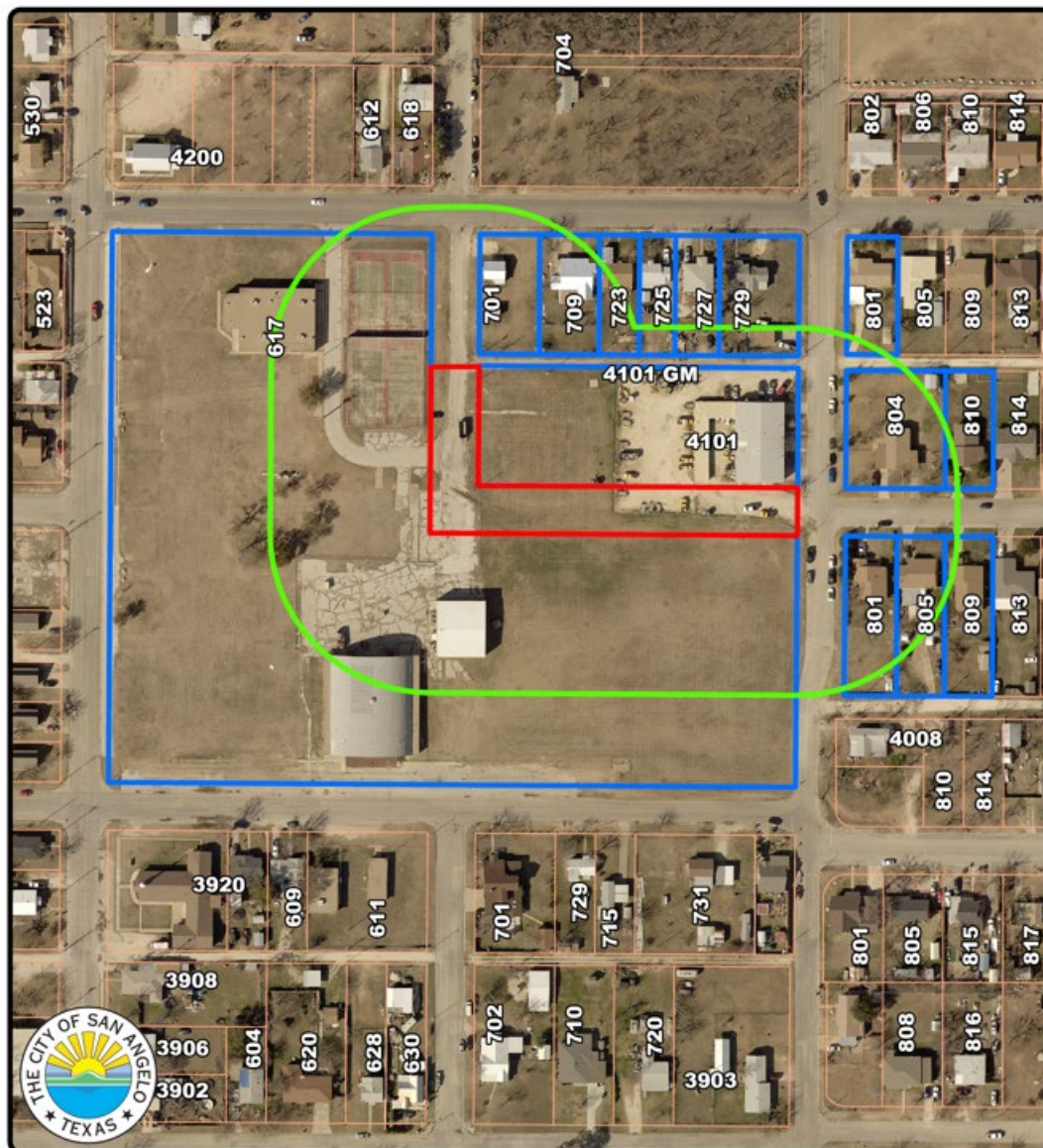
Recommendation:

Staff recommend **Approval with the following conditions** of the Right-of-Way Abandonment of 33,000 sq ft. of street right of way located at East 41st Street between Crockett and Bonham Street, Bonham Street between East 41st Street and the north alley:

1. Per Land Development and Subdivision Ordinance, Chapter 1.V, submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance.
2. After approval of the associated plat and payment, verify the recordation of quitclaim deed(s) effectively completing the City's claim to the entirety of the abandoned alley(s) shall be provided.

Attachments:

Notification Map
Abandonment Area Plan



Notification Map
ROW25-07: E 41st St

Council District: #2 - Joe Self
Neighborhood: Lake View

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: —

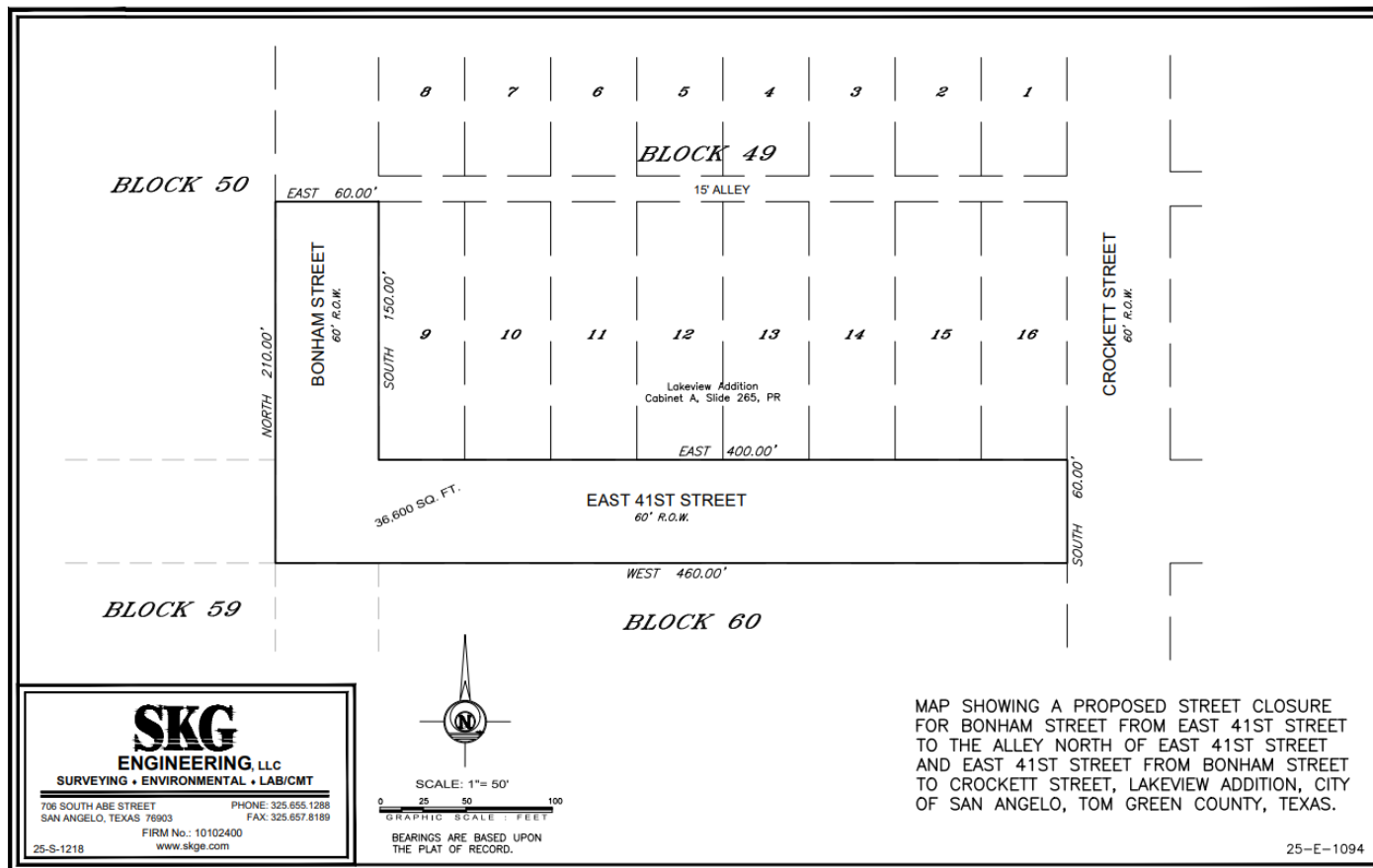
Subject Property: —

Notified Properties: —

N



Abandonment Area Plan



AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF A PORTION OF UNIMPROVED STREET COMPROMISING OF 33,000 SQUARE FEET LOCATED AT E 41ST ST BETWEEN CROCKETT AND BONHAM ST AND A PORTION OF BONHAM ST LOCATED BETWEEN BLOCKS 49 & 50 OF LAKEVIEW ADDITION; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

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

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

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

SECTION 1: The public right-of-way located in the City of San Angelo, comprising of 33,000 square feet located at E 41st St between Crockett and Bonham St and a portion of Bonham Street located between Blocks 49 & 50 of Lakeview Addition, Tom Green County, Texas, more particularly described and depicted in **Exhibit “A,”** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions herein set forth.

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

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

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

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

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

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

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

INTRODUCED on the **18th day of November 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of December 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

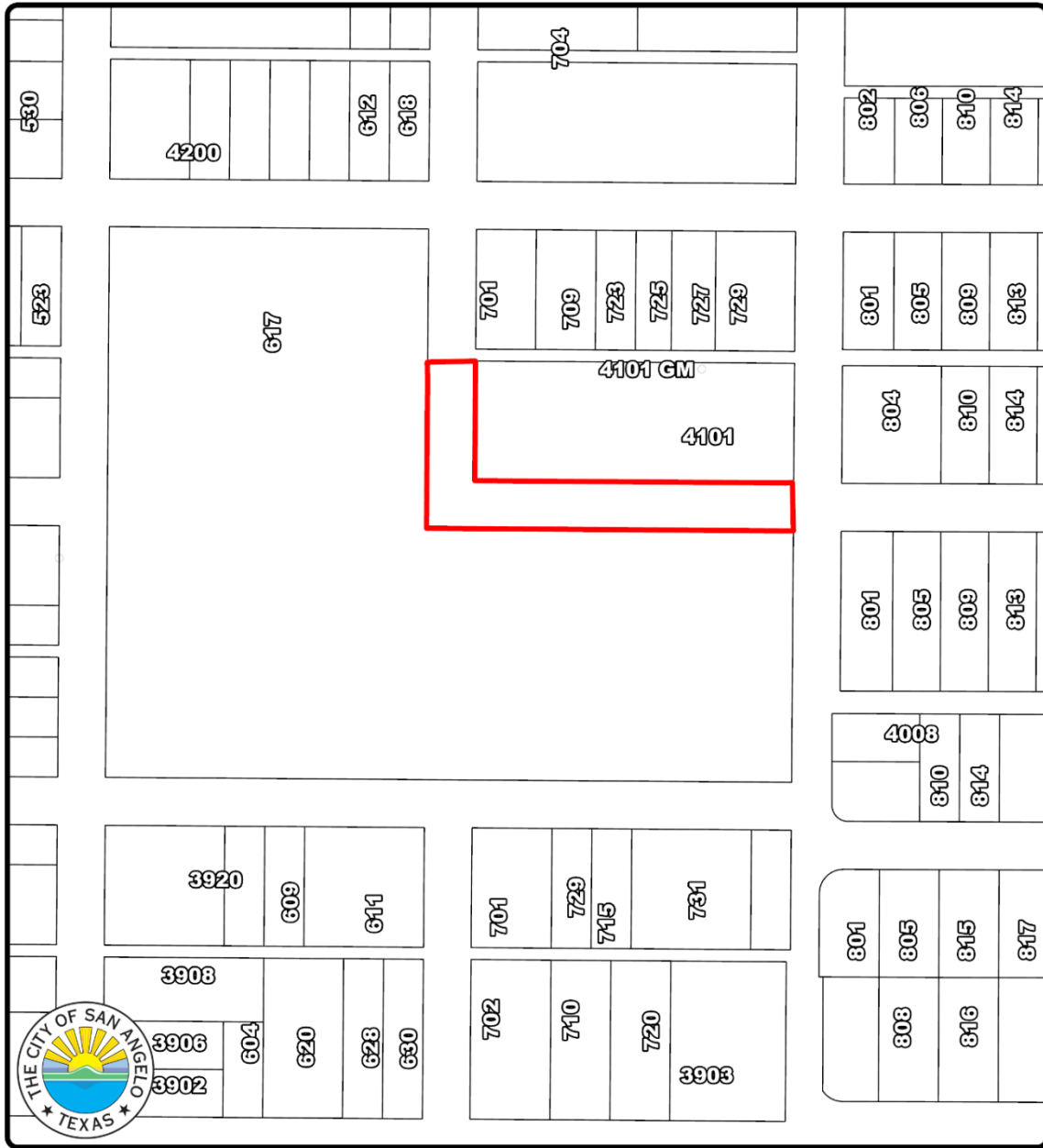
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

“Exhibit A”



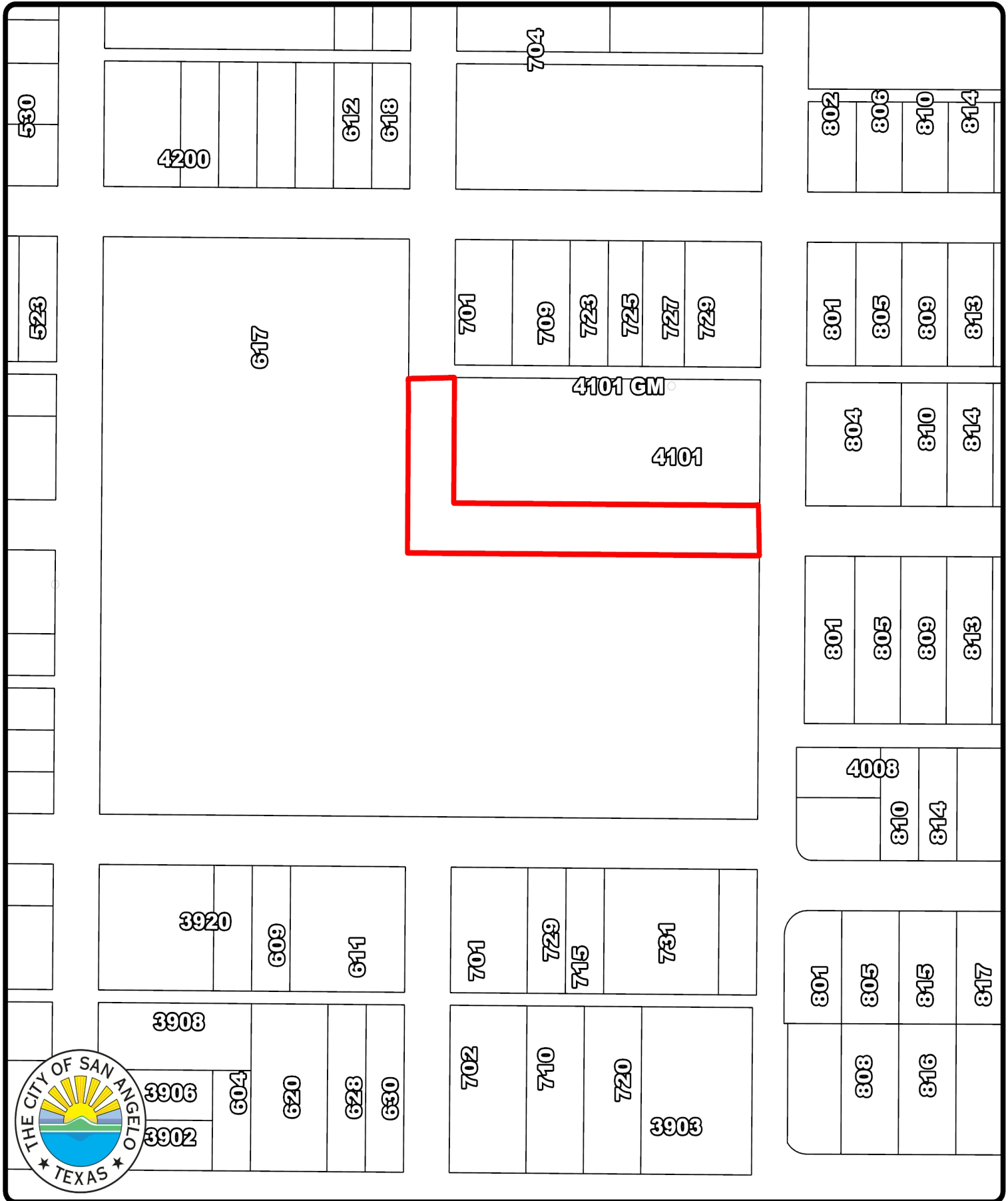
Ordinance Map **ROW25-07: E 41st St**

Council District: #2 - Joe Self
 Neighborhood: Lake View

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Property: —





Ordinance Map ROW25-07: E 41st St

Council District: #2 - Joe Self

Neighborhood: Lake View

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Property: —



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: November 18, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for ROW25-08, a request to abandon an unimproved portion of W. 12th St., along with a nearby unimproved alleyway northwest of the intersection of W. 11th St. and N. Bryant Blvd. (Presentation made by Planning and Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This is a request for phase one of a project to become a new commercial area on the eastern side of N Bryant just north of the intersection of W. 12th and N. Bryant. The request to abandon unimproved ROW from decades-old plats is supported by Planning, Engineering, Operations and Water Utilities, as there are no current utilities for the City nor known 3rd party utilities. This will allow a consolidation of small properties into one or two larger properties for commercial development. PLanning Commission recommends approval with a 5-0 vote on October 20, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Case heard at Planning Commission on 10/20/25 and passed with a 5-0 vote.

Attachments:

- | | |
|----------------------------|-----------------------------|
| 1. ROW25-08 - Staff Report | ROW25-08 - Staff Report.pdf |
| 2. ROW25-08 - Ordinance | ROW25-08 - Ordinance.docx |
| 3. ROW25-08 Ordinance Map | ROW25-08 Ordinance Map.png |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry
Aaron Vannoy
Holly Crooks
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

PLANNING COMMISSION – October 20, 2025

STAFF REPORT

City Council 1st reading: November 18, 2025



APPLICATION TYPE:		CASE:	
Alley & Street Right-of-Way Abandonment		ROW25-08: 500 W 12 th Street	
SYNOPSIS:			
The applicant has requested the abandonment of a public alleyway in the C.W. Merrick Subdivision, as well as a portion of W 12th Street south of it. These portions of alleyway and W 12th Street are both unimproved and free of public utilities. Neither are, or ever have been, used by the greater public as a true street or alleyway. The alley measures 20'x150' and the street measures about 60'x250'.			
LOCATION:		LEGAL DESCRIPTION:	
West of the intersection of North Bryant Boulevard and W 11 th Street		Blocks 2 and 3 of the C.W. Merrick Subdivision	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #4 Patrick Keely Neighborhood: Blackshear	Light Manufacturing (ML)	Commercial	Total of ~.413 acres or 18,000 sq. ft.
THOROUGHFARE PLAN:			
W 12 th Street – 60' of right-of-way, unimproved and unconnected to any other street			
NOTIFICATIONS:			
18 notifications mailed. Zero (0) received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the Right-of-Way Abandonment subject to three (3) conditions .			
PROPERTY OWNER/PETITIONER:			
Owners: Sejal Investments, LLC			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Extension 1550 austin.reed@sanangelo.gov			

Additional Information:

There are no existing City services within the alley and street area to be abandoned. The involved City departments have expressed their support for the abandonment. Neither the street nor alleyway are improved or utilized as an access point to any property and are nothing more than unconnected strips of right-of-way in the middle of a block comprised of private property.

Rationale:

- *Traffic patterns:* Planning staff believe that existing or anticipated traffic patterns would not be affected in any way.
- *Utilities:* There are no existing City utilities within the proposed abandonment.
- *Community Impact:* Planning staff have sent adjacent owners public notice of the meeting. There have been no responses to date.
- *Public Benefit:* Unused right-of-way hinders the surrounding property owners' abilities to develop unused land and results in unnecessary complications. This abandonment would directly benefit the affected land owners and promote development on unused land.

Recommendation:

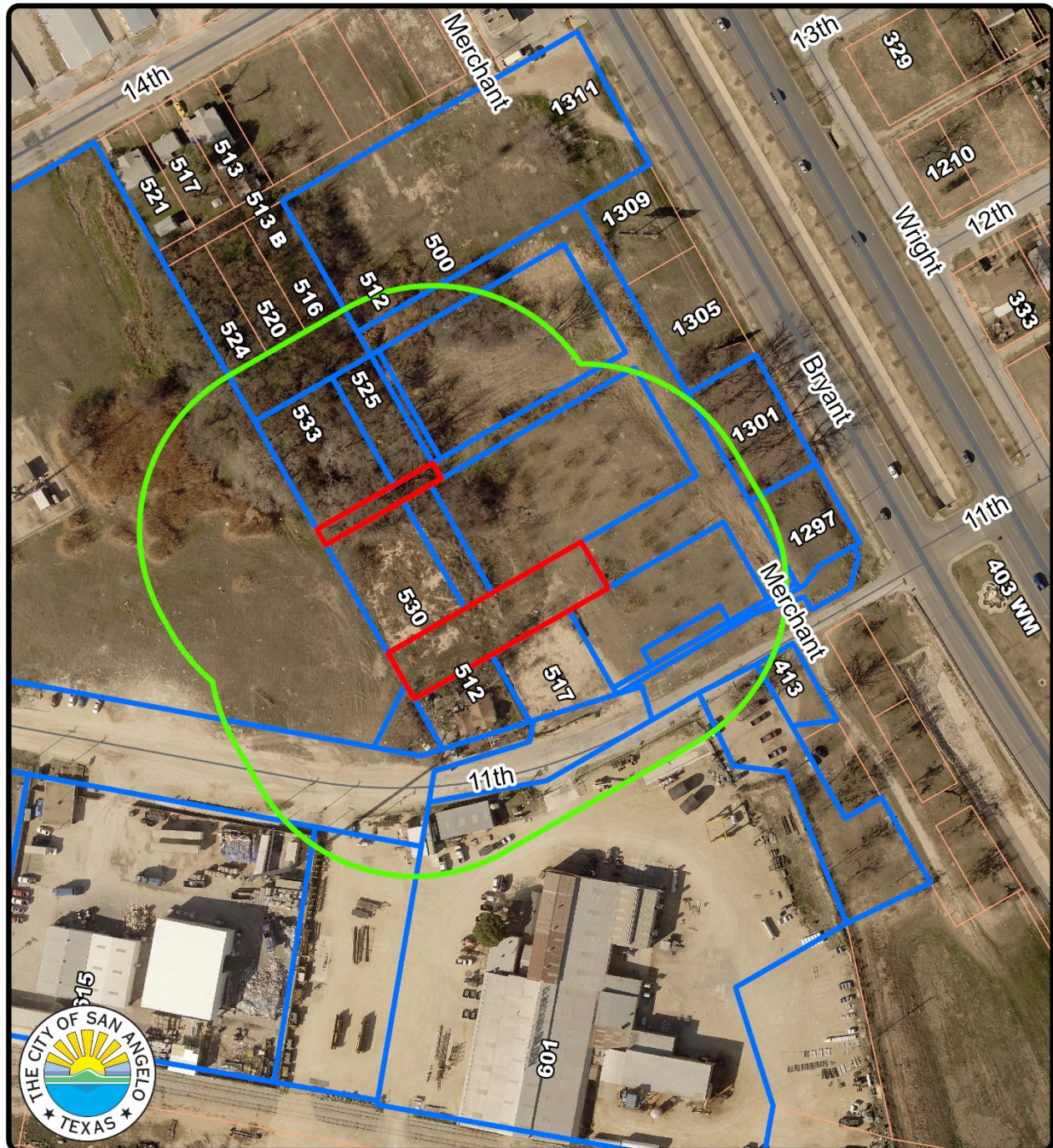
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

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

Attachments:

Notification Map
Aerial Map
Exhibit

Notification Map



Notification Map
ROW25-08: 500-520 W 12th

Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 

Subject Property: 

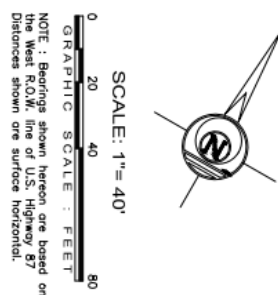
Notified Properties: 

N



Aerial Map





AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF AN UNIMPROVED PUBLIC ALLEYWAY MEASURING 20 FT X 150 FT IN THE C.W. MERRICK SUBDIVISION AND A PORTION OF UNIMPROVED STREET MEASURING 60 FT X 250 FT OF W 12TH ST, WEST OF THE INTERSECTION OF N BRYANT BLVD AND W 11TH ST; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

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

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

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

SECTION 1: The public right-of-way located in the City of San Angelo, comprising of unimproved public alleyway measuring 20 ft x 150 ft in the C.W. MERRICK SUBDIVISION and a portion of unimproved street measuring 60 ft x 250 ft of W 12TH St, located west of the intersection of N Bryant Blvd and W 11th St, Tom Green County, Texas, more particularly described and depicted in **Exhibit “A,”** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions herein set forth.

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

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

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

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

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

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

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

INTRODUCED on the **18th day of November 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of December 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

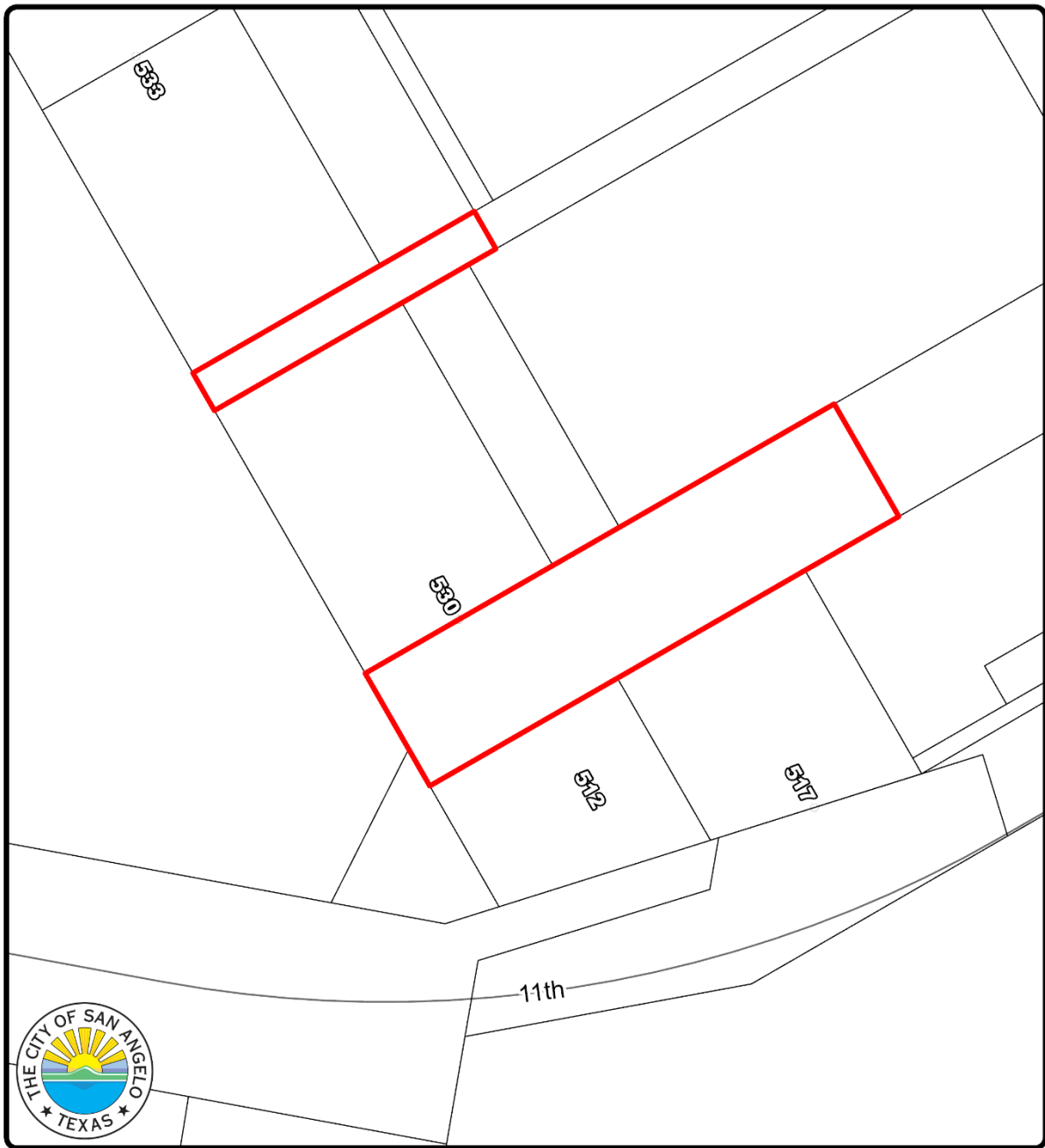
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

“Exhibit A”



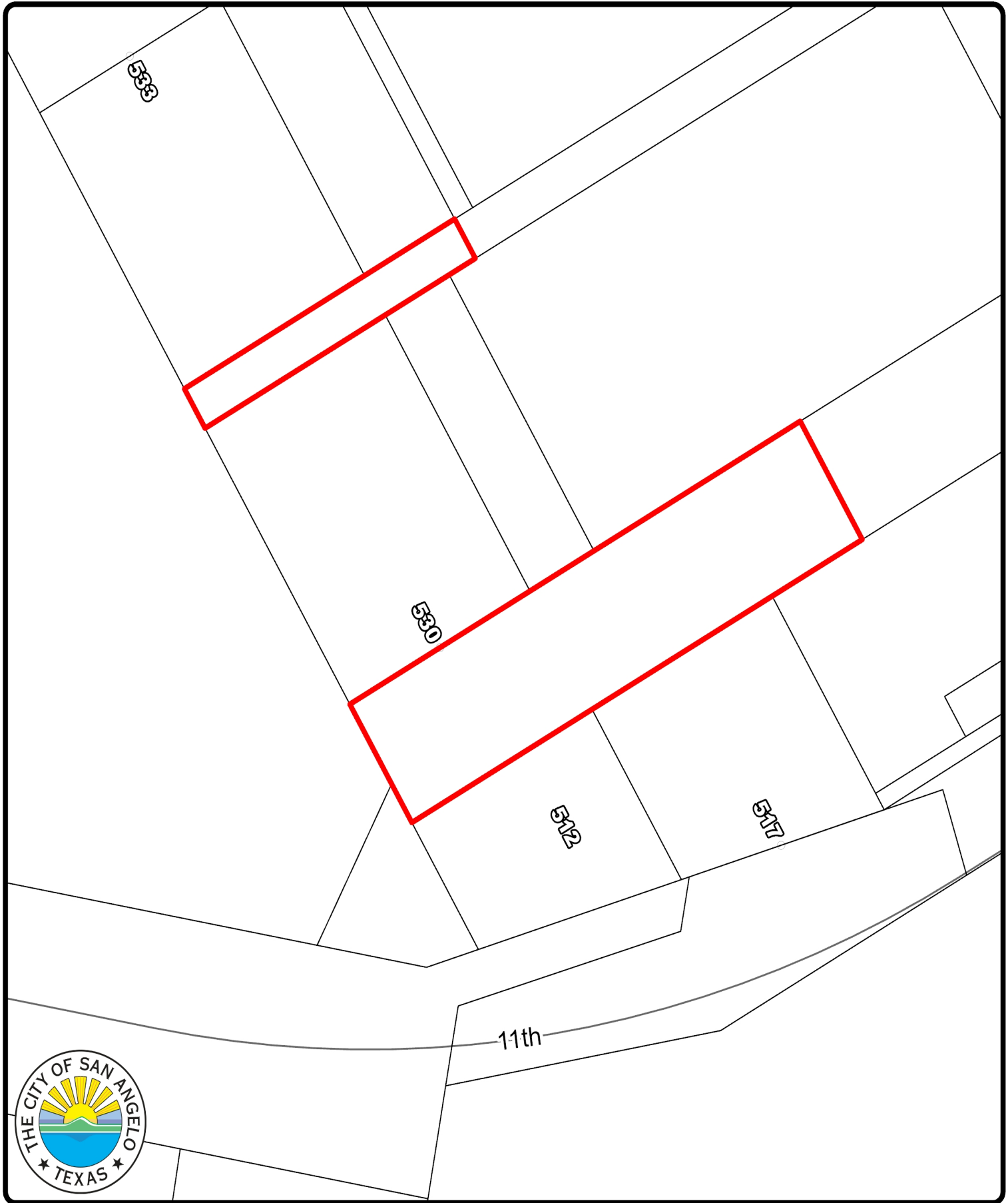
Ordinance Map
ROW25-08: 500-520 W 12th

Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Subject Property: —

Scale: 0 0 0.01 0.02 0.02 0.03 Miles





Ordinance Map

ROW25-08: 500-520 W 12th

Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Scale: 0 0 0.01 0.02 0.02 0.03 Miles

Subject Property: 



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: November 18, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for ROW25-09, a request to abandon two segments of unimproved portions of street right-of-way for W. 10th St. and Merchant St., located south of the intersection of W. 11th St. and N. Bryant Blvd. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

The request is to clean up an area where the city owns a drainage facility to remove unimproved ROW. This is adjacent to W 11th St and N Bryant on the eastern side of the roadway. An old platted area of small lots has never been built out and now is the time to clean up the property to facilitate continued maintenance of the drainage facility and some minor expansion of the Wendland Manufacturing yard for additional parking and maneuvering of equipment. Planning, Engineering Services, Operations and Water Utilities approved the abandonment as there are no city utilities other than drainage in the area and no known 3rd party utilities. The Planning Commission recommends approval with a 5-0 vote on October 20, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Case heard at Planning Commission on 10/20/25 and passed with a 5-0 vote.

Attachments:

- | | | |
|----|-------------------------|-----------------------------|
| 1. | ROW25-09 - Staff Report | ROW25-09 - Staff Report.pdf |
| 2. | ROW25-09 - Ordinance | ROW25-09 - Ordinance.docx |
| 3. | ROW25-09 Ordinance Map | ROW25-09 Ordinance Map.png |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry

Aaron Vannoy

Holly Crooks

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

PLANNING COMMISSION – October 20, 2025

STAFF REPORT

City Council 1st reading: November 18, 2025



APPLICATION TYPE:		CASE:	
Street Right-of-Way Abandonment		ROW25-09: W 10 th and Merchant St.	
SYNOPSIS:			
The applicant has requested the abandonment of two intersecting portions of street right-of-way for W 10 th and Merchant Streets. Both portions of street are unimproved and free of public utilities. Neither are, nor ever have been, used by the greater public as a true street. The Merchant St. portion measures 37'x360', while the W 10 th St. measures 30'x45'.			
LOCATION:		LEGAL DESCRIPTION:	
South of the intersection of North Bryant Boulevard and W 11 th Street		Tolson-Chamberlin Subdivision	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #4 Patrick Keely Neighborhood: Blackshear	Light Manufacturing (ML)	Industrial	Total of ~.337 acres or 14,670 sq. ft.
THOROUGHFARE PLAN:			
W 10 th St. – 30' ROW, unimproved Merchant St. – 37' ROW, unimproved			
NOTIFICATIONS:			
8 notifications mailed. Zero (0) received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Street Right-of-Way Abandonment subject to three (3) conditions .			
PROPERTY OWNER/PETITIONER:			
Petitioner: City of San Angelo			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Extension 1550 austin.reed@sanangelo.gov			

Additional Information:

There are no existing City services within the street areas to be abandoned. The City of San Angelo is the proponent of this abandonment, and the involved departments have expressed their support. These streets have never acted as an access point to any property and only represent an obstacle to future development.

Rationale:

- *Traffic patterns:* Planning staff believe that existing or anticipated traffic patterns would not be affected in any way.
- *Utilities:* There are no existing City utilities within the proposed abandonment.
- *Community Impact:* Planning staff have sent adjacent owners public notice of the meeting. There have been no responses to date.
- *Public Benefit:* Unused right-of-way hinders the surrounding property owners' abilities to develop unused land and results in unnecessary complications. This abandonment would directly promote development of unused land.

Recommendation:

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

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

Attachments:

Notification Map
Aerial Map

N



Notified Properties:

Aerial Map



AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF A PORTION OF UNIMPROVED STREET COMPROMISING OF 37 FT X 360 FT OF MERCHANT ST AND 30 FT X 45 FT OF W 10TH ST LOCATED WITHIN TOLSON-CHAMBERLIN SUBDIVISION, SOUTH OF THE INTERSECTION OF N BRYANT BLVD AND W 11TH ST; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

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

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

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

SECTION 1: The public right-of-way located in the City of San Angelo, comprising of 37 ft x 360 ft of a portion of Merchant St and 30 ft x 45 ft of a portion of W 10th St within Tolson-Chamberlin Subdivision, located south of the intersection of N Bryant Blvd and W 11th St, Tom Green County, Texas, more particularly described and depicted in **Exhibit "A,"** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions herein set forth.

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

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

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

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

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

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

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

INTRODUCED on the **18th day of November 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of December 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

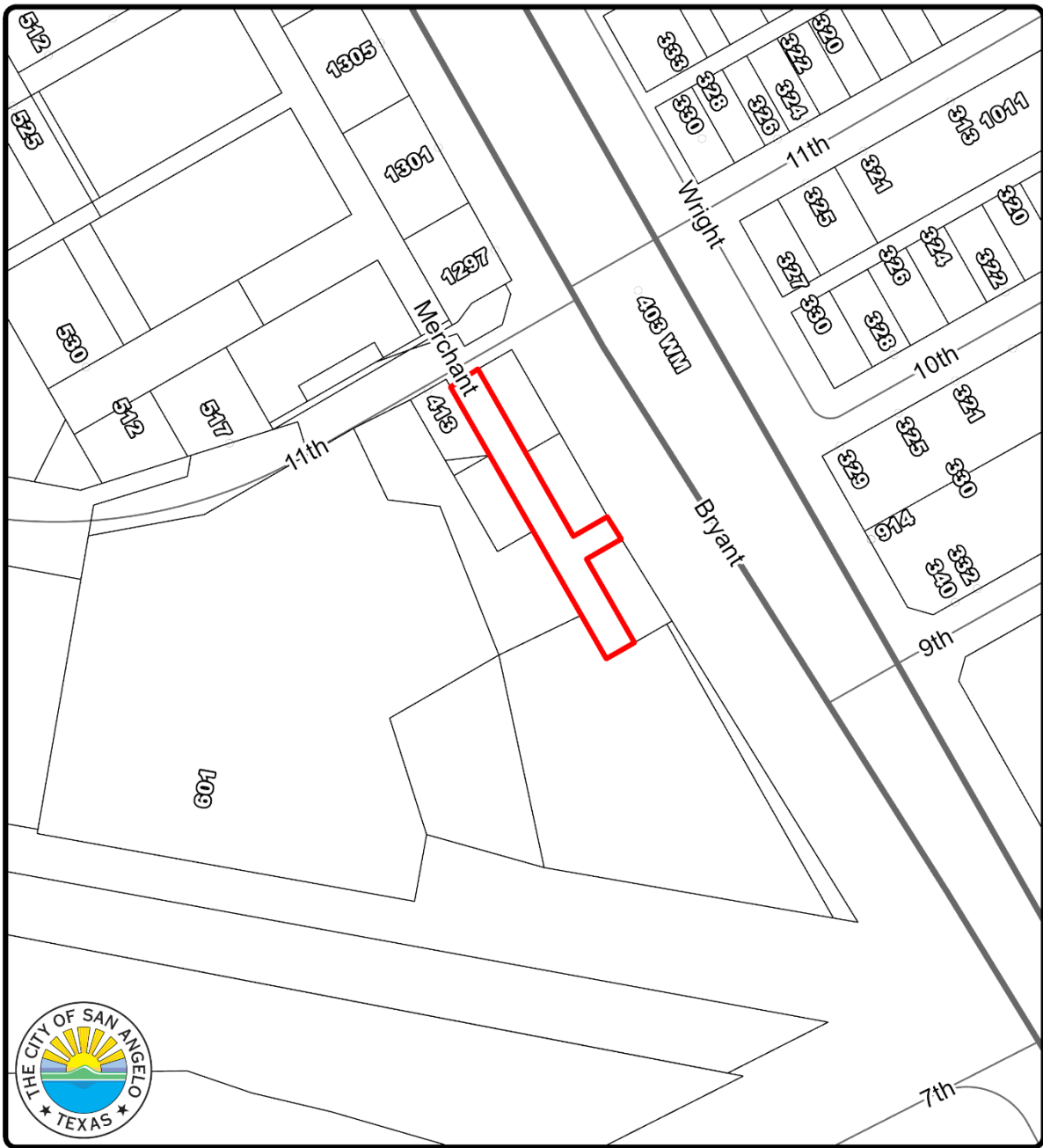
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

“Exhibit A”



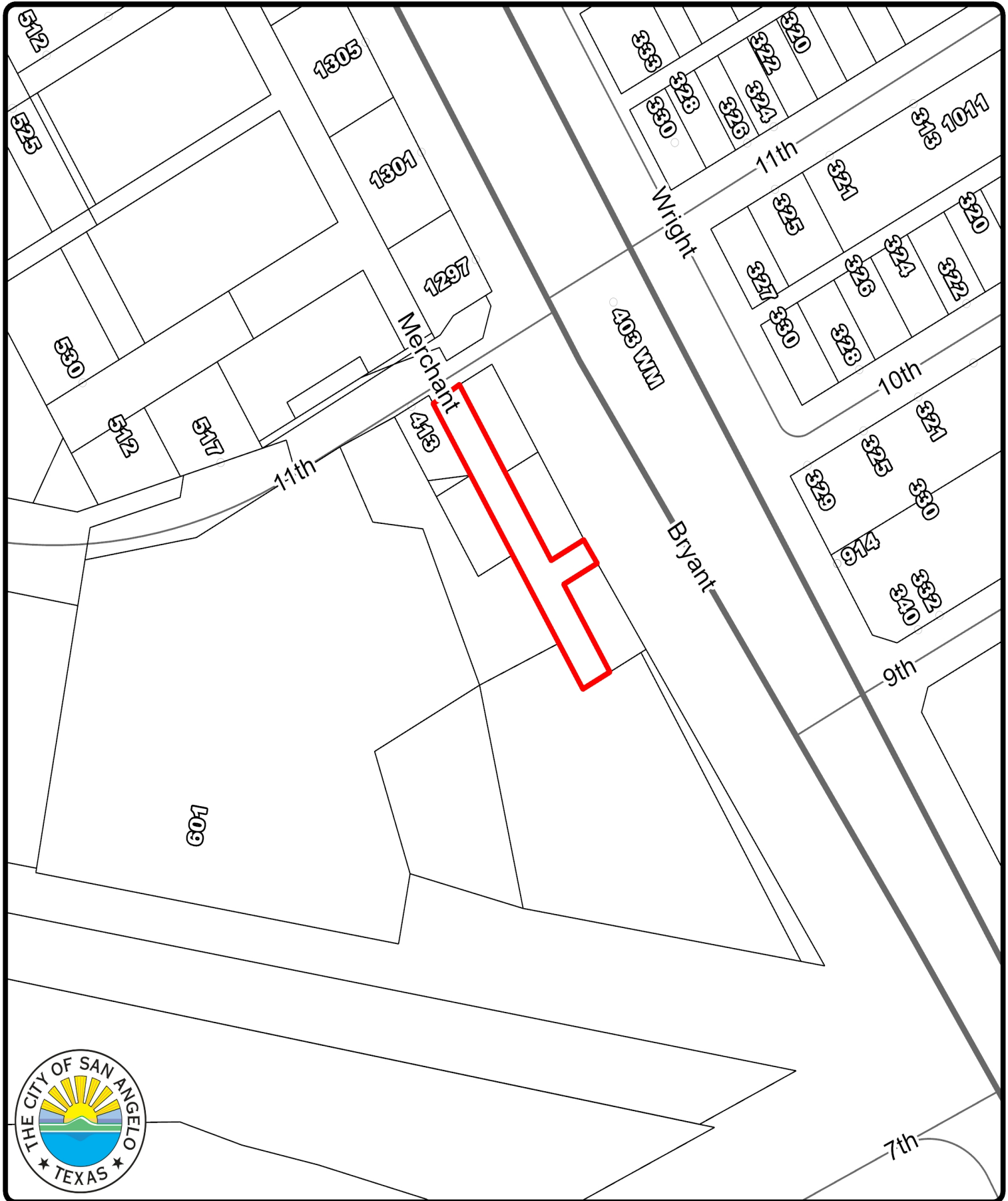
Ordinance Map
ROW25-09: 11th & N Bryant

Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Subject Property: —

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles





Ordinance Map

ROW25-09: 11th & N Bryant

Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Property: —



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: November 18, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for PD05-02, a request for an expansion of a Planned Development by adding 38.712 acres surrounding the east side of the Coliseum located between Lake View Heroes Dr. and E. 43rd St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This request is to add approximately 39 acres to the planned development for the coliseum area. Currently, the Coliseum area (92 acres) is under PD05-02 and in the background information. This PD allows for the Fair and Rodeo grounds to hold typical livestock, heritage and community events. The expansion area will allow for the accessories used to support the Fairgrounds and Rodeo events for parking, construction and material storage. These areas are currently zoned RS-1 single family zoning. This does not allow the intended uses and the need for material storage while the Coliseum project is ongoing. During construction there are conditions to help mitigate dust and sounds from the residential and school properties to the east. The Planning Commission heard the case on October 20, 2025, and recommended approval with a 5-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Case heard at Planning Commission on 10/20/25 and passed with a 5-0 vote.

Attachments:

- | | |
|---|--|
| 1. PD05-02 Staff report - expansion | PD25-02 Staff report - expansion.docx |
| 2. Ordiancne PD05-02 Expansion | Ordiancne PD05-02 Expansion.docx |
| 3. PD05_02 original case file | PD05_02 original case file.pdf |
| 4. Ordinance_2025-082_PD05-02_Amendment | Ordinance_2025-082_PD05-02_Amendment.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry

Aaron Vannoy

Holly Crooks

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

PLANNING COMMISSION – October 20, 2025
STAFF REPORT



APPLICATION TYPE:	CASE:		
Planned Development - expansion	PD05-02: City of San Angelo – Coliseum & Fairgrounds		
SYNOPSIS:			
Request for approval of a zone change of 39 acres directly adjacent to the current PD05-02 Coliseum and Fairgrounds located between Lakeview Heroes Dr. and 43 rd St. The request is to allow these properties to be utilized while the Coliseum is undergoing renovations and to match the land use being provided on these properties.			
LOCATION:	LEGAL DESCRIPTION:		
207 Lake View Heroes Dr 104 E 43 rd St 20 E 43 rd St 160 E 43 rd St	A-8046 S-0009, Survey: T H DAWSON, 8.5000 ACRES Abst: A-8046 S-0009, Survey: T H DAWSON, 7.012 ACRES Abst: A-8046 S-0009, Survey: T H DAWSON, 9.0000 ACRES Abst: A-8046 S-0009, Survey: T H DAWSON, 14.28 ACRES		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District:#2 Joe Self Neighborhood: Lake View	RS-1 and CG	Campus Institutional	39 acres
THOROUGHFARE PLAN:			
Lake View Heroes Dr – Minor Arterial – running east and west along the northern edge of the property E 43 rd St – Minor Collector – running east and west running along the southern edge of the property			
NOTIFICATIONS:			
68 notifications mailed within 200-foot radius in October 2025; zero received in favor or against			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Planned Development -PD05-02 expansion to the 39 acres directly adjacent to the current PD05-02 Coliseum and Fairgrounds located between Lakeview Heroes Dr. and 43 rd St. with three conditions.			
PROPERTY OWNER/PETITIONER:			
Applicant: City of San Angelo Owner: City of San Angelo and San Angelo Rodeo Association			
STAFF CONTACT:			

Aaron Vannoy
Planning and Development
Services Director
(325) 657-4210 x 1542
aaron.vannoy@cosatx.us

Additional Information: These properties are currently being used for activities consistent with PD05-02 allowing short-term seasonal events for sales, sports, cultural, entertainment or amusement purposes as well as the space for construction materials and workspaces while active construction projects are taking place.

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 believe changing to a Planned Development expansion 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.** Allowing the land use is consistent with the surrounding area being a major complex for the fairgrounds. The Housing and School in the area are accustomed to the activity level and the rural; standards for such activities continues the heritage of the area.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** Primarily the site conditions will be unchanged and will continue to be used for support in the Coliseum and Fairgrounds operations and activities. During renovation and construction activities space may be used for materials and support workspace in the construction efforts.
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 during normal activities. During construction or material storage dust/dirt management must be considered to not impede upon the residential or school areas and overnight lighting should be shielded and not directly affect adjacent properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** IN 2024 The Community voted in a bond election to support the renovation of the Coliseum. This provide proof that the community supports and needs this facility and land use to continue.
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 community and heritage activity options in any area that has many amenities close by.

Recommendation:

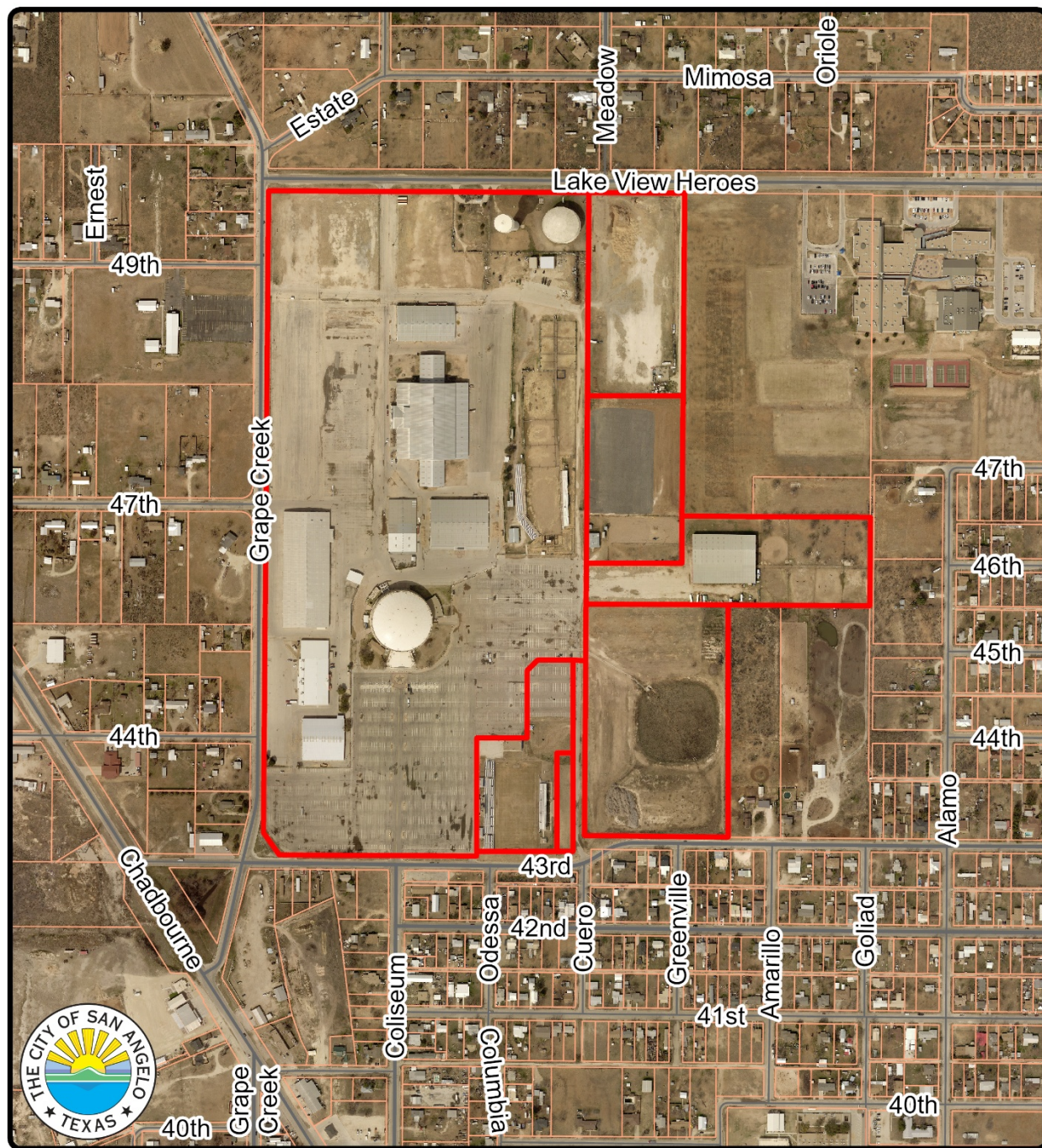
Staff recommends **APPROVAL** of the Planned Development -PD05-02 expansion to the 39 acres directly adjacent to the current PD05-02 Coliseum and Fairgrounds located between Lakeview Heroes Dr. and 43rd St. with three conditions:

Conditions:

1. Dirt and Dust mitigation should be provided during active times of land use for material storage and workspace during construction. These can be temporary measures and removable.
2. Solid opaque fences are not required for separation between the Planned Development PD05-02 expansion and the adjacent residential.
3. Construction lighting should be shielded away from residential areas during nighttime activities.

Attachments:

Aerial Map
Zoning Map
Notification map
Site Photo



Aerial Map

PD05-02: Coliseum and Fair Grounds

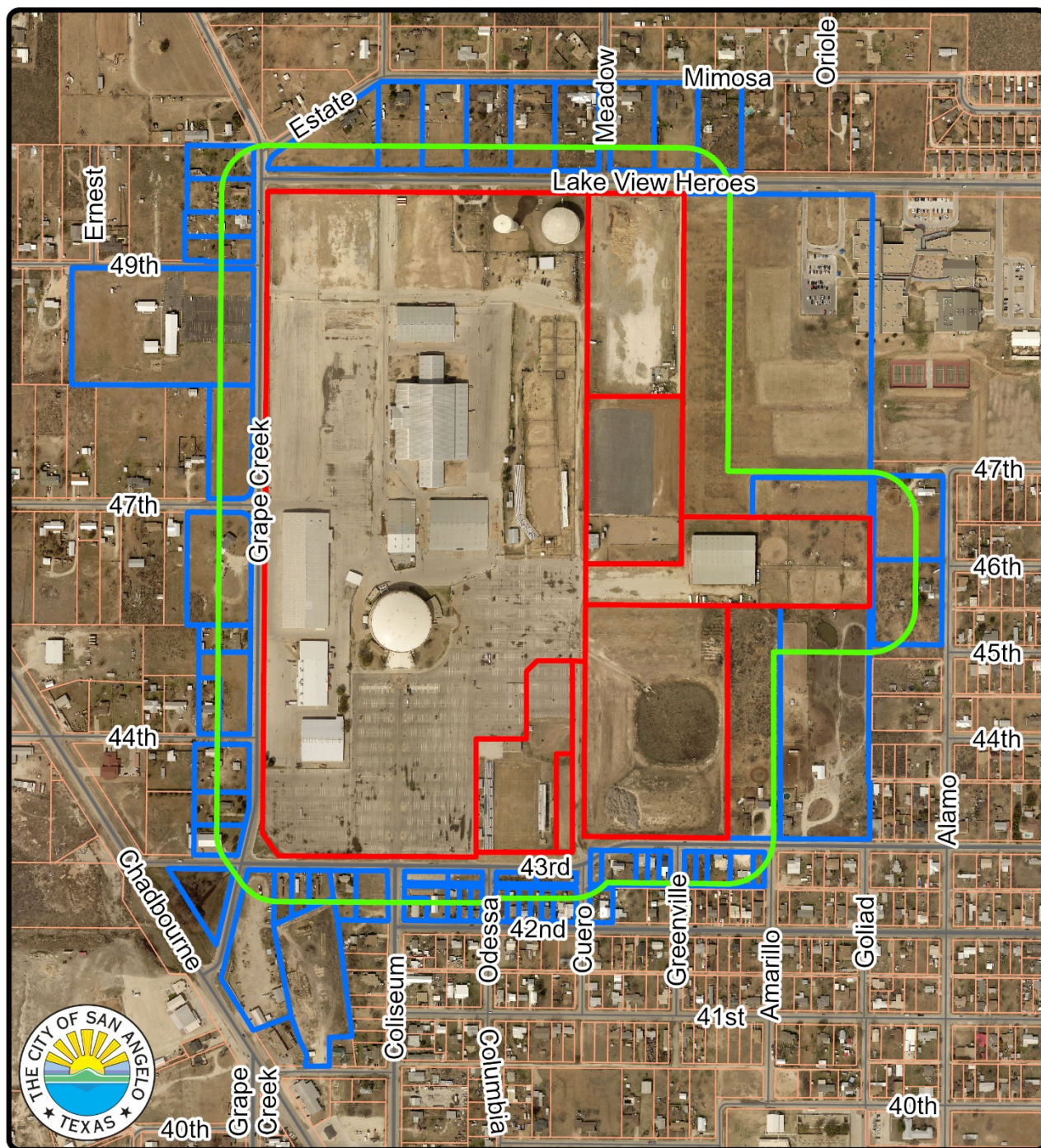
Council District: #2 - Joe Self

Neighborhood: Lake View

Subject Property: —

Scale: 0 0.04 0.07 0.15 0.22 0.3 Miles





Notification Map

PD05-02: Coliseum and Fair Grounds

Council District: #2 - Joe Self

Neighborhood: Lake View

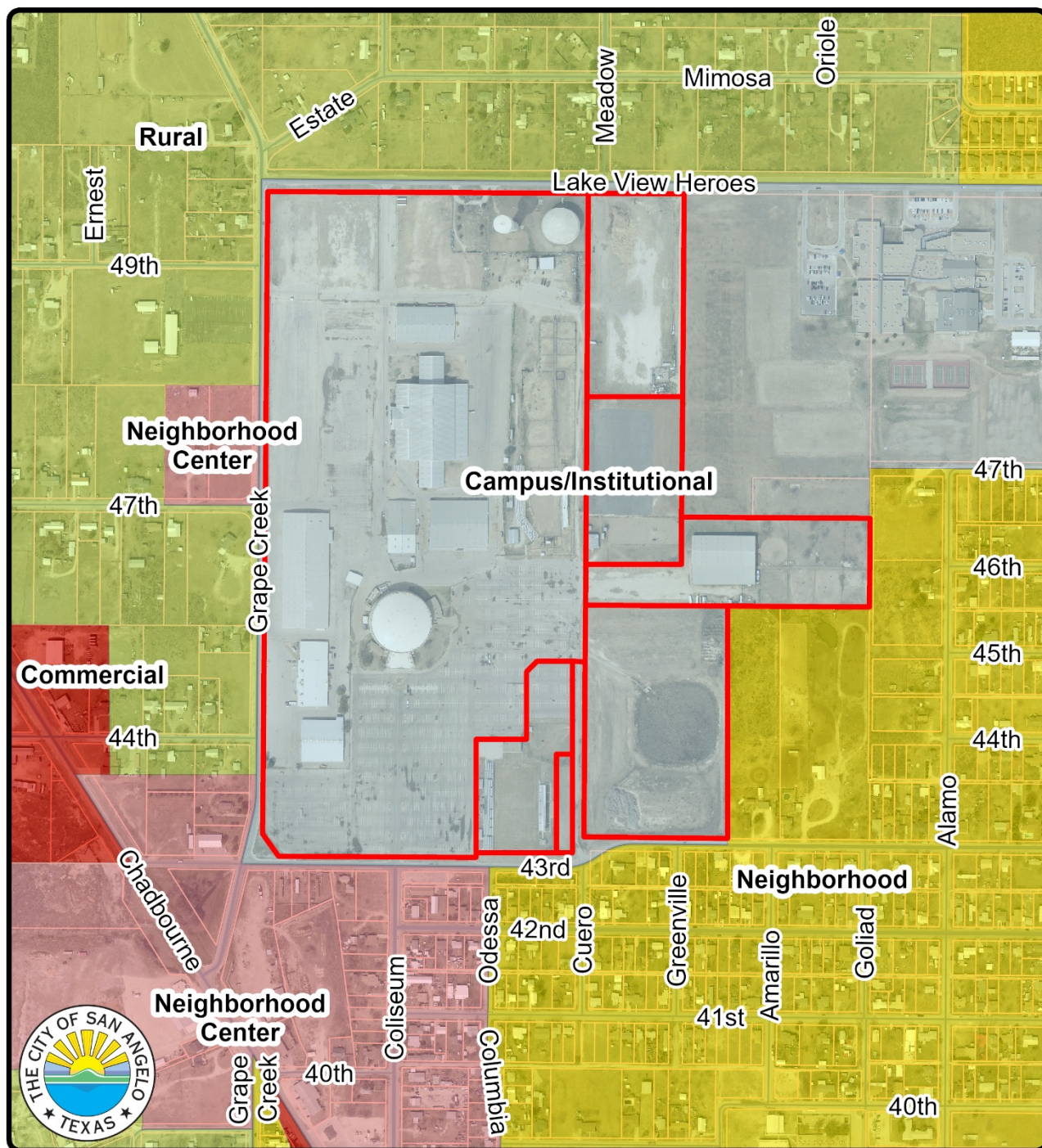
Scale: 0 0.04 0.07 0.15 0.22 0.3 Miles

200' Range: —

Subject Property: —

Notified Properties: —





Vision Map

PD05-02: Coliseum and Fair Grounds

Council District: #2 - Joe Self

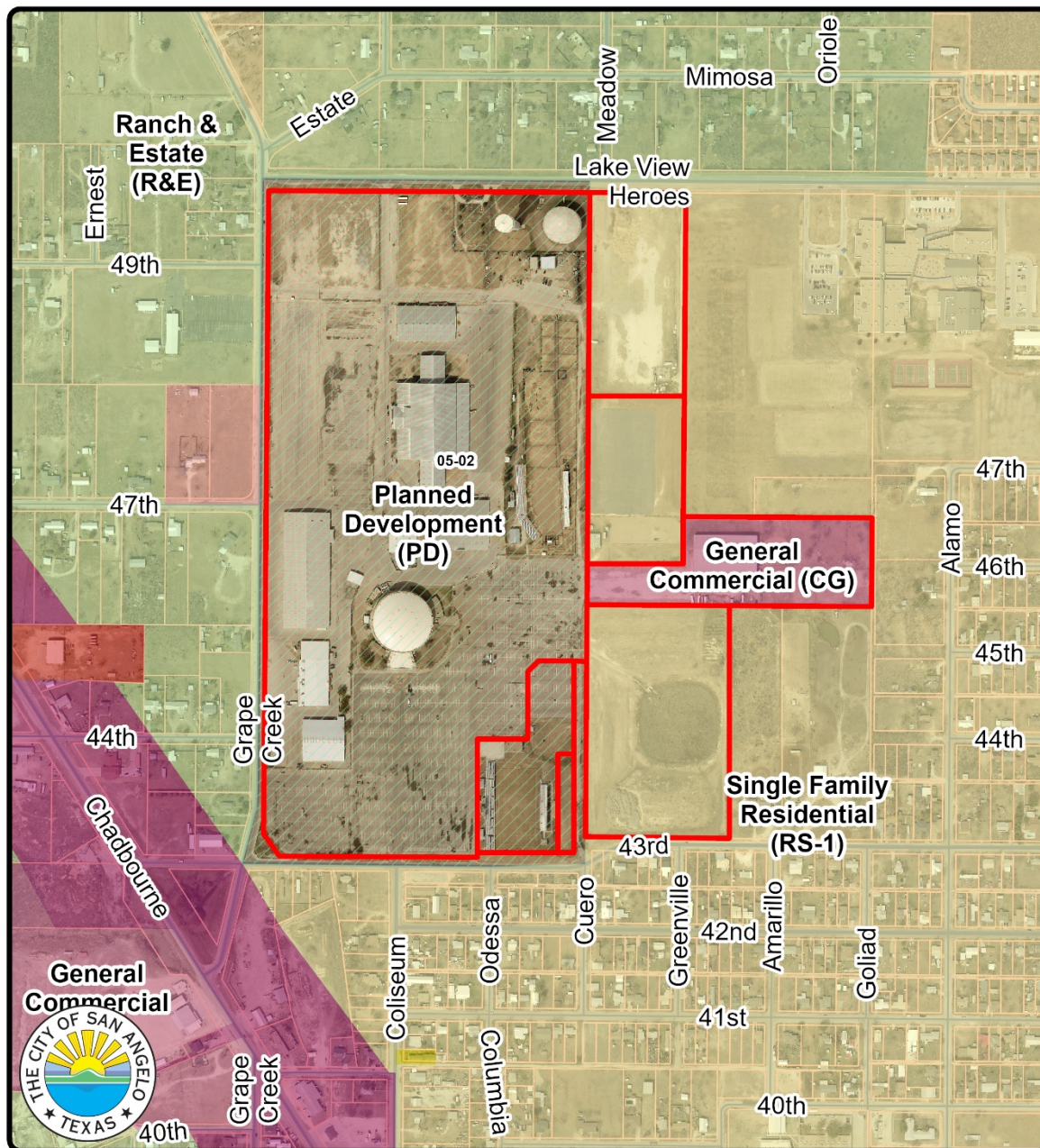
Neighborhood: Lake View

Subject Property: —

Scale: 0 0.04 0.07 0.15 0.22 0.3 Miles



Site Photo



Zoning Map

PD05-02: Coliseum and Fair Grounds

Council District: #2 - Joe Self

Neighborhood: Lake View

Subject Property: —

Scale: 0 0.04 0.07 0.15 0.22 0.3 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 EXPANDING PD05-02 ON THE FOLLOWING PROPERTY: **APPROXIMATELY 38.792 ACRES IN THE T. H. DAWSON SURVEY A-8046 S-009, COMMONLY KNOWN AUXILIARY AREAS, DETENTION AREAS, AND A RED BARN, LOCATED AT 207 LAKE VIEW HEROES DR, 104 E 43rd ST., 20 E 43 ST., and 160 E 43rd ST.;** PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD05-02 AMENDMENT: 207 Lake View Heroes Dr., 104 E 43rd St., 20 E 43rd St., and 160 E 43rd St.

WHEREAS, on the 20th day of October, 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 expansion to Planned Development (PD05-02) Zoning District to allow for an addition of land and subject to the development standards as outlined in the Ordinance; and,

WHEREAS, on the 18th day of November, 2025, City Council held a public hearing on PD05-02, 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 expand the PLANNED DEVELOPMENT (PD05-02) ZONING DISTRICT:

The real property is generally located at 207 Lake View Heroes Dr, 104 E 43rd St., 20 E 43rd St., and 160 E 43rd St.; being approximately 38.792 acres in the A-8046 S-0009 Survey, T H Dawson; City of San Angelo, Tom Green County, Texas.

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 expansion, as further depicted on **Exhibit “A”** of this Ordinance (**“PD Expansion”**).

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, or by the original PD05-02, 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 **18th day of November, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of December, 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

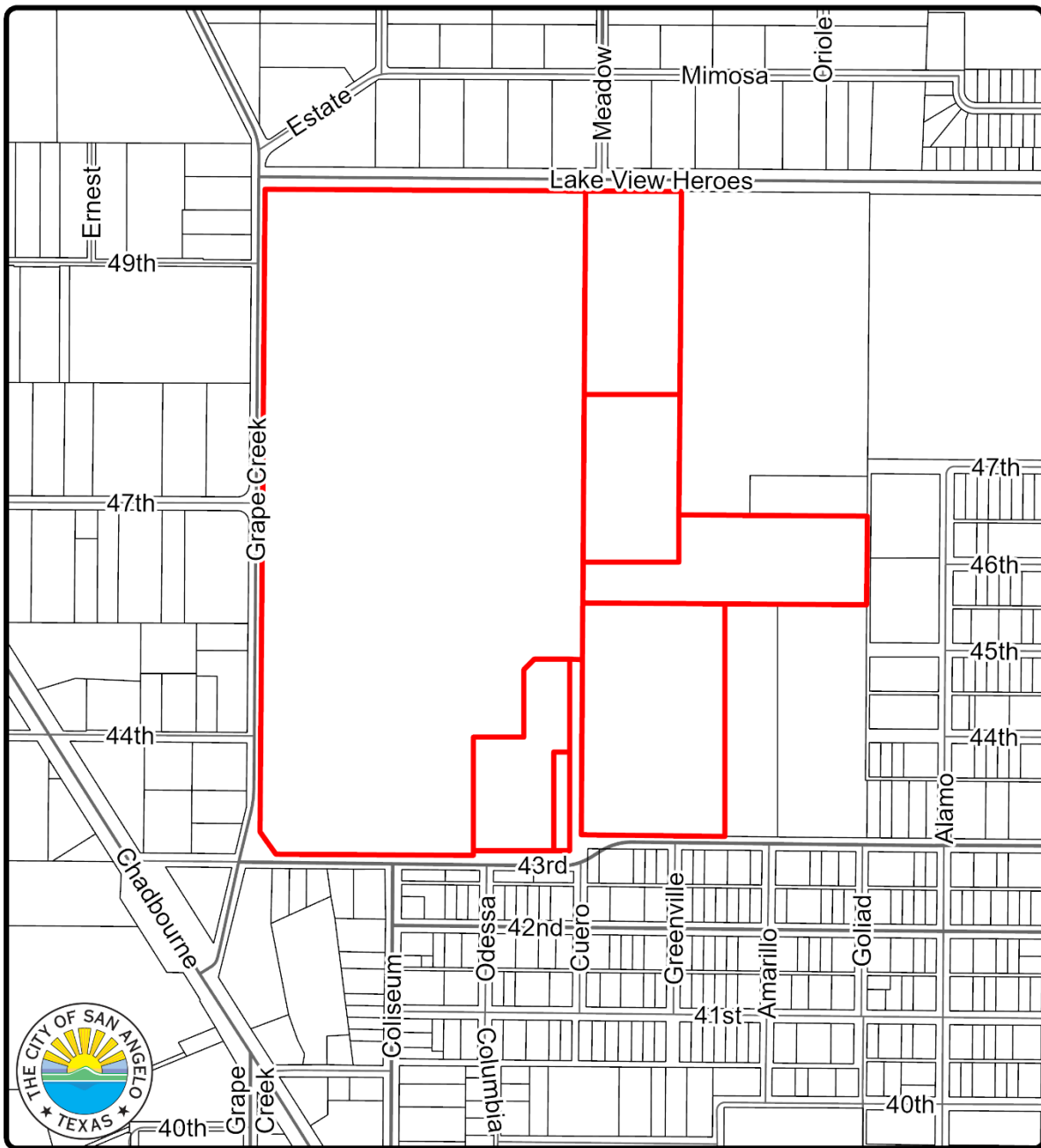
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (PD Expansion)



Ordinance Map PD05-02: Coliseum and Fair Grounds

Council District: #2 - Joe Self
Neighborhood: Lake View

Subject Property: 

Zone Change: RS-1 & CG to
PD05-02

Scale:  Miles



Exhibit “B” (Applicable Regulations)

1. Dirt and Dust mitigation should be provided during active times of land use for material storage and workspace during construction. These can be temporary measures and removable.
2. Solid opaque fences are not required for separation between the Planned Development PD05-02 expansion and the adjacent residential.
3. Construction lighting should be shielded away from residential areas during nighttime activities.

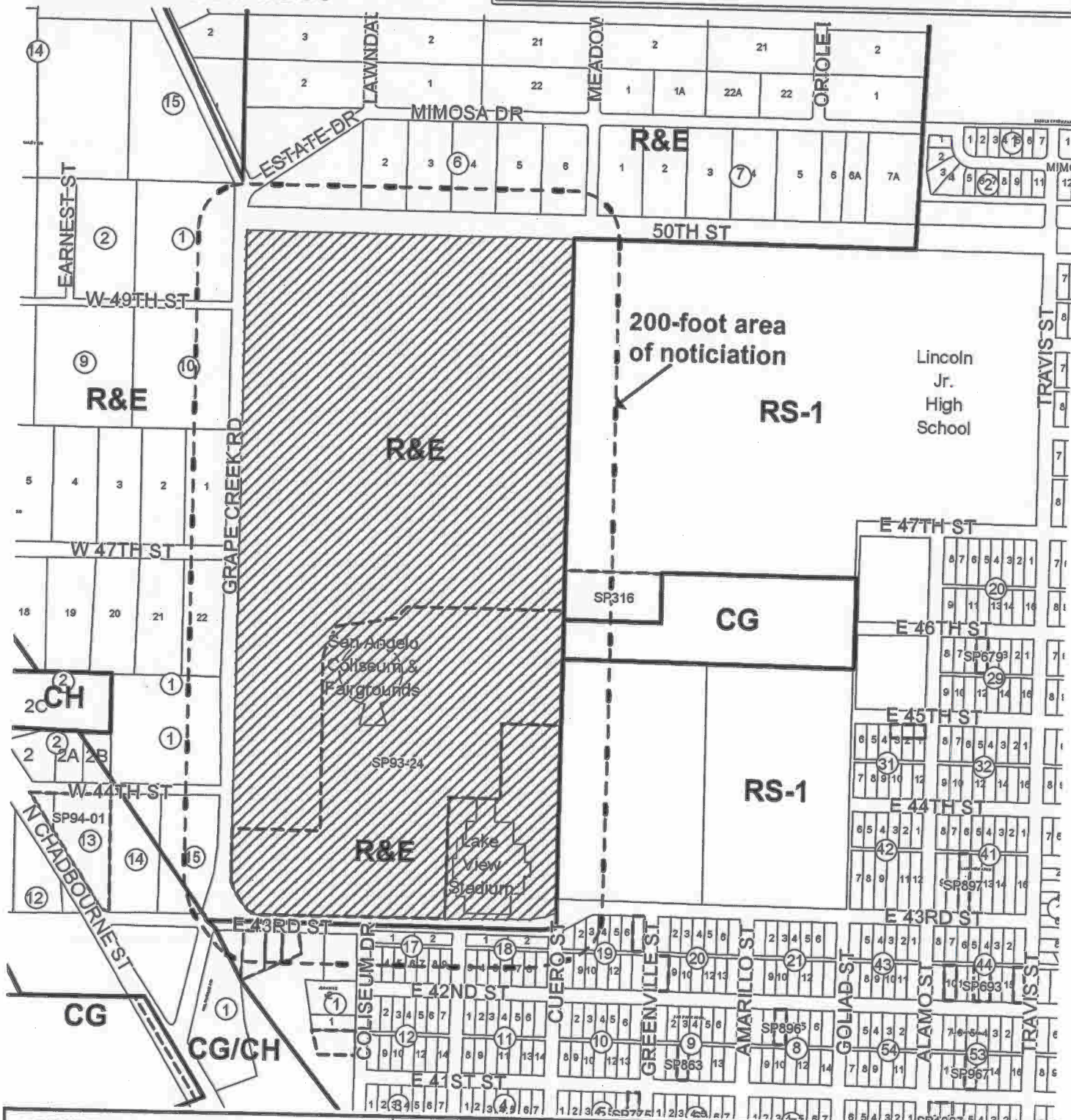
City of San Angelo
Planning Department

72 W. College Ave.
 San Angelo, TX 76903

1 inch = 600 feet



PD 05-02: City of San Angelo
 (for San Angelo Stock Show and Rodeo Association)



COMMERCIAL DISTRICTS

CN ___ NEIGHBORHOOD COMMERCIAL
 CO ___ OFFICE COMMERCIAL
 CG ___ GENERAL COMMERCIAL
 CG/CH ___ GENERAL COMMERCIAL/HEAVY COMMERCIAL
 CH ___ HEAVY COMMERCIAL
 CBD ___ CENTRAL BUSINESS
 OW ___ OFFICE WAREHOUSE
 PD ___ PLANNED DEVELOPMENT

RESIDENTIAL DISTRICTS

R&E ___ RANCH AND ESTATE
 RS-1 ___ SINGLE-FAMILY RESIDENCE
 RS-2 ___ TWO-FAMILY RESIDENCE
 RS-3 ___ ZERO LOT LINE, TWINHOME
 AND TOWNHOUSE RESIDENCE
 RM-1 ___ LOW RISE MULTI-FAMILY RESIDENCE
 RM-2 ___ HIGH RISE MULTI-FAMILY RESIDENCE
 MHP ___ MANUFACTURED HOUSING PARK
 MHS ___ MANUFACTURED HOUSING SUBDIVISION

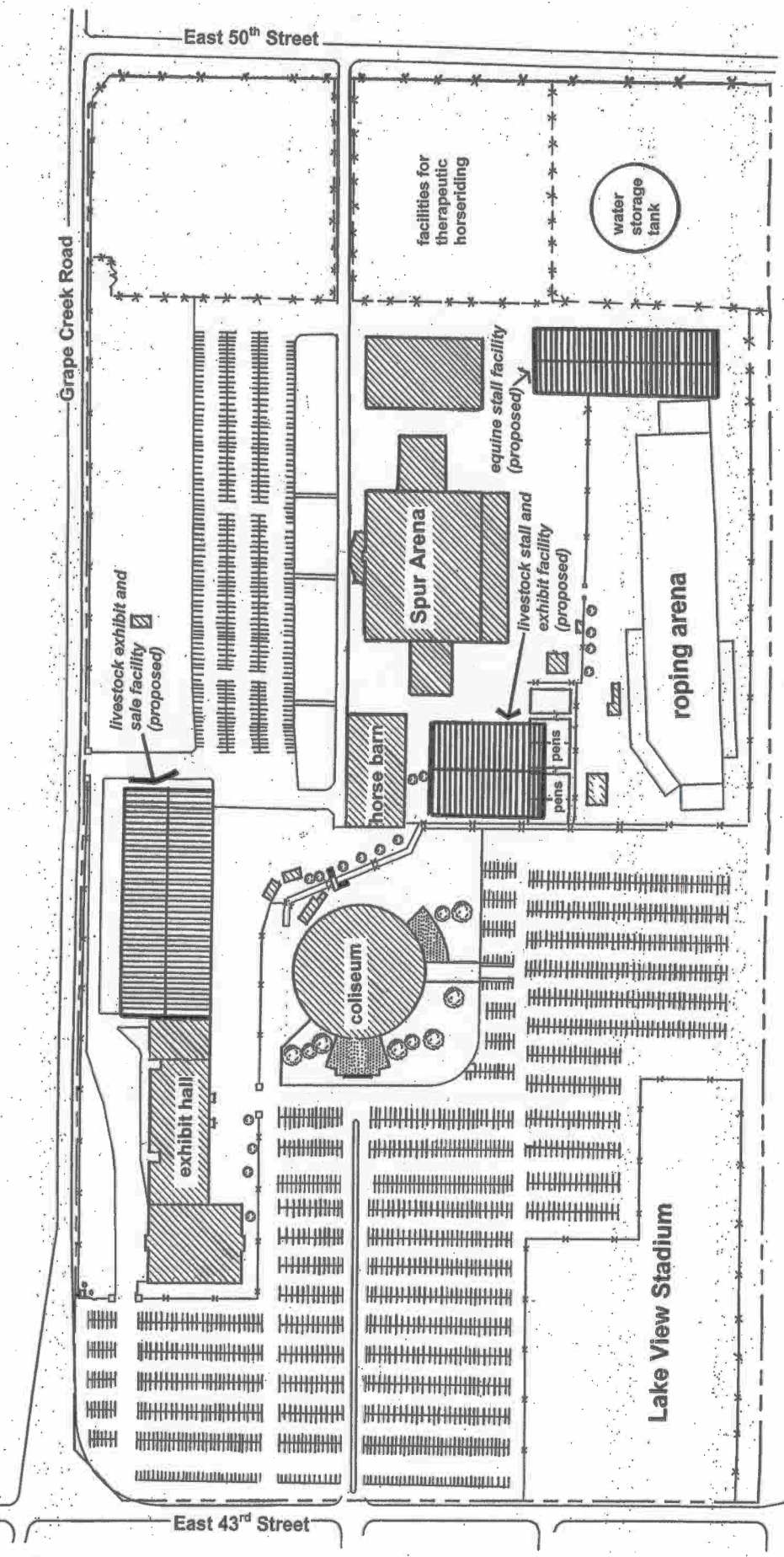
MANUFACTURING DISTRICTS

ML ___ LIGHT MANUFACTURING
 MH ___ HEAVY MANUFACTURING

SP ___ SPECIAL PERMIT
 SU ___ SPECIAL USE
 ZC ___ ZONE CHANGE



Exhibit "A"
concept plan for Planned Development District PD 05-02,
on the site of San Angelo fairgrounds (February, 2005)



COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: 8.78 ACRES OF LAND WRAPPING AROUND THE SOUTHEAST CORNER OF F.D. AND JAYCEE ROADS, SOUTH AND EAST FROM THEIR INTERSECTIONS WITH MIDDLE CONCHO DRIVE AND ON THE NORTHWESTERN SHORELINES OF LAKE NASWORTHY, SPECIFICALLY OCCUPYING ALL LOTS IN BLOCK 1 OF LAKE NASWORTHY ADDITION GROUP MIDDLE CONCHO IN SOUTHWEST SAN ANGELO, TEXAS, CHANGING THE ZONING CLASSIFICATION FROM AN RS-1 (SINGLE-FAMILY RESIDENCE) TO A PD (PLANNED DEVELOPMENT) DISTRICT ALLOWING LIMITED COMMERCIAL AND RESIDENTIAL USE AND SUBJECT TO CERTAIN CONDITIONS SPECIFIED HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING FOR A PENALTY

Senior Planner Brad Stone presented background information.

Motion, to introduce an Ordinance amending Chapter 12, Exhibit "A" of the Code of Ordinances, City of San Angelo, Texas: PD 05-01: City of San Angelo, was made by Councilmember Rainey and seconded by Councilmember Bates. Motion carried unanimously.

INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS:

PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association)

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH SAID EXHIBIT "A" OF CHAPTER 12 ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: APPROXIMATELY 100 ACRES COMPRISING THE SITE OF SAN ANGELO'S FAIRGROUNDS BORDERING GRAPE CREEK ROAD BETWEEN EAST 43RD AND 50TH STREETS IN NORTHERN SAN ANGELO, TEXAS, CHANGING THE ZONING CLASSIFICATION FROM AN R&E (RANCH AND ESTATE) TO A PD (PLANNED DEVELOPMENT) DISTRICT ALLOWING SHORT-TERM OR SEASONAL EVENTS FOR SALES, SPORTS, CULTURAL, ENTERTAINMENT OR AMUSEMENT PURPOSES AND SUBJECT TO CERTAIN CONDITIONS SPECIFIED HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING FOR A PENALTY

Senior Planner Brad Stone presented background information.

Responding to a question from Councilmember Morrison, Mr. Stone said the 1 letter in opposition offered no explanation.

Motion, to introduce an Ordinance amending Chapter 12, Exhibit "A" of the Code of Ordinances, City of San Angelo, Texas: PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association, was made by Councilmember Morrison and seconded by Councilmember Bates. Motion carried unanimously.

INTRODUCTION OF ORDINANCES AMENDING THE TEXT OF THE ZONING ORDINANCE, EACH OF WHICH WILL HELP IMPLEMENT A PROPOSAL FOR ROUTINELY ALLOWING OPEN CARPORTS AND PORCHES TO EXTEND WITHIN MINIMUM FRONT AND SIDE YARDS REQUIRED ON RESIDENTIAL LOTS, IN CERTAIN SPECIFIC AREAS PLANNED TO BE

excerpt from San Angelo City Council
minute record of meeting on 02-15-2005

NOTE:

SECOND PUBLIC HEARING AND ADOPTION OF AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS:

PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association)

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH SAID EXHIBIT "A" OF CHAPTER 12 ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: APPROXIMATELY 100 ACRES COMPRISING THE SITE OF SAN ANGELO'S FAIRGROUNDS BORDERING GRAPE CREEK ROAD BETWEEN EAST 43RD AND 50TH STREETS IN NORTHERN SAN ANGELO, TEXAS, CHANGING THE ZONING CLASSIFICATION FROM AN R&E (RANCH AND ESTATE) TO A PD (PLANNED DEVELOPMENT) DISTRICT ALLOWING SHORT-TERM OR SEASONAL EVENTS FOR SALES, SPORTS, CULTURAL, ENTERTAINMENT OR AMUSEMENT PURPOSES AND SUBJECT TO CERTAIN CONDITIONS SPECIFIED HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING FOR A PENALTY

Senior Planner Brad Stone presented background information.

Motion, to adopt an Ordinance amending Chapter 12, Exhibit "A" of the Code of Ordinances, City of San Angelo, Texas: PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association), was made by Councilmember Morrison and seconded by Mayor Lown. Motion carried unanimously.

Annex E, Page 243, "Ordinance"

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH SAID EXHIBIT "A" OF CHAPTER 12 ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: **approximately 100 acres of land out of A.M. Bullock Survey Number 9 in Tom Green County, Texas, generally extending 1400 feet east from Grape Creek Road between East 43rd and 50th Streets in north central San Angelo, changing the zoning classification from a Ranch and Estate District (some portion of which has a special permit allowing a coliseum and related facilities) to a Planned Development District allowing short-term or seasonal events for sales, sports, cultural, entertainment or amusement purposes, subject to conditions specified herein; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY**

RE: PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association)

WHEREAS, the Planning Commission for the City of San Angelo and the governing body for the City of San Angelo, in compliance with the charter and the state law with reference to zoning regulations and a zoning map, have given requisite notice by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners and persons interested, generally, and to persons situated in the affected area and in the vicinity thereof, is of the opinion that zoning changes should be made as set out herein; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

SECTION 1: That the basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo on January 4, 2000 and included within Chapter 12 of the Code of Ordinances for the City of San Angelo, be and the same is hereby amended insofar as the property hereinafter set forth, and said ordinance generally and the zoning map shall be amended insofar as the property hereinafter described: 100 acres of land, more or less, out of A. M. Bullock Survey Number 9 in Tom Green County, Texas, and being the same land conveyed by John W. Harris, et ux, to San Angelo Fairgrounds Company by deed recorded on Page 490 in Volume 93 of Deed Records for Tom Green County, Texas, to which reference is herein made for a more complete description thereof, shall be permanently zoned as follows: Planned Development (PD) District allowing short-term or seasonal events for sales, sports, cultural, entertainment or amusement purposes, subject to any conditions specified in Sections 5 thru 10 below.

The Director of Planning is hereby directed to correct the zoning district maps in the office of the Director of Planning, to reflect the herein described changes in zoning.

SECTION 2: That 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 3: That the following severability clause is adopted with this amendment:

SEVERABILITY:

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

SECTION 4: That the following penalty clause is adopted with this amendment:

Any person who violates any provisions of this article shall be guilty of a misdemeanor and, upon conviction, shall be subject to a fine as provided for in Section 1.106 of the Code of Ordinances for the City of San Angelo. Each day of such violation shall constitute a separate offense.

SECTION 5: That allowed use of the subject property shall include the following:

- A. Short-term or seasonal events for sales, sports, cultural, entertainment or amusement purposes. Such events may be either of a public or private nature. Such events shall include but are not limited to trade shows, athletic competition, livestock shows, equine riding, rodeos, dances, concerts, circuses, carnivals and festivals. In no event shall any single such event occur on a daily basis, for more than twenty-one consecutive days during any one calendar month.
- B. Accessory uses functionally connected with the operation of short-term or seasonal events allowed on the subject property, which said accessory uses shall be limited to the following:
 - the sale of food items, provided that such sales are accessory and incidental to seasonal or short-term events then occurring on these premises;

- the sale of beverages (including alcoholic beverages) for on-premise consumption, so long as such sales are accessory and incidental to seasonal or short-term events then occurring on these premises;
- one or more detached single-family residences, not including mobile or manufactured homes, each of which is intended for permanent occupancy by at least one person employed as a caretaker of grounds and/or buildings on these premises;
- shops, buildings and other storage facilities for supplies, tools, material and equipment intended specifically for maintaining the grounds and/or buildings on these premises;
- offices specifically for the management of events (as well as the maintenance of grounds and/or buildings) on these premises;
- livestock holding pens, provided that any livestock confined therein appears in conjunction with an event scheduled on the subject property, and so long as such livestock is held for no more than seven days before or after the scheduled date(s) of such event;
- use of vacation travel trailers, motor homes and other such recreational vehicles, as dwelling places, if and only if each is occupied by at least one person engaged in the operation of short-term or seasonal events occurring during the period of such vehicles' location on these premises. In no event shall any travel trailer, motor home or other such recreational vehicle be allowed on these premises, occupied or unoccupied, for any longer than thirty days in any six-month period of time.

Storage of vehicles or other equipment not intended for maintaining the grounds and/or buildings on these premises, or not connected with specific operation of short-term or seasonal events then occurring on these premises, shall not be allowed.

- C. Offices, stables and equine exercise facilities for noncommercial enterprise(s) engaged in therapeutic horseriding for disabled persons, provided such facilities are physically separated (by a fence) from the grounds and/or buildings intended for seasonal or short-term events occurring elsewhere on these premises.
- D. Basic utility or infrastructural service facilities that need to be located in or near the area where service is provided. These may be publicly-provided, or provided by locally-franchised private utility services. Such facilities

shall include but are not limited to water storage tanks, water and sewer pump stations, electrical substations, and storm water detention areas.

E. Public safety and emergency response services.

SECTION 6: That all buildings shall be set back a minimum distance from the subject property's boundaries, as follows:

- 25 feet from the subject property's north boundary on the south line of right-of-way for East 50th Street;
- 25 feet from the subject property's west boundary on the east line of right-of-way for Grape Creek Road;
- 25 feet from the subject property's south boundary on the north line of right-of-way for East 43rd Street; and
- 25 feet from the subject property's east side boundary.

Above-described setbacks shall also be required of grandstand or bleacher-type facilities intended for spectator viewing but which are not classified as buildings.

SECTION 7: That no limitations shall be applicable to the height of fences installed on this site, provided no fences shall be installed in any of the following locations:

- within rights-of-way available for East 43rd and East 50th Streets, as well as within right-of-way for Grape Creek Road;
- within 15 feet from pavement on a semicircular-shaped turning lane extending between East 43rd Street and Grape Creek Road;
- within 15 feet from pavement on East 50th Street; and
- within a "sight triangle" extending for a distance of 30 feet from the southeast corner of intersecting rights-of-way for East 50th Street and Grape Creek Road. For this purpose, the restricted area shall be considered as a triangle rather than an area bounded by an arc.

No privacy fence(s) shall be required along any boundary of this subject property.

SECTION 8: That paved off-street parking spaces (as well as pavement on accompanying off-street maneuvering areas and driveways for access to such off-street parking spaces) shall be provided on the subject property, on the following basis:

one such parking space shall be provided for each 400 square feet of gross floor area or for each 10 seats available for patron use (whichever is greater) in exhibit halls, sports arenas or stadiums, coliseums or other places of public assembly, regardless of whether such seating is indoors or outdoors. On grandstand or bleacher-type facilities with bench seating, each 20 inches of bench length shall be considered a single seat.

Rules for determining off-street parking requirements, maintenance and design of off-street parking facilities, and minimum dimensions for off-street parking shall otherwise be as specified in that section of the Zoning Ordinance which concerns off-street parking standards.

SECTION 9: That signage on the subject property shall be guided by the City of San Angelo's Sign Ordinance, the same as if this property was situated in a General Commercial zoning district.

SECTION 10: That use and development of the subject property shall generally conform to what is depicted on the accompanying graphic concept plan attached as Exhibit "A" to this Ordinance.

INTRODUCED on the 1st day of February, 2005 and finally PASSED, APPROVED AND ADOPTED on this the 15th day of February, 2005.

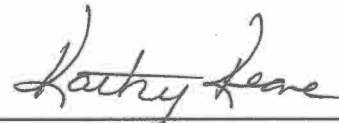
THE CITY OF SAN ANGELO

ATTEST:

by: _____


Joseph W. Lown, Mayor

by: _____


Kathy Keane, City Clerk

ORDINANCE 2025-082

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 AMENDING PD05-02 TO PROVIDE FOR A REVISED MAJOR CONCEPT PLAN ON THE FOLLOWING PROPERTY: APPROXIMATELY 92.530 ACRES IN THE T. H. DAWSON SURVEY A-8046 S-009, COMMONLY KNOWN AS THE SPUR ARENA, CONCHO PAVILION AND THE COLISEUM, LOCATED AT 50 E. 43RD ST.; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

PD05-02 AMENDMENT: 50 E. 43RD ST.

WHEREAS, on the 16th 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 Major Concept Plan amendment to Planned Development (PD05-02) Zoning District to allow for an expansion of the Coliseum and subject to the development standards as outlined in the Ordinance; and,

WHEREAS, on the 15th day of July, 2025, City Council held a public hearing on PD05-02, 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 COUNCIL OF SAN ANGELO, TEXAS THAT:

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 revise the major concept plan of the PLANNED DEVELOPMENT (PD05-02) ZONING DISTRICT:

The real property is generally located at 50 E 43rd St.; being approximately 92.530 acres in the A-8046 S-0009 Survey, T H Dawson; City of San Angelo, Tom Green County, Texas.

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 Major Concept Plan revision, as further depicted on **Exhibit "A"** of this Ordinance ("**PD Concept Plan**").

SECTION 3: References to "Concept Plan" or "**Exhibit A**" in the original PD05-02 ordinance adopted February 15, 2005, shall be revised to instead refer to the Major Concept Plan, as further depicted on **Exhibit "A"** of this Ordinance ("**PD Concept Plan**"). The use of the hereinabove described property shall be subject to all applicable regulations contained in the original PD05-02 ordinance 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, or by the original PD05-02, 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 with public hearing on the 15th day of July 2025 and finally ADOPTED on this the 19th day of August 2025.

Official Minute Record
August 19, 2025

Volume 2025
Page 375

ATTEST:

DocuSigned by:

Hstastny

3E086DDE78834E2...

Heather Stastny, City Clerk

THE CITY OF SAN ANGELO, TEXAS:

Signed by:

Tom Thompson

DEC36EC7795E48A...

Tom Thompson, Mayor

APPROVED AS TO FORM:

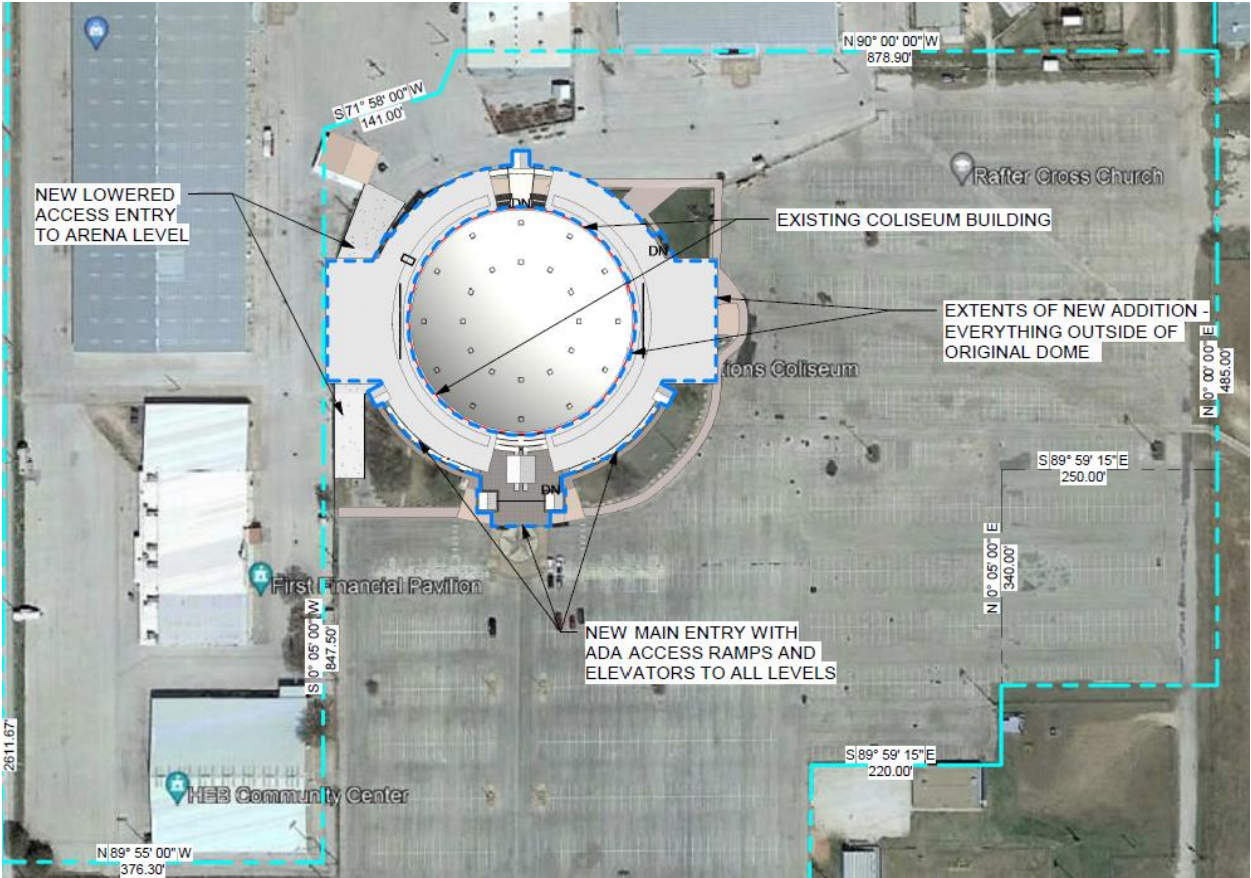
DocuSigned by:

Brandon Dyson

9A482A61406744A...

Brandon Dyson, City Attorney

Exhibit “A” (PD Concept Plan – Coliseum expansion)



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: November 18, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for PD25-06, a request to rezone the single-family residential zoning district to a Planned Development district with a base zoning of low-rise multi-family residential zoning district, located at 2400 Hill St. and 2336 Randolph St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This is a request of the current property owner to move the property to a managed multifamily property. The property owner has been working with Turning Point since the July 4th flooding as a potential site to help house people in a transitional setting to a more permanent setting over time. Their first phase would be establishing a low-rise multifamily along the eastern side of the property adjacent to S. Randolph. They would have offices and some social services in the large existing building.

This property has had a long history in our community. From a monastery to a school, to a furniture store and then back to a youth center and church activities. From the 1980s into the 2000s, the property has been termed rundown and in need of repair or revitalization. This property is routinely on the Code list for potential violations. In early 2000, the Neighborhood and Planning division recommended the property be turned into housing of some type. Many have sought a warehousing type land use for this property. Being in the middle of an established neighborhood, it does not seem appropriate nor a logical step to allow large style vehicles and higher traffic to enter the neighborhood at this location. Planning strongly discourages manufacturing, heavy commercial, or like land uses for this property.

Now a new owner has come forward and has seen the need, especially after the July 4th, 2025 flooding, for housing. The project should focus on housing and limit social services to providing services such as connections to major services, job placement, food programs, health facilities, First Aid and CPR courses and religious activities provided to the residents at the location and the neighborhood. No additional services may be performed on-site, including rehabilitation or recovery services that provide care, training, or treatment for psychiatric, alcohol or drug problems.

There were 2 opposed to the request to rezone. At the Planning Commission no property owners wished to speak at this time. The concern is allowing heavier uses on the property which are not congruent with neighborhood vision. Housing is a need. Transitional housing is needed with supported services to

reintegrate as part of the community to find job placement. These units are intended to provide stable housing for families rebuilding their lives following experiences with incarceration, rehab, or homelessness.

The Planning Commission voted to recommend the stated staff conditions 5-0 on October 20, 2025.

1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. No services may be performed on-site, including rehabilitation or recovery services that provide care, training, or treatment for psychiatric, alcohol or drug problems.
3. All new site lighting on the premises shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands.
4. Applicant must provide and maintain appropriate parking in accordance with the Zoning Ordinance Sec. 511, including additional parking when expansion occurs.
5. Applicant must obtain approval of an Urban Design Review.
6. Install a minimum 6' opaque privacy fence, adjacent to residential uses on the north, south and east side of the property.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Case heard at Planning Commission on 10/20/25 and passed with a 5-0 vote.

Attachments:

- | | | |
|----|--------------------------------|------------------------------------|
| 1. | PD24-06 Staff Report 2400 Hill | PD24-06 Staff Report 2400 Hill.pdf |
| 2. | SP743 | SP743.pdf |
| 3. | CU00_04 | CU00_04.pdf |
| 4. | PD25-06 - Ordinance | PD25-06 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry

Aaron Vannoy

Holly Crooks

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

STAFF REPORT – PD25-06

Planning Commission: October 20, 2025

City Council 1st reading: November 18, 2025



APPLICATION TYPE:		CASE:	
Rezoning		PD25-06: 2400 Hill St & 2336 Randolph St	
SYNOPSIS:			
A request for a rezoning from Single-Family Residential (RS-1) to a Planned Development (PD25-06) district with an underlying base of Low-rise Multifamily (RM-1) located at 2400 Hill Street and 2336 Randolph Street.			
LOCATION:		LEGAL DESCRIPTION:	
2400 Hill St & 2336 Randolph St		Acres: 1.748, Blk: 9, Subd: FORT CONCHO HEIGHTS, BLOCK 9 LESS W 100 FT & LESS N99 FT OF S257 FT OF E85.5 FT Acres: 0.709, Lot: 1 THRU 6, Subd: ESCOBEDO S/D	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Rio Vista Neighborhood	RS-1 (to PD25-06)	Neighborhood	2.457 Acres
THOROUGHFARE PLAN:			
Hill Street – Local Road Randolph Street – Local Road			
NOTIFICATIONS:			
46 notifications mailed within 200-foot radius on 10/2/2025 – 0 in support & 2 opposed			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the rezoning from Single-family Residential to a Planned Development (PD25-06) district with an underlying base of Low-rise Multifamily (RM-1), subject to six (6) conditions.			
PROPERTY OWNER/PETITIONER:			
Owner/Petitioner: Adrie McCravy			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Ext 1533 Rae.lineberry@sanangelo.gov			

Additional Information: The owner is working with a non-profit organization and intends to develop the Randolph-facing portion of the lot for apartment housing. These units are intended to provide stable housing for families rebuilding their lives following experiences with incarceration, rehab, or homelessness.

The existing building on the main portion of the lot, located at 2400 Hill Street, will be renovated for use as office space, storage, and eventually to provide community services. Proposed services include meeting space, job or educational training, tutoring, and a food pantry. Any rehabilitation or recovery services would require approval of an amendment to this PD.

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The proposed zone change is compatible with the goals outlined in the City's Comprehensive Plan, especially those related to housing diversity. This piece of property has been vacant and in deteriorating condition for several years. Staff believes the proposed development will help revitalize the site and contribute positively to the surrounding area.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed planned development is consistent with the intent of the Zoning Ordinance. The base zoning for this PD is Low-rise Multi-family Residential which allows for residential use, and community services are allowed with a conditional use. The PD allows the uses to be combined within the same site.
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 Planned Development base zoning supports the proposed housing component along Randolph. The use of the existing building for office and community services complements nearby residential uses by offering resources and programs that support neighborhood stability.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** There is an increasing demand for affordable and supportive housing options for individuals and families. The adaptive reuse of the existing structure, along with new housing development, reflects a shift toward combining housing and supportive services in locations that are accessible and well-connected to the community.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on the natural environment. The project will occur on an already developed site with existing infrastructure and minimal vegetation. Future improvements will comply with all applicable regulations related to stormwater management, landscaping, and site design to ensure protection of any potential environmental effects.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** By partnering with a nonprofit organization, the project provides

both housing and supportive services that promote long-term stability, workforce readiness, and community reintegration.

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 Planned Development supports a logical and orderly pattern of development by reinvesting in an existing property within the urban core. The project combines new residential development with the adaptive reuse of the existing structure efficiently using existing infrastructure and public services.

Recommendations:

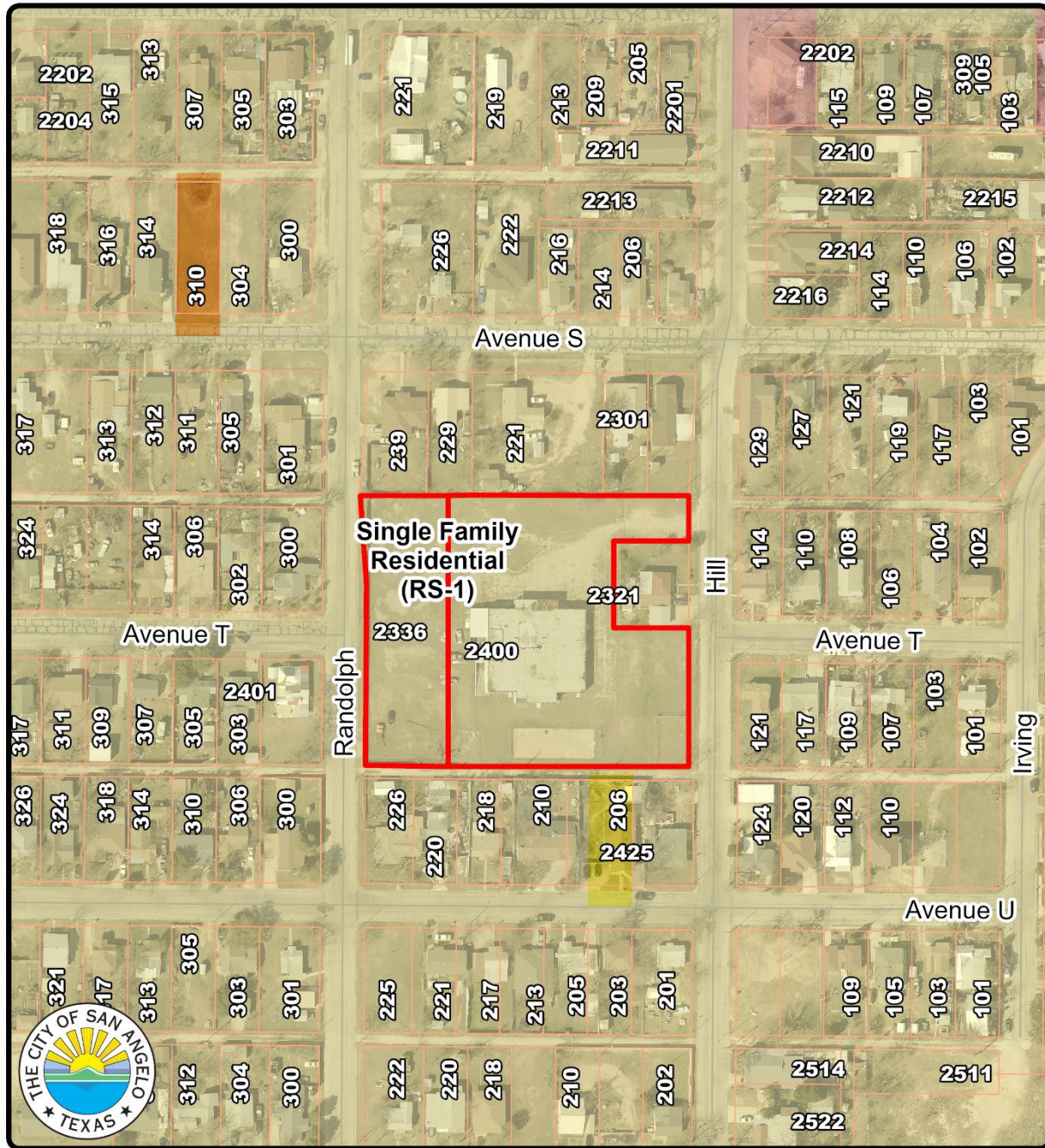
Staff recommends **APPROVAL** of the rezoning from Single-family Residential (RS-1) to a Planned Development (PD25-06) district with an underlying base of Low-rise Multifamily (RM-1), subject to **six (6)** conditions:

Conditions of Approval:

1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. No services may be performed on-site, including rehabilitation or recovery services that provide care, training, or treatment for psychiatric, alcohol or drug problems.
3. All new site lighting on the premises shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands.
4. Applicant must provide and maintain appropriate parking in accordance with the Zoning Ordinance Sec. 511, including additional parking when expansion occurs.
5. Applicant must obtain approval of an Urban Design Review.
6. Install a minimum 6' opaque privacy fence, adjacent to residential uses on the north, south and east side of the property.

Attachments:

Zoning Map
Vision Plan Map
Notice Map
Concept Plan
Sample apartment style



Zoning Map

PD25-06: 2400 S Hill & 2336 Randolph St

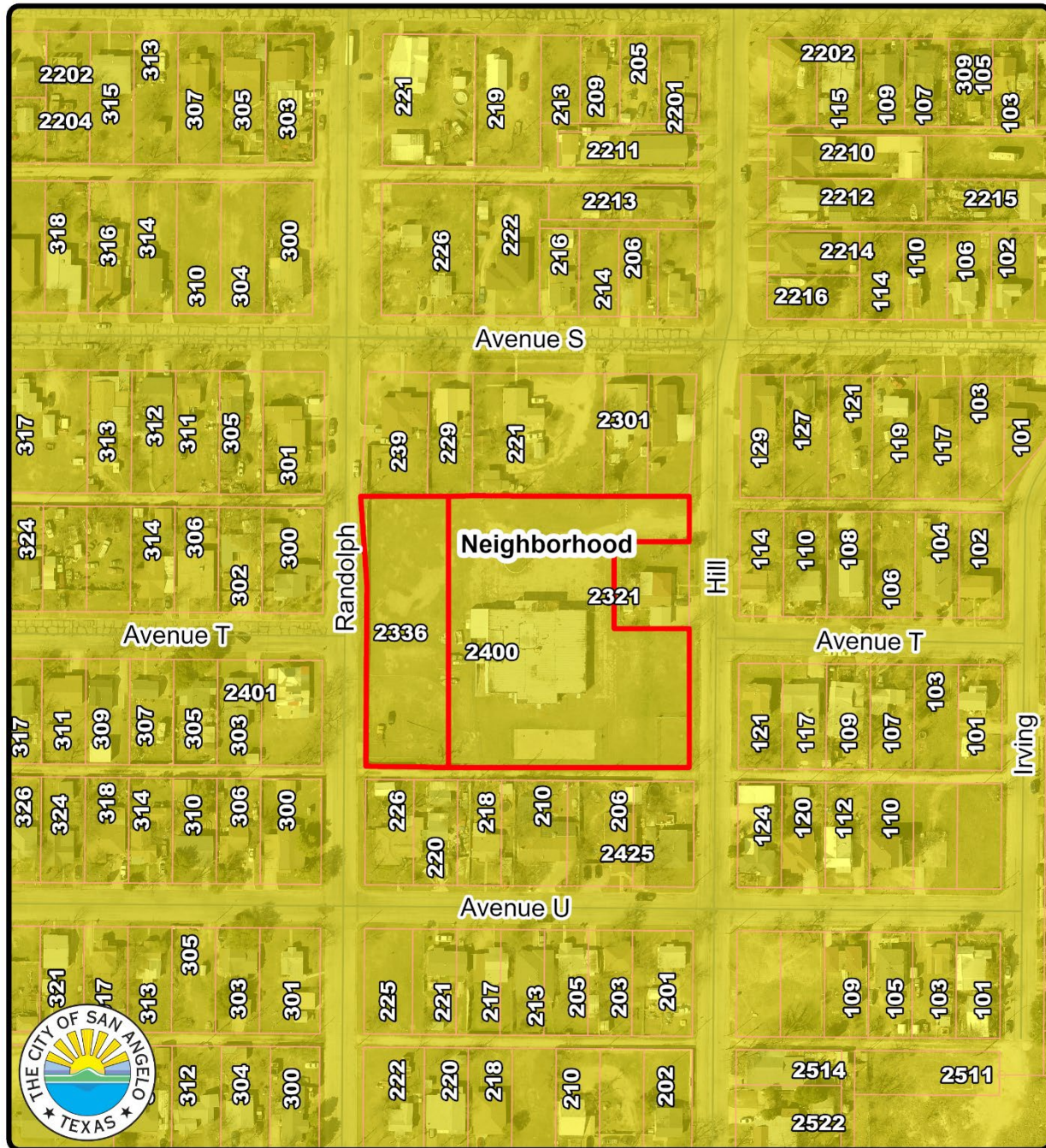
Council District: #3 - Harry Thomas

Neighborhood: Rio Vista

Subject Property: —

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles





Vision Map

PD25-06: 2400 S Hill & 2336 Randolph St

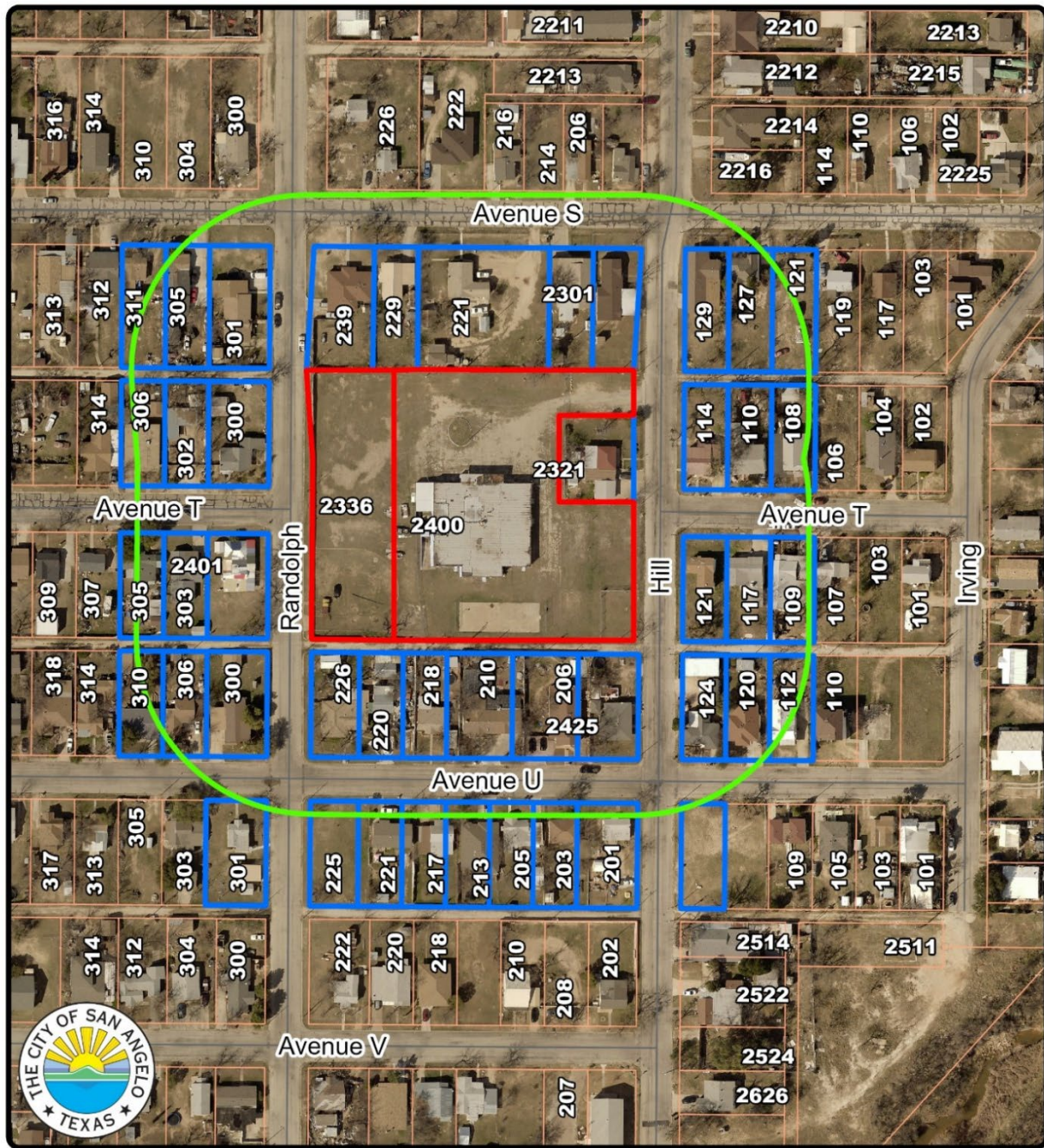
Council District: #3 - Harry Thomas

Neighborhood: Rio Vista

Subject Property: —

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles





Notification Map
Z25-23: 2400 S Hill & 2336 Randolph St

Council District: #3 - Harry Thomas
 Neighborhood: Rio Vista

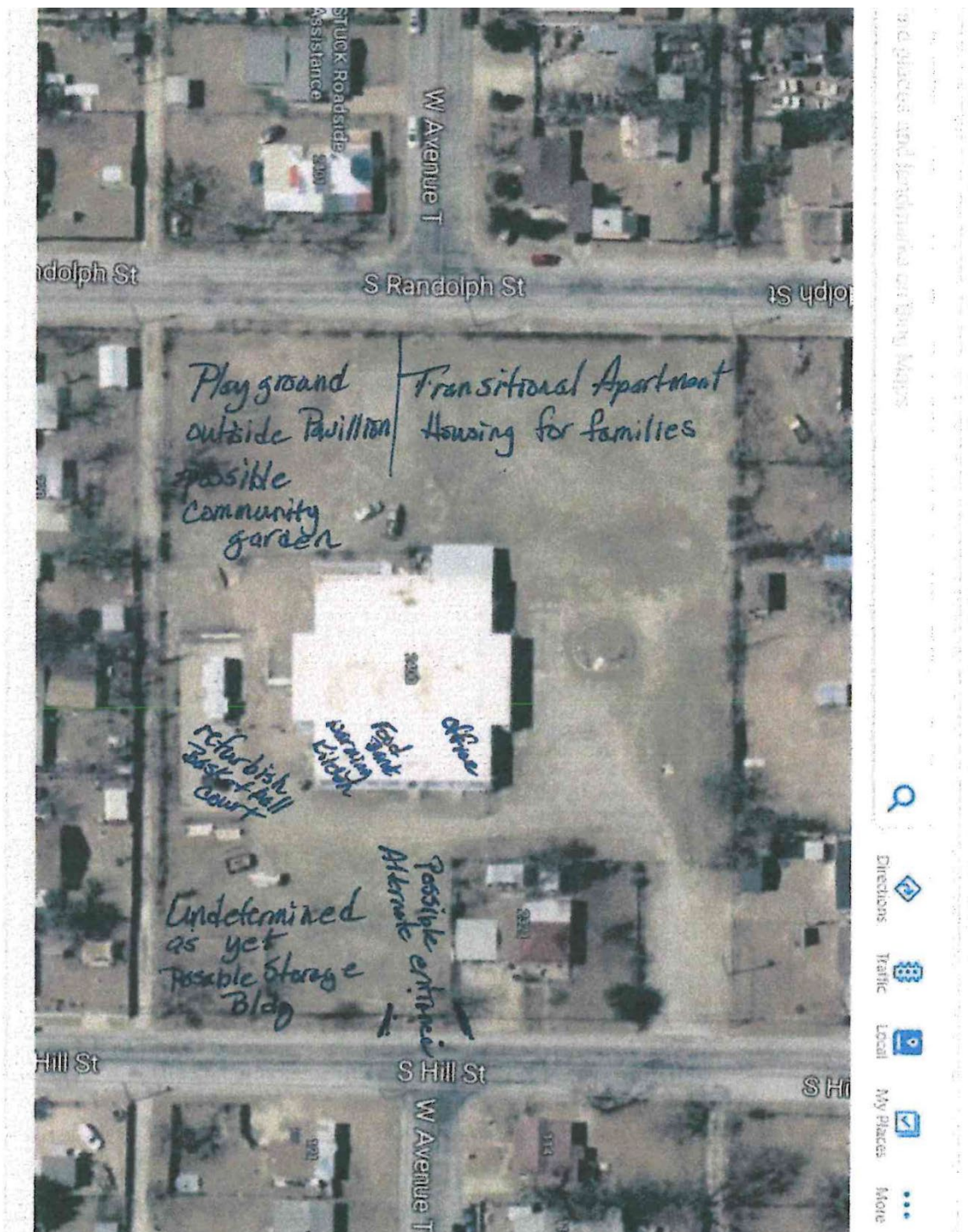
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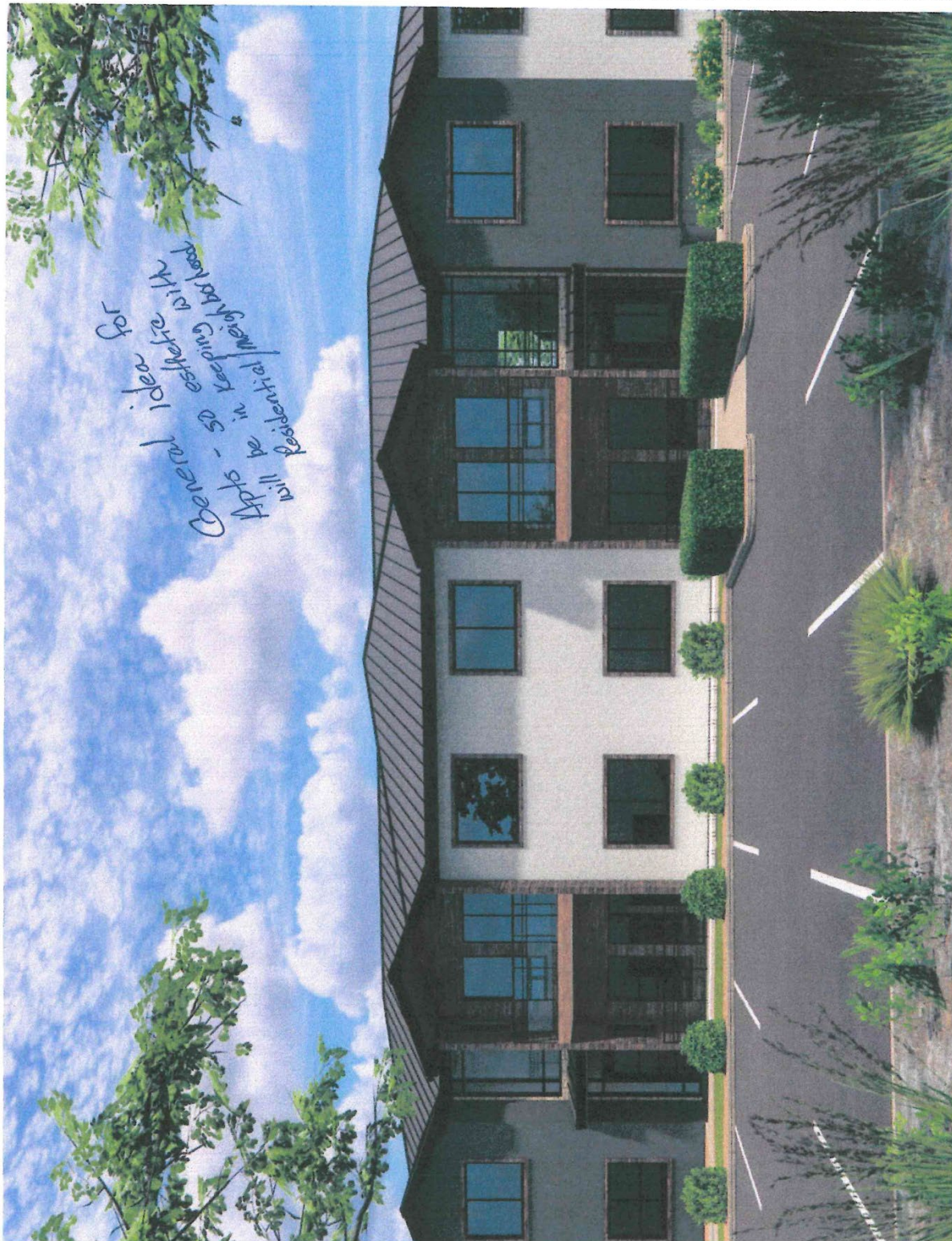
200' Range: —

Subject Property: —

Notified Properties: —







ZONING CHANGE REQUEST PROGRESS SHEET

Planning Commission

1-23-80 Date of request

1-29-80 Date of mailing of notices of public hearing

2-11-80 Date hearing held

Action of Planning Commission Approved

City Council

3-4-80 Date hearing held

Action of City Council Approved

CPC	CC
<u>1-28</u> Notified property owner of hearing	<u> </u> Public notice published
<u>1-29</u> Notified applicant of hearing	<u>3-4</u> Ordinance completed
<u>2-13</u> Applicant notified of action	<u>3-5</u> Applicant notified of City Council action
<u>2-13</u> Notified property owner of City Council hearing	<u>3-5</u> Index cards filed
	<u>3-5</u> Recorded in record book

SPECIAL PERMIT SURVEY
JUNE 2001

SPECIAL PERMIT #: 743

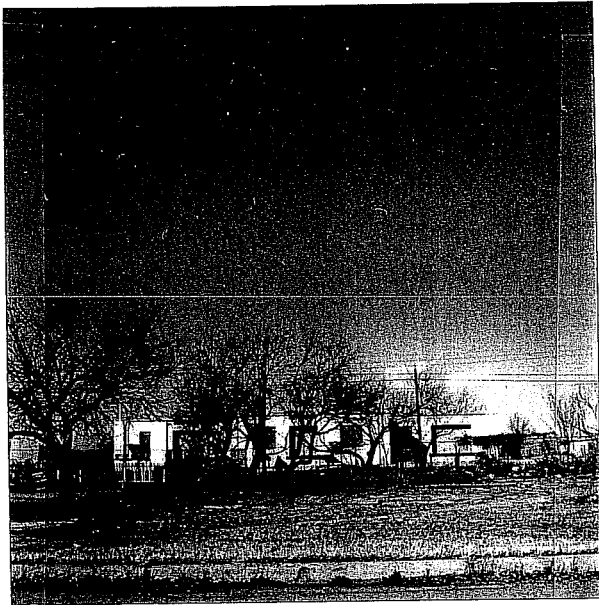
DATE OF INSPECTION: April 4, 2002

ADDRESS OR LOCATION: Lots 1-6, Block 9, Ft. Concho Add., Escobedo Subd. 2336 S.
Randolph St.

DESCRIPTION OF SPEICAL USE: Youth recreational facility

DETERMINATION: Building still there but is vacant and run down

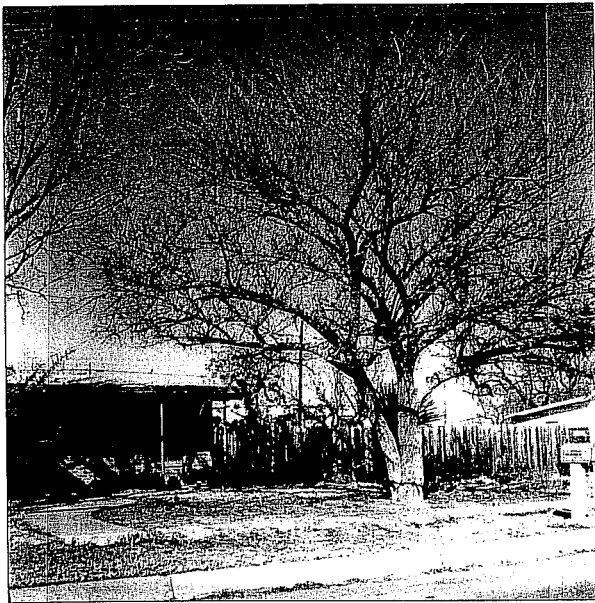
NOTES:



S. P. #743 - Looking N at site



S. P. #743 - Property S of site
looking N



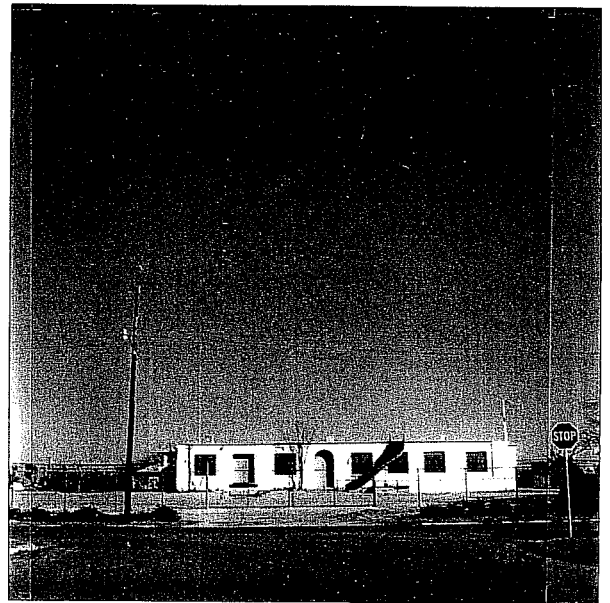
S. P. #743 - Property S of
site



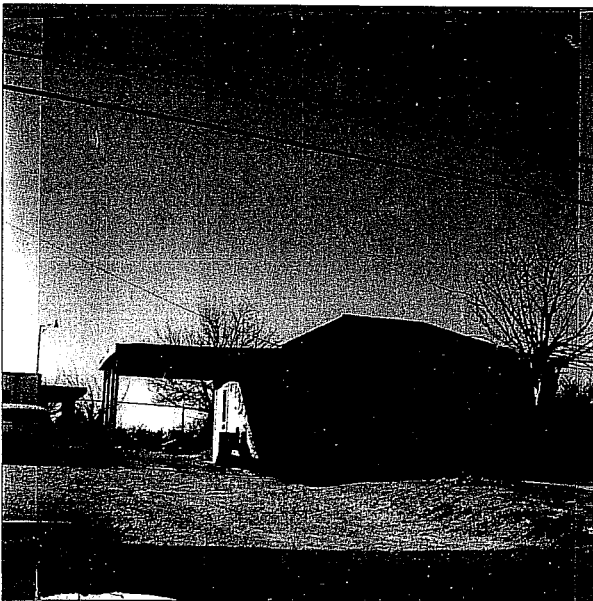
S. P. #743 - Property S of site
looking N



S. P. #743 - E side of property
looking W



S. P. #743 - Looking E at site



S. P. #743 - Property E of site
looking W

AN ORDINANCE AMENDING THE BASIC ZONING ORDINANCE OF THE CITY OF SAN ANGELO AS ADOPTED BY THE CITY COMMISSION ON OCTOBER 27, 1959, AND KNOWN AS TITLE III, CHAPTER 1, OF THE OFFICIAL CODE OF CIVIL AND CRIMINAL ORDINANCES OF THE CITY OF SAN ANGELO, WHICH SAID ORDINANCE ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: LOTS 1-6 ESCOBEDO SUBDIVISION AND BLOCK 9 (EXCLUDING AN 85' x 100' EAST LOT) FORT CONCHO HEIGHTS, TO THE CITY OF SAN ANGELO, SHALL BE CHANGED FROM THE PRESENT R-1 (SINGLE-FAMILY RESIDENCE) DISTRICT BY GRANTING A SPECIAL PERMIT FOR A PRIVATE YOUTH RECREATIONAL FACILITY, SUBJECT, HOWEVER, TO CONDITIONS HEREINAFTER MORE FULLY SET OUT, AND PROVIDING FOR A PENALTY.

RE: SPECIAL PERMIT #743

BE IT ORDAINED BY THE CITY OF SAN ANGELO THAT:

WHEREAS, the City Planning Commission of the City of San Angelo and the governing body of the City of San Angelo in compliance with the Charter and the State Law with reference to Zoning Ordinance Regulations and Zoning Map have given requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all the property owners, generally, and to persons interested, situated in the affected area and in the vicinity thereof, the Governing Body of the City of San Angelo is of the opinion that the zoning changes should be made as set:

SECTION 1. That the basic zoning ordinance of the City of San Angelo as enacted by the City Commission on October 27, 1959, and known as Title III, Chapter 1, of the official code of Civil and Criminal Ordinances of the City of San Angelo, be, and the same is hereby amended insofar as the property hereinafter described shall be classified and placed into the use district hereinafter set forth and be subject to the provisions of said ordinance generally, and the zoning map or plat be, and is hereby amended and corrected so that the property hereinafter described, which is presently zoned "R-1" Single-Family Residence shall be zoned thereon as follows:

LOTS 1-6, ESCOBEDO SUBDIVISION AND BLOCK 9 (EXCLUDING AN 85' x 100' EAST LOT) FORT CONCHO HEIGHTS, TO THE CITY OF SAN ANGELO, SHALL BE CHANGED FROM THE PRESENT R-1 DISTRICT BY GRANTING A SPECIAL PERMIT FOR A PRIVATE YOUTH RECREATIONAL FACILITY, SUBJECT, HOWEVER, TO CONDITIONS HEREINAFTER MORE FULLY SET OUT, AND

shall hereafter be zoned as a permanent R-1 zoning district.

The Director of Planning is hereby directed to correct the Zoning District Maps in the offices of the City Secretary, the Building Inspector, and the Director of Planning to reflect the herein changes in zoning.

SECTION 2. That in all other respects the use of the hereinabove described property shall be subject to all the applicable regulations contained in Title III, Chapter 1, of the 1959 Revised Code of Civil and Criminal Ordinances of the City of San Angelo.

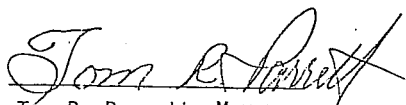
SECTION 3. That the terms and provisions of this ordinance shall be deemed to be severable in that if the validity of the zoning affecting any portion of the above described property shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of said property.

SECTION 4. That any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be subject to the same penalties provided for in Title III, Chapter 1, particularly Section 53, thereof.

SECTION 5. That the facility is for the use of its members and guests only.

INTRODUCED on the 19th day of February, 1980,
and finally PASSED, APPROVED and ADOPTED on the 4th day of
March, 1980.

CITY OF SAN ANGELO


Tom R. Parrett, Mayor


Peggy G. Gilmore, City Secretary

AVE. S

AVE.

RANDOLPH

HILL

AVE. U.

S. P. 743

N

AVE. V

AVE. W

DEPARTMENT OF
Planning & Development

- City of San Angelo -

MEMORANDUM

TO: David Thurbon, Planning Director
FROM: Bradley Stone, Senior Planner *BS*
DATE: March 23, 1999
SUBJECT: request for special permit allowing continued nonresidential use of former Boys Club facility at 2336 South Randolph Street

Mark Lambert at the Housing Authority inquired about the zoning classification of an abandoned Boys Club facility at 2336 South Randolph Street. See attached excerpt from the zoning map and aerial photocopy.

- In 1980, the Boys Club organization bought this property, after having successfully sought a special permit (#743) allowing the property's use as a private youth recreational facility. I have been informed the Boys Club has stopped using this facility, but I do not know exactly when.
- In 1978, a special permit request (#635) was denied to allow this property's use as a warehouse, specifically, for Gibson's Discount Stores.
- In 1970, a special permit request (#345) was approved allowing this property to be used for manufacturing electronic equipment.
- The substantial old building on this property originated in 1907 as the San Angelo Collegiate Institute built by the Methodist Episcopal Church, South. This building was sold to Catholic Sisters of Charity of the Incarnate Word in 1912 and reopened as Saint Joseph's Catholic College. On December 22 of 1912, less than four months after its reopening, the college burned and was abandoned until 1964. The building is reported to have been renovated in 1964, but I can find no evidence of it ever having reopened as an educational facility.

Mark Lambert indicated the Housing Authority wants to buy this property and convert it to offices and storage for the Housing Authority's use.

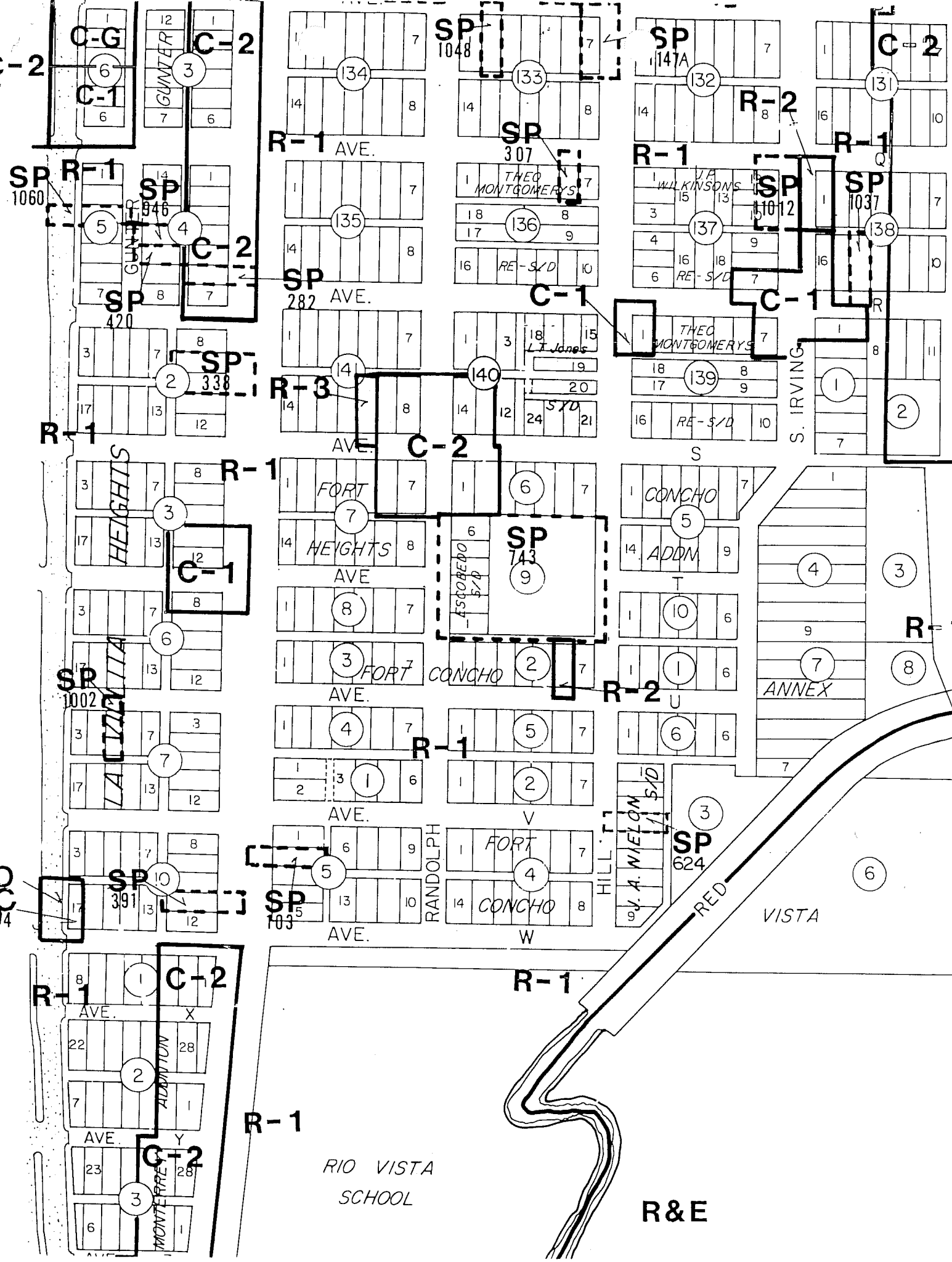
I advised Mark the only way this could happen is for City Council to approve a new special permit for that specific new use.

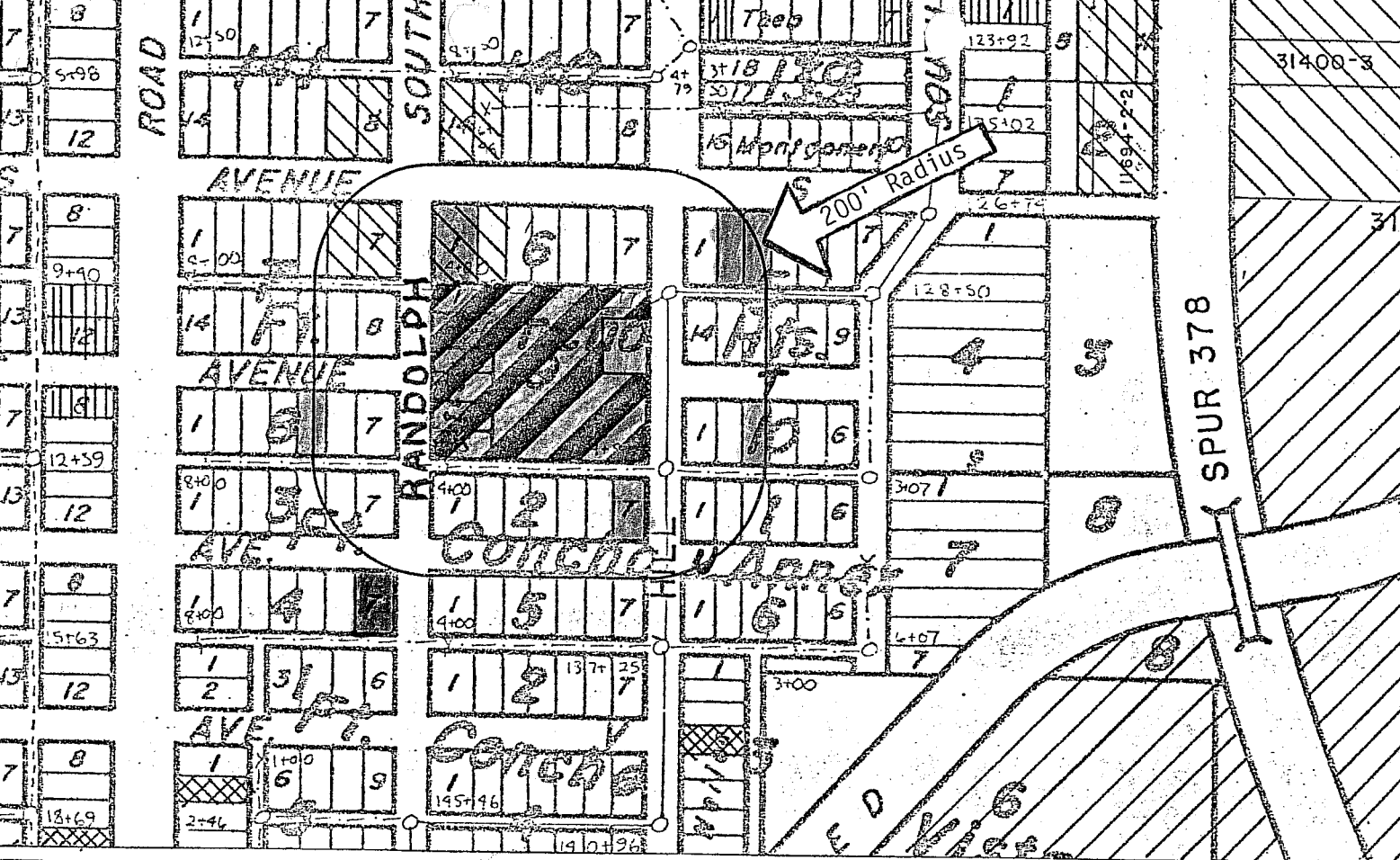
The only way that a special permit may be justified on this site is as follows:

- as a public building for federal, state or local government purposes; or
- as a transitional use from the adjoining C-2 District. This C-2 District occupies all four corners at the intersection of South Randolph Street and West Avenue S. This C-2 District was created in 1955, but as far as I can tell, no portion of this C-2 District has ever actually been used for any commercial purpose.

In my opinion, **the Planning Department should not recommend any special permit for nonresidential use of this property, unless that specially permitted use is for some community service facility offering substantial direct benefit to the surrounding neighborhood**, such as the Boys Club facility once did. Reusing this property as a warehouse for the Housing Authority would be just as much a blighting influence as would any commercial warehouse. The City Council denied that opportunity over 20 years ago, when it disapproved a special permit allowing Gibson's Discount Stores to use this building for storage. The policy I advocate may mean the obsolete building on this site must someday be demolished, but so be it. **The surrounding neighborhood is fully-developed with modest single-family housing. It deserves protection from encroachment by undesirable nonresidential use.**

Do you want to give the Housing Authority any more advice on this matter, before they actually submit an application for special permit?





R-1 (SINGLE FAMILY RESIDENCE)

C-2 (HEAVY BUSINESS)

R&E (RANCH AND ESTATE)

SPECIAL PERMIT

C-1 (NEIGHBORHOOD RETAIL)

SITE IN QUESTION

SCALE: 1"=300'

SPECIAL PERMIT #743

FEBRUARY 11, 1980

BOYS CLUB OF SAN ANGELO

16 NOTICES MAILED TO PROPERTY OWNERS

36 NOTICES UNREPORTED

8 NOTICES RETURNED IN FAVOR

 PETITION WITH NAMES IN

1 NOTICES RETURNED IN OPPOSITION

 NAMES WITHIN THE 200' RADIUS = %

1 NOTICES UNCLAIMED

THE BOYS CLUB OF SAN ANGELO, REPRESENTED BY ALEXANDER TAFOLLA, PROSPECTIVE PURCHASER OF LOTS 1-6, ESCOBEDO SUBDIVISION AND BLOCK 9 (EXCLUDING AN 85' X 100' EAST LOT), FORT CONCHO HEIGHTS, IS REQUESTING A SPECIAL PERMIT IN AN R-1 (SINGLE FAMILY RESIDENCE) DISTRICT FOR THE FUTURE DEVELOPMENT OF A PRIVATE YOUTH RECREATIONAL FACILITY FOR THE USE OF ITS MEMBERS AND GUESTS ONLY.

OPPOSITION:

Enriqueta Rodriguez - do not need extra traffic
and noise

FAVOR:

Marcus Chavez ✓

Billie Hanker ✓

Pablo Barron ✓

José Esquivel Jr ✓

Thomas Puente ✓

Juanita Gonzalez

José Robles ✓

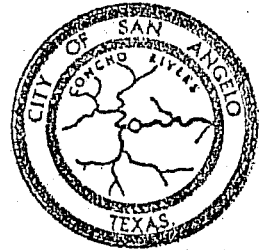
Lda Escobedo ✓

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING
February 13, 1980

Phone 915-655-9121



RE: SPECIAL PERMIT #743
BOYS CLUB OF SAN ANGELO

Property Owner:

Tuesday, March 4, 1980, the City Council will hold a public hearing at 9:00 a.m. in the City Council Chambers on the fourth floor of City Hall. One of the items to be considered at that time is the following proposal:

The Boys Club of San Angelo, represented by Alexander Tafolla, prospective purchaser of LOTS 1-6, ESCOBEDO SUBDIVISION and BLOCK 9 (excluding an 85' x 100' east lot) FORT CONCHO HEIGHTS, located between S. Randolph and S. Hill and south of Avenue S, is requesting a SPECIAL PERMIT in an R-1 (Single Family Residence) District for the FUTURE DEVELOPMENT of a PRIVATE YOUTH RECREATIONAL FACILITY for the use of its members and guests only.

The Planning Commission recommended approval of this request on Monday, February 11, 1980. The City Council will vote on final adoption on the above-mentioned date. The main reason this meeting is held is to permit you or any other property owner to appear and express your views--for or against the request. You are invited to attend the meeting in behalf of your own interests.

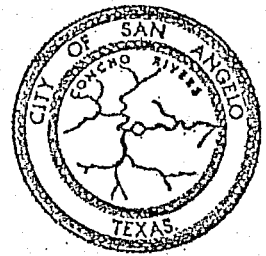
Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



RE: SPECIAL PERMIT #743
BOYS CLUB OF SAN ANGELO

Property Owner:

This is to inform you that the City Planning Commission will hold a public hearing Monday, February 11, 1980, at 2:00 p.m. in the City Council Chambers on the fourth floor of City Hall for the following proposal:

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmm

Name and Address:

Santa Becerra, Jr
2301 S. Hill

I do not object to this request. ✓ but,

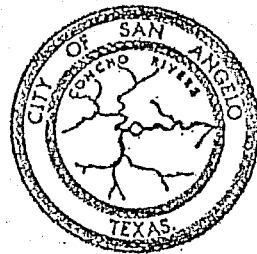
I object for these reasons:

I would like to present some stipulations to the Special Permit such as, a Buffer zone, supervision, closure of center, lighting, traffic control.

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



RE: SPECIAL PERMIT #743
BOYS CLUB OF SAN ANGELO

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmmb

Name and Address: 214 W. Ave. S

Senovia Jones

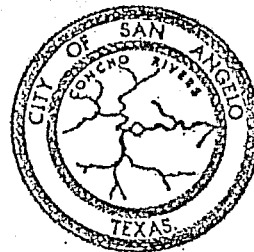
I do not object to this request. ✓

I object for these reasons: _____

San Angelo, Texas

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address: Mr. Carlos Escobedo

205 W. Live St.

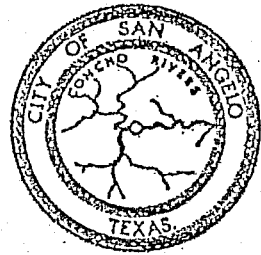
I do not object to this request. ☒

I object for these reasons: _____

San Angelo, Texas

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmm

Name and Address: _____

Rebecca S. Aguirre
130 West Ave. #1

I do not object to this request. ✓

I object for these reasons: _____

My concern is lack of an alley, in case of a fire, garbage collection, buffer zone between properties and Boy's club, also sewer and utilities inaccessibility.

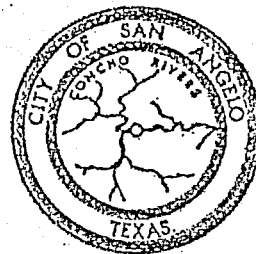
S.P. 743

Sincerely
Ms. Rebecca S. Aguirre

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address: MARCUS S. CHAVEZ
121 W. AVE S. SAN ANGELO TX

I do not object to this request. *Marcus S. Chavez*

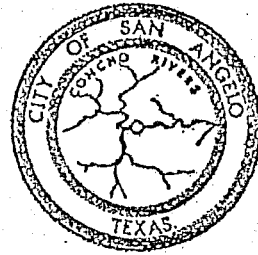
I object for these reasons: _____

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902
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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address: _____

BILLIE HANKS

I do not object to this request. ☒

I object for these reasons: _____

DEPARTAMENTO DE PLANOS

January 28, 1980

RE: PERMISO ESPECIAL #743
BOYS CLUB OF SAN ANGELO

Propietario:

Esto es para informarles que la Comision de Planos de la Ciudad (City Planning Commission) van a tener una junta para el publico el Lunes February 11, 1980, a las dos de la tarde. Cuarto de Cabildo (City Council Chambers) en el cuarto piso de ayuntamiento oh sea City Hall. La junta es tocante sobre los siguientes propuestos:

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La razon principal de esta junta, es para permitirle a usted oh cualesquiera otra persona que aparesca y exprese sus puntos oh encontra de este propuesto. La Comision de Planos se interesa en oir su opinion en la junta y tambien desea que llene la forma al fondo de esta carta y la mande a la direccion siguiente:

Planning Department
P.O. Box 1751
San Angelo, TX 76902

Si usted desea, en la junta puede pedir ques sus puntos de vista sean notados.

Sinceramente,

John L. Richardson
John L. Richardson
Zoning Administrator

Nombre y direccion:

Pablo Barron
3602 44th St Lubbock Texas 79413

No me opongo a esta suplica. *no* (Si, no)

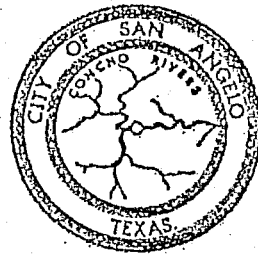
Me opongo por estas razones:

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



RE: SPECIAL PERMIT #743
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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address:

Jose Esquivel Jr
2425 S. HILL ST

I do not object to this request. ☒

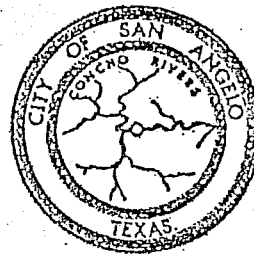
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John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address:

Thomas Puente
127 W Ave S.

I do not object to this request. ✓

I object for these reasons: _____

San Angelo, Texas

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address: Mrs. Juanita C. Gonzalez
109 W. ave T City

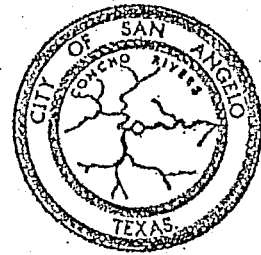
I do not object to this request. yes

I object for these reasons: _____

San Angelo, Texas

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John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmm

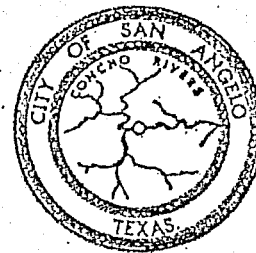
Name and Address: Jose M. Robles
416 Ohio St. IL 60432

I do not object to this request. NO Please read under
~~I object for these reasons:~~ I do not object because my
property is being sold at this time, please send
a letter like this to Ratliff + Edwards, 129 S. Irving
P.O. 1588, San Angelo, Tx. 76902 in name of
Rafael G. Lombrana

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address: Ida Escobedo 2321 S. Hill St.

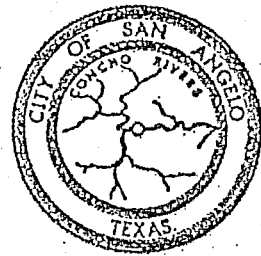
I do not object to this request. do Not

I object for these reasons: _____

The City Of
San Angelo, Texas

P. O. Box 1751 - Zip 76902
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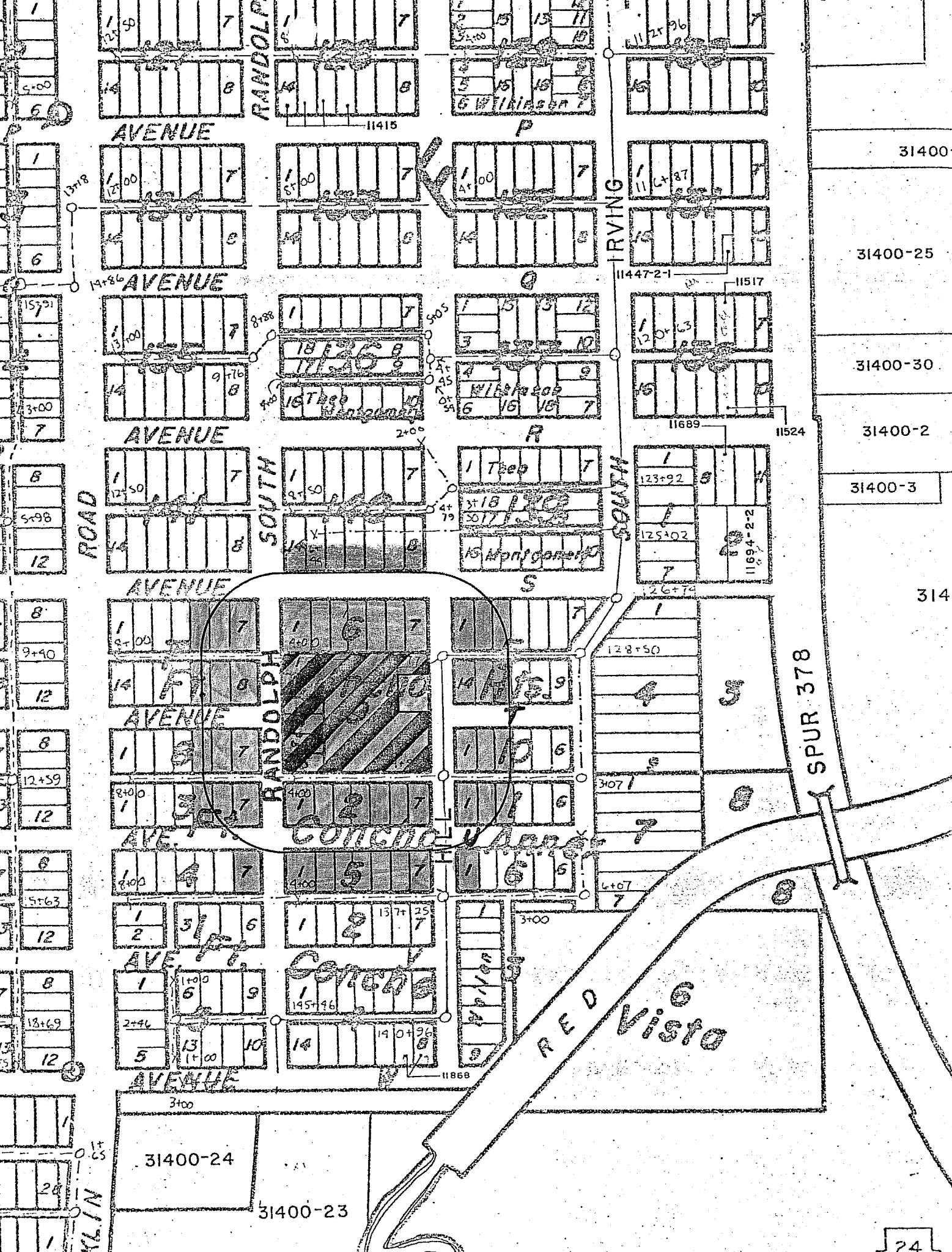
John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmmb

Name and Address: Encarneta Rodriguez 301 W. Ave. U

I do not object to this request.

I object for these reasons: I believe we do not need the extra
traffic & noise that undoubtedly will come with the zone
change.



AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

AVE.

AVE.

AVENUE

RANDOLPH SOUTH

IRVING SOUTH

SPUR 378

RED Visto

CONCHO V. V. V.

CONCHO V. V. V.

31400-24

31400-23

31400

31400-25

31400-30

31400-2

31400-3

314

CASE NO.: S.P. # 743

REQUESTED ACTION: Special Permit in an R-1 (Single Family Residence) District

EXISTING LAND USE: WAREHOUSE

REQUESTED USE: Private Boys Club

PARCEL SIZE: ~~2~~ Approx. 2 Acres.

- BACKGROUND:
1. Applicant is prospective purchaser of the site in question
 2. Request is for a Private Boys Club on this site.
 3. Zoning to the North is C-2 (Heavy Business) and R-1 (Single family Residence). Zoning to the South, east and west is R-1.
 4. Land use ^{S E & W is} Residential
 5. S.P. # ⁶³⁴⁵ ~~653~~ was granted in September 1978 for a warehouse for Gibson's.

Analysis & Potential Impact:

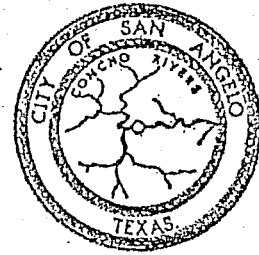
- Housing conditions are fair to good
- Traffic volume on Hill is approx 1,000 cars per day
- Boys Club would probably not be as objectionable as a warehouse in the residential area
- This facility would increase traffic volume, noise, lights, etc.
- would provide community recreational facilities

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



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BOYS CLUB OF SAN ANGELO

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address: _____

I do not object to this request. _____

I object for these reasons: _____

Outdoor -

Tennis
Basketball } Night foe's
Baseball }

Indoor -

Basketball
Table Tennis
Pool }

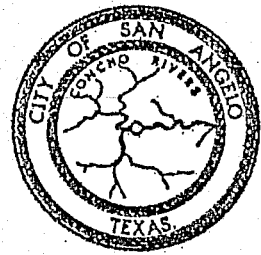
J. Silverstein - }
Ethicon }

The City Of

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address: _____

I do not object to this request. _____

I object for these reasons: _____

DEPARTAMENTO DE PLANOS

January 28, 1980

RE: PERMISO ESPECIAL #743
BOYS CLUB OF SAN ANGELO

Propietario:

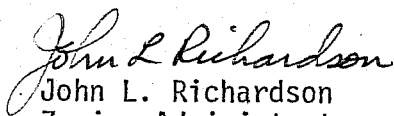
Esto es para informarles que la Comision de Planos de la Ciudad (City Planning Commission) van a tener una junta para el publico el Lunes February 11, 1980, a las dos de la tarde. Cuarto de Cabildo (City Council Chambers) en el cuarto piso de ayuntamiento oh sea City Hall. La junta es tocante sobre los siguientes propuestos:

The Boys Club of San Angelo, representados por Alexander Tafolla, probable compradores de SOLARES 1-6, ESCOBEDO SUBDIVISION, y BLOQUE 9 (excluyendo un oeste solar 85' x 100') FORT CONCHO HEIGHTS, estan suplicando un PERMISO ESPECIAL en un R-1 (Single-Family Residence) Distrito para desarrollo futuro de PRIVADO FACILIDADES DE RECREO PARA LA JUVENTUD Y QUE SEA SOLAMENTE PARA EL USO DE SUS MIEMBROS Y HUESPEDES.

La razon principal de esta junta, es para permitirle a usted oh cualesquiera otra persona que aparesca y exprese sus puntos oh encontra de este propuesto. La Comision de Planos se interesa en oir su opinion en la junta y tambien desea que llene la forma al fondo de esta carta y la mande a la direccion siguiente:

Planning Department
P.O. Box 1751
San Angelo, TX 76902

Si usted desea, en la junta puede pedir ques sus puntos de vista sean notados.
Sinceramente,


John L. Richardson
Zoning Administrator

Nombre y direccion: _____

No me opongo a esta suplica. _____ (Si, no)

Me opongo por estas razones: _____

PROPERTY OWNERS LIST

SAN ANGELO, TEXAS

1581

TO ACCOMPANY APPLICATION FOR ZONING RECLASSIFICATION NO. S.P. 743

Key No.	NAME OF OWNER	POST OFFICE ADDRESS	LEGAL DESCRIPTION FORT CONCHO HEIGHTS ANNEX
1	Frank Escobedo	124 E Ave 22	1 ①
2	Rebecca Aguirre	120 W Ave 22	2
3	Frank Aguirre	112 W Ave 22	3
4	Ramon Rodriguez	226 W Ave 22	1-2 ②
5	Pedro Hernandez	218 W Ave 22	3
—	Jose Cardenas	— NO ADDRESS	4-5
6	Refugio Martinez	2202 S. Hill	6
7	Jose Esquivel	2425 S. Hill	7 X
8	Francisco Banda	310 W Ave 22	5 ③
9	Cresencia Martinez	318 W. Ave 22	6
10	Para Luna	300 W Ave 22	7
11	Enriqueta Rodriguez	301 W Ave 22	7 X ④
12	Frank Lara	90 Florentina Lara 142 Pickford Ave. San Jose, Cal. 95127	1 ⑤
13	Craig Hardigree	2226 San Antonio	2
14	Petronila Padilla	217 W Ave 22	3
—	Ezequiel Zapata	— No Address	4
15	Aurora Martinez	205 W Ave 22	5
16	Juanita Ruiz	203 W Ave 22	6
17	Lorenzo Luna Jr.	201 W Ave 22	7
18	Pablo Barron	3602 44th St./Lubbock, TX 79413	1 X ⑥
19	Billie Hanks Ent.	Box 649	Escobedo S/D 1-2-3-4-5-6 X
20	Joel Talamates	129 St. Ave S.	FORT CONCHO HEIGHTS 1 ⑤
21	Thomas Puente	127 W Ave S.	2 X
22	Marcus Chavez	90 Billy Hanks Ent. Box 649	3 X
23	Anatolin Zapata	108 W Ave T	12

PROPERTY OWNERS LIST

SAN ANGELO, TEXAS

282

TO ACCOMPANY APPLICATION FOR ZONING RECLASSIFICATION NO. S.P. 743

Key No.	NAME OF OWNER	POST OFFICE ADDRESS	LEGAL DESCRIPTION
24	Marcus Cisneros	110 W Ave T	13
25	Preciliano Sarda	114 W Ave T	14
-	Dolores Gonzales	- No Address	1 (6)
26	Raymond Quiroz	229 W Ave S	2
27	Aurora Garcia et al.	221 W Ave S	3-4-5
28	Camelo Escobedo	205 W Ave S	6
29	Santos Becerra, Jr.	2301 S. Hill	7
	Juan Gonzalez	241 W Ave S	8 (7)
30	A. Hinojosa	311 W Ave S	5
31	Salvador Caballero	305 W Ave S	6
32	Carmen Ramon	301 W Ave S	7
33	Ramona Zuniga	300 W Ave T	8
-	Mercedes Arispie	- No Address	9
-	Craig Hardigee	2226 San Antonio (repeat)	10
34	Jose Robles	416 Ohio St., Joliet, Ill. 60432	5 X (8)
35	Guillermo Elizondo	303 W. Ave T	6
36	Josefa Lara	2401 S. Randolph	7
-	Billie Honks	Ent. Box 649 (repeat)	9 less N 100 X 85.5 of 525' of 9 X (9)
37	Ida Escobedo	2321 S. Hill	N 99' of 525' of E 85.5' of 9
-	Billie Honks	Box 649	N 100' of 515.8' of E 85.5' of 9 558' of E 85.5' X (9)
38	Virginia & Maria Campos	121 W Ave T	1 (10)
39	Ramon Escobedo	117 W Ave T	2
40	Inez Gonzales	109 W Ave T	3 X
41	Ben Valera	2225 S. Hill	L.T. Jones 21 (140) 21
42	Catarina Miranda	913 Murphy	22

SAN ANGELO, TEXAS

3 7 3

[illegible]

CITY PLANNING COMMISSION
APPLICATION FOR ZONING CHANGE AND/OR SPECIAL PERMIT

Preamble:

"The power to zone was conferred upon Texas Cities by the Fortieth Legislature for the purpose of promoting the health, safety, morals, and general welfare. The zoning law states that such regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and general welfare to provide adequate provision for transportation, water, sewerage, schools, parks and other public requirements. Such regulations for the character of the district and its particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality".

CASE # S.P. FEE: \$ 100 + DATE: 1/23/80
APPLICANT Boy's Club of San Angelo PHONE NO. Jay Silverstein offic
STATUS OF APPLICANT: OWNER TENANT PROSPECTIVE PURCHASER ✓
MAILING ADDRESS: P.O. Box 107 San Angelo 76901
LOT # 1-6 Escobedo Sub D + BIK 9 except 85' x 100' East BLOCK ADDITION Fort Concho Hts
LOT SIZE 2 + acres STREET NUMBER Randolph + Ave T
OWNER Billie Hanks EXISTING USE Vacant Warehouse
ARE THERE DEED RESTRICTIONS PERTAINING TO INTENDED USE OF THE PROPERTY?
ZONING CHANGE FROM R-1 TO Special Permit for
APPLICANT'S REASON FOR CHANGE: Boy's Club Recreation Center
To operate a boys club recreation center

HAS ANY ZONING REQUEST HERETOFORE BEEN FILED ON THE PREMISES? Yes S.P. 653
WHEN 9/26/78 FOR WHOM G. Benson

I understand that any existing or proposed structure(s) must be brought into conformance with all appropriate city building codes relating to the intended use.

PREPARED BY LJM

Alexander H. Tafolla
Applicant

DEPARTMENT OF PLANNING AND DEVELOPMENT

ZONE CHANGE SIGN REFUND APPLICATION

Case Number: CU 00-04 Date: 5-15-00 (picked up signs)
3-29-00

Make check payable to: Jesucristo Es La Respuesta

Mail refund to: 6 W. Ave. R.

San Angelo, Tx 76903

Amount Collected:

One sign	\$30.00	☒
Two signs	\$60.00	☒
Three signs	\$90.00	☐
Four signs	\$120.00	☐

Refund Amount:

One sign	\$20.00	☒
Two signs	\$40.00	☒
Three signs	\$60.00	☐
Four signs	\$80.00	☐

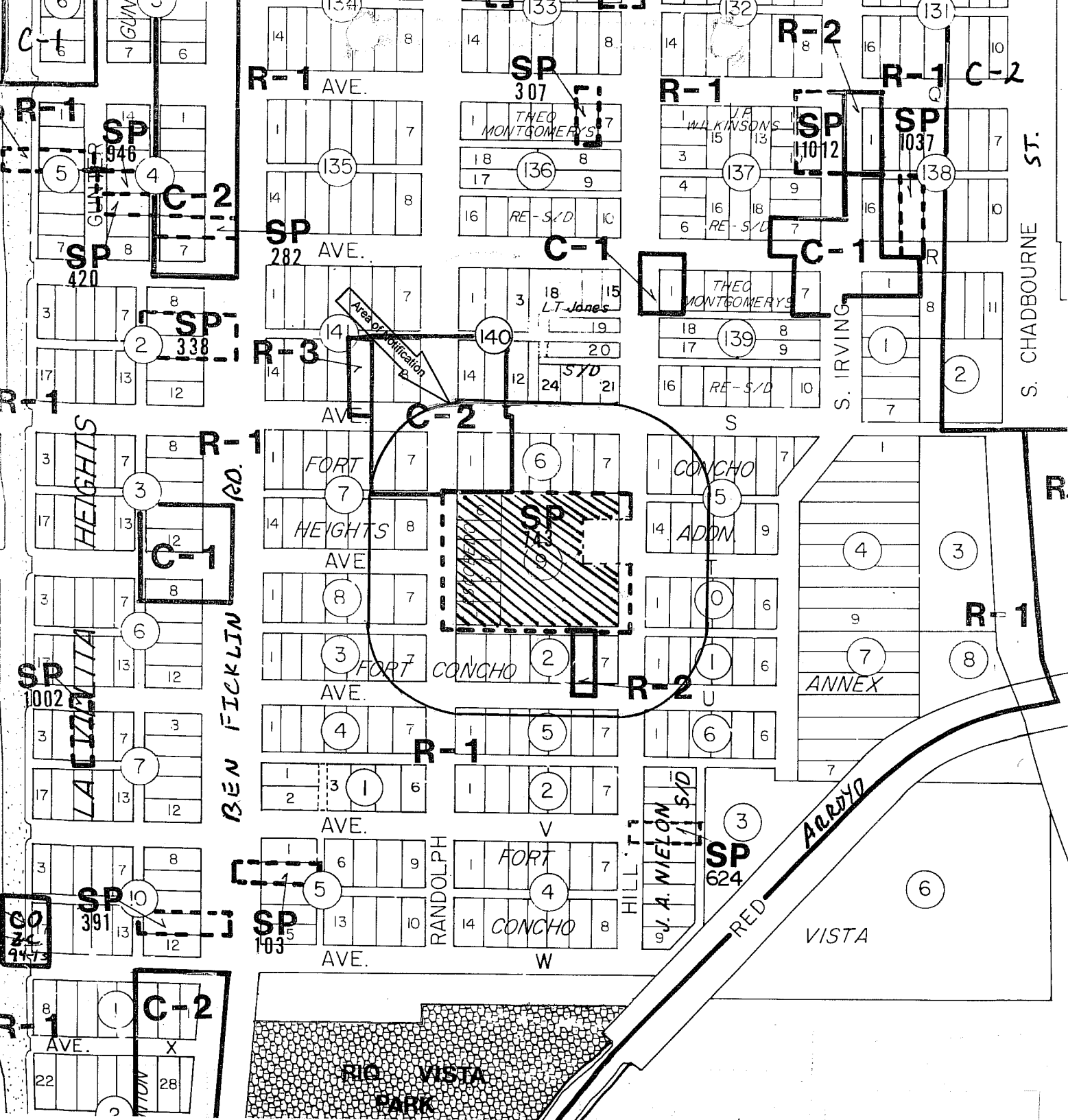
Planning Dept. Staff member: Chris Loney

CITY OF SAN ANGELO - CASH RECEIPTS

Date 3-29 19 2000N^o 42158Dept. Planning Reference CU 00-04Rec'd Of: Church Mission
Samuel Duran

Cash	
Check	✓
Money Order	

Descr: Cond't. Use for a church Amt. in an RS-1 ^{approx.} 2 acres 345.00Rec'd. 2 signs @ \$30.00 deposi- 60.00By: Chris Hays Total 405.00Prev. Bal. 0 Pd. 405.00 Bal. Due 0



CU 00-04: Jesucristo Es La Respuesta

Request for a conditional use to allow a church in an
 RS-1 (Single-Family Residence) District
 Lots 1-6, Escobedo Subdivision and the remainder
 of Block 9 less the north 99 feet of the south
 257 feet of the east 85.5 feet;
 2336 South Randolph Street



SCALE: 1" = 300'

PLANNING COMMISSION

Summary Report of Conditional Use Requests

Monday, May 15, 2000: 9:00 a.m.

City Council Chambers

Fourth Floor, City Hall

72 West College Avenue

A. CU 00-04: Jesucristo Es La Respuesta

Request for approval of a Conditional Use to allow a church in an existing RS-1 (Single-Family Residence) District

Lots 1 thru 6, Escobedo Subdivision, and remaining portions of Block 9 less the north 99 feet of the south 257 feet of the east 85.5 feet of Block 9, Fort Concho Heights Addition; situated between South Randolph and Hill Streets in southern San Angelo

ACTION:

Approved with Conditions Unanimous vote

CONDITIONS:

No outside events/activities after 10:00 p.m.
No outside speakers
Light source of any lights installed shall be contained
within the property lines.

B. CU 00-05: Town and Country Food Stores

Request for approval of a Conditional Use to allow a convenience grocery with fuel sales in an existing ML (Light Manufacturing) District

1.909 acres out of George Blum Survey No. 166, situated on the northeast corner of Christoval Road and South Chadbourne Street (F.M. Hwy. No. 1223) in southeastern San Angelo

ACTION:

Approved unanimously

CONDITIONS:

This summary was filed in the offices of the City of San Angelo's Department of Planning on Wednesday, May 17th of 2000, by


Christopher J. Looney, Planner

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902



Department of Planning and Development

May 15, 2000

Mr. Samuel Duran
6 West Avenue R
San Angelo, TX 76903

SUBJECT: case no. CU 00-04, a request for a conditional use to allow a religious institution in an existing RS-1 (Single-Family Residence) District that has a special use allowing a youth center (SP 743) on Lots 1 thru 6, Escobedo Subdivision, and remaining portions of Block 9 less the north 99 feet of the south 257 feet of the east 85.5 feet of Block 9, Fort Concho Heights Addition in southern San Angelo

Mr. Duran:

At its meeting on May 15th of 2000, the Planning Commission for the City of San Angelo voted to **approve** your requested conditional use, as described above.

The Planning Commission decision was the final action on this matter. You must obtain any necessary city permits for the approved use within 12 months from the granting of the conditional use. You may contact the City's Inspections and Permits Department for further guidance regarding any necessary permits. If the designated use is not made of the property within the time limitation granted, the Zoning Ordinance requires that the conditional use approval shall be canceled and revoked and be of no effect.

Please be advised of the conditions for approval that were made by the Planning Commission as follows:

- There shall be no outside events/activities after 10:00 p.m. on the subject property;
- There shall be no outside speakers on the subject property;
- The light source of any lights installed on the subject property shall be contained within the property lines.

If you have any questions concerning this case or these proceedings, please call me at (915) 657-4210. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chris Looney", followed by a horizontal line extending to the right.

Christopher J. Looney
Planner

VI. Requests for approval of conditional uses (Planning Commission has final approval; appeals may be directed to City Council)

A. CU 00-04: Jesucristo Es La Respuesta

Requesting approval of a conditional use to allow a church in an existing RS-1 (Single-Family Residence) District on the following property:

Lots 1 thru 6, Escobedo Subdivision, and remaining portions of Block 9 less the north 99 feet of the south 257 feet of the east 85.5 feet of Block 9, Fort Concho Heights Addition; situated between South Randolph and Hill Streets in southern San Angelo, Texas

Mr. Chris Looney came forward to present the case. He stated the request is to allow a church in an RS-1 (Single-Family Residence) District. It is located at 2336 South Randolph Street between S. Randolph and S. Hill Streets. The site has been zoned for single-family residences since the inception of the 1954 Zoning Ordinance. It is completely surrounded by residences in this large, older residential neighborhood. The building on the site originated in 1907 and has undergone several different uses over the last 90 years. Several special uses have also been approved on the site. The most recent special use was in 1980, when the Boys Club used the property.

A church on the site would allow use of this abandoned building in a residential setting. A church would also not have the negative effects on this neighborhood that other commercial uses would have. Therefore, the Planning Department recommends **approval** of the requested conditional use. Mr. Looney stated that 49 notices were mailed out, 8 notices were returned in favor and 0 returned in opposition.

Mr. Scott Allison asked if a church could be put in anytime, anywhere. Mr. Looney responded by saying that was the case in the 1954 Zoning Ordinance, but that was changed with the 2000 Zoning Ordinance: now churches in single-family residence districts must be approved by the Planning Commission. Mr. Norris asked if there were any further questions of Mr. Looney. There were none.

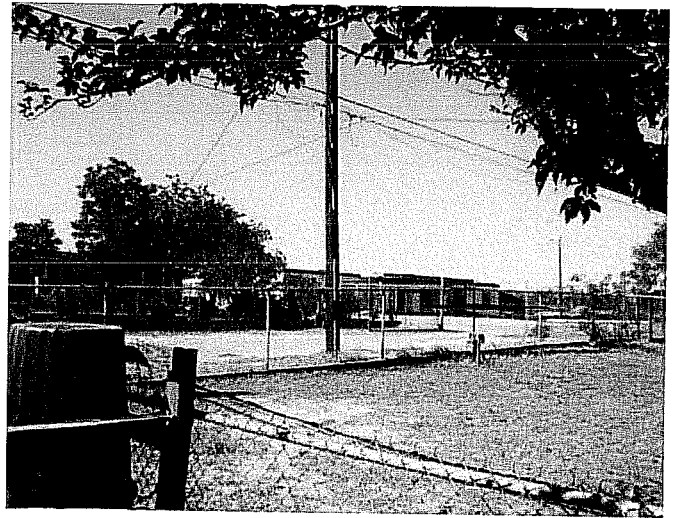
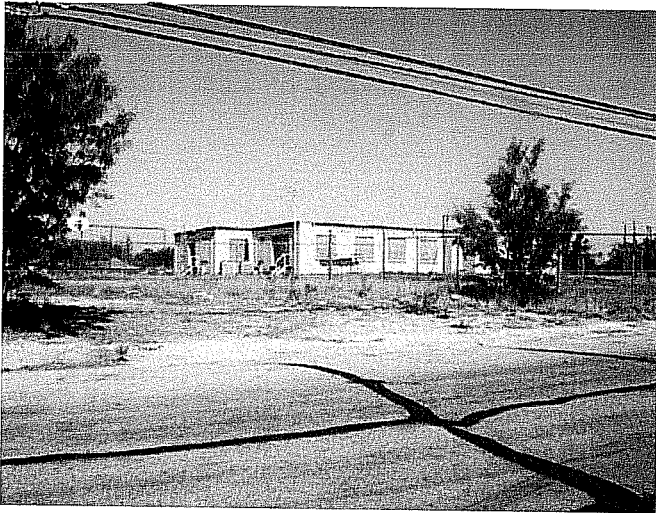
Mr. Norris asked if anyone wanted to speak for the case. Mr. Samuel Duran came forward to speak and advised that the goal of the church is to bring people to God. The place would be good for the community to come together to worship and provide an area for youth to recreate. The need does exist in the neighborhood. No one had any questions of Mr. Duran.

Mr. Norris asked if there was anyone else to speak in opposition. Mr. Nick Rodriguez came forward to speak on behalf of his parents who have lived in the neighborhood since 1938. Mr. Rodriguez stated that he has had problems in the past with several cults and religions. Another church is 2 blocks away which causes problems with parking and noise and this is why he is upset about having

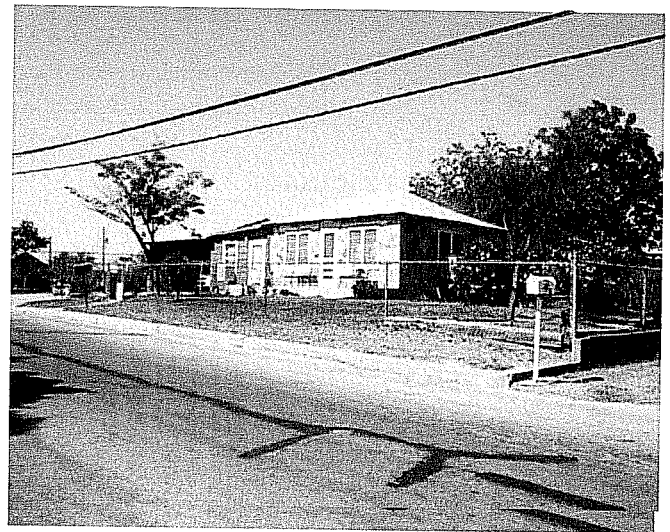
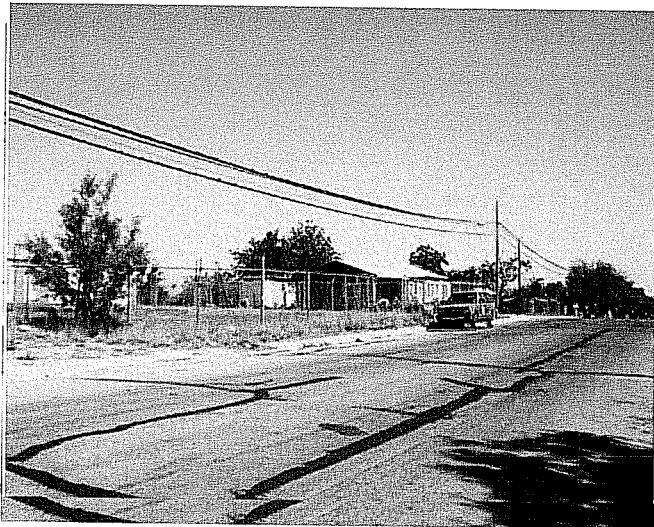
another religious sect move in. Mr. Rodriguez further stated that the traffic is a problem on Hill St. and Randolph St. which has resulted in 2 deaths. He fears that once the church moves in the neighborhood they may not be able to move them out as has happened in the past. Mr. Rodriguez stated the current minister was previously relieved of duty at another church and he not an ordained minister under the State of Texas. Mr. Rodriguez asked that the Commissioners give consideration to all City of San Angelo codes concerning this building.

Mr. David Thurbon indicated some guidelines regarding how the city could inhibit the effect that outside activities might have on the neighborhood and that the building would have to be brought up to code before occupancy.

After considerable discussion by the Commissioners, Ms. Francile Morrill made a motion for approval with the stipulation of no outside events/sports activities after 10:00 p.m., no outside speakers at all, and any lighting source shall be contained within the property lines. Mr. Louis Gomez seconded and the vote was unanimous.



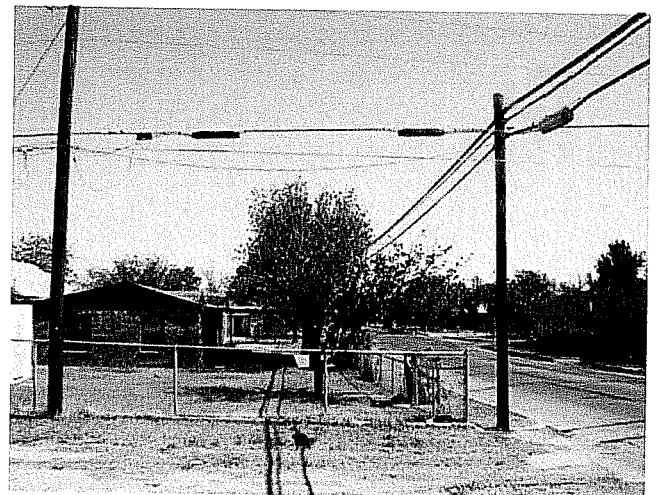
Views of the subject site from the east side



The residence in the same block as the subject site on the east side of the subject site



An entrance to the subject property from the east



Residences to the northeast of the subject site



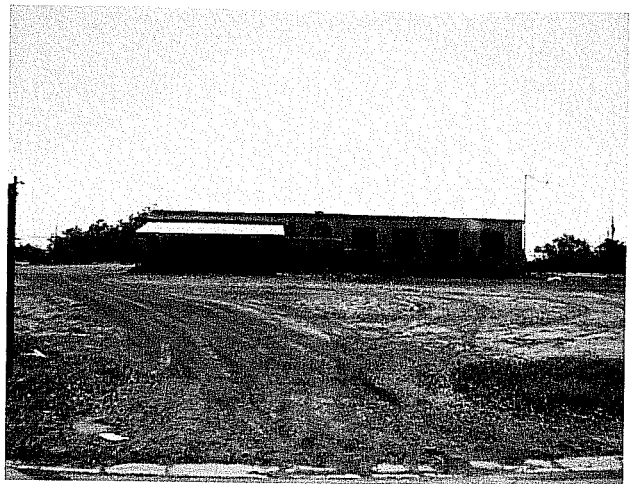
Residences to the northeast and east of the site along South Hill Street



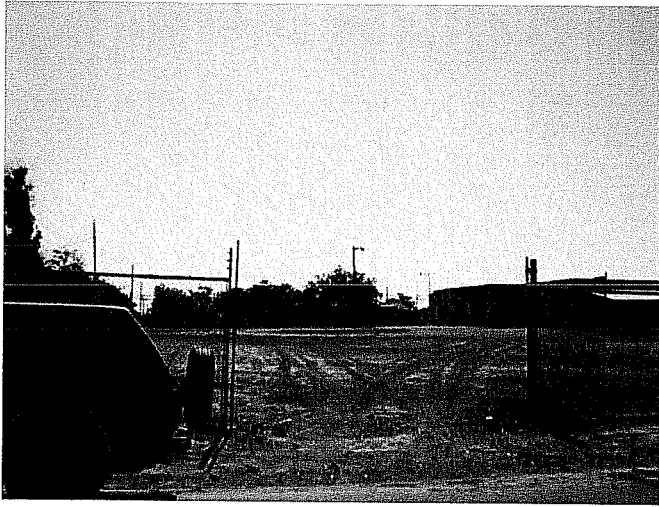
Residences southeast of the subject site



A view of the subject site from South Randolph St.



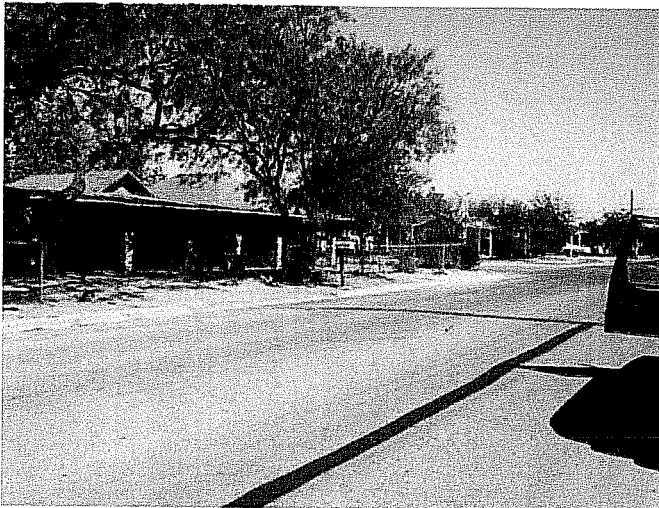
More shots from South Randolph Street



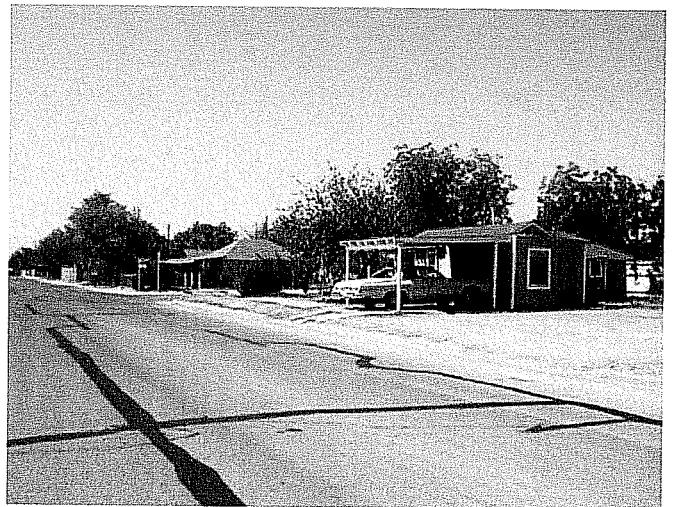
Another view of the site from South Randolph Street



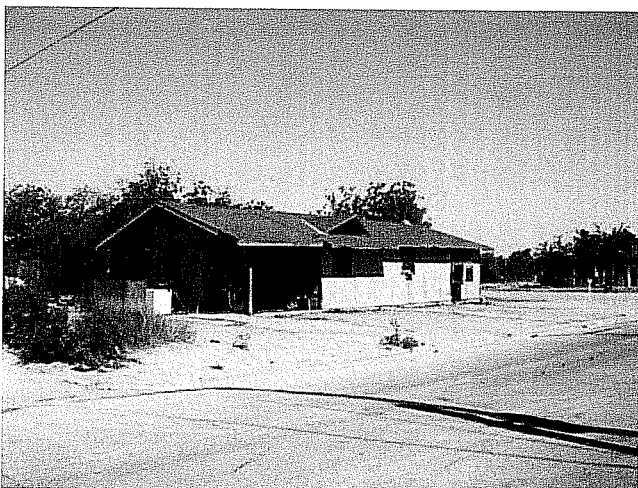
Residences southwest of the subject site



Residences on the west side of South Randolph Street; west of the subject site



Residences north of the subject site



Residences to the northwest of the subject site

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902

RECEIVED

MAY 09 2000

PLANNING DEPT.



Department of Planning and Development

May 5, 2000

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CU 00-04: Jesucristo Es La Respuesta

Requesting approval of a Conditional Use to allow a church in an existing RS-1 (Single-Family Residence) District on the following property:

Lots 1 thru 6, Escobedo Subdivision, and remaining portions of Block 9 less the north 99 feet of the south 257 feet of the east 85.5 feet of Block 9, Fort Concho Heights Addition; situated between South Randolph and Hill Streets in southern San Angelo, Texas (See shaded area on attached map.)

As an owner of property nearby this request, you are welcome to attend the public hearing and express your views on this matter of concern. If the Planning Commission approves this request the applicant will be able to proceed with the above-mentioned use following consideration and review by the City's Inspections and Permits Department. If the applicant promptly appeals a denial by the Planning Commission, then the case would appear before San Angelo's City Council on its first available agenda.

TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE DEPARTMENT OF PLANNING AT P.O. BOX 1751 IN SAN ANGELO, TEXAS 76902.

(☒) IN FAVOR

(☐) IN OPPOSITION

NAME: ROGER D. SIDENER

ADDRESS: 16 E. BEAUREGARD, SAN ANGELO, TX
76903

REASON(S): _____

SIGNATURE: Roger D. Sidener

CU 00-04: property owner number 1

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

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San Angelo, Texas

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yes IN FAVOR () IN OPPOSITION

NAME: Alicia A Talamantes

ADDRESS: 129 W ave S.

REASON(S): I am a christian, I do not drink, so to me it is very close by, I just had to cross the street

SIGNATURE: Alicia A Talamantes

CU 00-04: property owner number 2

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902

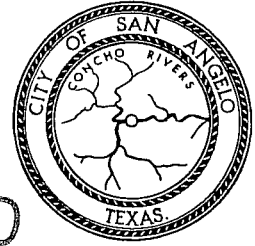
Department of Planning and Development

May 5, 2000

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MAY 12 2000

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(☒) IN FAVOR

(☐) IN OPPOSITION

NAME:

CUELLAR, Adelina H.

ADDRESS:

114 W. AVE. T

REASON(S):

This congregation worked very hard to buy the building, which is perfect for growth and prosper.

SIGNATURE:

Adelina H. Cuellar

CU 00-04: property owner number 6

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902



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MAY 11 2000

PLANNING DEPT.

Department of Planning and Development

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(☒) IN FAVOR

(☐) IN OPPOSITION

NAME: FERNANDEZ ORALIA

ADDRESS: 115 W 3rd, SAN ANGELO Tex, 76903

REASON(S): _____

SIGNATURE: Oralia Fernandez

CU 00-04: property owner number 11

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902

MAY 09 2000



Department of Planning and Development

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(☒) IN FAVOR

(☐) IN OPPOSITION

NAME: Ramona Zuniga

ADDRESS: 300 W. Ave. T. San Angelo

REASON(S):

SIGNATURE: Ramona Zuniga

CU 00-04: property owner number 14

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902



RECEIVED

MAY 10 2000

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(☒) IN FAVOR

(☐) IN OPPOSITION

NAME: HILARIO A ESCOBEDO

ADDRESS: 2321 S. Hill St

REASON(S): _____

SIGNATURE: Hilario Escobedo

CU 00-04: property owner number 21

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902



RECEIVED
MAY 16 2000

Department of Planning and Development

May 5, 2000

PLANNING DEPT.

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(☒) IN FAVOR

(☐) IN OPPOSITION

NAME:

Pura Luna

ADDRESS:

300 W. Ave U

REASON(S):

SIGNATURE:

Pura Luna

CU 00-04: property owner number 35

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(☒) IN FAVOR

(☐) IN OPPOSITION

NAME: Rachel Ruiz Raquel Ruiz

ADDRESS: 203 W. Ave. 11

REASON(S): _____

SIGNATURE: Rachel Ruiz

CU 00-04: property owner number 42

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

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(☒) IN FAVOR

(☐) IN OPPOSITION

NAME: PAUL V BARRON

ADDRESS: 3602 44th St Lubbock Texas 79413

REASON(S): _____

SIGNATURE: Paul V Barron

CU 00-04: property owner number 44

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

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() IN FAVOR

(☒) IN OPPOSITION

NAME: Ramon & Dolores Rodriguez

ADDRESS: 226 W. Ave. 11

REASON(S): Unwelcome because of past problems with this type of

SIGNATURE: Dolores Nava Rodriguez

CU 00-04: property owner number 28

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() IN FAVOR

(☒) IN OPPOSITION

NAME:

Abraham Davila

ADDRESS:

206 W. AVE C

REASON(S):

Disturbance

SIGNATURE:

[Signature]

CU 00-04: property owner number _____

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() IN FAVOR

(X) IN OPPOSITION

NAME:

Paul Maya

ADDRESS:

120 W. End W.

REASON(S):

These people bring to much noises at time and we don't need this anymore.

SIGNATURE:

Paul Maya

CU 00-04: property owner number _____

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() IN FAVOR

(☒) IN OPPOSITION

NAME: Ramon B. Martinez

ADDRESS: 306 W. Ave. H

REASON(S): Traffic

SIGNATURE: Ramon B. Martinez

CU 00-04: property owner number _____

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2

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() IN FAVOR

(/) IN OPPOSITION

NAME:

Philip & Mary

ADDRESS:

owner of 121 Wave T.

REASON(S):

Noise disturbance for Mother

SIGNATURE:

Mary Campos De La Cruz

121 Wave T

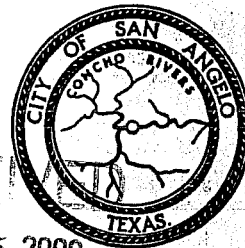
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() IN FAVOR

(☒) IN OPPOSITION

NAME: Santiago De La Cruz

ADDRESS: 303 W. Ave. U

REASON(S): Traffic & Noises

SIGNATURE: Santiago De La Cruz

CU 00-04: property owner number _____

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

CU 00-04: Jesucristo Es La Respuesta

49 Notices Mailed to Neighboring Owners of Property

8 Notices Returned in Favor

0 Notices Returned in Opposition

Planning Commission
May 15, 2000

SUBJECT: Request for a conditional use to allow a church in an existing RS-1 (Single-Family Residence) District that has a special use allowing a youth center (SP 743)

LOCATION: 2336 South Randolph Street, between South Randolph and Hill Streets, in southern San Angelo, Texas

LEGAL DESCRIPTION: Lots 1 thru 6, Escobedo Subdivision, and remaining portions of Block 9 less the north 99 feet of the south 257 feet of the east 85.5 feet of Block 9, Fort Concho Heights Addition

PROPONENT: Jesucristo Es La Respuesta
Samuel Duran, representative
658-8077 or 486-8736

EXISTING USE OF SITE: Abandoned former youth recreational facility

SURROUNDING ZONING AND LAND USE:

north	RS-1, CG/CH	Residences
east	RS-1	Residences
south	RS-1, RS-2	Residences
west	RS-1	Residences

BACKGROUND:

The subject site is located between South Hill and Randolph Streets in their 2300-2400 block (2336 South Randolph Street). The site has been zoned for single-family residences since the

inception of the 1954 Zoning Ordinance. It is completely surrounded by residences in this large, older residential neighborhood. A CG/CH (General Commercial/Heavy Commercial) district lies to the north, however, this zoning district is occupied only by residences.

The building on the subject site originated in 1907 as the San Angelo Collegiate Institute built by the Methodist Episcopal Church, South. This building was sold to Catholic Sisters of Charity of the Incarnate Word in 1912 and reopened as Saint Joseph's Catholic College. On December 22 of 1912, less than four months after its reopening, the college burned and was abandoned until 1964. The building is reported to have been renovated in 1964, but the Planning Department can find no evidence of it ever having reopened as an educational facility.

- In 1965, a special permit request (SP 175) was approved allowing portions of this property to be used for a shopping center and furniture store.
- In 1970, a special permit request (SP 345) was approved allowing this property to be used for manufacturing electronic equipment. At the time the building was being used for refinishing antiques.
- In 1978, a special permit request (SP 635) was denied to allow this property's use as a warehouse, specifically, for Gibson's Discount Stores.
- In 1980, the Boys Club organization bought this subject property, after having successfully sought a special permit (SP 743) allowing the property's use as a private youth recreational facility. The Boys Club has stopped using this facility.

The proponents are requesting a conditional use to allow a church on the subject site. Religious institutions are allowed in RS-1 (Single-Family Residence) Districts only by approval of a conditional use.

ANALYSIS AND RECOMMENDATION:

Conditional use approval (i.e. approval by the Planning Commission that does not require City Council approval) of religious institutions in RS-1 Districts means that there are residential areas where religious institutions are not appropriate due to the effect that traffic and other activity generated throughout the week can have on neighboring uses. Approval of a conditional use would allow the applicant to renovate the building on the subject site for use as a church.

Previously requested special permits for this property were approved that allowed commercial activity on this site. The surrounding neighborhood is fully-developed with modest single-family housing. It deserves protection from encroachment by undesirable nonresidential use.

A church on this subject site would offer substantial direct benefit to the surrounding neighborhood by reusing this abandoned property. A church would also not have the negative effects on this neighborhood that other commercial uses would have. Therefore, the Planning Department recommends **approval** of the requested conditional use.

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902



Department of Planning and Development

May 5, 2000

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() IN FAVOR

() IN OPPOSITION

NAME: _____

ADDRESS: _____

REASON(S): _____

SIGNATURE: _____

CU 00-04: property owner number _____

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CU 00-04
09 - 22000 - 0000 - 001 - 00 ARB Info S 011000 Deed Rcrd 42399
Name SIDENER ENTERPRISES INC & Attn SIDENER ROGER D
Adrs 16 E BEAUREGARD City SAN ANGELO State TX Zip 769035831
City Y Schl Y Cnty Y Fire - Watr Mud ESCOBEDO S/D
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe 6550 2336 S RANDOLPH
Msc1 Msc2 MHLG - Mtg#
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use F1 REAL COMMERCIAL
TOM GREEN COUNTY Line -1 LOTS 1 THRU 6
Line -2

1

13 - 23400 - 0005 - 001 - 00 ARB Info Deed Rcrd 40400
Name TALAMANTES ALICIA Attn
Adrs 129 W AVENUE S City SAN ANGELO State TX Zip 769038816
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 17 129 W AVENUE S
Msc1 Msc2 MHLG - Mtg# 5/18/26 BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 1
Line -2

2

13 - 23400 - 0005 - 002 - 00 ARB Info Deed Rcrd
Name CISNEROS REBECA P Attn
Adrs 110 W AVENUE T City SAN ANGELO State TX Zip 769038825
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe 17 127 W AVENUE S
Msc1 Msc2 MHLG - Mtg# BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 2
Line -2

3

13 - 23400 - 0005 - 003 - 00 ARB Info Deed Rcrd 72398
Name CHAVEZ LUIS CASTANEDA - DECEASED Attn
Adrs 121 W AVENUE S City SAN ANGELO State TX Zip 769038816
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxyr - - - - - Property Location

4

Dlnq R/ml Agus - Boe O 17 121 W AVENUE S
Msc1 Msc2 MHLG - Mtg# BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 3
Line -2

13 - 23400 - 0005 - 012 - 00 ARB Info Deed Rcrd 40693
Name ZAPATA ANTOLIN & MARIA Attn
Adrs 108 W AVENUE T City SAN ANGELO State TX Zip 769038825
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 18 108 W AVENUE T
Msc1 Msc2 MHLG - Mtg# 9/02/32 BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 12
Line -2

(5)

13 - 23400 - 0005 - 013 - 00 ARB Info Deed Rcrd
Name CISNEROS MARCUS - DECEASED Attn
Adrs 110 W AVENUE T City SAN ANGELO State TX Zip 769038825
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 18 110 W AVENUE T
Msc1 Msc2 MHLG - Mtg# 10/08/17 BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 13
Line -2

same as
3

13 - 23400 - 0005 - 014 - 00 ARB Info Deed Rcrd 110498
Name CUELLAR ADELINA H Attn
Adrs 1212 MARTIN LUTHER KING City SAN ANGELO State TX Zip 769034520
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxyr Y - - - - Property Location
Dlnq R/ml Agus - Boe O 18 114 W AVENUE T
Msc1 Msc2 MHLG - Mtg# 2/14/45 BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 14

(6)

Line -2

13 - 23400 - 0006 - 001 - 00 ARB Info Deed Rcrd 102595
Name CITY OF SAN ANGELO TRUSTEE Attn
Adrs PO BOX 1751 City SAN ANGELO State TX Zip 769021751
City - Schl - Cnty - Fire - Watr - Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxysr - - - - - Property Location
Dlnq Y R/ml Agus - Boe 17 239 W AVENUE S
Msc1 Msc2 MHLG - Mtg# BLK 6
City not TAXABLE Acres
School not TAXABLE Land Use M5 TAX EXEMPT REAL ESTATE (GOV'T)
County not TAXABLE Line -1 LOT 1

Line -2

13 - 23400 - 0006 - 002 - 00 ARB Info Deed Rcrd
Name QUIROZ ELENA Attn
Adrs 229 W AVENUE S City SAN ANGELO State TX Zip 769038818
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxysr Y Y - Y - Property Location
Dlnq Y R/ml D Agus - Boe 17 229 W AVENUE S
Msc1 Msc2 MHLG - Mtg# 5/29/15 BLK 6
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 2
Line -2 NO PMTS SINCE 4/29/98 DECLARED AS

13 - 23400 - 0006 - 004 - 00 ARB Info Deed Rcrd 20698
Name GARCIA AURORA ET AL Attn % JERRY JAQUES
Adrs 2014 MERMAID City SAN ANGELO State TX Zip 769040000
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxysr - - - - - Property Location
Dlnq R/ml Agus - Boe 17 221 W AVENUE S
Msc1 Msc2 MHLG - Mtg# BLK 6
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOTS 3 THRU 5
Line -2

13 - 23400 - 0006 - 006 - 00 ARB Info Deed Rcrd
Name ESCOBEDO CAMILO A Attn
Adrs 205 W AVENUE S City SAN ANGELO State TX Zip 769038818

City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 17 205 W AVENUE S
Msc1 Msc2 MHLG - Mtg# 7/18/25 BLK 6
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 6
Line -2

13 - 23400 - 0006 - 007 - 00 ARB Info Deed Rcrd 121366
Name BECERRA SANTOS JR Attn
Adrs PO BOX 1264 City RIO HONDO State TX Zip 785831264
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxyr Y - - - - Property Location
Dlnq R/ml Agus - Boe 3200 2301 S HILL
Msc1 Msc2 MHLG - Mtg# BLK 6
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 7
Line -2

13 - 23400 - 0007 - 004 - 00 ARB Info Deed Rcrd 121896
Name FERNANDEZ ORALIA Attn
Adrs 115 W 3RD City SAN ANGELO State TX Zip 769035720
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe 17 311 W AVENUE S
Msc1 Msc2 MHLG - Mtg# BLK 7
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 5
Line -2

13 - 23400 - 0007 - 005 - 00 ARB Info Deed Rcrd 61599
Name CARRIZALES TONY E & ROSALINDA-OWNRS Attn GREGORIO
CABALLERO(UCOS)
Adrs 305 W AVENUE S City SAN ANGELO State TX Zip 769038802
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 - Dsbl Y Frzn - Vtrn -
Nxyr Y - - - - - Property Location
Dlnq R/ml Agus - Boe 17 305 W AVENUE S
Msc1 Msc2 MHLG - Mtg# 11/29/56 BLK 7

10

11

12

CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 6
Line -2

13 - 23400 - 0007 - 006 - 00 ARB Info 000000 Deed Rcrd 120987
Name CARRASCO ERNESTO Attn
Adrs 229 WEST AVE S City SAN ANGELO State TX Zip 769030000
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 - Dsbl Y Frzn - Vtrn -
Nxys Y - Y - - Property Location
Dlnq Y R/ml Agus - Boe 17 301 W AVENUE S
Msc1 Msc2 MHLG - Mtg# BLK 7
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 7
Line -2

13

13 - 23400 - 0007 - 007 - 00 ARB Info Deed Rcrd
Name ZUNIGA RAMONA R Attn
Adrs 300 W AVENUE T City SAN ANGELO State TX Zip 769038829
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxys Y - - - - Property Location
Dlnq R/ml Agus - Boe 18 300 W AVENUE T
Msc1 Msc2 MHLG - Mtg# BLK 7
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 8
Line -2

14

13 - 23400 - 0007 - 008 - 00 ARB Info Deed Rcrd 22498
Name SANCHEZ MONICA L Attn
Adrs 302 W AVE T City SAN ANGELO State TX Zip 769038829
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxys - - - - - Property Location
Dlnq Y R/ml Agus - Boe 18 302 W AVENUE T
Msc1 Msc2 MHLG - Mtg# BLK 7
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use C1 VACANT LOT(UNDER 5 ACRES)
TOM GREEN COUNTY Line -1 LOT 9
Line -2

15

13 - 23400 - 0007 - 009 - 00 ARB Info Deed Rcrd 21586

Name DEANDA FRED SR & LUPE Attn
Adrs 306 W AVENUE T City SAN ANGELO State TX Zip 769038829
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 18 306 W AVENUE T
Msc1 Msc2 MHLG - Mtg# 5/12/31 BLK 7
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 10
Line -2

16

13 - 23400 - 0008 - 005 - 00 ARB Info Deed Rcrd
Name LOMBRANA RAFAEL G Attn
Adrs 305 W AVENUE T City SAN ANGELO State TX Zip 769038828
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxyr Y - - - - Property Location
Dlnq Y R/ml Agus - Boe 18 305 W AVENUE T
Msc1 Msc2 MHLG - Mtg# BLK 8
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 5
Line -2

17

13 - 23400 - 0008 - 006 - 00 ARB Info Deed Rcrd
Name ELIZONDO WILLIE & MARGARITA Attn
Adrs 303 W AVENUE T City SAN ANGELO State TX Zip 769038828
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 18 303 W AVENUE T
Msc1 Msc2 MHLG - Mtg# 1/29/27 BLK 8
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 6
Line -2

18

13 - 23400 - 0008 - 007 - 00 ARB Info Deed Rcrd 11800
Name ARMENTA J GUADALUPE & CAROLINA Attn
Adrs 418 W AVE T City SAN ANGELO State TX Zip 769038831
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -

19

Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe 6550 2401 S RANDOLPH
Msc1 Msc2 MHLG - Mtg# BLK 8
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 7
Line -2

13 - 23400 - 0009 - 001 - 00 ARB Info Deed Rcrd
Name SAN ANGELO BOYS CLUB INC Attn
Adrs 825 W 18TH ST City SAN ANGELO State TX Zip 769034517
City - Schl - Cnty - Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -

Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe 3200 2400 S HILL
Msc1 Msc2 MHLG - Mtg# BLK 9
City not TAXABLE Acres
School not TAXABLE Land Use ME EXEMPT-DEVELOPMENT ASSOCIATION
County not TAXABLE Line -1 BLOCK 9 LESS W 100 FT & LESS N99 FT
EXEMPT APPLICATION RECD Line -2 OF S257 FT OF E85.5 FT

13 - 23400 - 0009 - 002 - 00 ARB Info Deed Rcrd 92988
Name ESCOBEDO HILARIO A Attn
Adrs 2321 S HILL ST City SAN ANGELO State TX Zip 769038839
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -

Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 3200 2321 S HILL
Msc1 Msc2 MHLG - Mtg# 1/13/29 BLK 9
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 N 99 OF S 257' OF E 85.5 OF
Line -2

13 - 23400 - 0010 - 001 - 00 ARB Info Deed Rcrd
Name CAMPOS VIRGINIA & MARIA Attn
Adrs 122 W 22ND ST City SAN ANGELO State TX Zip 769032911
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -

Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe 18 121 W AVENUE T
Msc1 Msc2 MHLG - Mtg# BLK 10

CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 1
Line -2
13 - 23400 - 0010 - 002 - 00 ARB Info Deed Rcrd
Name ESCOBEDO VIRGINIA Attn
Adrs 117 W AVENUE T City SAN ANGELO State TX Zip 769038824
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 - Dsbl Y Frzn - Vtrn -
Nxys Y - Y - - Property Location
Dlnq R/ml Agus - Boe 18 117 W AVENUE T
Msc1 Msc2 MHLG - Mtg# BLK 10
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 2
Line -2

23

13 - 23400 - 0010 - 003 - 00 ARB Info Deed Rcrd
Name GONZALES JUANITA CANO - DECEASED Attn
Adrs 109 W AVENUE T City SAN ANGELO State TX Zip 769038824
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxys X - - - - Property Location
Dlnq R/ml Agus - Boe 18 109 W AVENUE T
Msc1 Msc2 MHLG - Mtg# BLK 10
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 3
Line -2

24

13 - 23300 - 0001 - 001 - 00 ARB Info Deed Rcrd 100297
Name ESCOBEDO MELISSA Attn
Adrs 124 W AVENUE U City SAN ANGELO State TX Zip 769038832
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxys H - - - - Property Location
Dlnq Y R/ml Agus - Boe 19 124 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 1
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 1
Line -2

25

13 - 23300 - 0001 - 002 - 00 ARB Info Deed Rcrd 72189
Name MOYA REBECCA A Attn
Adrs 120 W AVENUE U City SAN ANGELO State TX Zip 769038832
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 19 120 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 6/30/24 BLK 1
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 2
Line -2

26

13 - 23300 - 0001 - 003 - 00 ARB Info Deed Rcrd
Name MATA LUIS A & ALMA Attn
Adrs 112 W AVENUE U City SAN ANGELO State TX Zip 769038832
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxyr Y - - - - Property Location
Dlnq R/ml Agus - Boe 19 112 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 58 BLK 1
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 3
Line -2

27

13 - 23300 - 0002 - 007 - 00 ARB Info Deed Rcrd
Name RODRIQUEZ RAMON S Attn
Adrs 226 W AVENUE U City SAN ANGELO State TX Zip 769038857
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe Y 19 226 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 12/19/20 BLK 2
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 1
Line -2

28

13 - 23300 - 0002 - 008 - 00 ARB Info Deed Rcrd
Name RODRIQUEZ RAMON S Attn
Adrs 226 W AVENUE U City SAN ANGELO State TX Zip 769038857
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX

same as
28

Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxtyr - - - - - Property Location
Dlnq R/ml Agus - Boe 19 220 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 2
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use C1 VACANT LOT(UNDER 5 ACRES)
TOM GREEN COUNTY Line -1 LOT 2
Line -2

13 - 23300 - 0002 - 009 - 00 ARB Info Deed Rcrd 122198
Name ESCOBEDO MARIA TERESA Attn
Adrs 218 W AVE U City SAN ANGELO State TX Zip 769038857
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxtyr Y - - - - - Property Location
Dlnq Y R/ml Agus - Boe O 19 218 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 9/24/70 BLK 2
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 3
Line -2

29

13 - 23300 - 0002 - 010 - 00 ARB Info Deed Rcrd 71795
Name TREVINO EUGENE & STELLA Attn
Adrs 210 W AVENUE U City SAN ANGELO State TX Zip 769038857
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxtyr Y - - - - - Property Location
Dlnq R/ml Agus - Boe Y 19 210 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 2
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 4 & W/2 OF LOT 5
Line -2

30

13 - 23300 - 0002 - 012 - 00 ARB Info Deed Rcrd 31098
Name MARTINEZ ELIZA BLANCHE & LUIS R Attn ABRAHAM&IDALIA DAVILA
COS
Adrs 206 W AVE U City SAN ANGELO State TX Zip 769038857
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxtyr Y - - - - - Property Location
Dlnq Y R/ml Agus - Boe 19 206 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 2
CITY OF SAN ANGELO Acres

31

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 6 & E/2 OF LOT 5
Line -2

13 - 23300 - 0002 - 013 - 00 ARB Info Deed Rcrd 71399
Name ESQUIVEL RICHARD & GLORIA Attn
Adrs 2803 SHENANDOAH PL City COLLEYVILLE State TX Zip 760344710
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxylr H - - - - Property Location
Dlnq R/ml Agus - Boe 3200 2425 S HILL
Msc1 Msc2 MHLG - Mtg# BLK 2
CITY OF SAN ANGELO Acres

32

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 7
Line -2

13 - 23300 - 0003 - 005 - 00 ARB Info Deed Rcrd 30784
Name BANDA FRANK JR & SUSAN Attn
Adrs 310 W AVENUE U City SAN ANGELO State TX Zip 769038859
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxylr Y - - - - Property Location
Dlnq R/ml Agus - Boe 19 310 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 3
CITY OF SAN ANGELO Acres

33

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 5
Line -2

13 - 23300 - 0003 - 006 - 00 ARB Info Deed Rcrd
Name MARTINEZ CRESENCIA BANDA Attn
Adrs 306 W AVENUE U City SAN ANGELO State TX Zip 769038859
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxylr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 19 306 W AVENUE U
Msc1 Msc2 MHLG Mtg# 5/05/26 BLK 3
CITY OF SAN ANGELO Acres

34

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 6
Line -2

13 - 23300 - 0003 - 007 - 00 ARB Info Deed Rcrd

Name LUNA PURA Attn
Adrs 300 W AVENUE U City SAN ANGELO State TX Zip 769038859
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxys Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 19 300 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 12/22/23 BLK 3
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 7
Line -2

35

13 - 23300 - 0004 - 007 - 00 ARB Info Deed Rcrd
Name RODRIGUEZ ENRIQUETA Attn
Adrs 301 W AVENUE U City SAN ANGELO State TX Zip 769038858
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxys Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 19 301 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 8/08/27 BLK 4
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 7
Line -2

36

13 - 23300 - 0005 - 001 - 00 ARB Info Deed Rcrd
Name BERMEA FERNANDO & GUADALUPE Attn
Adrs 629 CHANDLER DR City GARLAND State TX Zip 750407879
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxys - - - - - Property Location
Dlnq R/ml Agus - Boe 19 225 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use C1 VACANT LOT(UNDER 5 ACRES)
TOM GREEN COUNTY Line -1 LOT 1
Line -2

37

13 - 23300 - 0005 - 002 - 00 ARB Info Deed Rcrd 11800
Name AGUIRRE ADOLFO ESTATE Attn % DORA MONTEZ
Adrs 2301 LAKESIDE City SAN ANGELO State TX Zip 769011228
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxys Y Y - Y - Property Location

38

Dlnq R/ml Agus - Boe 19 221 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 2/11/09 BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 2
Line -2

13 - 23300 - 0005 - 003 - 00 ARB Info Deed Rcrd
Name PADILLA PETRONILA M Attn
Adrs 217 W AVENUE U City SAN ANGELO State TX Zip 769038856
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxysr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 19 217 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 5/30/22 BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 3
Line -2

39

13 - 23300 - 0005 - 004 - 00 ARB Info Deed Rcrd 83199
Name MARTINEZ RICARDO Attn
Adrs 3545 RIDGE CREST LN City SAN ANGELO State TX Zip 769047261
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxysr - - - - - Property Location
Dlnq R/ml Agus - Boe 19 219 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use C1 VACANT LOT(UNDER 5 ACRES)
TOM GREEN COUNTY Line -1 LOT 4
Line -2

40

13 - 23300 - 0005 - 005 - 00 ARB Info Deed Rcrd
Name MARTINEZ AURORA Attn
Adrs 205 W AVENUE U City SAN ANGELO State TX Zip 769038856
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxysr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 19 205 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 6/09/12 BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 5
Line -2

41

13 - 23300 - 0005 - 006 - 00 ARB Info Deed Rcrd 50995
Name RUIZ RAQUEL Attn
Adrs 203 W AVENUE U City SAN ANGELO State TX Zip 769038856
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxyr Y - - - - Property Location
Dlnq R/ml Agus - Boe 19 203 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 6
Line -2

42

13 - 23300 - 0005 - 007 - 00 ARB Info Deed Rcrd
Name LUNA LORENZO JR Attn
Adrs 2321 W AMHERST AVE City DALLAS State TX Zip 752353105
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe 19 201 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 7
Line -2

43

13 - 23300 - 0006 - 001 - 00 ARB Info Deed Rcrd
Name BARRON PABLO V Attn
Adrs 3602 44TH ST City LUBBOCK State TX Zip 794133410
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe
Msc1 Msc2 MHLG - Mtg# BLK 6
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use C1 VACANT LOT(UNDER 5 ACRES)
TOM GREEN COUNTY Line -1 LOT 1
Line -2

44

15 - 29500 - 0140 - 007 - 00 ARB Info Deed Rcrd 22493
Name VALERO BEN - DECEASED Attn % CATARINA ALVEREZ
Adrs 2225 S HILL ST City SAN ANGELO State TX Zip 769038837
City Y Schl Y Cnty Y Fire - Watr Mud JONES L T S/D

45

Hmsd - Ov65 - Dsbl - Frzn - Vtrn -

Nxylr - - - - - Property Location

Dlnq R/ml Agus - Boe 3200 2225 S HILL

Msc1 Msc2 MHLG - Mtg# 4/30/25 BLK 140

CITY OF SAN ANGELO Acres

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE

TOM GREEN COUNTY Line -1 LOT 21

Line -2

15 - 29500 - 0140 - 008 - 00

ARB Info Deed Rcrd

Name LERMA BRIGIDA Attn % SAM GAITAN

Adrs 34 W 20TH ST City SAN ANGELO State TX Zip 769033837

City Y Schl Y Cnty Y Fire - Watr Mud JONES L T S/D

Hmsd - Ov65 - Dsbl - Frzn - Vtrn -

Nxylr - - - - - Property Location

Dlnq R/ml Agus - Boe 17 206 W AVENUE S

Msc1 Msc2 MHLG - Mtg# BLK 140

CITY OF SAN ANGELO Acres

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE

TOM GREEN COUNTY Line -1 LOT 22

Line -2

15 - 29500 - 0140 - 009 - 00

ARB Info Deed Rcrd

Name FLORES MANUEL - DECEASED Attn % JOSE A FLORES

Adrs PO BOX 1367 City EDEN State TX Zip 768371367

City Y Schl Y Cnty Y Fire - Watr Mud JONES L T S/D

Hmsd - Ov65 - Dsbl - Frzn - Vtrn -

Nxylr - - - - - Property Location

Dlnq R/ml Agus - Boe 17 214 W AVENUE S

Msc1 Msc2 MHLG - Mtg# BLK 140

CITY OF SAN ANGELO Acres

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE

TOM GREEN COUNTY Line -1 LOT 23

Line -2

15 - 29500 - 0140 - 010 - 00

ARB Info 000000 Deed Rcrd 90399

Name VILLEDADA ELEUTERIO Attn

Adrs 216 W AVE S City SAN ANGELO State TX Zip 769030000

City Y Schl Y Cnty Y Fire - Watr Mud JONES L T S/D

Hmsd - Ov65 - Dsbl - Frzn - Vtrn -

Nxylr H - - - - - Property Location

Dlnq R/ml Agus - Boe 17 216 W AVENUE S

Msc1 Msc2 MHLG - Mtg# BLK 140

CITY OF SAN ANGELO Acres

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE

Line -1 LOT 24

Line -2

Line -2

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902



Department of Planning and Development

April 25, 2000

Mr. Samuel Duran
6 West Avenue R
San Angelo, TX 76903

SUBJECT: case no. CU 00-04, a request for a conditional use to allow a religious institution in an existing RS-1 (Single-Family Residence) District that has a special use allowing a youth center (SP 743) on Lots 1 thru 6, Escobedo Subdivision, and Block 9, excluding an 85-foot by 100-foot east lot, Fort Concho Heights Addition in southern San Angelo

Mr. Duran:

The Planning Commission for the City of San Angelo will consider your request for a conditional use, as described above, at 2336 South Randolph Street. This request is scheduled to be heard at the Commission's next regularly scheduled meeting on **Monday, May 15th of 2000**. The meeting will begin at **9:00 a.m.** in City Council chambers on the fourth floor of City Hall, 72 West College Avenue.

The Planning Department, however, is still in need of information in order to process this request. We need a detailed legal description of the portion of the subject property in Block 9 of Fort Concho Heights Addition. We also need an affidavit signed by the owner of the property allowing you, Mr. Duran, to represent the owner in this request. Only owners of property may request zone changes. If we do not receive the affidavit, we cannot place the request on the Planning Commission agenda. Please bring the above-mentioned items into the office of the Planning Department as soon as possible.

If the Planning Commission approves your request, you will be allowed to operate a church out of the existing structure on the subject site. You will need to contact the Inspections and Permits Department and inquire about a "Change of Occupancy" permit and any other necessary City permits. If the Planning Commission recommends disapproval of your request, you will have until June 14th of 2000 to appeal its determination to the City Council.

If we receive the above-mentioned items, in a few weeks a copy of the Planning Commission's agenda for its scheduled meeting along with additional background information and the Planning Department's recommendation on this matter will be available for you at the Planning Department office. You or a representative should attend this meeting mentioned above, prepared to present your case and to answer any relevant questions from the Commission members.

If you have any questions concerning this case or these proceedings, please call me at (915) 657-4210.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Looney", with a long, sweeping horizontal line extending to the right.

Christopher J. Looney
Planner

CONDITIONAL USE APPLICATION
CITY OF SAN ANGELO
DEPARTMENT OF PLANNING AND DEVELOPMENT

Applicant Samuel Duran Owner ☐ Authorized Representative ☒ (Affidavit required)

Mailing Address 6 W. ave. R.

San Angelo, TX. 76903

Telephone/Fax/Other (915) 658-8077 (486-8736)

Address/Location of Subject Property 2336 S. Randolph St.

Legal Description of Subject Property (Use Attachment if Necessary) Lots 1-6, Escobedo

Subdivision and attached metes and bounds description
approx. 2 acres special use for

Lot Size _____ Current Zoning RS-1 with a youth center

Existing Use of Property Vacant building

Proposed Use of Property Church

Requested Conditional Use Religious institution in an RS-1

I/We the undersigned acknowledge that the above information is true and correct.

Samuel Duran
Applicant(s)

3-29-00
Date

OFFICE USE:

Case No. CH 00-04 (L) R M Date of Application 3-29-00

Previous Zone Change Inquiry? Yes ☒ No ☐ ZCI Number _____

Nonrefundable Fee 395.00 Date Paid 3-29-00

Sign Deposit 60.00 Date Paid 3-29-00

River Corridor Commission? N/A Date _____

Received by: Chris Loomis on 3-29-00

Date to be heard by Planning Commission 5-15-00

Dates of Public Notice: _____

To be mailed to owners of nearby property on 5-5-00

"I wish to appeal to City Council." _____ Date _____

Date of City Council hearing _____

AFFIDAVIT

STATE OF TEXAS
COUNTY OF TOM GREEN

)(
)(

I, Samuel Duran, make this affidavit and hereby on oath state the following: I, being the sole ☐, partial owner ☒ of the following property:

PROPERTY ADDRESS 2336 S. Randolph St ZIP 76903

LEGAL DESCRIPTION OF PROPERTY Lots 1-6, Eubank
plus attached notes + boards

give my permission, to the below named representative, to apply for a zone change or special permit on the above described property.

REPRESENTATIVE'S NAME

Samuel Duran

Signed this 26 day of April, 2000.

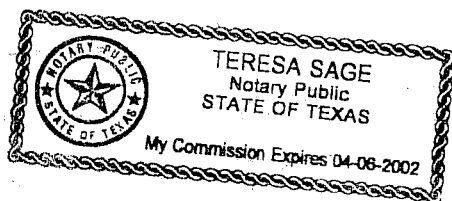
[Signature]
Signature of property owner

915-658-8077
Telephone #

BEFORE ME, the undersigned authority, this day personally appeared Jesus R Gonzales and on oath stated that the facts hereinabove stated are true to the best of his knowledge or belief.

SWORN TO AND SUBSCRIBED before me on this the 26 day of April, 2000.

[Signature]
Notary Public, State of Texas



[illegible]

DEPARTMENT OF
Planning & Development

- City of San Angelo -

MEMORANDUM

TO: David Thurbon, Planning Director

FROM: Bradley Stone, Senior Planner BS

DATE: March 23, 1999

SUBJECT: request for special permit allowing continued nonresidential use of former Boys Club facility at 2336 South Randolph Street

Brook
Give no special
advice to PHH; only
that SP is needed!
JS
3/24

Mark Lambert at the Housing Authority inquired about the zoning classification of an abandoned Boys Club facility at 2336 South Randolph Street. See attached excerpt from the zoning map and aerial photocopy.

- In 1980, the Boys Club organization bought this property, after having successfully sought a special permit (#743) allowing the property's use as a private youth recreational facility. I have been informed the Boys Club has stopped using this facility, but I do not know exactly when.
- In 1978, a special permit request (#635) was denied to allow this property's use as a warehouse, specifically, for Gibson's Discount Stores.
- In 1970, a special permit request (#345) was approved allowing this property to be used for manufacturing electronic equipment.
- The substantial old building on this property originated in 1907 as the San Angelo Collegiate Institute built by the Methodist Episcopal Church, South. This building was sold to Catholic Sisters of Charity of the Incarnate Word in 1912 and reopened as Saint Joseph's Catholic College. On December 22 of 1912, less than four months after its reopening, the college burned and was abandoned until 1964. The building is reported to have been renovated in 1964, but I can find no evidence of it ever having reopened as an educational facility.

Mark Lambert indicated the Housing Authority wants to buy this property and convert it to offices and storage for the Housing Authority's use.

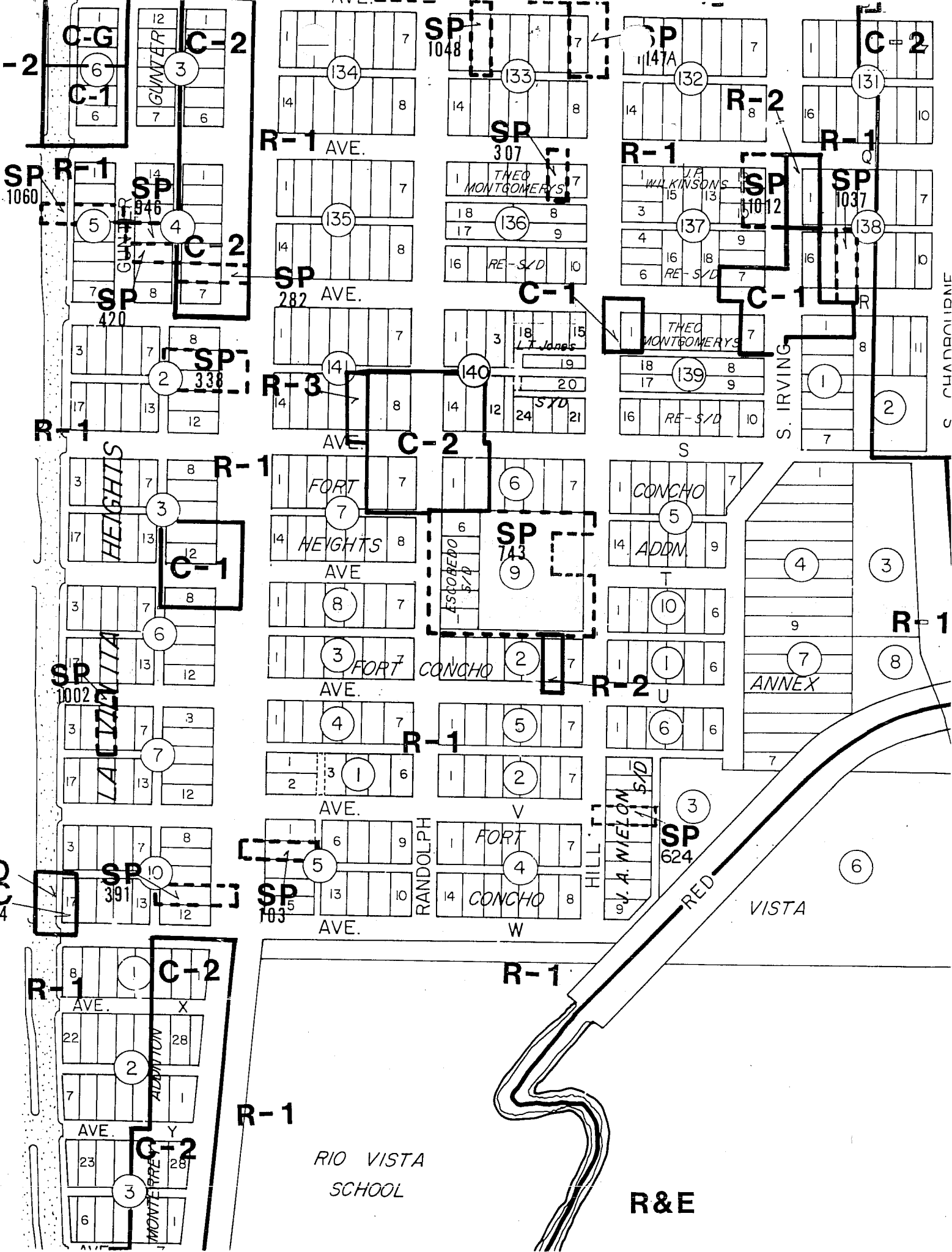
I advised Mark the only way this could happen is for City Council to approve a new special permit for that specific new use.

The only way that a special permit may be justified on this site is as follows:

- as a public building for federal, state or local government purposes; or
- as a transitional use from the adjoining C-2 District. This C-2 District occupies all four corners at the intersection of South Randolph Street and West Avenue S. This C-2 District was created in 1955, but as far as I can tell, no portion of this C-2 District has ever actually been used for any commercial purpose.

In my opinion, **the Planning Department should not recommend any special permit for nonresidential use of this property, unless that specially permitted use is for some community service facility offering substantial direct benefit to the surrounding neighborhood**, such as the Boys Club facility once did. Reusing this property as a warehouse for the Housing Authority would be just as much a blighting influence as would any commercial warehouse. The City Council denied that opportunity over 20 years ago, when it disapproved a special permit allowing Gibson's Discount Stores to use this building for storage. The policy I advocate may mean the obsolete building on this site must someday be demolished, but so be it. **The surrounding neighborhood is fully-developed with modest single-family housing. It deserves protection from encroachment by undesirable nonresidential use.**

Do you want to give the Housing Authority any more advice on this matter, before they actually submit an application for special permit?





AN ORDINANCE AMENDING THE BASIC ZONING ORDINANCE OF THE CITY OF SAN ANGELO AS ADOPTED BY THE CITY COMMISSION ON OCTOBER 27, 1959, AND KNOWN AS TITLE III, CHAPTER 1, OF THE OFFICIAL CODE OF CIVIL AND CRIMINAL ORDINANCES OF THE CITY OF SAN ANGELO, WHICH SAID ORDINANCE ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: LOTS 1-6 ESCOBEDO SUBDIVISION AND BLOCK 9 (EXCLUDING AN 85' x 100' EAST LOT) FORT CONCHO HEIGHTS, TO THE CITY OF SAN ANGELO, SHALL BE CHANGED FROM THE PRESENT R-1 (SINGLE-FAMILY RESIDENCE) DISTRICT BY GRANTING A SPECIAL PERMIT FOR A PRIVATE YOUTH RECREATIONAL FACILITY, SUBJECT, HOWEVER, TO CONDITIONS HEREINAFTER MORE FULLY SET OUT, AND PROVIDING FOR A PENALTY.

RE: SPECIAL PERMIT #743

BE IT ORDAINED BY THE CITY OF SAN ANGELO THAT:

WHEREAS, the City Planning Commission of the City of San Angelo and the governing body of the City of San Angelo in compliance with the Charter and the State Law with reference to Zoning Ordinance Regulations and Zoning Map have given requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all the property owners, generally, and to persons interested, situated in the affected area and in the vicinity thereof, the Governing Body of the City of San Angelo is of the opinion that the zoning changes should be made as set:

SECTION 1. That the basic zoning ordinance of the City of San Angelo as enacted by the City Commission on October 27, 1959, and known as Title III, Chapter 1, of the official code of Civil and Criminal Ordinances of the City of San Angelo, be, and the same is hereby amended insofar as the property hereinafter described shall be classified and placed into the use district hereinafter set forth and be subject to the provisions of said ordinance generally, and the zoning map or plat be, and is hereby amended and corrected so that the property hereinafter described, which is presently zoned "R-1" Single-Family Residence shall be zoned thereon as follows:

LOTS 1-6, ESCOBEDO SUBDIVISION AND BLOCK 9 (EXCLUDING AN 85' x 100' EAST LOT) FORT CONCHO HEIGHTS, TO THE CITY OF SAN ANGELO, SHALL BE CHANGED FROM THE PRESENT R-1 DISTRICT BY GRANTING A SPECIAL PERMIT FOR A PRIVATE YOUTH RECREATIONAL FACILITY, SUBJECT, HOWEVER, TO CONDITIONS HEREINAFTER MORE FULLY SET OUT, AND

shall hereafter be zoned as a permanent R-1 zoning district.

The Director of Planning is hereby directed to correct the Zoning District Maps in the offices of the City Secretary, the Building Inspector, and the Director of Planning to reflect the herein changes in zoning.

SECTION 2. That in all other respects the use of the hereinabove described property shall be subject to all the applicable regulations contained in Title III, Chapter 1, of the 1959 Revised Code of Civil and Criminal Ordinances of the City of San Angelo.

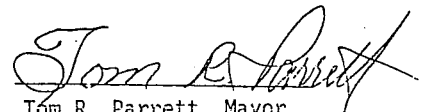
SECTION 3. That the terms and provisions of this ordinance shall be deemed to be severable in that if the validity of the zoning affecting any portion of the above described property shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of said property.

SECTION 4. That any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be subject to the same penalties provided for in Title III, Chapter 1, particularly Section 53, thereof.

SECTION 5. That the facility is for the use of its members and guests only.

INTRODUCED on the 19th day of February, 1980,
and finally PASSED, APPROVED and ADOPTED on the 4th day of
March, 1980.

CITY OF SAN ANGELO


Tom R. Parrett, Mayor


Peggy O. Gilmore, City Secretary

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 1.748 ACRES LOCATED IN BLK 9 OF FORT CONCHO HEIGHTS LESS W 100FT & LESS N99 FT OF S257 FT OF E85.5 FT AND 0.709 ACRES, LOTS 1 THRU 6 OF ESCOBEDO SUBDIVISION**; FROM SINGLE-FAMILY RESIDENTIAL (RS-1) 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: PD25-06: 2400 Hill St & 2336 Randolph St

WHEREAS, on the 20th day of October 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 (PD) zoning district; and,

WHEREAS, on the 18th day of November 2025, City Council held a public hearing on PD25-06, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

SECTION 1: The 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 (PD25-06) zoning district:

The real property being approximately 1.748 Acres located Blk 9 of Fort Concho Heights, Less W 100FT & Less N99 FT of S257 FT of E85.5 FT and 0.709 Acres located as Lots 1 thru 6 of Escobedo Subdivision also known as 2400 Hill St and 2336 Randolph St within the City of San Angelo, Tom Green County, Texas, as more particularly described and depicted on Exhibit “A” of this Ordinance. (“Zone Change Map”).

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

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

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

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

INTRODUCED on the **18th day of November 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of December 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

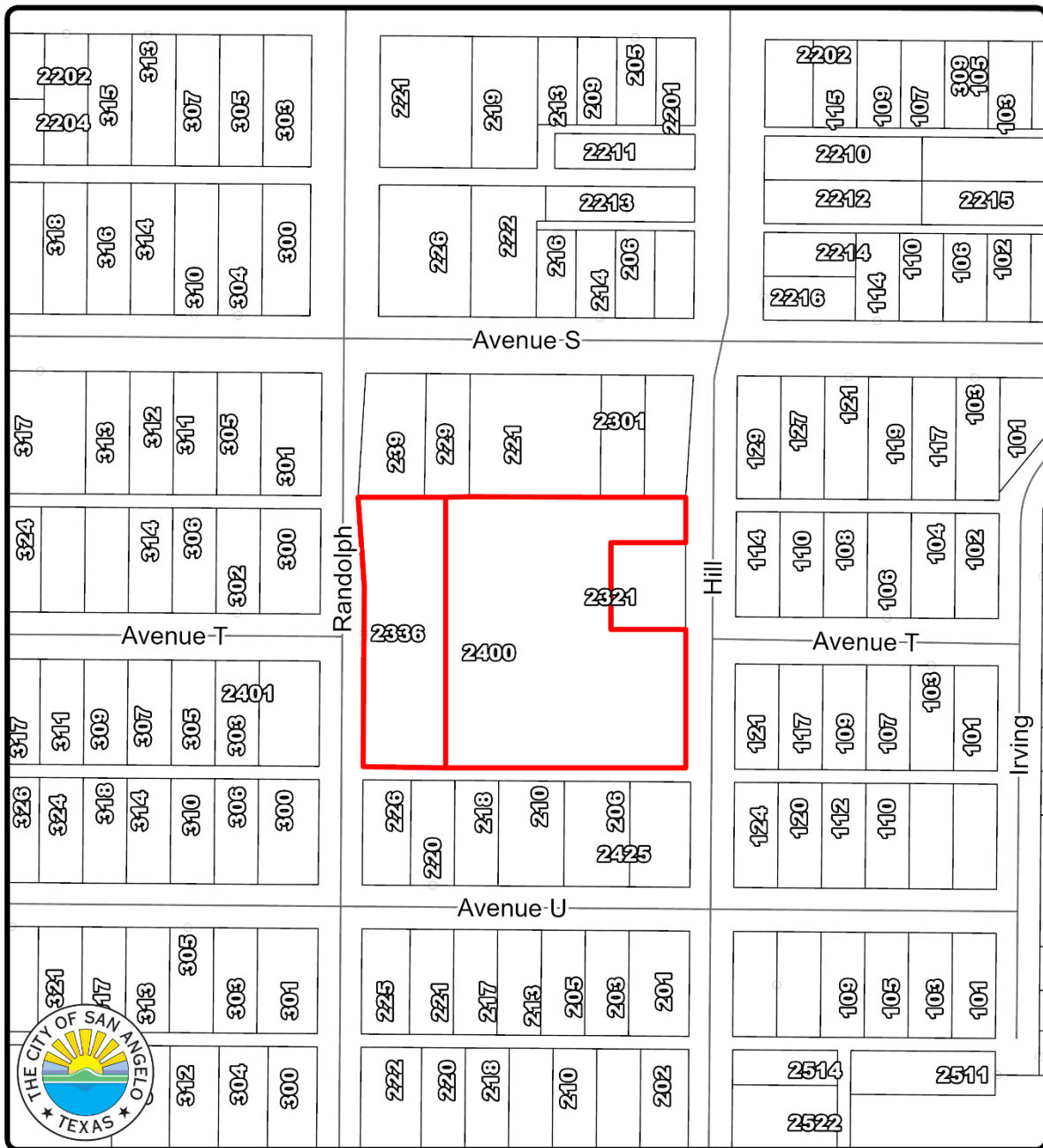
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map

PD25-06: 2400 S Hill & 2336 Randolph St

Council District: #3 - Harry Thomas

Neighborhood: Rio Vista

Subject Property: —

Zone Change: RS-1 to PD25-06

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles



Exhibit “B” (Development Conditions)

1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. No services may be performed on-site, including rehabilitation or recovery services that provide care, training, or treatment for psychiatric, alcohol or drug problems.
3. All new site lighting on the premises shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands.
4. Applicant must provide and maintain appropriate parking in accordance with the Zoning Ordinance Sec. 511, including additional parking when expansion occurs.
5. Applicant must obtain approval of an Urban Design Review.
6. Install a minimum 6’ opaque privacy fence, adjacent to residential uses on the north, south and east side of the property.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: November 18, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z25-22, a request to rezone from the single-family residential zoning district to the two-family residential zoning district, located at 1218 Van Buren St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This is a request from the property owner to correct a decades-old issue of nonconformity located at 1218 S. Van Buren. The property was converted at some point in its history from a single family residence to a two-family residence. This appears to have been prior to 2007. However, there have not been any permit records to support the changes to the property. The best route recommended by Planning is to rezone the property as there is an adjacent property across the alleyway being RS-2 zoned. RS-1 and RS-2 are extremely compatible and the Santa Rita neighborhood has multiple RS-2 zoned properties and nonconforming properties which provide two living spaces, either attached or in a garage-style apartment. The Planning Commission recommends approval with a 5-0 vote on October 20, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Case heard at Planning Commission on 10/20/25 and passed with a 5-0 vote.

Attachments:

- | | | |
|----|-----------------------|---------------------------|
| 1. | Z25-22 - Staff Report | Z25-22 - Staff Report.pdf |
| 2. | Z25-22 - Ordinance | Z25-22 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry

Aaron Vannoy

Holly Crooks

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

STAFF REPORT
PLANNING COMMISSION – October 20, 2025
City Council First Reading – November 18, 2025

APPLICATION TYPE:		CASE:	
Zone Change		Z25-22: 1218 S Van Buren	
SYNOPSIS:			
A request for approval of a zone change from Single-Family Residential (RS-1) to Two-Family Residential (RS-2) for a property located at 1218 S Van Buren Street.			
LOCATION:		LEGAL DESCRIPTION(S):	
1218 S Van Buren		Acres: 0.238, Lot: 10 & N 16 FT OF LOT 9, Blk: 6, Subd: SOUTH HEIGHTS ADDITION	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Neighborhood – Santa Rita	Current: RS-1 Proposed: RS-2	Neighborhood	.238 acres
THOROUGHFARE PLAN:			
S Van Buren – Local Road			
NOTIFICATIONS:			
25 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Single-Family Residential (RS-1) to Two-Family Residential (RS-2).			
PROPERTY OWNER/PETITIONER:			
Owner: iHouse Buyers, LLC			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

This zone change encompasses one property with an existing residence where the owner's intention is to use the structure as a duplex. The vision plan is Neighborhood, which aligns with the requested zoning. Duplexes are not uncommon for the area and there are three other individual properties with RS-2 zoning within one or two blocks.

Planning Commission evaluation of appropriateness.

Section 213(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.**
The future land use envisioned for this property is "Neighborhood" which aligns with Two-Family Residential.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**
This request does not conflict with the Zoning Ordinance in any way. The existing lot dimensions would be compliant with RS-2 standards should a zone change be approved.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.**
The proposed zoning would be compatible with the surrounding area as it is surrounded mostly by Single-Family Residential zoning with some spots of Two-Family Residential. Placing RS-2 zoning over this lot would therefore not represent a considerable change to the character of the block.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
A zone change to Two-Family Residential is necessary for the applicant's plans to rent out this structure as a duplex.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.**
Staff do not anticipate any adverse environmental effects.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
RS-2 zoning at this location may help to meet a demonstrated community need for non-single-family residential in the area.
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.**
RS-2 zoning at this location would not disrupt any existing patterns of development within the community.

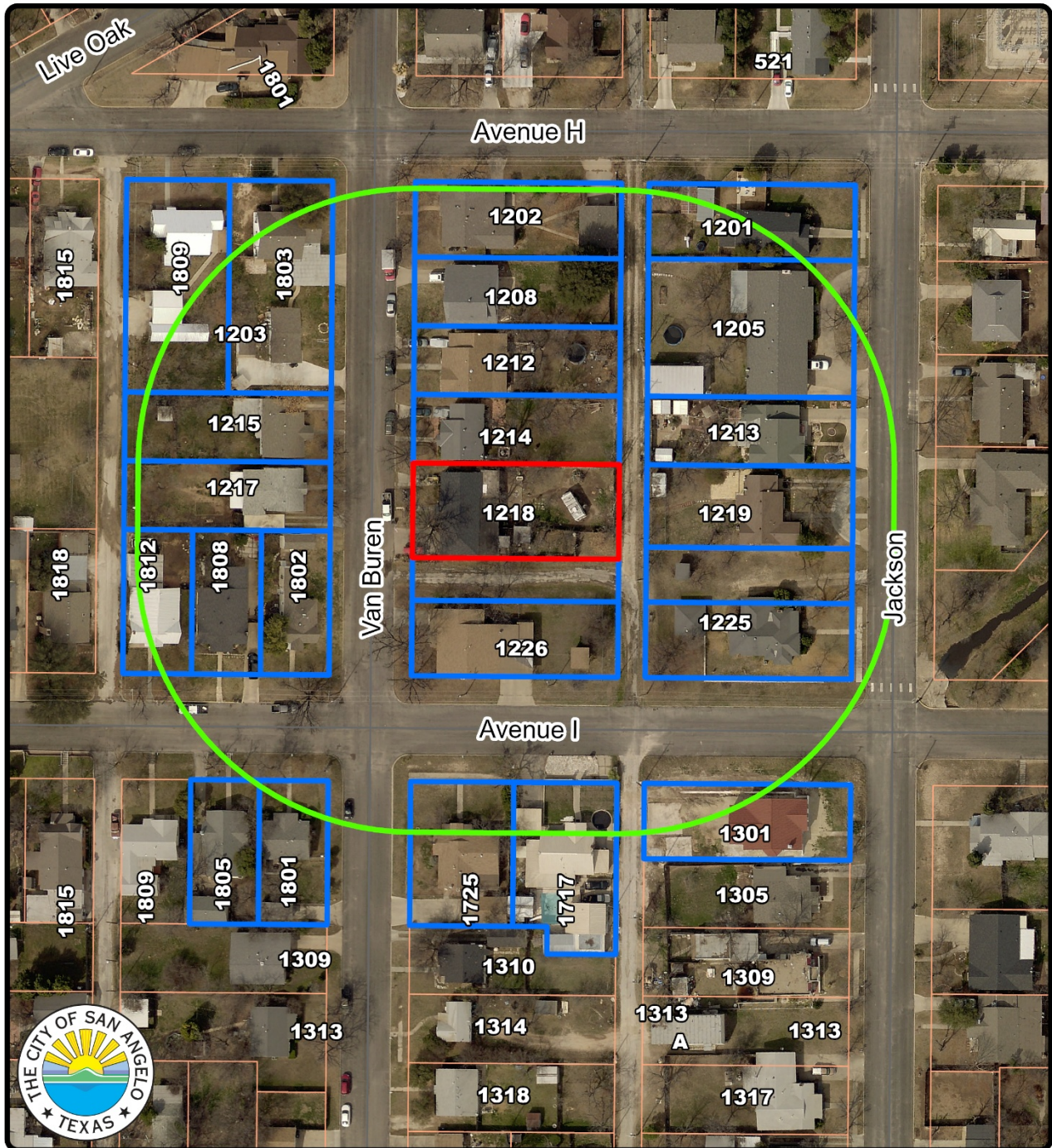
Recommendation:

Staff recommend **APPROVAL** of the zone change from Single-Family Residential (RS-1) to Two-Family Residential (RS-2).

Attachments:

Notification Map
Aerial Map
Zoning Map
Vision Map

Notification Map



Notification Map

Z25-22: 1218 S Van Buren

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: 



Aerial Map



Aerial Map

Z25-22: 1218 S Van Buren St

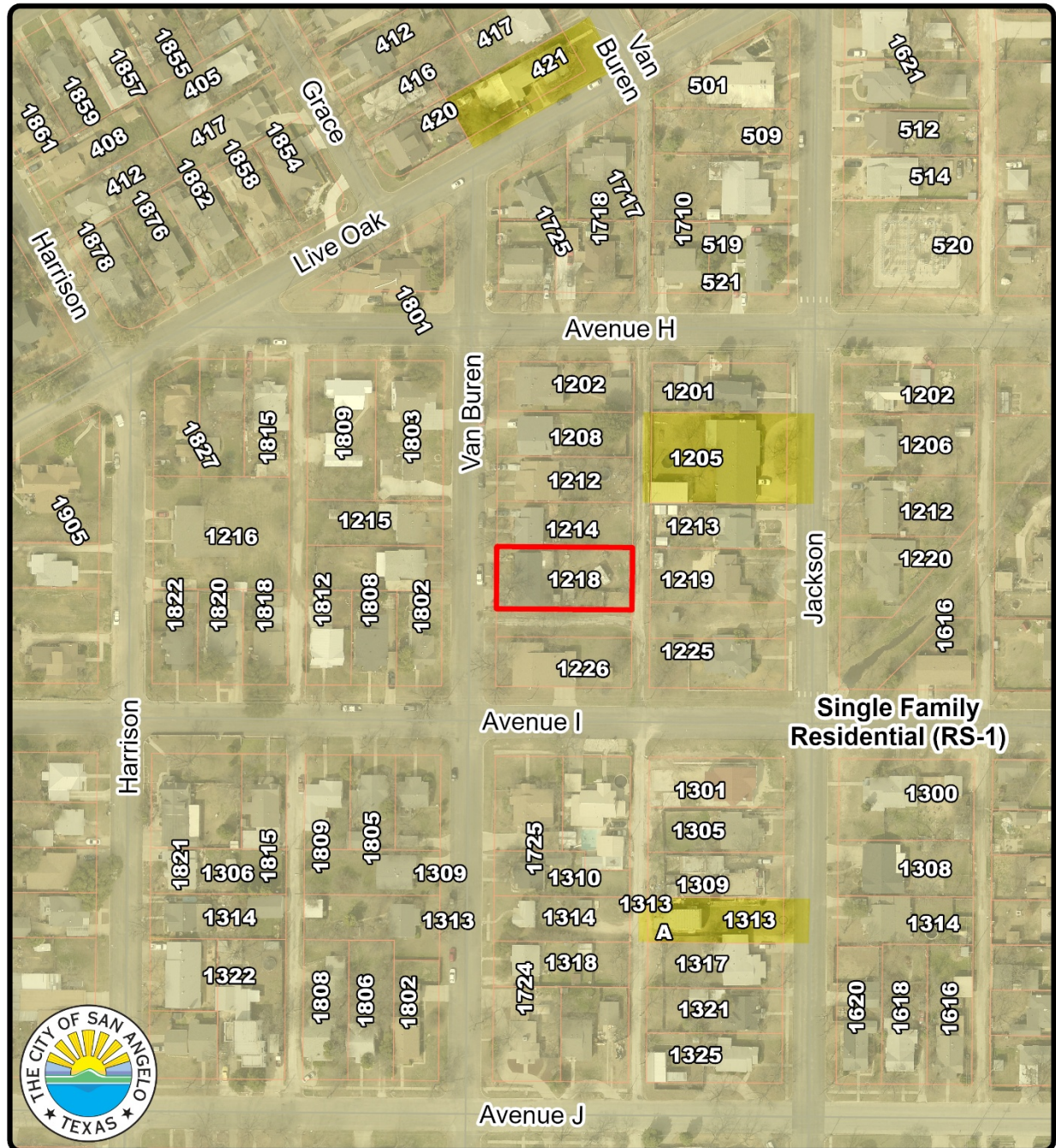
Council District: #5 - Karen Hesse-Smith
Neighborhood: Santa Rita

Subject Property: 

Scale:  Miles



Zoning Map



Zoning Map

Z25-22: 1218 S Van Buren St

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

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

Subject Property: —



The map displays the Harrison neighborhood in San Antonio, Texas, with a grid of streets and property lots. The highlighted property is 1218, located on Van Buren Street between Avenue H and Avenue I. The map shows a grid of streets including Harrison, Van Buren, Jackson, and Avenue H, Avenue I, and Avenue J. The highlighted property is 1218, located on Van Buren Street between Avenue H and Avenue I. The map also shows the City of San Antonio logo in the bottom left corner.

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 0.238 ACRES LOCATED ON LOT 10 & N 16 FT. OF LOT 9, BLK 6, SOUTH HEIGHTS ADDITION**; FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO THE TWO-FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-22: 1218 S Van Buren Street

WHEREAS, on the 20th day of October 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 Two-Family Residential (RS-2) zoning district; and,

WHEREAS, on the 18th day of November 2025, City Council held a public hearing on Z25-22, 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 Two-Family Residential (RS-2) zoning district:

The real property being approximately 0.238 Acres located on Lot 10 & N 16 ft. of Lot 9, Blk 6, South Heights Addition, within the City of San Angelo, Tom Green County, Texas, as more particularly described and depicted on Exhibit “A” of this Ordinance. (“Zone Change Map”).

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

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

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

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

INTRODUCED on the **18th day of November 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of December 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

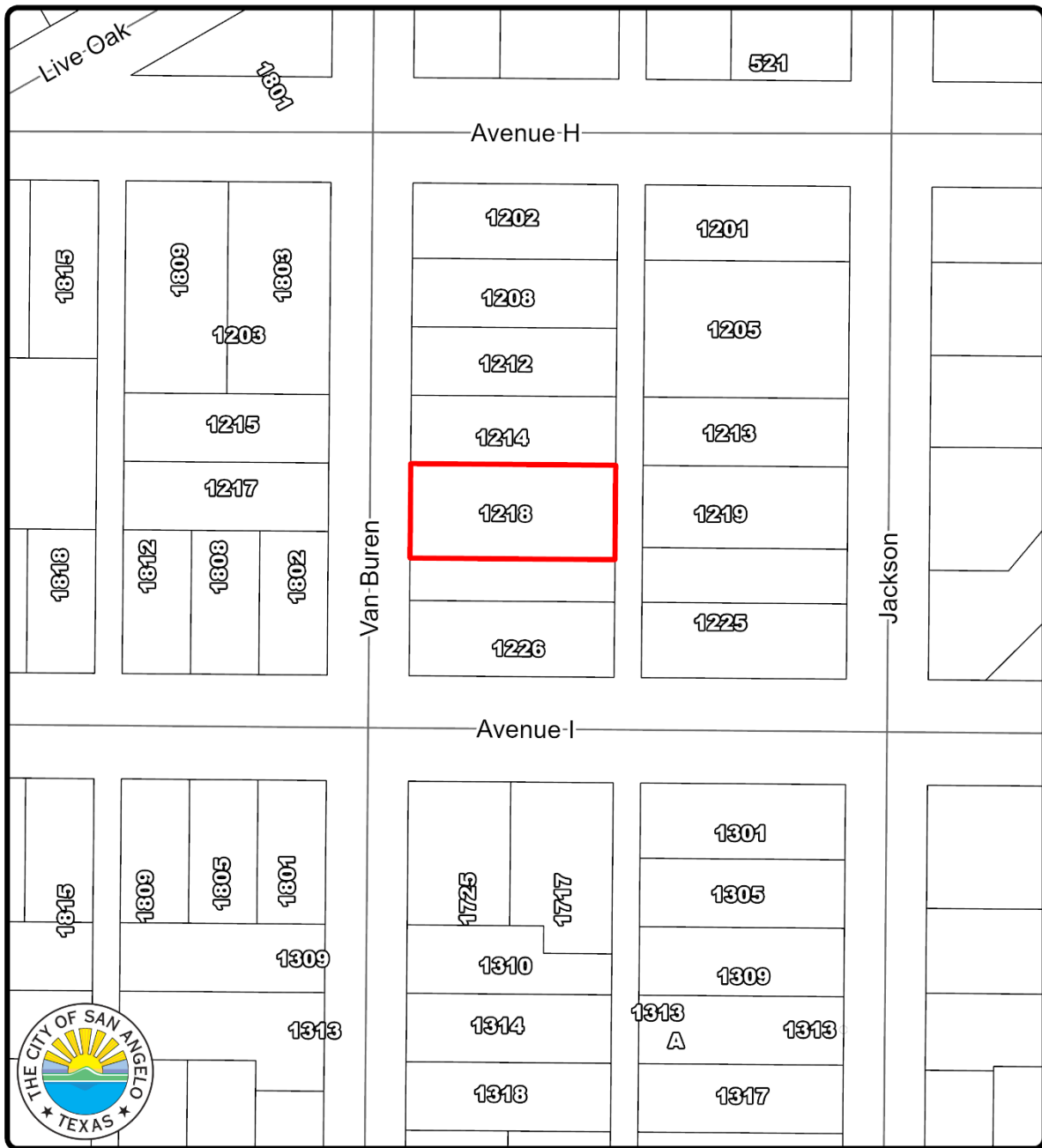
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map

Z25-22: 1218 S Van Buren

Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Subject Property: —

Zone Change: RS-1 to RS-2

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles



Survey Details

Page 1

NOTE: This application is a public record.

Public service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name: Mark Clark
Address: [REDACTED]
ZIP code: 76904
Home/mobile phone: [REDACTED]
Office/mobile phone: [REDACTED]
Resident of San Angelo since: (year) 1976
City Council Single-member 1
District in which you reside:
Registered San Angelo voter? (yes or no) Yes
Occupation/business affiliation: Commercial Banker
Occupation/business address: 3505 Wildewood Drive
Title/position: Vice President
Email: [REDACTED]

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(o) Yes

3. Date

2/28/2024

4. Applying for:

(o) Planning Commission

5. Recommended by:

(Name): Various

6. Based on your board selection, do you meet the membership criteria outlined on the [PDF version of the application/Board Ordinance on our website?](#)

(o) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:

As a 48-year resident of San Angelo, I have been very active, serving on numerous city boards and commissions, along with other entities including church committees, the Chamber of Commerce Board, Downtown San Angelo Board, and others. Currently, I serve on the Airport Advisory Board, the San Angelo Cultural Affairs Board, the Concho Christmas Celebration Board, and the Twin Mountain Tonesmen Board where I have also served as the Music Director for 33 years.

I also volunteer for the ASU and Central bands as halftime announcer and have emceed many events around the state including the Chamber's 20 Under 40 banquet and other Chamber and ASU events.

I perform in a quartet that has sung the National Anthem at various Texas Ranger games and many events in San Angelo.

Current municipal and civic organization memberships (positions and dates):

Airport Advisory Board - Member since 2021

Twin Mountain Tonesmen - Member since 1976

San Angelo Cultural Affairs Council Board - Latest term began in 2023

Concho Christmas Committee - Member since 1985 (or first year of existence)

Previous municipal experience (positions, dates, where):

Airport Advisory Board is my first actual municipal (city) board. I have served on many other boards and committees which benefit the city but may not be actual municipal.

What personal qualifications can you bring to the board?

As a banker and former sales executive, I know the city extremely well. I have many years of experience in building relationships and have an outgoing personality.

I am a strong team player with a positive, glass half-full attitude. However, I am not afraid to ask the hard questions when necessary. I am organized, thorough, and dependable.

What is your personal vision for the City?

To help make living and working in San Angelo a positive, straight-forward, and fruitful experience. Our city has much to offer and as we grow, we must develop new, modern options and opportunities for our citizens as well as visitors while at the same time preserve our past and heritage in order for our younger generation to appreciate how we came to be what we are.

Why do you want to serve on this board?

As nearly a life-long citizen of this city, I care deeply about the current and future path and plans for San Angelo. I want to be a part of the planning process and see the results of the efforts of residents who share the passion I have.

Is there anything else you would like to share about yourself?

I take the privilege of serving San Angelo very seriously and will be a dependable and professional addition to this or any board. I have always exhibited a friendly and sincere demeanor while avoiding drama.

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

Thank you,
City of San Angelo, TX

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