



City Council Agenda 1/13/2026

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held January 13, 2026 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 January 2026 as School Board Recognition Month

4. Public Comment

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

5. Consent Agenda

- a. Consider approving the December 2, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Consider approving a one-year City Farm Lease of 3,323.30 acres to the current tenant, Gary Halfmann, and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)
- c. Consider approving a 2-year extension for City Farm Lease of 310.12 acres to Justin Strube Farms and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)
- d. Consider rescinding the bid award for 282.94 acres to Weishuhn Brothers Farms, LLC and authorizing a new 5-year lease to Thomas Livestock and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)
- e. Consider approving a contract with Alpha Omega Wireless, Inc. under a purchasing co-op TIPS No. 240101 to replace aging backup SCADA wireless communications equipment in the amount of \$139,642.34 that will also facilitate necessary IT security upgrades and authorizing the City Manager to negotiate and execute all related documents (John Kaufman)
- f. Consider approving the annual renewal of the Hexagon operating system for the Police Department in the amount of \$303,893.40 under the existing maintenance agreement and authorizing the City Manager to negotiate and execute all related documents (Craig Thomason)
- g. Consider a resolution authorizing the San Angelo Police Department to apply for and accept an Office of the Governor Victim Assistance grant in the amount of \$99,203.86 with a 20%

- match requirement, and designating the City Manager as the authorized official to execute all necessary documents (Craig Thomason)
- h. Consider a resolution accepting the donation of funds from Back the Badge for the purchase of equipment or training for the San Angelo Police Department (Travis Griffith)
 - i. Consider a resolution accepting a mural artwork of the State of Texas donated to the San Angelo Regional Airport to be displayed on the north wall of the baggage claim area and authorizing the City Manager to negotiate and execute all documents (Justin Fletcher)
 - j. Consider ratifying a COSADC resolution authorizing the Board President to negotiate and execute an economic development agreement with the San Angelo Chamber of Commerce in an amount not to exceed \$75,000 for promoting and supporting Goodfellow Air Force Base, in continuing or enhancing its mission, a project authorized under Section 501.104 of the Texas Local Government Code (Ryan Gaddy)
 - k. Consider ratifying a COSADC resolution authorizing the Board President to negotiate and execute an economic development incentive agreement with True Lightning Protection, LLC, in an amount not to exceed \$300,000, 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 (Robert Schneeman)
 - l. Second reading of an ordinance for PD25-07, a request for a zone change from the Single-family Residential zoning district to a Planned Development with a base zoning of Neighborhood Commercial located at 617 E. 42nd St. and 4101 Crockett (Aaron Vannoy)
 - m. Second reading of an ordinance for Z25-23, a request to rezone from the Single-family Residential zoning district and the Low-rise Multi-family zoning district to the Central Business zoning district located at 401 E. Beauregard (Aaron Vannoy)
 - n. Second reading and public hearing of ordinances for:
 - 1. Z25-24, a request to rezone from the Ranch & Estate zoning district to the Light Manufacturing zoning district; and
 - 2. CP25-02, a request to amend the Comprehensive Plan to Industrial for 345.27 acres south of the intersection of N US Hwy 67 & Harriett Rd. (Presentation by Planning & Development Services Director Aaron Vannoy)

6. Regular Agenda

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

- a. Update on proposal to improve conditions at the Animal Shelter facilities, including new Kennel Pod structures and future Administration Building (Presentation made by Construction Manager Alfonso Torres)
- b. Consider resolutions of general support for the construction of affordable housing projects as part of the 2026 annual Low Income Housing Tax Credit (LIHTC) program for:
 - 1. Bergman Heights — located at 3531 Lutheran Way
 - 2. Arden Apartments — located at 3320 Arden Rd. (Presentation made by Neighborhood & Family Services Director Angela Bloss and KCG Companies VP of Development CJ Linter)

- c. Discussion and guidance on possible sign ordinance, zoning ordinance, land development and subdivision ordinance changes to assist with development, affordable and attainable housing (Presentation made by Planning & Development Services Director Aaron Vannoy)
- d. First reading and public hearing of an ordinance for Z25-25, a request for a zone change from the Heavy Commercial zoning district to the Low-Rise Multifamily zoning district at a property located west of the intersection of Arden Rd. and Northwest Dr. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- e. First reading and public hearing of an ordinance for Z25-26, a request for a zone change from the Single-family Residential zoning district to the Two-family Residential zoning district for the property located at 2719 Waco St. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- f. First reading and public hearing of an ordinance for Z25-28, a request for a zone change from the Single-family Residential zoning district to the Neighborhood Commercial zoning district located at 3110, 3114, 3118, and 3122 Waco St. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- g. 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 capital projects and general supplies from fiscal year 2025 to consider carrying over into fiscal year 2026 for continuation of those items, Chadbourne drainage improvements project, TIRZ Public Improvement funding, and staffing levels to Fire Prevention (Presentation made by Finance Director Tina Dierschke)

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 to deliberate the appointment of Assistant City Managers

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Consider approving various Board nominations:
 - Animal Shelter Advisory Committee:** Chrysanthemum Cohen (SMD 1) to a second term ending January 2028
 - Fort Concho Museum Board:** Asher Rodgers (SMD 6) and Ewell Loudermilk (SMD 6) to a second term, Lisa Marley (SMD 2) and Sarah Clemens (SMD 5) to a third term, all ending January 2028
 - Parks and Recreation Advisory Board:** Benjamin Brojakowski (SMD 6) to a second term ending December 2027
 - Planning Commission:** Shane Mize (SMD 1), Jennifer Juarez (SMD 2) and Mark Clark, alternate (Mayor) to a first full term, Brittany Davis (Mayor) to a third term, all ending January 2028
 - Public Art Commission:** Yukio Kuniyuki (SMD 2) to an unexpired term ending April 2026
 - Tax Increment Reinvestment Zone Board:** Trey Holmes (SMD 3) as Chairperson of the board

for a one-year term ending January 2027

Zoning Board of Adjustments: Mason Brooks (SMD 1) to a first full term and Teri Jackson (SMD 3) to a second term, both ending January 2028

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 7th day of January 2026, at 4:52 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

The mission of public schools is to meet the diverse educational needs of all children and to empower them to become competent, productive contributors to our society and an ever-changing world.

Our San Angelo ISD Board members are committed to the children of San Angelo and believe all children can be successful, life-long learners and that the best education is tailored to each child's individual needs to support their hopes and dreams. This distinguished group of servant leaders includes Board President Dr. Taylor Kingman, Vice President Mrs. Ami Mizell-Flint, Secretary Mr. Gerard Gallegos, Treasurer Mr. Bill Dendle, Mrs. Pam Duncan, Dr. Kyle Mills and Mrs. Karla Cardenas.

San Angelo ISD board members work closely with parents, educational professionals, and other community members to create the educational vision we want for our students. They are responsible for ensuring the structure that provides a solid foundation for our school system and dedicate numerous unpaid personal hours to support and lead our San Angelo schools.

Our San Angelo ISD school board members are strong advocates for public education and are responsible for communicating the needs of the school district to the public and the public's expectations to the district.

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, Texas, on behalf of the City Council, declare our appreciation to the members of the San Angelo Independent School Board and proclaim the month of January 2026 as

SCHOOL BOARD RECOGNITION MONTH

in San Angelo, Texas, and urge all citizens to join us and San Angelo ISD in recognizing the dedication and hard work of the San Angelo ISD school board members and to partner with them to mold an education system that meets the needs of both today's and tomorrow's children and produces future-ready graduates.

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 13th day of January 2026.

Tom Thompson
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, December 2, 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 8:32 a.m. on Tuesday, December 2, 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 Johnny Rodriguez.

3. Proclamations/Recognitions

December 6, 2025, was proclaimed as Concho Christmas Celebration Day.

December 7, 2025, was proclaimed as Nation Pearl Harbor Remembrance Day.

December 11, 2025, was proclaimed as San Angelo Reads! Day.

The Boys & Girls Club of the Concho Valley was recognized.

Frank Lopez was recognized for 45 years of service.

4. Public Comment

Steven Sidlovsky provided information about USA Personhood City movement.

Citizen Jamal Schumpert (SMD 3) asked Council to consider building sports complex/competition gyms and applauded the Parks & Recreation Department.

5. Consent Agenda

- a. Approval of the November 18, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Approval of an Airport Raw Land Lease with Skyline Aviation for 48,625-sq. ft. of land in the amount of \$14,587.50 per year and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- c. Approval of Change Order #1 to AP-01-25 Construct South Hangar Access Taxilane Project with Hoar Construction for the total amount of \$157,445.50 and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- d. Approval of HGAC buying cooperative contract 20-00808 for installation of water meters and service line testing from Core and Main, Inc. in the amount of \$2,582,496.77, budgeted for

- purchase in fiscal year 2026, and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)
- e. Approval of Sourcewell contract #102924-SAM with Samsara, Inc. for the purchase of telematics services for the annual amount of \$136,652.37 and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)
 - f. Award of RFP OP-03-25 Disaster Debris Removal to Ceres Environmental Services, Inc. and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
 - g. Approval of a sublease agreement renewal between the City of San Angelo and the San Angelo Soccer Association for the soccer fields complex located at 1501 Glenna St. and authorizing the City Manager to negotiate and execute all related documents (Carl White)
 - h. Approval of an agreement with the International Hot Rod Association for the annual Drag Boat Races at Lake Nasworthy for 2026 and authorizing the City Manager to negotiate and execute all related documents (Carl White)
 - i. Ratification of a resolution by COSADC authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$50,000 for partial funding of the Santa Fe/Downtown River Parks Plan, a project authorized under Section 505.152 of the Texas Development Corporation Act, for projects related to Recreational or Community Facilities, and recommending approval by City Council (Carl White)
 - j. Approval of the 2024 Consolidated Annual Performance and Evaluation Report (CAPER) (Angela Bloss)
 - k. Approval of agreements with the Hotel Occupancy Tax (HOT) Funds Program awardees allocating up to \$77,800 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 - \$25,000
 - Ballet San Angelo - \$16,100
 - Angelo Civic Theatre - \$15,000
 - 2. Project Support
 - Hispanic Heritage Museum & Cultural Center, Dia de los Muertos - \$2,500
 - Downtown San Angelo, Mini Miss Wool Pageant - \$1,900 (Michael Muncey)
 - l. Adoption 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 (Aaron Vannoy) (Pg. 508, 2025-109)
 - m. Adoption 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. (Aaron Vannoy) (Pg. 512, 2025-110)
 - n. Adoption 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. (Aaron Vannoy) (Pg. 515, 2025-111)
 - o. Adoption 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. (Aaron Vannoy) (Pg. 518, 2025-112)

- p. Adoption 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. (Aaron Vannoy) (Pg. 522, 2025-113)
- q. Adoption 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. (Aaron Vannoy) (Pg. 526, 2025-114)

Motion: Council Member Thomas made a motion, seconded by Council Member Self, to approve the Consent Agenda with the exception of Item 5j. The motion carried unanimously (7) ayes to (0) nays with no public comment.

Citizen Jamal Schumpert (SMD 3) spoke in opposition to the NFS Housing Programs.

Motion: Council Member Hiebert made a motion, seconded by Council Member Keely, to approve Item 5j. as presented by Interim Neighborhood & Family Services Director Angela Bloss. The motion carried unanimously (7) ayes to (0) nays.

6. Regular Agenda

- a. Award of RFQ PK 04-25 Santa Fe/Downtown River Parks Master Plan/Design Services to SWA Group in the amount of \$198,600 sourced from TIRZ, COSADC, and General Capital Project fund balance, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Parks and Recreation Director Carl White)

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.

- b. Award of RFP PK 02-25 Events and Venue Feasibility Study to CSL International in the amount of \$125,000 sourced from HOT fund balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Parks and Recreation Director Carl White)

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

- c. Approval of the sole source purchase of water meters from Core & Main, Inc. in the amount of \$4,299,996 sourced from the Water fund balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Public Works Executive Director Shane Kelton)

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

- d. Presentation and possible direction regarding proposal to improve conditions at the Animal Shelter facilities, including new Kennel Pod structures and future Administration Building (Presentation made by Animal Services Manager Amanda Weddle and Construction Manager Alfonso Torres)

Citizen Tiffany Watson (SMD 2) asked Council to consider a shelter in the city limits and lower adoption fee.

Direction: Council directed staff to move forward with the proposal as presented.

- e. First reading and public hearing of an ordinance for PD25-07, a request for a zone change from the Single-family Residential zoning district to a Planned Development with a base zoning of Neighborhood Commercial located at 617 E. 42nd St. & 4101 Crockett (Presentation made by Planning & Development Services Director Aaron Vannoy)

Motion: Council Member Self 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.

- f. First reading and public hearing of an ordinance for Z25-23, a request to rezone from the Single-family Residential zoning district and the Low-rise Multi-family zoning district to the Central Business zoning district located at 401 E. Beauregard (Presentation by Planning & Development Services Director Aaron Vannoy)

Motion: Council Member Thomas 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.

- g. First reading and public hearing of ordinances for:
 - 1. Z25-24, a request to rezone from the Ranch & Estate zoning district to the Light Manufacturing zoning district; and
 - 2. CP25-02, a request to amend the Comprehensive Plan to Industrial for 345.27 acres south of the intersection of N US Hwy 67 & Harriett Rd. (Presentation by Planning & Development Services Director Aaron Vannoy)

Motion: Council Member Keely 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 the Requirement that Meetings be Open under the following sections:

- a. Section 551.074 - Personnel matters regarding the City Manager

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:** John Flint (SMD 1) to a third term, Josh Hilton (SMD 2) to a second term, Andi Markee (SMD 6) to a first full term, all ending December 2027
 - Parks & Recreation Advisory Board:** William Kitch (Mayor) to a first full term, Sara Mattis (SMD 5) to a first term, both ending December 2027
 - Tax Increment Reinvestment Zone Board:** Sandy Rojas (SMD 6) to a first term ending July 2027

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, 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
- February 17, 2026, City Council Regular Meeting was scheduled at 5:30 p.m.

City Manager Daniel Valenzuela, Mayor Thompson and Council expressed their appreciation to Assistant City Manager Michael Dane for his years of service to the City of San Angelo and congratulated his retirement.

9. Adjournment

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

There being no further business, the meeting adjourned at 10:43 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: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: January 13, 2026

Item type: Consent Item

Caption:

Consider approving a one-year City Farm Lease of 3,323.30 acres to the current tenant, Gary Halfmann, and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

Mr. Halfmann's lease expired 12/31/2025; staff would like to extend an option for a 1-year lease at this time. The rent will be a 2% increase over the 2025 rent; \$31,742.00.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Staff recommends approval.

Attachments:

Presentation:

Sarah Tackett

Approvals/Reviews:

Sarah Tackett	Created/Initiated
Sarah Tackett	Approved
Shane Kelton	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: January 13, 2026

Item type: Consent Item

Caption:

Consider approving a 2-year extension for City Farm Lease of 310.12 acres to Justin Strube Farms and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

Justin Strube Farms has leased this land since 2015. At this time, staff would like to extend a 2-year extension to Justin Strube Farms. 1st year rent of \$17,129.00; which is the standard 2% increase from the previous year. 2nd year rent will be \$17,471.00. The term of the extension will be 2/28/2026–1/31/2028.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Staff recommends approval.

Attachments:

Presentation:

Sarah Tackett

Approvals/Reviews:

Sarah Tackett

Created/Initiated

Sarah Tackett

Approved

Brandon Dyson

Approved

Shane Kelton

Approved

Heather Stastny

Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: January 13, 2026

Item type: Consent Item

Caption:

Consider rescinding the bid award for 282.94 acres to Weishuhn Brothers Farms, LLC and authorizing a new 5-year lease to Thomas Livestock and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

City Farm Lease of 282.94 Acres was put out for bids through Bonfire. Weishuhn Brothers Farms LLC was the only bid received. They declined the award. The current tenant, Thomas Livestock would like to continue the lease at the amount that was bid by Weishuhn Brothers LLC. First year rent will be \$2,850.00 with a 2% increase each additional year.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Staff recommends approval.

Attachments:

Presentation:

Sarah Tackett

Approvals/Reviews:

Sarah Tackett	Created/Initiated
Sarah Tackett	Approved
Brandon Dyson	Approved
Shane Kelton	Approved

Heather Stastny

Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: John Kaufman, Water Utilities Director, Water Utilities

Meeting Date: January 13, 2026

Item type: Consent Item

Caption:

Consider approving a contract with Alpha Omega Wireless, Inc. under a purchasing co-op TIPS No. 240101 to replace aging backup SCADA wireless communications equipment in the amount of \$139,642.34 that will also facilitate necessary IT security upgrades and authorizing the City Manager to negotiate and execute all related documents (John Kaufman)

Staff Recommendation:

Approve

Summary/History:

The Hickory well site expansion is currently limited to one primary line of communication for supervisory control and data acquisition ("SCADA") due to faulty and/or obsolete microwave equipment. Water Utilities is requesting approval of this item to restore a backup method of SCADA communication if the primary communication method fails. Approval of this item will also facilitate the necessary replacement of outdated equipment that may pose a cyber-security risk at the recommendation of the Information Technology Department.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
2604200	41360		\$139,642.34

Financial Impact:

This will be an encumbrance on 260-4200-41360 for contract services in the amount of \$139,642.34.

Other Information/Recommendation:

The total cost to replace aging equipment on four communication towers is \$139,642.34.

Attachments:

1. SANANGELO2026A - SCADA Backhaul Upgrade SANANGELO2026A - SCADA Backhaul Upgrade.pdf

Presentation:

John Kaufman

Approvals/Reviews:

John Kaufman

Shane Kelton

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

Agreement for
City of San Angelo

SANANGELO2026A - SCADA Backhaul Upgrade
TIPS - 240101

11/19/2025

Presented by:



Alpha Omega Wireless, Inc.

8708 S. Congress Ave, Suite B-260

Austin, TX 78745

800-997-9250 main

512-298-1646 fax

www.aowireless.com

info@aowireless.com



This document contains strict, proprietary, and confidential information that has been developed and/or obtained by **Alpha Omega Wireless™**. The enclosed information in this document is an asset of **Alpha Omega Wireless™** which provides a significant competitive advantage, and requires protection from improper disclosure. No part of this document in any manner, either directly or indirectly, shall be disclosed, divulged, duplicated, or used, in whole or in part for any purpose outside of the Client mentioned with in this document, its employees, agents, and representatives other than for client evaluation.

CONFIDENTIAL



Product & Services Agreement

City of San Angelo
 Attention:
 CITY OF SAN ANGELO
 DATA PROCESSING
 72 W COLLEGE AVE.
 LOWER LEVEL

Date
 11/19/2025

Valid To
 2/16/2026

Quote Number
 SANANGELO2026A - SCADA
 Backhaul Upgrade

Alpha Omega Wireless, Inc.
 8708 S Congress Ave
 Suite B260
 Austin, TX 78745
 800-997-9250

Alpha Omega Wireless is providing the following prices for product and/or services listed below as a budgetary statement. For a complete Statement of Work and complete build of materials list, a site survey must be performed.

Costs	Quantity	Rate	Amount
Aviat - WTM 4100 6GHz w/6ft Antennas - 178Mbps+ - Link Complete List - \$26920 (TIPS - 18%)	2.00	22,074.40	44,148.80
Aviat - WTM 4100 6GHz w/4ft Antennas - 178Mbps+ - Link Complete List - \$18,650 (TIPS - 18%)	1.00	15,293.00	15,293.00
Aviat - WTM 4100 23GHz w/1ft Antennas - 178Mbps+ - Link Complete List - \$13,575 (TIPS - 18%)	1.00	11,131.50	11,131.50
Aviat - AES 256-bit Encryption (per terminal) List - \$485 (TIPS - 18%)	8.00	391.88	3,135.04
Aviat - Power Supply - All WTM 4000 POE 112W (AC input)	8.00	352.30	2,818.40
Cable - Outdoor Shielded - Cable Kits (DIR) List - \$225 (DIR - 18%)	8.00	184.50	1,476.00
Grounding - Grounding Kits List - \$150 (TIPS - 20%)	8.00	120.00	960.00
Surge - Protection POE Outdoor List - \$239 (TIPS - 20%)	8.00	191.20	1,529.60
FCC - Frequency Coordination & Licensing (TIPS) List - \$1,800 (TIPS - 12%)	4.00	1,584.00	6,336.00
Engineering - Network Design & Path Calculation List - \$2,500 (TIPS - 30%)	1.00	1,750.00	1,750.00
Installation & Configuration - Licensed Link (TIPS) List - \$8,900 (TIPS - 16%)	4.00	7,476.00	29,904.00
Project Management - TIPS List - \$1,900 (TIPS - 20%)	4.00	1,520.00	6,080.00
Mobilization - TIPS List - \$5,400 (TIPS - 20%)	1.00	4,320.00	4,320.00
Services - AO - Full Tower Crew (Hourly) - TIPS (Decommissioning Old Equipment) List - \$450 (TIPS - 20%)	16.00	360.00	5,760.00
Annual Support & Maintenance - Silver (Multi Link Discounted Price)	4.00	1,250.00	5,000.00

Subtotal	139,642.34
Tax Exempt	0.00
Total	139,642.34

TIPS - 240101

Options	Quantity	Rate	Amount
Aviat - WTM 4000 Warranty Plus (Adv) - 36 Months (per radio)	8.00	825.00	6,600.00

CONFIDENTIAL

Annual Maintenance and Support

Alpha Omega Wireless offers to its clients an annual maintenance and support program at various levels to suit our clients' needs. This service is in addition to any Extended Warranty plans by the manufacture for equipment failure. This service includes on call support and annual recertification of each link.

Annual Support and Preventative Maintenance Plans



What is Included:	Silver Support	Gold Support
Support Services		
8 Hours of on-call annual support	X	
16 Hours of on-call annual support		X
Unlimited Hours of on-call annual support		
Technical Phone Support- 8AM to 5PM / Monday - Friday	X	
Technical Phone Support- 7AM to 7PM (7 days a week)		X
Respond within 1 hour by phone	X	X
Onsite visits for troubleshooting or repair*	X	X
Onsite visit by next business day AM	X	
Onsite next day if call received after 2:00 PM (excluding Sundays)		X
Perform Site Visit		
Test the stability of the wireless link	X	X
Test RSL's against bench marked standard	X	X
Test antenna alignment & performance	X	X
Test cabling for functionality and damage	X	X
Inspect weather proofing	X	X
Inspect power and connections	X	X
Inspect grounding and lightning protection	X	X
Update radio firmware	X	X
Verify throughput and system settings	X	X
Perform Spectrum Analysis	X	X
Serviceable Equipment Exchange		
Will handle RMA process	X	X
Will perform all services to de-install the failed system	X	X
Will re-install the replacement system	X	X
*Support and maintenance does not cover replacement of a failed radio or power supply hardware. Optional manufacture warranty should be purchased for hardware replacement.		
Note: Any physical work on rooftops or towers can only occur during daylight hours and weather permitting due to safety requirements. Physical work on rooftops and/or towers in winds greater than 20mph, rain, or snow/ice may be called off by technicians until work can safely be performed.		
Note: Preventative Maintenance must be performed within the first 6 months of the current term		

Wireless Network Monitoring Services (WNMS)



What is Included:	Bronze Support	Silver Support	Gold Support	Platinum Support
Support Services (per node)				
Cloud Portal		x	x	x
Ping (reports availability, round trip, lost packets, etc.)	x	x	x	x
Radio bandwidth (interface statistics, packet loss, error packets)		x	x	x
RSL/RSSI, SNR, Frequency, Modulation		x	x	x
Alarms	x	x	x	x
Uptime		x	x	x
Ethernet Data (Packet loss, CRC, etc)			x	x
Utilization			x	x
Monitoring				x
Analysis				x
Optimization				x
<small>*WNMS requires a one time set up fee of \$900 for provisioning a Smart Node Device which will be placed on the clients network and must have internet connectivity.</small>				

1. AO Wireless will provide a 100% money back guarantee that the solution provided (*must be full turnkey by AO Wireless for design, engineering, product and installation*) will perform at the stated throughput and at >99.9% predictable reliability for a period of one year (*does not include an Act of God*). AO Wireless provides a 1-year guarantee for the installation and workmanship of all work performed for the services outlined in this agreement. AO Wireless is not responsible for the quality or functionality of any products not purchased by AO Wireless. AO Wireless is also not responsible for changes made to any work performed by AO Wireless by the client or any other party at any time. Any corrections that have to be made by AO Wireless will be considered billable.
2. AO Wireless does not guarantee the structural worthiness or against any damages caused by the failure of any such structure whether installed by AO Wireless, its subcontractor, or the use of any structure provided by the client. The Client is responsible for providing a proper dedicated earth ground that AO Wireless will use to ground the systems installed by AO Wireless.
3. The client is responsible for all costs for any local government permitting required and must notify AO Wireless if a permit is required.
4. The actual data rates and aggregate throughput of any devices installed or provided by AO Wireless can vary depending on each individual environmental condition. AO Wireless does not guaranty any specific data rate or throughput will be achieved.
5. AO Wireless does not guarantee against any future potential interference that can be encountered by the client from other competing RF signals. The use of any RF frequencies is governed under FCC rules and regulations. If interference occurs the client can request AO Wireless to work with the client to best of its ability to restore any wireless network system to the original engineered specifications. Any such work or troubleshooting will be considered billable.
6. A wireless link is considered to be successfully completed once the link has been tested for data transfer from one radio to the other radio on each end of the link as a standalone network (disconnected from Client's network) and the network is handed over to the Client. Once completed any additional work or technical issues will be considered warranty work. AO Wireless is only responsible for the wireless link from the point of wireless demarcation point on both sides of the link. The Client is responsible for the integrity, security, and configuration of their data/voice (LAN/WAN) network. AO Wireless will not make any alterations or changes to the Client's network outside of the requirements of the project listed in this document.
7. Prices are based on the client's current environment. Prices and times will be adjusted with any increase of variables in the client's environment that pertain to the scope of the services outlined in this document. Any such changes can be agreed upon in a change order document. All sales are final. Any items returned will incur a 25% restocking fee. AO Wireless will not except returned items past 30days from date of receipt. The client will be billed at the hourly rate of \$325.00, for any necessary calls or site visits that occur for services above and beyond the services outlined as part of this document. A minimum of four (4) hours will be billed. AO Wireless will not provide technical support for any product sold if not installed by AO Wireless. The client must call the product manufacture for support on any product purchased without services. For AO Support Agreements all Preventative Maintenance must be performed in the first 6 months of the term of the agreement. Otherwise any remaining PM's will be performed once the renewal is in place.
8. AO Wireless will invoice the client with progress billing for materials at time of order or invoice 50% of the project total costs up front for the services as outlined in this document due upon receipt. A final invoice will be issued the same day the project is completed. A penalty of 10% and a late fee of 1% monthly will be charged on the full invoiced amount for invoices that are past due more than seven (7) days. In the event legal action is instituted by AO Wireless for enforcement of claim or any terms of this agreement, Client agrees to pay all collection agency and/or attorneys' fees and costs. (*Note: payment of invoices related to the services as stated in this document signifies all services performed were completed satisfactory*).
9. The client must provide AO Wireless with any Purchase Orders and/or any specific billing requirements prior to services being performed, otherwise this signed document is considered all that is necessary for invoicing and payment to AO Wireless. A Purchase Order provided by the Client signifies the Client's agreement to these terms and conditions. AO Wireless' expenses, if incurred, will be billed to the client at reasonable and actual rates.
10. Client will indemnify, defend and hold AO Wireless, its partners, agents and employees, and their respective successors and assigns, harmless from and against any and all costs, claims, expenses, or damages for any claims arising from (a) any wrongful or negligent act, error, or omission committed by Client or its employees, (b) the failure of Client to observe and comply with any state or federal law or regulation applicable to the business conducted by Client pursuant to this document, and (c) the material breach by client of any of the terms of this document. AO Wireless makes no guarantee and does not warrant that any of AO Wireless' employees will produce any particular result or solution to the Client's particular needs. AO Wireless will not be responsible for any disaster recovery after a natural disaster, fire, lightning, etc., modifications made by anyone other than AO Wireless, or other circumstance outside of AO Wireless' control.
11. AO Wireless reserves the right to extend the terms and conditions of this contract and/or agreement to any and all other agencies within the United States that require these commodities and/or services. A copy of the contract pricing and the bid requirements incorporated in this contract will be supplied to requesting agencies. This shall include all schools, colleges, cities, counties, state agencies, and/or utilities (both public and private). Each participating organization or agency shall enter into its own contract with AO Wireless and this contract shall be binding only upon the principals signing such an agreement. AO Wireless does not assume any responsibility other than to obtain pricing for the specifications provided.
12. Price valid for 90 days

By signing below, the Client and Alpha Omega Wireless agree upon the terms and the information, services, and/or deliverables as outlined in this document.

ACCEPTED BY:
City of San Angelo

ACCEPTED BY:
Alpha Omega Wireless


Name: _____
(Please Print)

Name: Joe Wargo
(Please Print)

Title: _____
(Please Print)

Title: President
(Please Print)

Signature _____


Signature _____

Date: _____

Date: 11/19/2025

If you have any questions concerning this agreement, please contact:

Joe Wargo
512-966-8770 (direct)
512-298-1646 (fax)
wargo@aowireless.com



THANK YOU FOR YOUR BUSINESS!

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Gail Smith, Budget Analyst, Police

Meeting Date: January 13, 2026

Item type: Consent Item

Caption:

Consider approving the annual renewal of the Hexagon operating system for the Police Department in the amount of \$303,893.40 under the existing maintenance agreement and authorizing the City Manager to negotiate and execute all related documents (Craig Thomason)

Staff Recommendation:

Accept

Summary/History:

In FY2024, the On-Call Records integration was fully integrated, replacing the decades-old I/Leads program. There are no new additions to the program this year. IT identified one line item with an item count that could be reduced, offsetting the annual 5% price increase, reducing the price increase to only \$575.04 year over year. The overall cost went from \$303,318.36 to \$303,893.40 for this year. The agreement will cover the time period from 3/1/26 to 2/28/27.

Funding Source(s):

Financial Impact:

Sufficient funds were budgeted to fund the renewal at \$303,893.40. Requisition #R003744 has been entered.

Other Information/Recommendation:

Attachments:

1. Intergraph Hexagon Renewal Invoice CMO 2026 Intergraph Hexagon Renewal Invoice CMO 2026.pdf

Presentation:

Craig Thomason

Approvals/Reviews:

Gail Smith

Created/Initiated

Travis Griffith
Brandon Dyson
Jeffrey Tomlinson
Tina Dierschke
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Approved
Approved
Final Approval

REQUISITION APPROVAL CITY MANAGER LEVEL

CITY OF SAN ANGELO, TEXAS
PURCHASING DIVISION



E-mail completed form with supporting documentation (Contracts, Council Minutes, Previous Requisitions) to sapurch@cosatx.us

Requisition Number R003744	Amount \$303,893.40
Vendor Intergraph Corporation	Vendor Number 4760
RFx Number <i>OPTIONAL</i>	Co-op and Number <i>OPTIONAL</i>

Explanation of Purchase

Annual renewal of Hexagon operating system for Police and 911 Dispatch center. Renewal period: 3/1/2026-2/28/2027. Year over year price increase of line items is 5%, however Police IT identified 1 line with a count reduction that offsets all but \$575.04 of the price increase. 2025 cost was \$303,318.36.

Authorized Expenditure Yes No

Approved by City Council (over \$50,000) Yes No

If Yes, date approved (MM/DD/YY): 1/13/2026 + Attach a Copy of the Council Minutes

Sufficient Budget Yes No

Insufficient Override Yes No

If insufficient, identify funding source

Budget Amendment in Progress Yes No

SIGNATURES

Gail Smith 12/29/2025
Requestor Date

S. Wright 12/29/2025
Director Date

Purchasing Manager* Date

Finance Director* Date

City Manager Date

* Required on all purchases exceeding \$25,000

Must be submitted to CMO with all signatures

FOR OFFICE USE ONLY

PO Number:



Customer:	San Angelo City of TX
Quote Number:	2025-98479
Quote Date:	12/16/2025
Expiration Date:	03/01/2026

Summary

	USD
Maintenance Total	\$303,893.40
Total Price*:	\$303,893.40

*Excluding taxes. Final tax billed will reflect the applicable tax rates at time of sale as required by law.

Notes:

This Quote is an Order made pursuant to that certain Master Agreement dated February 27, 2023 by and between the City of San Angelo, TX ("Customer") and Intergraph Corporation, through its Hexagon Safety, Infrastructure & Geospatial division ("Hexagon").

R003744

P.O.# _____ Vendor# V00004760
Dept. POLICE Bid Code PS
Account # 1011501-41332
Date _____ Line _____

This Quotation is issued by:

Intergraph Corporation
305 Intergraph Way
Madison, Alabama 35758 USA
Tel: (256) 730-2000



Customer:	San Angelo City of TX
Quote Number:	2025-98479
Quote Date:	12/16/2025
Expiration Date:	03/01/2026

This quotation has been prepared for:

San Angelo City of TX
Gail Smith
401 Beauregard
San Angelo TX 76903
United States

End User:

San Angelo City of TX
Gail Smith
323 E Beauregard Ave
San Angelo Texas 76903
United States

Bill To:

San Angelo City of TX
Gail Smith
323 E Beauregard Ave
San Angelo Texas 76903
United States

This Quotation is issued by:

Intergraph Corporation
305 Intergraph Way
Madison, Alabama 35758 USA
Tel: (256) 730-2000

intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

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Customer:	San Angelo City of TX
Quote Number:	2025-98479
Quote Date:	12/16/2025
Expiration Date:	03/01/2026

This quote is provided pursuant to separately agreed upon Terms and Conditions which are expressly identified in this Quote; but in absence of such express identification, this Quote is governed by <https://legaldocs.hexagon.com/sig/Sales/US-MT06-2021b.pdf>.

If maintenance is not purchased at the same time as you purchase products listed in this quotation, you may purchase the maintenance for the products at a later date; however reinstatement or upgrade fees shall apply.

Any commercial Off-the-shelf product information Hexagon has shared with its audience during the proposal / contract activities to date, were to provide an understanding of Hexagon's current expected direction, roadmap or vision and is subject to change at any time at Hexagon's sole discretion. Hexagon does not commit to develop the future features, functions and products discussed in this material beyond that which is specifically committed to be provided by Hexagon as part of the intended contract. The audience of this material should not factor any future features, functions or products into its current buying decision since there is no assurance that such future features, functions or products will be developed. When and if these future features, functions or products are developed, they will generally be available for licensing by Hexagon.

To place an order against this quotation, prior to the expiration date, please either fill in the required information below and have an authorized representative of your company sign this quotation, have your company issue a purchase order with the required information below and reference this quotation number, or have your company remit payment via one of the methods described in the billing and payment instructions that follow, making sure to include a reference to this quotation number. Please submit the signed quotation, your purchase order, or payment to your Account Manager. This agreement shall only become binding and effective upon the written acceptance by Hexagon or the first delivery of the products/ services within this quotation. The terms and conditions of this quotation cannot be superseded, altered, modified, or amended by subsequent Purchase Order or writing received from customer without the express written consent of Hexagon.

This Quotation is issued by:

Intergraph Corporation
305 Intergraph Way
Madison, Alabama 35758 USA
Tel: (256) 730-2000



Customer:	San Angelo City of TX
Quote Number:	2025-98479
Quote Date:	12/16/2025
Expiration Date:	03/01/2026

Renewal Quotation

Renewal Configuration Listing

USD

Line	Base Part	Description	Begin	End	Service Level	Months	Qty	Monthly Unit Price	Extended Net Price
1	PSA1022BCK	Phoenix G2 CAD Xalt Interface - Backup	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
2	IPS0009	I/Mobile Data Terminal NL	03/01/2026	02/28/2027	PRM	12	1	\$1,387.88	\$16,654.56
3	IPSCUSTOM04	Driver's License Swipe Interface	03/01/2026	02/28/2027	PRM	12	1	\$76.71	\$920.52
4	IPS0048TST	I/FRMS-CADlink NL - Test License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
5	IPS3042-TST	Xalt - Integration Runtime Engine NL - Test License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
6	IPS0004BCK	I/Informer CC - Backup License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
7	IPS0080C	Mobile for Public Safety CC - Comp	03/01/2026	02/28/2027	PRM	12	80	\$38.00	\$36,480.00
8	IPS0004	I/Informer CC	03/01/2026	02/28/2027	PRM	12	1	\$693.95	\$8,327.40
9	IPS0002TST	I/Dispatcher - Test License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
10	IPS0048	I/FRMS-CADlink NL	03/01/2026	02/28/2027	PRM	12	1	\$306.83	\$3,681.96
11	IPS3042-BCK	Xalt - Integration Runtime Engine NL - Backup License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
12	IPS0009BCK	I/Mobile Data Terminal NL - Backup License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
13	PSA1022	Phoenix G2 CAD Xalt Interface	03/01/2026	02/28/2027	PRM	12	1	\$248.67	\$2,984.04
14	IPS3042	Xalt - Integration Runtime Engine NL	03/01/2026	02/28/2027	PRM	12	1	\$632.39	\$7,588.68
15	PSA1022TST	Phoenix G2 CAD Xalt Interface - Test	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
16	IPS0042I	I/NetViewer CC	03/01/2026	02/28/2027	PRM	12	15	\$52.29	\$9,412.20
17	IPS0002	I/Dispatcher CC	03/01/2026	02/28/2027	PRM	12	9	\$519.65	\$56,122.20

This Quotation is issued by:

Intergraph Corporation
 305 Intergraph Way
 Madison, Alabama 35758 USA
 Tel: (256) 730-2000



Customer:	San Angelo City of TX
Quote Number:	2025-98479
Quote Date:	12/16/2025
Expiration Date:	03/01/2026

18	IPS0002BCK	I/Dispatcher - Backup License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
19	IPS0004TST	I/Informer - Test License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
20	IPS0009TST	I/Mobile Data Terminal NL - Test License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
21	IPS0015	I/Tracker - I/CAD NL	03/01/2026	02/28/2027	PRM	12	1	\$784.37	\$9,412.44
22	IPS0015BCK	I/Tracker - Backup License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
23	IPS0015TST	I/Tracker - Test License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
24	IPS0048BCK	I/FRMS-CADlink NL - Backup License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
25	IPS0080TST	Mobile for Public Safety CC - Test License	03/01/2026	02/28/2027	PRM	12	80	\$0.00	\$0.00
26	IPS1183	Intergraph Remote Content Management CC	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
27	EFCUSTOM16	BRAZOS Citation Import	03/01/2026	02/28/2027	PRM	12	1	\$398.48	\$4,781.76
28	IPS2304	ONCALL ANALYTICS - RECORDS ESSENTIALS	03/01/2026	02/28/2027	PRM	12	1	\$341.45	\$4,097.40
29	IPS2304TST	ONCALL ANALYTICS - RECORDS ESSENTIALS	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
30	PSA2001	Coplogic Records Xalt Interface	03/01/2026	02/28/2027	PRM	12	1	\$240.94	\$2,891.28
31	PSA2001BCK	Coplogic Records Xalt Interface - Backup	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
32	PSA2001TST	Coplogic Records Xalt Interface - Test	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
33	PSA2100	HxGN OnCall Records - NIBRS - Federal	03/01/2026	02/28/2027	PRM	12	1	\$244.80	\$2,937.60
34	PSA2100TST	HxGN OnCall Records - NIBRS - Federal - Test	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
35	PSA2110-TX	HxGN OnCall Records - NIBRS - TX	03/01/2026	02/28/2027	PRM	12	1	\$609.43	\$7,313.16
36	PSA2110-TXBCK	HxGN OnCall Records - NIBRS - TX - Backup	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
37	PSA2110-TXTST	HxGN OnCall Records - NIBRS - TX - Test	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
38	RMS0016	HxGN OnCall Records - Server CC License	03/01/2026	02/28/2027	PRM	12	1	\$2,592.35	\$31,108.20

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 305 Intergraph Way
 Madison, Alabama 35758 USA
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Quote Number:	2025-98479
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Expiration Date:	03/01/2026

39	RMS0016BCK	HxGN OnCall Records - Server CC License - Backup License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
40	RMS0016LOB	HxGN OnCall Records - Server CC License - LOB License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
41	RMS0016TST	HxGN OnCall Records - Server CC License - Test License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
42	RMS0017	HxGN OnCall Records - Concurrent User License	03/01/2026	02/28/2027	PRM	12	60	\$47.67	\$34,322.40
43	RMS0017BCK	HxGN OnCall Records - Concurrent User - BCK License	03/01/2026	02/28/2027	PRM	12	100	\$0.00	\$0.00
44	RMS0017TST	HxGN OnCall Records - Concurrent User License - Test License	03/01/2026	02/28/2027	PRM	12	10	\$0.00	\$0.00
45	RMS0017	HxGN OnCall Records - Concurrent User 3.7	03/01/2026	02/28/2027	PRM	12	40	\$47.67	\$22,881.60
46	IPS0001HABCK	I/Executive for High Availability - Backup License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
47	IPS0001HAC	I/Executive for High Availability - Component	03/01/2026	02/28/2027	PRM	12	1	\$2,302.68	\$27,632.16
48	IPS0001HATST	I/Executive for High Availability - Test License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
49	IPS0035	I/Backup NL	03/01/2026	02/28/2027	PRM	12	1	\$762.80	\$9,153.60
50	IPS0035TST	I/Backup NL - Test License	03/01/2026	02/28/2027	PRM	12	1	\$0.00	\$0.00
51	IPS0082	Map Administration Utility CC	03/01/2026	02/28/2027	PRM	12	1	\$305.40	\$3,664.80
52	IPS1184C	I/Map Editor for ArcGIS CC - Component	03/01/2026	02/28/2027	PRM	12	1	\$127.12	\$1,525.44
53	IPS0002TST	I/Dispatcher CC - Test License	03/01/2026	02/28/2027	PRM	12	8	\$0.00	\$0.00
									\$303,893.40

This Quotation is issued by:

Intergraph Corporation
 305 Intergraph Way
 Madison, Alabama 35758 USA
 Tel: (256) 730-2000



Customer:	San Angelo City of TX
Quote Number:	2025-98479
Quote Date:	12/16/2025
Expiration Date:	03/01/2026

Signature & Reference

San Angelo City of TX

Signature: _____

Printed Name: _____

Phone: _____

Date: _____

PO reference(if required for invoicing): _____

Tax Exemption ID (if applicable) _____

This Quotation is issued by:

Intergraph Corporation
305 Intergraph Way
Madison, Alabama 35758 USA
Tel: (256) 730-2000

Billing & Payment Information

Please check to indicate payment and billing instructions:

- My PURCHASE ORDER (PO) is attached. (Your order will be processed upon written acceptance by Hexagon. Terms and conditions printed on a customer PO shall not supersede the applicable terms and conditions attached to this quotation.)

PO Number: _____ PO Amount: _____

- I wish to pay by CREDIT CARD. Hexagon will email you a secure credit card link for you to process payment. Please provide the name and email address of the credit card holder below. (Your order will be processed upon written acceptance by Hexagon and upon authorization/approval of your credit card.)

Name as it appears on Credit Card: _____

Email address of Cardholder: _____

Signature of Cardholder: _____

- INVOICE ME based on my returning this signed acceptance sheet. No PO will be Issued. (Your order will be processed upon written acceptance by Hexagon and upon credit approval.)

- My CHECK payable to **Intergraph Corporation** has been sent to the following address

Intergraph Corporation
7104 Solution Center
Chicago, IL 60677-7001

(Your order will be processed upon written acceptance by Hexagon and after your check clears - approximately 5 days after receipt by our lockbox.)

Check Number: _____ Check Amount _____

- My DOMESTIC WIRE PAYMENT has been wired to :

ABA Number: 021000018
Bank Name: Bank of New York Mellon, New York
Favor of: Bank: SEB(Skandinaviska Enskilda Banken)
Account Number: 890 043 9688
For further credit to Beneficiary: Intergraph Corporation, Account #00007583

- My ACH PAYMENT has been sent to:

Account Number: 1030429611
Company Name: Intergraph Corporation SGI
Routing Number: 043000096
Beneficiary Bank Name: PNC Bank N.A.
Address: Pittsburgh, PA 15222
Phone# 1-877-824-5001, Opt 1 and Opt 3
Contact: Lockbox Group, Product Client Services

(Your order will be processed upon written acceptance by Hexagon.)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Craig Thomason, Assistant Chief / Support Services, Police

Meeting Date: January 13, 2026

Item type: Consent Item

Caption:

Consider a resolution authorizing the San Angelo Police Department to apply for and accept an Office of the Governor Victim Assistance grant in the amount of \$99,203.86 with a 20% match requirement, and designating the City Manager as the authorized official to execute all necessary documents (Craig Thomason)

Staff Recommendation:

Approve

Summary/History:

The grant, if awarded, would continue to assist with the funding of a civilian police employee who would function as the Domestic Violence Case Manager (we are currently funded for this position via this grant from FY 25-26). The purpose of this employee/program is to provide services and assistance directly to victims of domestic violence in an effort to speed their recovery and aid them through the criminal justice process. Services may include the following:

- Responding to the emotional and physical needs of crime victims;
- Assisting victims in stabilizing their lives after a victimization;
- Assisting victims to understand and participate in the criminal justice system; and
- Providing victims with safety and security.

Having a dedicated response effort for victims of domestic violence within the San Angelo Police Department that enhances stabilization, participation in the criminal justice system, and reduces recidivism in calls that break the cycle of violence in the homes increases the prospect of offering an effective service for these victims.

Since 2019, Family Violence Assault with Injury reports average over eight hundred (800) a year in San Angelo.

The ability for a Case Manager to build a rapport with victims in an effort to further the criminal justice process is very important. Typically, victims of domestic violence feel trapped in their relationship and continually return to the abuser. Breaking this cycle is paramount for the victim's safety and the Department is confident that a Domestic Violence Case Manager can aid in saving victims from more abuse.

Funding Source(s):

Financial Impact:

The grant does require a 20% match. However, I feel confident this can be met via ASU Intern volunteer hours (in-kind).

Other Information/Recommendation:

Attachments:

- | | | |
|----|----------------------------------|---------------------------------------|
| 1. | DV Case Manager Resolution 26-27 | DV Case Manager Resolution 26-27.docx |
|----|----------------------------------|---------------------------------------|

Presentation:

Craig Thomason

Approvals/Reviews:

Craig Thomason	Created/Initiated
Travis Griffith	Approved
Brandon Dyson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

RESOLUTION NO. _____

RESOLUTION OF THE CITY OF SAN ANGELO, TEXAS AUTHORIZING APPLICATION AND ACCEPTANCE FOR THE OFFICE OF THE GOVERNOR GRANT PROGRAM FOR A DOMESTIC VIOLENCE CASE MANAGER

WHEREAS, the City of San Angelo City Council finds it in the best interest of the citizens of San Angelo, that the Domestic Violence Case Manager proposal FY 26-27 administered by the Office of the Governor, Criminal Justice Assistance Division to be operated for the FY 26-27; and

WHEREAS, the application submission for this grant in the amount of \$99,203.86 which will be used to fund a position within the San Angelo Police Department for a Domestic Violence Case Manager; and

WHEREAS, City of San Angelo is aware of a 20% match grant stipulation as required by the Office of the Governor, Criminal Justice Division; and intends to satisfy this requirement, in whole or in part, through allowable in-kind match including volunteer services; and

WHEREAS, City of San Angelo City Council agrees that in the event of loss or misuse of the Office of the Governor funds, City of San Angelo City Council assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, City of San Angelo City Council designates the City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED on this 13th day of January, 2026 that City of San Angelo City Council approves submission and acceptance of the grant for a Domestic Violence Case Manager FY27 to the Office of the Governor. The following officials are hereby authorized to act on behalf of the City in all matters pertaining to the Office of the Governor, Criminal Justice Division, Victim Services Grant:

Authorized Official: Daniel Valenzuela, City Manager

Financial Officer: Tina Dierschke, Director of Finance

Project Director: Craig Thomason, Assistant Chief of Police

MAYOR TOM THOMPSON

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Craig Thomason, Assistant Chief / Support Services, Police

Meeting Date: January 13, 2026

Item type: Consent Item

Caption:

Consider a resolution accepting the donation of funds from Back the Badge for the purchase of equipment or training for the San Angelo Police Department (Travis Griffith)

Staff Recommendation:

Approve

Summary/History:

The annual (March 2025) Back the Badge Clay Bird Shoot was held to support the Tom Green Sheriff's Office and the San Angelo Police Department. The event raised funds to be donated to the San Angelo Police Department and the Tom Green County Sheriff's Department. The Back the Badge Organizers would like to donate \$25,000 to be used for equipment or training for San Angelo Police Department Officers.

Funding Source(s):

Financial Impact:

There is no negative fiscal impact to the budget.

Other Information/Recommendation:

Attachments:

- | | |
|-----------------------------------|-------------------------------------|
| 1. Back the Badge Resolution 2026 | Back the Badge Resolution 2026.docx |
|-----------------------------------|-------------------------------------|

Presentation:

Travis Griffith

Approvals/Reviews:

Craig Thomason	Created/Initiated
Travis Griffith	Approved
Brandon Dyson	Approved
Tina Dierschke	Approved

Brandon Dyson
Heather Stastny

Approved
Final Approval

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL ACCEPTING THE DONATION OF FUNDS FOR THE PURCHASE OF EQUIPMENT OR TRAINING FOR THE SAN ANGELO POLICE DEPARTMENT.

WHEREAS, Section 51.076(a) of the Texas Local Government Code provides that a municipality may hold property that it receives by gift, deed, devise, or other manner; and

WHEREAS, a Back the Badge Clay Shoot was held to support the Tom Green Sheriff's Office and the San Angelo Police Department; and

WHEREAS, the organizers of the clay shoot would like to donate \$25,000 to the City of San Angelo to be used for the purchase of equipment or training for the San Angelo Police Department Police Officers; and

WHEREAS, the San Angelo Police Department has uses for the equipment or training that further the mission and purpose of the department.

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

Part 1: That the City of San Angelo hereby accepts a donation in the amount of \$25,000 from the organizers of the Back the Badge Clay Shoot.

Part 2: That the funds shall be used solely for the purchase of equipment or training for the San Angelo Police Department Sworn Officers.

PASSED and APPROVED this 13th day of January, 2026.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Heather Stastny, City Clerk

Tom Thompson, Mayor

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: January 13, 2026

Item type: Consent Item

Caption:

Consider a resolution accepting a mural artwork of the State of Texas donated to the San Angelo Regional Airport to be displayed on the north wall of the baggage claim area and authorizing the City Manager to negotiate and execute all documents (Justin Fletcher)

Staff Recommendation:

Approve

Summary/History:

Local Artist, Crystal Goodman, approached the airport regarding painting a mural of the State of Texas inside the commercial terminal of the San Angelo Regional Airport. The mural will be located on the north wall of baggage claim and will not impact any existing advertising space in the terminal. The mural displays all the unique characteristics of San Angelo inside the State of Texas including: ASU, Goodfellow AFB, the rodeo, water lilies...etc. The mural has a header of: "Visual Arts Capital of Texas" and the phrase "Howdy Ya'll!" The Mural also includes the Texas state flag.

Crystal Goodman has raised all the funds necessary to paint the mural. There are no airport or public funds committed to this project.

The mural was presented to the airport advisory board on Nov 12th, 2025 and received board approval. The mural was presented to the San Angelo Public Art Commission on Dec 17th, 2025 and received board approval.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. 2026 Commercial Terminal Art Mural 2026 Commercial Terminal Art Mural.pdf

2. Resolution accepting art donation for Airport Terminal

Resolution accepting art donation for Airport Terminal.docx

Presentation:

Justin Fletcher

Approvals/Reviews:

Justin Fletcher

Created/Initiated

Justin Fletcher

Approved

Brandon Dyson

Approved

Tina Dierschke

Approved

Brandon Dyson

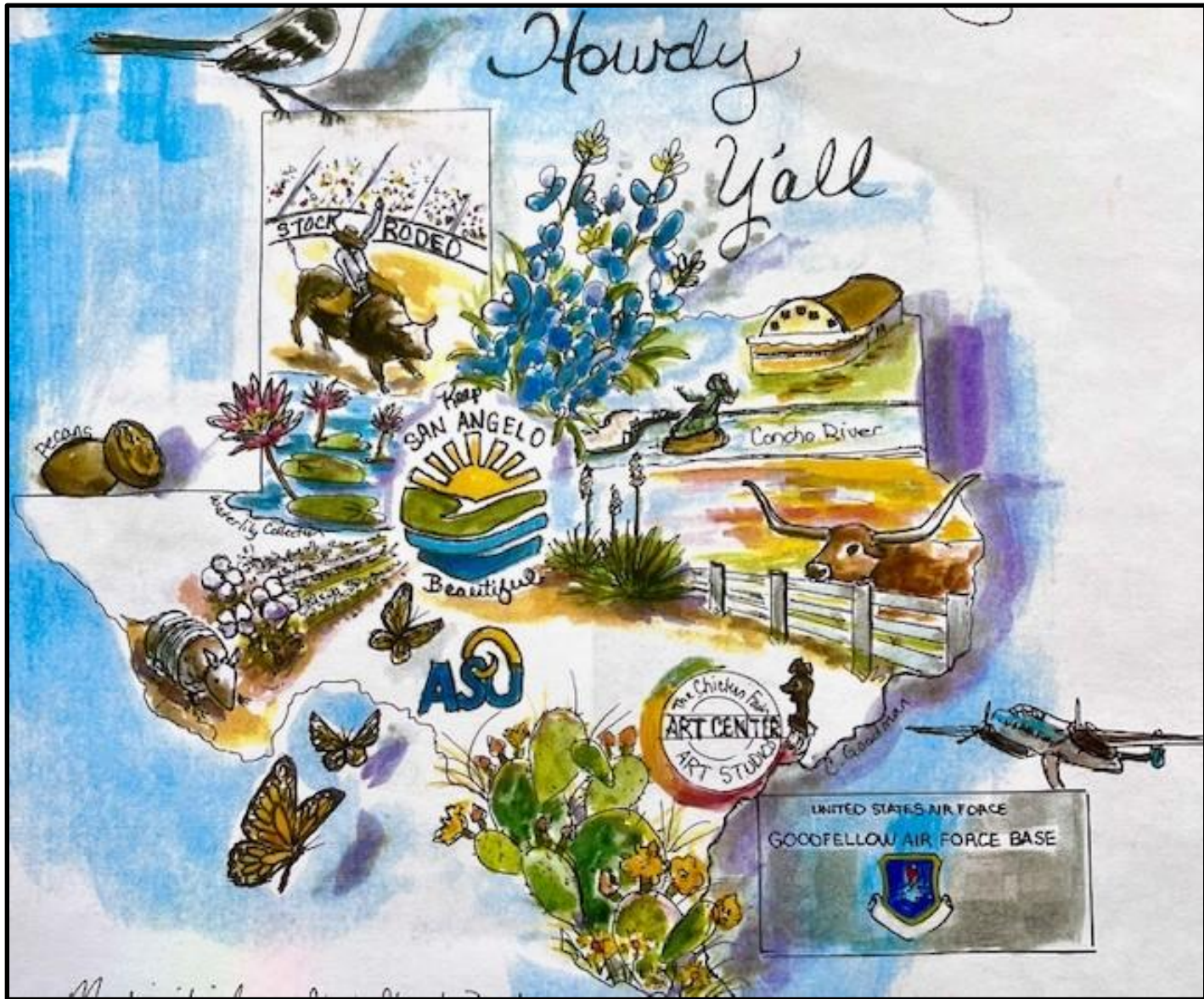
Approved

Heather Stastny

Final Approval

**2026 Commercial Terminal Art Mural
San Angelo Regional Airport
North Wall Baggage Claim**





A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL ACCEPTING THE DONATION OF A MURAL ART DISPLAY OF THE STATE OF TEXAS WITH UNIQUE CHARACTERISTICS OF SAN ANGELO INCLUDED WITHIN, TO BE LOCATED AT THE SAN ANGELO REGIONAL AIRPORT WITH AN ESTIMATED VALUE OF \$8,000

WHEREAS, Section 51.076(a) of the Texas Local Government Code provides that a municipality may hold property that it receives by gift, deed, devise, or other manner; and

WHEREAS, local artist, Crystal Goodman, desires to donate to the City of San Angelo - San Angelo Regional Airport, services to paint a mural art display with an estimated value of \$8,000 and authorizing the art to be put on display in the San Angelo Regional Airport Terminal; and

WHEREAS, the mural will illustrate to travelers the unique characteristics of San Angelo and its pride in being designated the “Visual Arts Capital of Texas”; and

WHEREAS, the proposed mural was presented to the Airport Advisory Board on November 12, 2025, and to the Public Art Commission on December 17, 2025, with both boards approving the proposal.

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

Part 1: That the City of San Angelo hereby accepts a donation of the proposed mural and services from Crystal Goodman for display at the San Angelo Regional Airport.

Part 2: The City Manager is authorized to negotiate and execute all necessary documents to accept the proposed mural and services.

PASSED and APPROVED THIS 13th day of January, 2026.

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: Robert Schneeman, Economic Development Coordinator, Economic Development

Meeting Date: January 13, 2026

Item type: Consent Item

Caption:

Consider ratifying a COSADC resolution authorizing the Board President to negotiate and execute an economic development agreement with the San Angelo Chamber of Commerce in an amount not to exceed \$75,000 for promoting and supporting Goodfellow Air Force Base, in continuing or enhancing its mission, a project authorized under Section 501.104 of the Texas Local Government Code (Ryan Gaddy)

Staff Recommendation:

Approve

Summary/History:

This project is intended to fund the Chamber of Commerce Military Affairs Committee to work with the Base and potentially other Federal Government agencies in support of the continued mission performance of Goodfellow Air Force Base.

The project will help fund efforts by the Chamber Military Affairs Committee for the following:

- Promotion of GAFB interests to Federal and State Government entities

- Organize events for military members assigned to GAFB

- Community Orientation for new base personnel

- Membership in Key Military Community Associations to remain current on military community affairs

Funding Source(s):

Financial Impact:

\$75,000 from Future Projects to a new project. Budget amendment required.

Other Information/Recommendation:

Attachments:

1. Final Resolution Chamber GAFB

Final Resolution Chamber GAFB.pdf

Presentation:

Ryan Gaddy

Approvals/Reviews:

Robert Schneeman

Ryan Gaddy

Holly Crooks

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT WITH THE SAN ANGELO CHAMBER OF COMMERCE, INC., IN AN AMOUNT NOT TO EXCEED \$75,000, A PROJECT AUTHORIZED UNDER CHAPTERS 501 & 505 OF THE TEXAS DEVELOPMENT CORPORATION ACT NECESSARY TO PROMOTE ECONOMIC DEVELOPMENT AND EXPAND BUSINESS ENTERPRISES WHICH CREATE OR RETAIN PRIMARY JOBS AND RECOMMENDING APPROVAL BY CITY COUNCIL

WHEREAS, on November 2, 2010, voters of the City of San Angelo adopted a ballot proposition approving the use of sales and use tax proceed for the continued economic development projects authorized under Section 4B of the Texas Development Corporation Act (hereinafter the “Act”), and,

WHEREAS, The San Angelo Chamber of Commerce, Inc, a Texas Non-Profit Corporation has expressed an interest in promoting and supporting Goodfellow Air Force Base, in continuing or enhancing its mission,; and,

WHEREAS, San Angelo Chamber of Commerce, Inc has requested funding assistance to facilitate this effort; and,

WHEREAS, The Board of Directors of COSADC has deemed promoting and supporting Goodfellow Air Force Base to be an Eligible Project as defined in Sections 501 and 505 of the Texas Local Government Code; and,

WHEREAS, the Board of Directors of COSADC has determined that the Project and provision of Project funding are in compliance with the requirements and purposes of the Act, COSADC the Articles of Incorporation, approved by City Council; and, that the Project serves the public purposes set forth in the Act; and,

WHEREAS, at least sixty (60) days prior to undertaking a project, a public notice of the specific project shall be published and at least one public hearing shall be held by the Development Corporation prior to expending funds on the Project in compliance with the requirements of the Development Corporation Act (the Act), Sections 505.159 and 505.160 of the Local Government Code

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION THAT:

The City of San Angelo Development Corporation offers this Resolution finding that the foregoing recitals are true and correct and incorporating them by reference as if set forth in their entirety herein; authorizing the use of sales and use tax funds not to exceed \$75,000 as funding assistance to San Angelo Chamber of Commerce, Inc. and authorizing the Board President to negotiate and execute all necessary documents; and recommending that City Council ratify approval of the Project;

ADOPTED on this the 10th day of December, 2025.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

Rick Mantooth, President

ATTEST:

Nora Nevarez, Corporation Secretary

APPROVED AS TO FORM

Holly Crooks, Assistant City Attorney

APPROVED AS TO CONTENT

Ryan Gaddy, Director of
Economic Development

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development

Meeting Date: January 13, 2026

Item type: Consent Item

Caption:

Consider ratifying a COSADC resolution authorizing the Board President to negotiate and execute an economic development incentive agreement with True Lightning Protection, LLC, in an amount not to exceed \$300,000, 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 (Robert Schneeman)

Staff Recommendation:

Approve

Summary/History:

True Lightning Protection, LLC manufactures and installs lightning and static mitigation solutions as well as related components, primarily for oilfield applications. These products are required to prevent fires, explosions, and equipment damage. Basically, every well site, drilling rig, storage tank requires some form of lightning protection. The company currently manufactures some of the components but is expanding to a higher level of product manufacturing and installation. (BREP Project)

A summary of the project is as follows:

- Manufacture and install lightning & static mitigation solutions
- Currently operating as Heare Services -manufacture some individual components
- Capital Investment - \$851,000
- Create 8 full time positions at an average \$ 58,750 annually
- Incentive - \$300,000 for Capital Investment & Job Creation
- 10 Year Economic Impact - \$15M
- Return on Investment (ROI) – 5.2 years / 19.3%

Funding Source(s):

Financial Impact:

\$300,000 from Future Projects to a new project. Budget Amendment required.

Other Information/Recommendation:

Attachments:

1. Final Resolution True Lightning Protection Final Resolution True Lightning Protection.pdf

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Ryan Gaddy	Approved
Holly Crooks	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH TRUE LIGHTNING PROTECTION, LLC IN AN AMOUNT NOT TO EXCEED \$300,000, A PROJECT AUTHORIZED UNDER CHAPTERS 501 & 505 OF THE TEXAS DEVELOPMENT CORPORATION ACT NECESSARY TO PROMOTE ECONOMIC DEVELOPMENT AND EXPAND BUSINESS ENTERPRISES WHICH CREATE OR RETAIN PRIMARY JOBS AND RECOMMENDING APPROVAL BY CITY COUNCIL

WHEREAS, on November 2, 2010, voters of the City of San Angelo adopted a ballot proposition approving the use of sales and use tax proceed for the continued economic development projects authorized under Section 4B of the Texas Development Corporation Act (hereinafter the “Act”), and,

WHEREAS, True Lightning Protection, a Texas Corporation has expressed an interest in expanding their business at 810 West 14th Street; and,

WHEREAS, True Lightning Protection, LLC, Inc has requested an economic development incentive to facilitate this expansion; and,

WHEREAS, The Board of Directors of COSADC has deemed expansion of business operations to be an Eligible Project as defined in Sections 501 and 505 of the Texas Local Government Code; and,

WHEREAS, the Board of Directors of COSADC has determined that the Project and provision of Project funding are in compliance with the requirements and purposes of the Act, COSADC the Articles of Incorporation, approved by City Council; and, that the Project serves the public purposes set forth in the Act; and,

WHEREAS, at least sixty (60) days prior to undertaking a project, a public notice of the specific project shall be published and at least one public hearing shall be held by the Development Corporation prior to expending funds on the Project in compliance with the requirements of the Development Corporation Act (the Act), Sections 505.159 and 505.160 of the Local Government Code

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION THAT:

The City of San Angelo Development Corporation offers this Resolution finding that the foregoing recitals are true and correct and incorporating them by reference as if set forth in their entirety herein; authorizing the use of sales and use tax funds not to exceed \$300,000 as an economic development incentive to True Lightning Protection and authorizing the Board President to negotiate and execute all necessary documents; and recommending that City Council ratify approval of the Project;

ADOPTED on this the 10th day of December, 2025.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

Rick Mantooth, President

ATTEST:

Nora Nevarez, Corporation Secretary

APPROVED AS TO FORM

Holly Crooks, Assistant City Attorney

APPROVED AS TO CONTENT

Ryan Gaddy, Director of
Economic Development

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: January 13, 2026

Item type: Consent Item

Caption:

Second reading of an ordinance for PD25-07, a request for a zone change from the Single-family Residential zoning district to a Planned Development with a base zoning of Neighborhood Commercial located at 617 E. 42nd St. and 4101 Crockett (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The request comes to us from San Angelo Independent School District for the old Lincoln Middle school site located at 617 E 42nd and 4101 Crockett St. Their current zoning is single family (RS-1) zoning. The changes to the campus by adding the Tiny Texans program and consolidation of maintenance activities at the campus did not correspond with the RS-1 zoning district. First Staff thought a Neighborhood Commercial (CN) would work. However, the outdoor storage requirements did not fit the CN zoning district. Therefore, a Planned Development with the underlying zoning district of Neighborhood Commercial and modifying the outdoor storage area component was more feasible for the rezoning request.

Staff recommended the following conditions:

Conditions of Approval:

1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. Applicant must follow Section 422 (Chapter 12, Exhibit A, Article 4), including submitting a landscape plan.
3. Outdoor storage is allowed up to 7.5% on Block 49, 50, 59, & 60.
4. Opaque fencing is required around any outdoor storage.

The Planning Commission heard the case and asked a few questions. The applicant's representative did request removing item #2 of the Conditions stating the property was not a school with a daycare and maintenance. City Staff agreed to remove from the Planned Development conditions. The applicant also requested the outdoor storage, item #3, on the conditions be upped to 10% from 7.5%. This is roughly going from potential outdoor storage slightly over an acre from less than 3/4 of an acre on the site. City staff is also agreeable to the modification of this condition to 10%. Neighborhood Commercial does not allow outdoor storage by right, where General Commercial allows up to 10% outdoor storage. Having the lower land use

helps protect the neighborhood for the long term because the PD allows for the outdoor storage needs of the District.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Planning Commission approved on 11-17-25 with a 6-0 vote removing condition #2 about section 422 and increasing the allowed outdoor storage in condition #3 to 10%.

Attachments:

- | | | |
|----|------------------------------------|--|
| 1. | PD25-07_617 E 42nd St_Staff Report | PD25-07_617 E 42nd St_Staff Report.pdf |
| 2. | PD25-07 - Ordinance | PD25-07 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

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



STAFF REPORT – PD25-07

Planning Commission: November 17, 2025

City Council 1st reading: December 2, 2025

APPLICATION TYPE:		CASES:	
Planned Development		PD25-07: 617 E 42 nd St & 4101 Crockett St	
SYNOPSIS:			
A request for approval of a zone change from (RS-1) Single-family Residential to Planned Development District (PD25-07) with Neighborhood Commercial (CN) as the underline zoning for the property located at 617 E 42 nd St & 4101 Crockett St.			
LOCATION:		LEGAL DESCRIPTION:	
617 E 42 nd St & 4101 Crockett St		Lot: 1 THRU 16, Blk: 50, Subd: LAKEVIEW ADDITION, (LINCOLN JR HIGH)	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Joe Self Neighborhood – Lakeview	Currently: RS-1 Requesting: PD25-07	Neighborhood	Acres: ~11.86
NOTIFICATIONS:			
55 notifications sent on 10/28/25. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from (RS-1) Single-family Residential to Planned Development District (PD25-07) with Neighborhood Commercial (CN) as the underline zoning, subject to four (4) conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: San Angelo ISD			
STAFF CONTACT:			
Karen Putnam Planner (325) 657-4210, ext 1546 karen.putnam@sanangelo.gov			

Additional Information: The subject of this zone change is the use does not meet the Single-Family Residential (RS-1) standards but can meet the standard under Planned Development District (PD25-07) with Neighborhood Commercial (CN) as the underline zoning district but allow for limited outdoor storage. The vision plan for this area is Neighborhood which fits Neighborhood Commercial.

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** This proposed zoning will allow for SAISD to use the proposed building to house the Tiny Texans Daycare program but also allow them to transition to the use back to classroom use if needed in the future. The old tennis court is being converted to a parking lot and storage area.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning does not conflict with the zoning ordinance and will allow for childcare for education staff.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The proposed zoning is compatible with the surrounding area as it is currently residential which allows for public schools and the applicant's proposal with Neighborhood Commercial would allow for both daycare and school use.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** A zone change to a Planned Development District is necessary for the applicant's plans to use the building as a daycare facility and utilize some of the large hand for outdoor storage.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on neighboring properties as the property has been operating under SAISD for several years.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Granting this request will help the education employees with access to affordable childcare while they continue to educate children in our community.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The property will meet the development pattern of residential in the area as schools are allowed in residential zoning districts.

Recommendation:

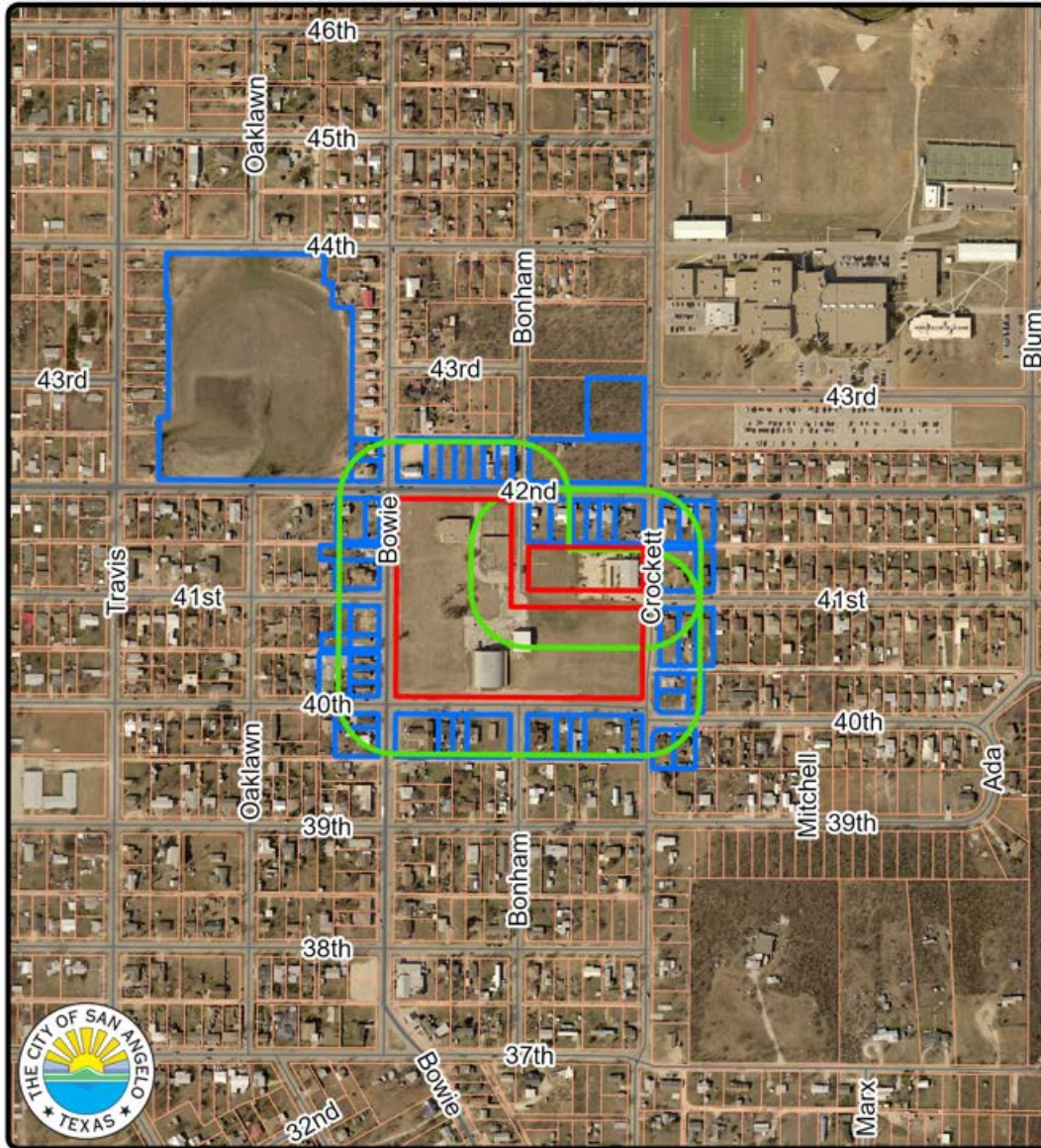
Staff recommend **approval** of a zone change from (RS-1) Single-family Residential to Planned Development District (PD25-07) with Neighborhood Commercial (CN) as the underline zoning, subject to **four (4)** conditions:

Conditions of Approval:


1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. Applicant must follow Section 422 (Chapter 12, Exhibit A, Article 4), including submitting a landscape plan.
3. Outdoor storage is allowed up to 7.5% on Block 49, 50, 59, & 60.
4. Opaque fencing is required around any outdoor storage.


Attachments:


Notification Map
Zoning Map
Vision Plan Map




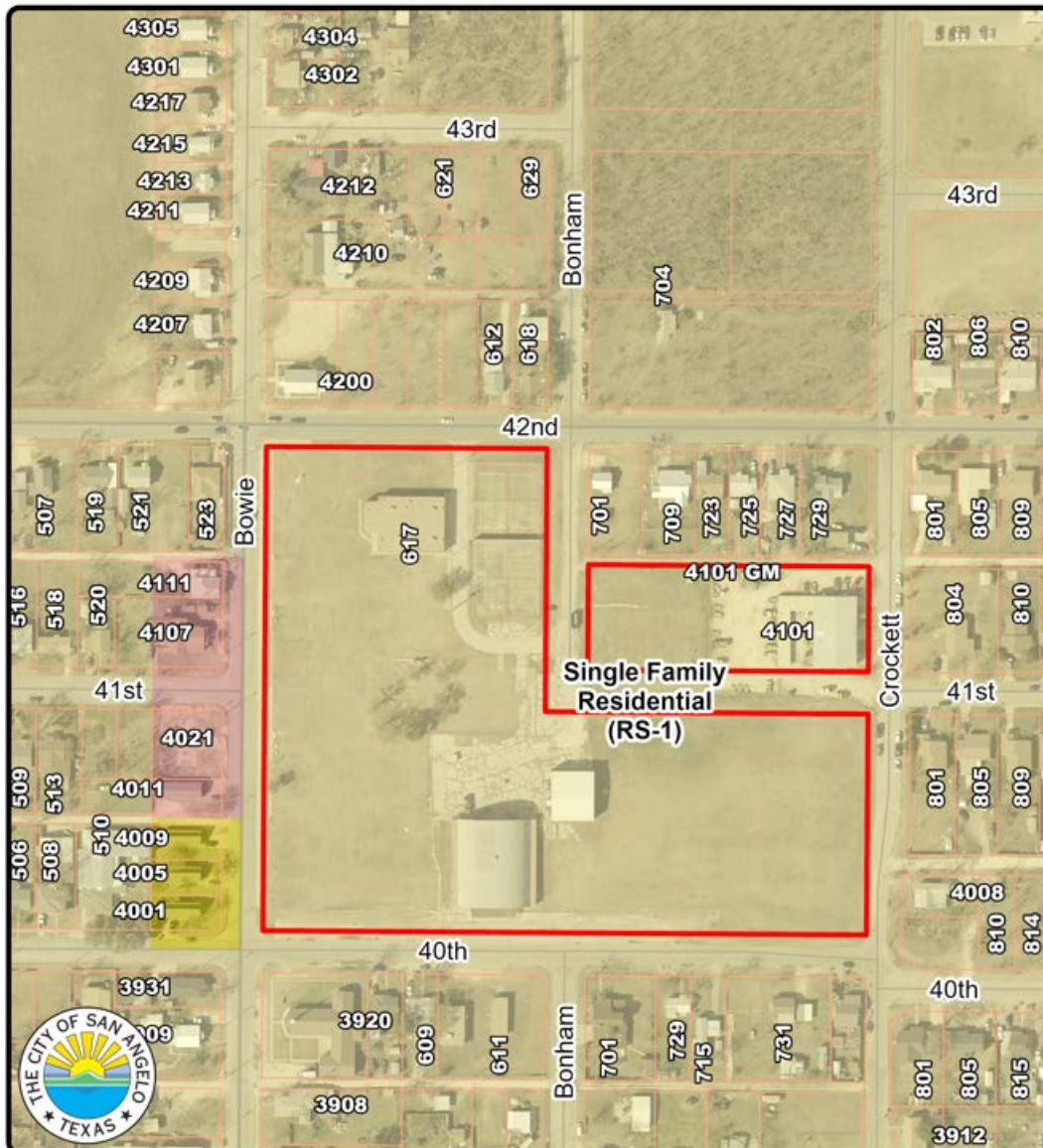
Notification Map
PD25-07: 617 E 42nd St & 4101 Crockett St
Council District: #2 - Joe Self
Neighborhood: Lake View

Subject Property: 

Scale:  0 0.03 0.06 0.12 0.18 0.24 Miles





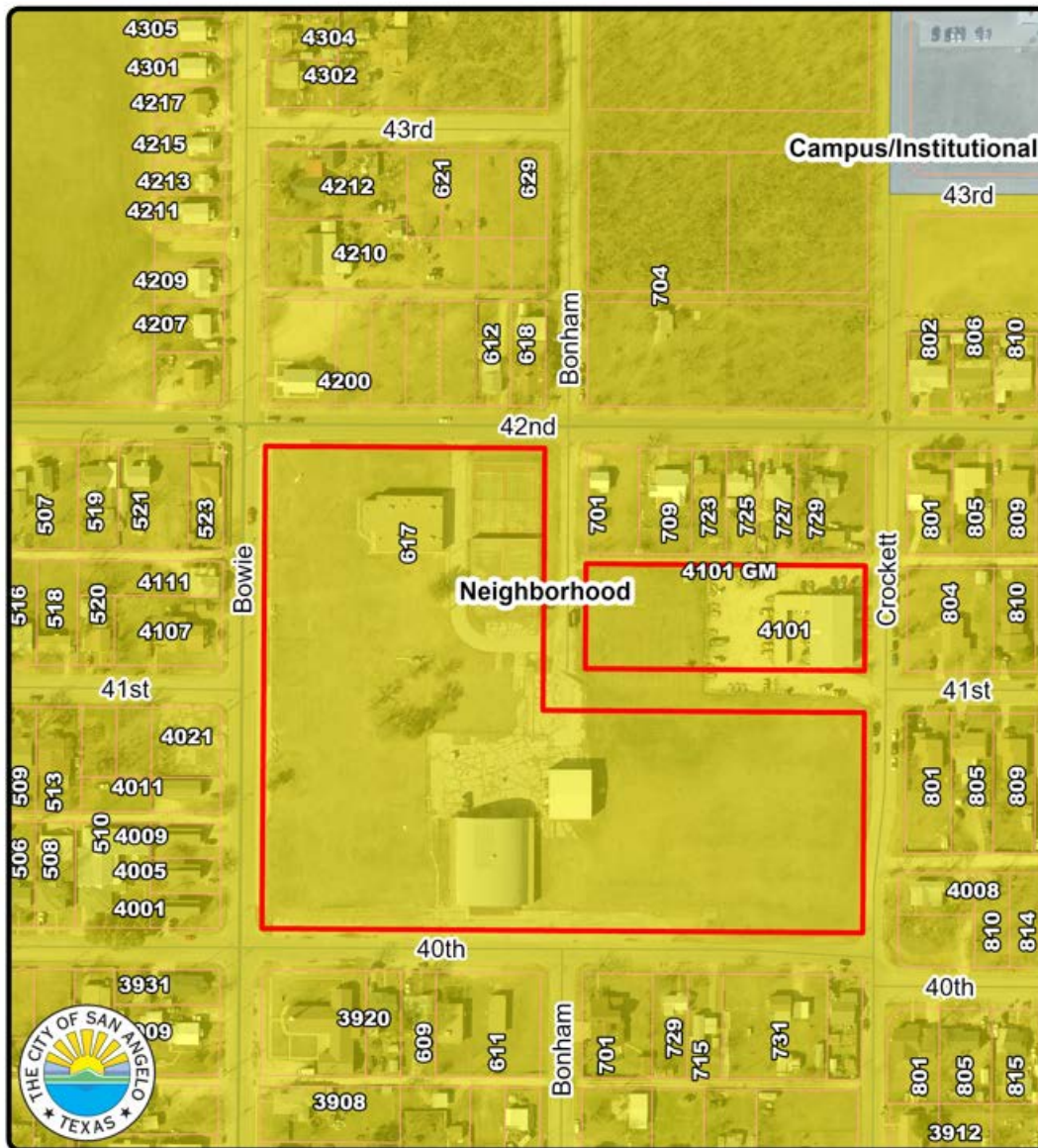


Zoning Map
PD25-07: 617 E 42nd St & 4101 Crockett St
Council District: #2 - Joe Self
Neighborhood: Lake View


Subject Property: —

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles


N
▲



Vision Map
PD25-07: 617 E 42nd St & 4101 Crockett St
Council District: #2 - Joe Self
Neighborhood: Lake View

Subject Property: 

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N 

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 11.86 ACRES LOCATED IN BLK 50 OF LAKEVIEW ADDITION, LOTS 1 THRU 16 AND LOTS 9 THRU 16, BLOCK 49 OF THE LAKEVIEW ADDITION;** FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO A PLANNED DEVELOPMENT (PD) ZONING DISTRICT WITH A BASE ZONING OF NEIGHBORHOOD COMMERCIAL (CN), PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD25-07: 617 E 42nd St & 4101 Crockett St

WHEREAS, on the 17th day of November 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 2nd day of December 2025, City Council held a public hearing on PD25-07, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit “A” of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned Planned Development (PD25-07) zoning district:

The real property being approximately 11.86 Acres located Blk 50 of Lakeview Addition, Lots 1 thru 16 and Lots 9 thru 16 Blk 49 of the Lakeview Addition, also known as 617 E 42nd St and 4101 Crockett 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 **2nd day of December 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **13th day of January 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit “B” (Development Conditions)

1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. Outdoor storage is allowed up to 10% on Blocks 49, 50, 59, & 60.
3. A minimum 6’ opaque privacy fence is required around any outdoor storage or adjacent to residential uses.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: January 13, 2026

Item type: Consent Item

Caption:

Second reading of an ordinance for Z25-23, a request to rezone from the Single-family Residential zoning district and the Low-rise Multi-family zoning district to the Central Business zoning district located at 401 E. Beauregard (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The request was initiated to allow the Police Department to add two portables to their site at 401 E. Beauregard. The property has split zoning on the west side is Central Business District (CBD) and the east side is a single-family (RS-1) district. The potential location of the two portables is within the RS-1 district zoning. The Comprehensive or Vision plan already designates this as a Downtown area, thus moving to the Central Business District serves the property today and in the long term.

The Planning Commission heard the case on November 17th and recommended approval with a 6-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Planning Commission approved on 11/17/25 with a 6-0 vote.

Attachments:

- | | | |
|----|-----------------------------------|--|
| 1. | Z25-23 - Staff Report | Z25-23 - Staff Report.pdf |
| 2. | Z25-23 401 E Beauregard Ordinance | Z25-23 401 E Beauregard Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Final Approval

STAFF REPORT
PLANNING COMMISSION – November 17, 2025
City Council First Reading – December 2, 2025

APPLICATION TYPE:		CASE:	
Zone Change		Z25-23: 401 E Beauregard	
SYNOPSIS:			
A request for approval of a zone change from Single-Family Residential (RS-1) to Central Business District (CBD) for the property located at 401 E Beauregard.			
LOCATION:		LEGAL DESCRIPTION(S):	
401 E Beauregard		Blk: 4, Subd: FRARY ADDITION, IRR TRACT 10X65.4X36 (STREET)	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Neighborhood – Ft Concho East	Current: RS-1 Proposed: CBD	Downtown	3.52 acres
THOROUGHFARE PLAN:			
E Beauregard Ave – Local Road			
NOTIFICATIONS:			
21 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Single-Family Residential (RS-1) to Central Business District (CBD).			
PROPERTY OWNER/PETITIONER:			
Owner: City of San Angelo			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Ext. 1533 rae.lineberry@sanangelo.gov			

Information:

This zone change will extend the Central Business District zoning to encompass the police station which is included in the vision plan as Downtown.

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 for this property is "Downtown" which aligns with Central Business District (CBD).
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. The existing use fits under Central Business District (CBD) zoning.
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 already Central Business District and this will extend it to match the Comprehensive Plan.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
A zone change to extend Central Business District zoning to this property is necessary to match the Comprehensive Plan.
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 does not anticipate any adverse environmental effects.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
CBD zoning at this location may help the community need for safety services to be able to expand its use 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.**
CBD 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 Central Business District (CBD).

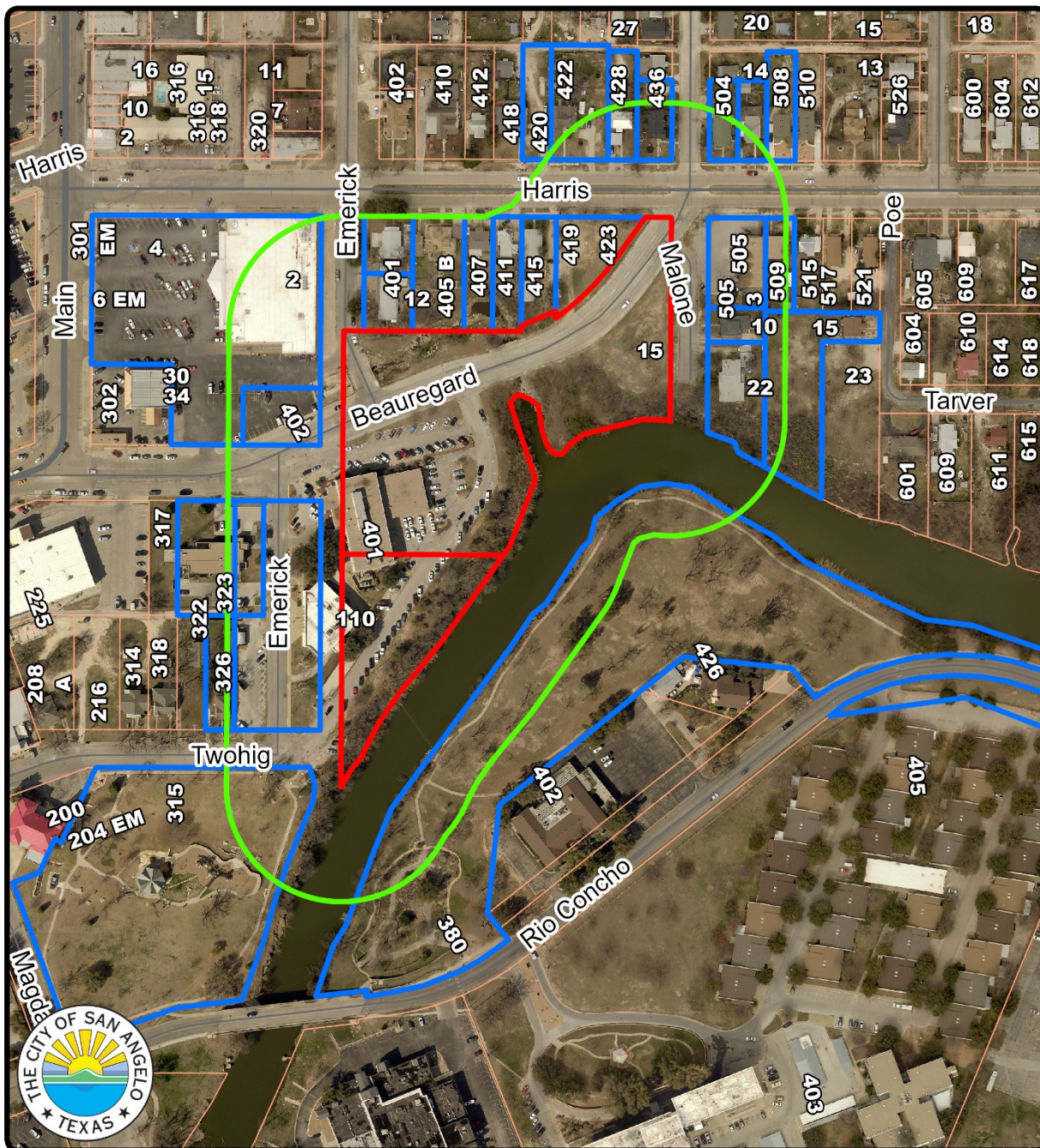
Attachments:

Notification Map

Zoning Map

Vision Map

Notification Map



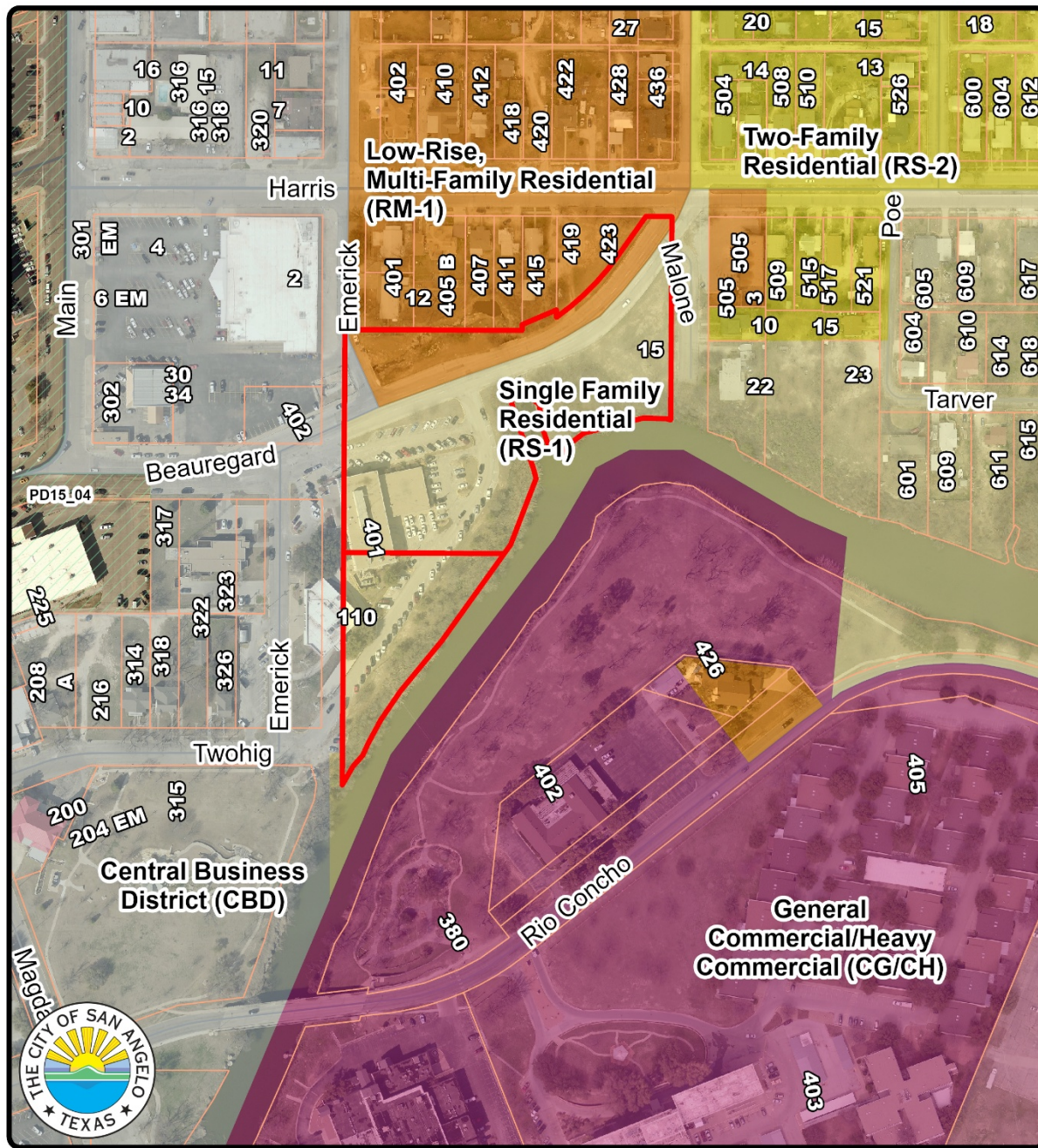
Notification Map
Z25-23: 401 E Beauregard
Council District: #3 - Harry Thomas
Neighborhood: Ft. Concho East

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

- 200' Range: —
- Subject Property: —
- Notified Properties: —




Zoning Map



Zoning Map Z25-23: 401 E Beauregard

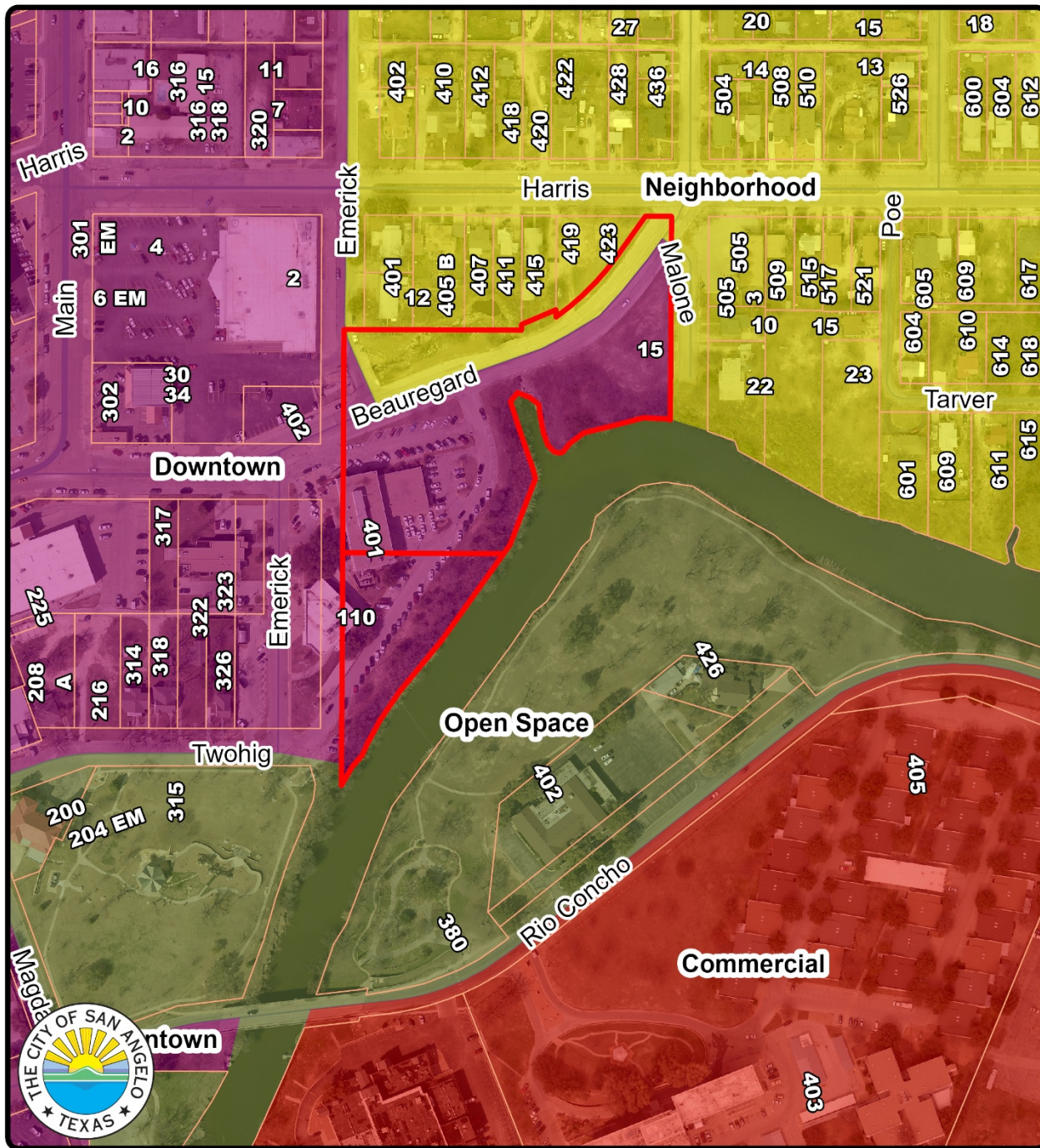
Council District: #3 - Harry Thomas
Neighborhood: Ft. Concho East

Subject Property: 

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles



Vision Plan

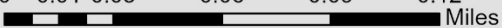


Vision Map

Z25-23: 401 E Beauregard

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

Subject Property: 

Scale:  Miles



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **APPROXIMATELY 3.52 ACRES LOCATED AT 401 E BEAUREGARD AVENUE BEING ALL OF BLOCK 1 OF THE HUFFMAN ADDITION AND IRR TRACT 10X65.4X36 IN THE FRARY ADDITION**; FROM SINGLE-FAMILY RESIDENTIAL (RS-1) AND LOW-RISE MULTI-FAMILY (RM-1) TO CENTRAL BUSINESS DISTRICT (CBD); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-23: 401 E Beauregard

WHEREAS, on the 17th day of November, 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 Central Business (CBD) Zoning District); and,

WHEREAS, on the 2nd day of December, 2025, City Council held a public hearing on Z25-23, 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 CENTRAL BUSINESS (CBD) ZONING DISTRICT:

The real property located at 401 E Beauregard, described as 3.52 acres from all of Block 1 of the Huffman Addition and IRR Tract 10X65.4x36 in the Frary Addition within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit "A" of this Ordinance.

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

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

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

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

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

INTRODUCED on the **2nd day of December, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **13th day of January, 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

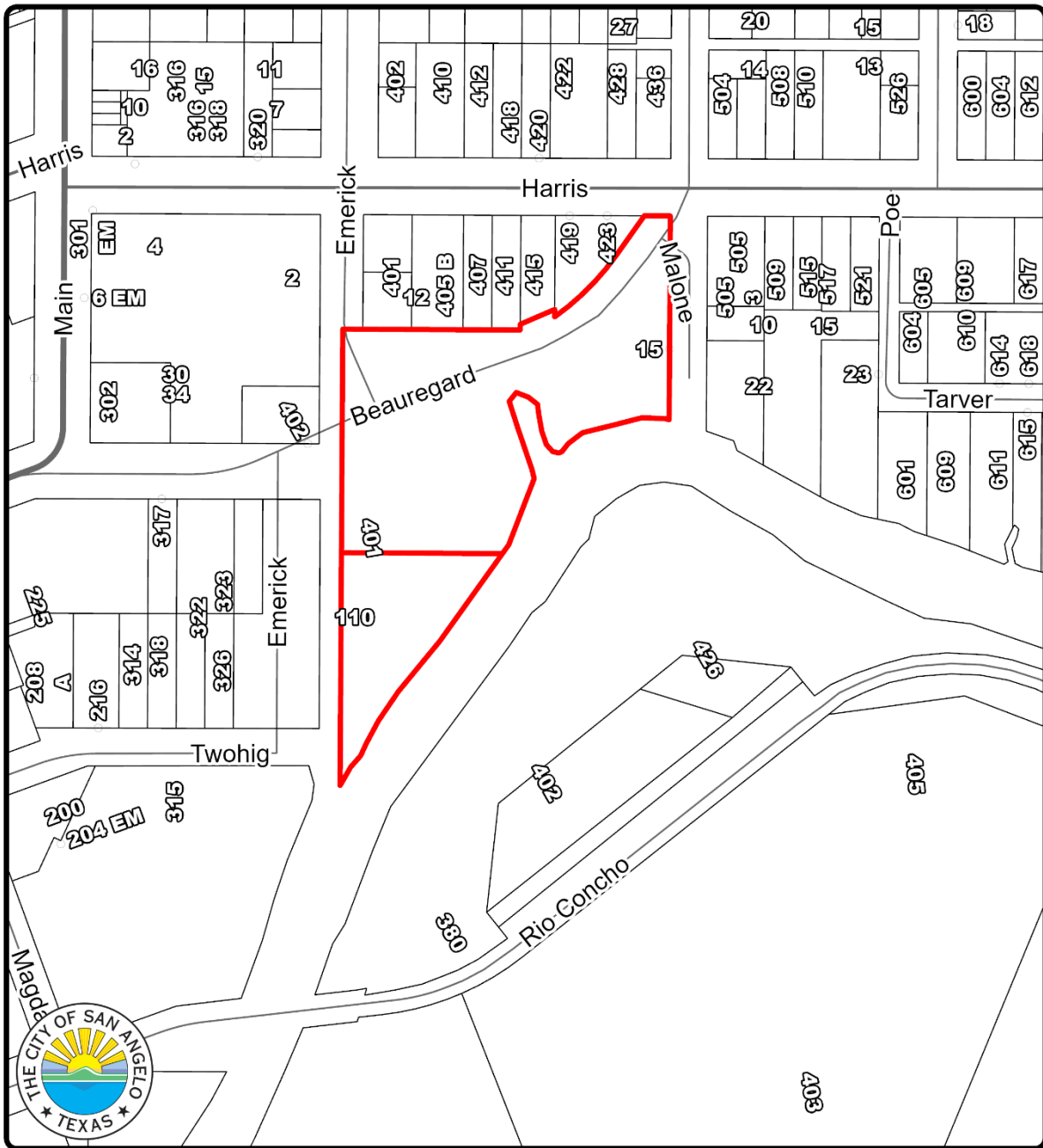
ATTEST:

APPROVED AS TO FORM:


Heather Stastny, City Clerk

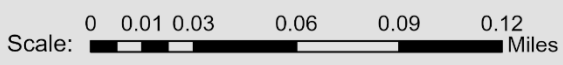
Brandon Dyson, City Attorney

Exhibit "A"



Ordinance Map
Z25-23: 401 E Beauregard
 Council District: #3 - Harry Thomas
 Neighborhood: Ft. Concho East

Subject Property: 
 Zone Change: RS-1 and RM-1
 to CBD



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: January 13, 2026

Item type: Consent Item

Caption:

Second reading and public hearing of ordinances for:

1. Z25-24, a request to rezone from the Ranch & Estate zoning district to the Light Manufacturing zoning district; and
2. CP25-02, a request to amend the Comprehensive Plan to Industrial for 345.27 acres south of the intersection of N US Hwy 67 & Harriett Rd. (Presentation by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Direction from Council

Summary/History:

This is a City-initiated request to add to the Comprehensive Plan and rezone the approximately 345 acre property located generally south and west of the intersection at HWY 67 and Harriot Rd. The property was annexed into the city in the summer of 2025 in preparation for potential development adjacent to the AEP substation. The Comprehensive Plan is Industrial, which supports a rezoning to the Light Manufacturing district. The Light Manufacturing District allows many uses, from industrial services, warehousing and freight movement, to other less intense land uses. The comprehensive plan and rezoning allow the property to be used today and in the future for multiple uses.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Planning Commission approved on 11/17/25 with a 6-0 vote.

Attachments:

- | | | |
|----|------------------------------------|---|
| 1. | Z25-24 & CP25-02 - Staff Report | Z25-24 & CP25-02 - Staff Report.docx |
| 2. | CP25-02 - Ordinance | CP25-02 - Ordinance.docx |
| 3. | Z25-24 - Ordinance | Z25-24 - Ordinance.docx |
| 4. | Light Manufacturing - Data Centers | Light Manufacturing - Data Centers.docx |

5. Sec._417.___Manufacturing_and_Production (1)Sec._417.___Manufacturing_and_Production (1).docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy

Created/Initiated

Aaron Vannoy

Approved

Brandon Dyson

Approved

Aaron Vannoy

Approved

Heather Stastny

Final Approval

STAFF REPORT

PLANNING COMMISSION – November 17, 2025

City Council First Reading – December 2, 2025

APPLICATION TYPE:	CASE:		
Rezoning & Comprehensive Plan Amendment	Z25-24 – N US Hwy 67 CP25-02 – N US Hwy 67		
SYNOPSIS:			
A request for a zone change from Ranch & Estate (R&E) to Light Manufacturing (ML) and a Comprehensive Plan Amendment to Industrial for 345.27 acres south of intersection N US Hwy 67 & Harriett Rd.			
LOCATION:	LEGAL DESCRIPTION:		
Northeast boundary of town, south of the intersection of N US Hwy 67 & Harriett Road	A-8138 S-20 J 61-08138-0226-000-00 A-4018 S-0019 61-04018-0206-000-00		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Patrick Keely Neighborhood – Paulann	Ranch & Estate	None	345.27 acres
THOROUGHFARE PLAN:			
N US Hwy 67 – Major Arterial			
NOTIFICATIONS			
15 notices were mailed out. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Ranch & Estate (R&E) to Light Manufacturing (ML) and APPROVAL of the Comprehensive Plan Amendment to Industrial.			
PROPERTY OWNER/PETITIONER:			
Owner & Petitioner: City of San Angelo			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

These two requests span a large area on the northeast boundary of city limits which was recently annexed. This is City-owned property which, when annexed, was automatically designated as Ranch & Estate (R&E). However, this region is trending towards manufacturing-type uses and this is the location where a data center may be placed in the future.

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.**
A Comprehensive Plan amendment is proposed alongside the zone change request as to ensure compatibility between the two. In no way are either of the two requests contrary to the vision and land use policies of the City.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**
Proposed amendments would not result in any nonconformity or conflict with any portion of the Zoning Ordinance.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.**
The subject area is entirely undeveloped and is surrounded mostly by other undeveloped land. A great portion of the northeast area of the city is already operating as a manufacturing district.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
Land is currently vacant and zoned for Ranch & Estate. Zoning and Comprehensive Plan amendments are necessary for development that would be compatible with the area.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.**
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.**
The demand for industrial-type development is continually expanding within this area of town, and these requests look to secure space for them.

7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*

The purpose of these requests is to maintain what Staff believe to be a logical pattern of development where industrial and manufacturing uses extend along the northeast boundary of the city.

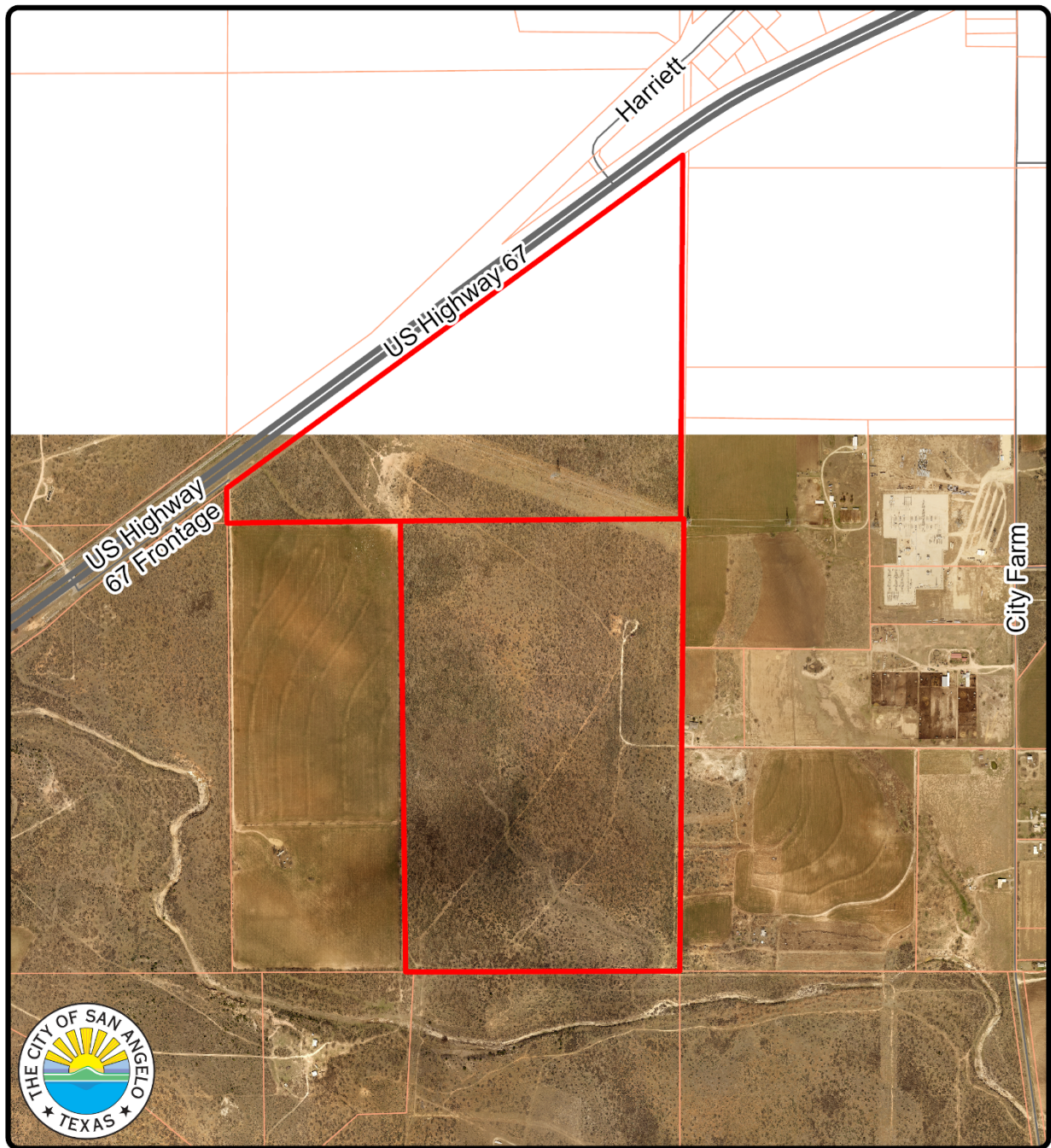
Recommendation:

Staff recommend **APPROVAL** of the zone change from Ranch & Estate (R&E) to Light Manufacturing (ML) and **APPROVAL** of the Comprehensive Plan Amendment to Industrial.

Attachments:


Aerial Map
Vision Map
Notification Map

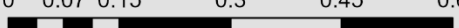
Aerial Map



Aerial Map
Z25-24 & CP25-01 Hwy 67

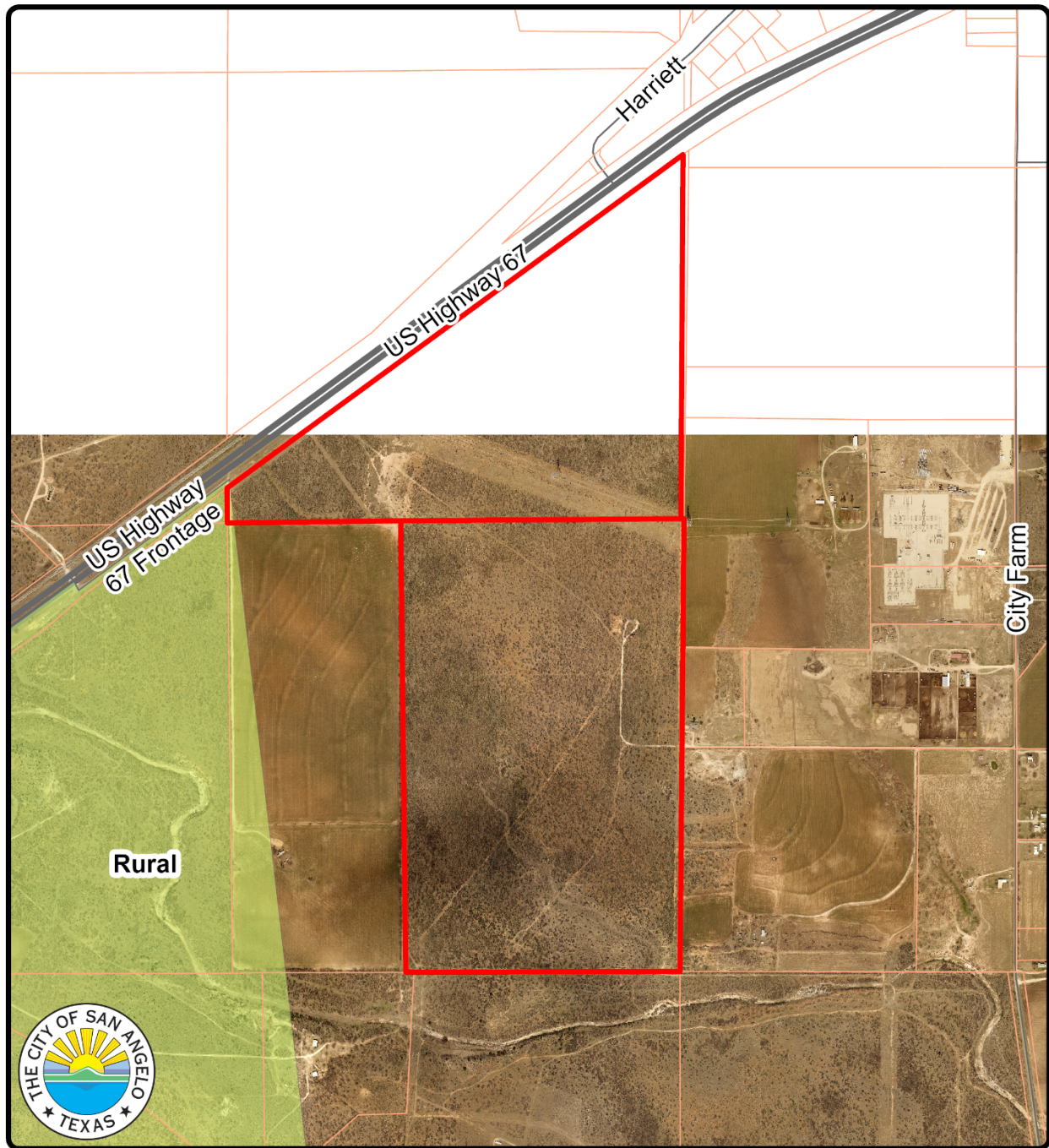
Council District: #4- Patrick Keely
Neighborhood: Paulann

Subject Property: 


Scale:  Miles




Vision Map



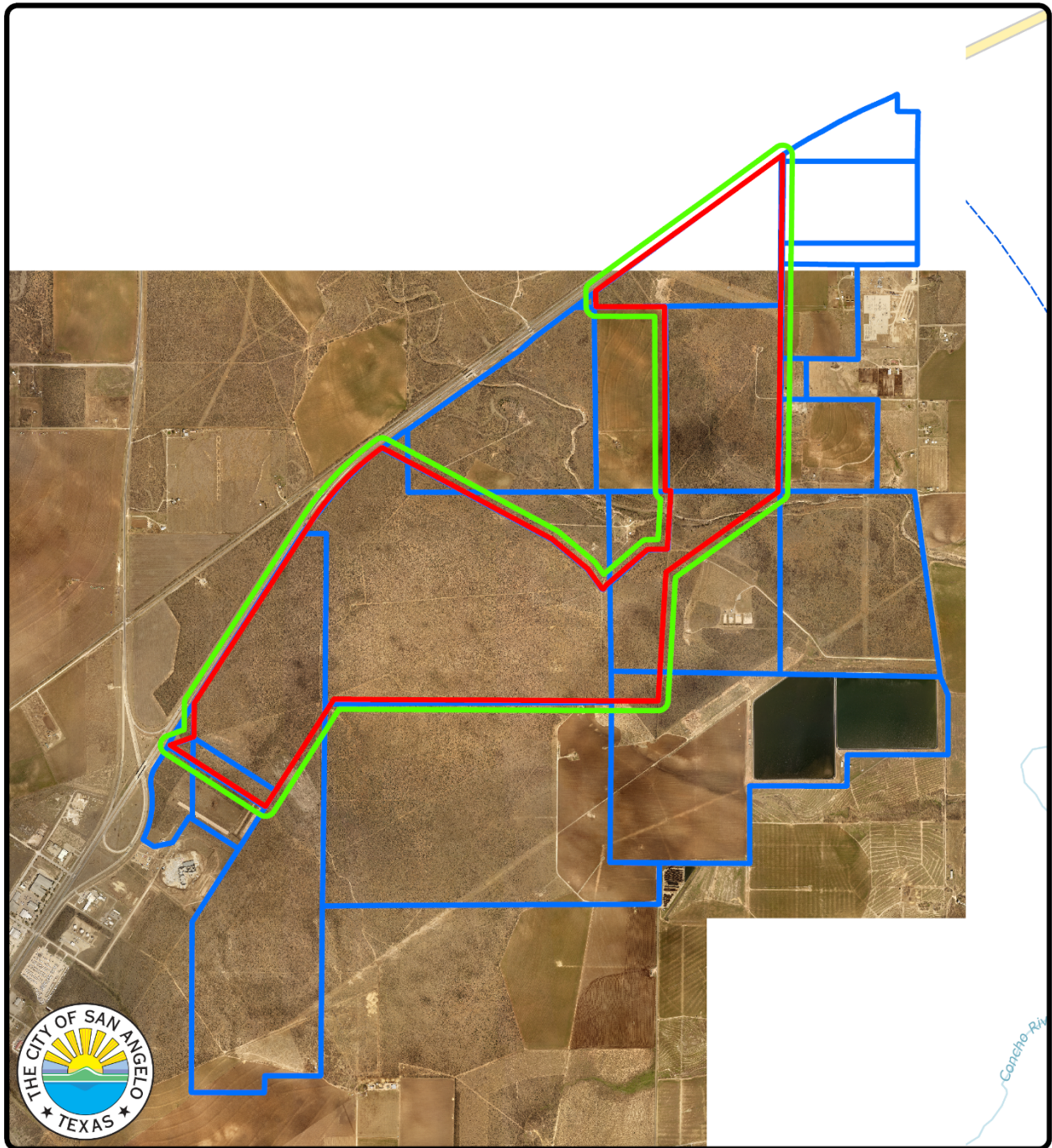
Vision Map
Z25-24 & CP25-01 Hwy 67
Council District: #4- Patrick Keely
Neighborhood: Paulann

Subject Property: 

Scale: 0 0.07 0.15 0.3 0.45 0.6 Miles

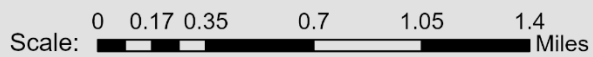
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Notification Map




Notification Map
Z25-24 & CP25-01 Hwy 67

Council District: #4- Patrick Keely
Neighborhood: Paulann



200' Range: 

Subject Property: 

Notified Properties: 



AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS LOCATED AT **APPROXIMATELY 345.27 ACRES SOUTH OF THE INTERSECTION OF NORTH U.S. HIGHWAY 67 AND HARRIETT ROAD, DESCRIBED AS ABST: A-4018 S-0019, SURVEY: WC RR CO., 145.160 ACRES AND ABST: A-8138 S-20 J, SURVEY: W JOHNSON, 200.1100 ACRES;** TO "INDUSTRIAL"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: CP25-02: N US Hwy 67

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

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

WHEREAS, on the 17th day of November 2025, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed Comprehensive Plan amendment; and,

WHEREAS, on the 2nd day of December 2025, City Council held a public hearing on CP25-02, 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 Future Land Use Plan Map, a component of the adopted Comprehensive Plan for the City of San Angelo be and the same is hereby amended to change the Future Land Use designation of the following described parcel as outlined below:

The real property located at approximately 345.27 acres south of the intersection of North U.S. Highway 67 and Harriett road, described as Abst: A-4018 S-0019, Survey: WC RR Co., 145.160 Acres and Abst: A-8138 S-20 J, Survey: W Johnson, 200.1100 Acres within the City of San Angelo, Tom Green County, Texas as more particularly all properties are described and depicted on Exhibit “A” of this Ordinance to “Industrial”.

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

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

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

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

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

INTRODUCED on the **2nd day of December 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **13th day of January 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

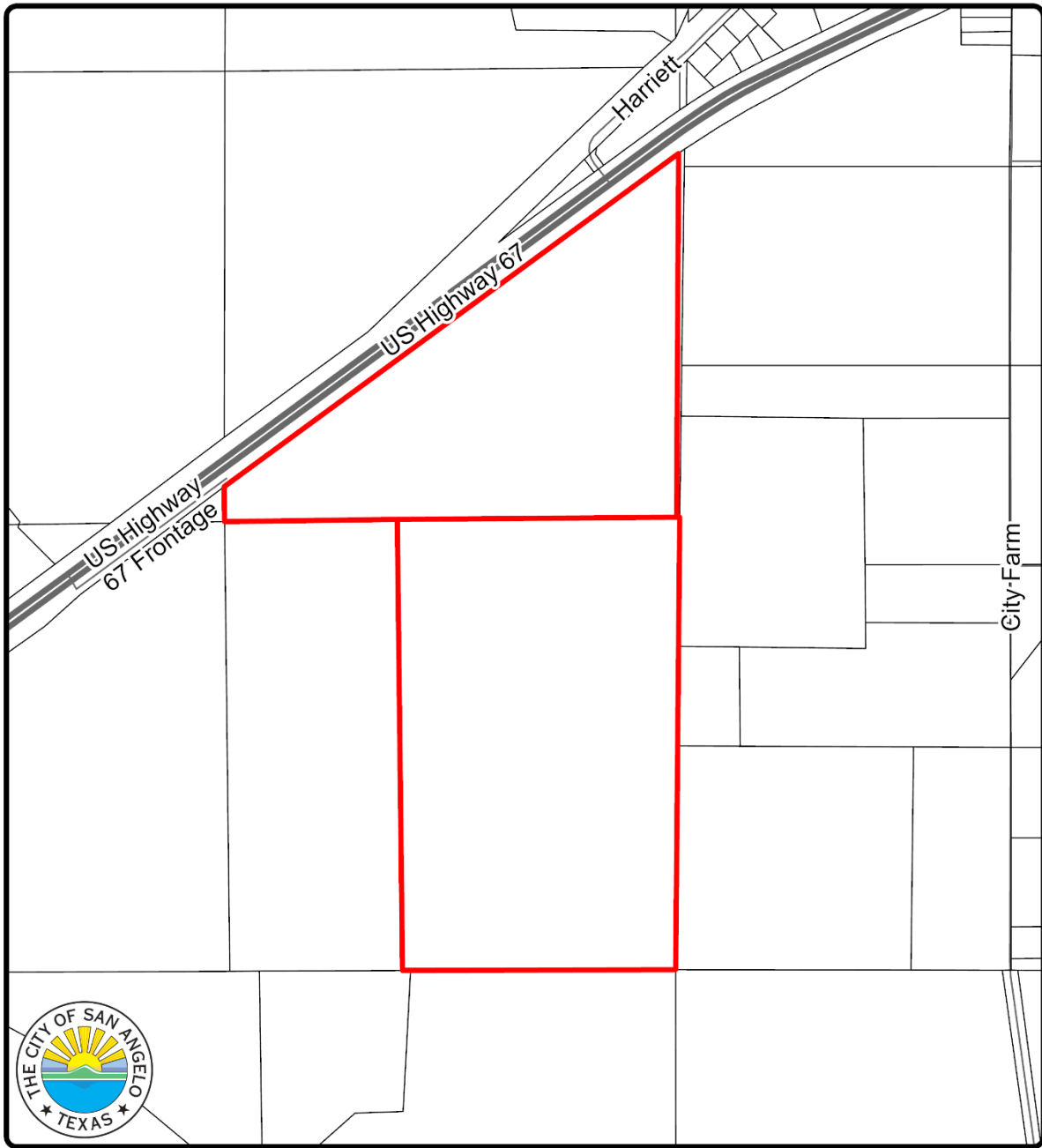
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney


Exhibit "A"



Ordinance Map
Z25-24 & CP25-02 Hwy 67

Council District: #4- Patrick Keely
Neighborhood: Paulann

Scale: 0 0.07 0.15 0.3 0.45 0.6 Miles

Subject Property: 

Zone Change: R&E to ML

Comp Plan: Rural to Industrial



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 345.27 ACRES SOUTH OF THE INTERSECTION OF NORTH U.S. HIGHWAY 67 AND HARRIETT ROAD, DESCRIBED AS ABST: A-4018 S-0019, SURVEY: WC RR CO., 145.160 ACRES AND ABST: A-8138 S-20 J, SURVEY: W JOHNSON, 200.1100 ACRES;** FROM RANCH AND ESTATE (R&E) TO THE LIGHT MANUFACTURING (ML) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-24: N US Hwy 67

WHEREAS, on the 17th day of November 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 Light Manufacturing (ML) zoning district; and,

WHEREAS, on the 2nd day of December 2025, City Council held a public hearing on Z25-24, 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 Light Manufacturing (ML) zoning district:

The real property located at approximately 345.27 acres south of the intersection of North U.S. Highway 67 and Harriett road, described as Abst: A-4018 S-0019, Survey: WC RR Co., 145.160 Acres and Abst: A-8138 S-20 J, Survey: W Johnson, 200.1100 Acres within the City of San Angelo, Tom Green County, Texas as more particularly all properties are described and depicted on Exhibit “A” of this Ordinance.

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning & Development Department, to implement the zoning provision adopted herein, as further depicted on **Exhibit “A”** of this Ordinance (**“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 **2nd day of December 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **13th day of January 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

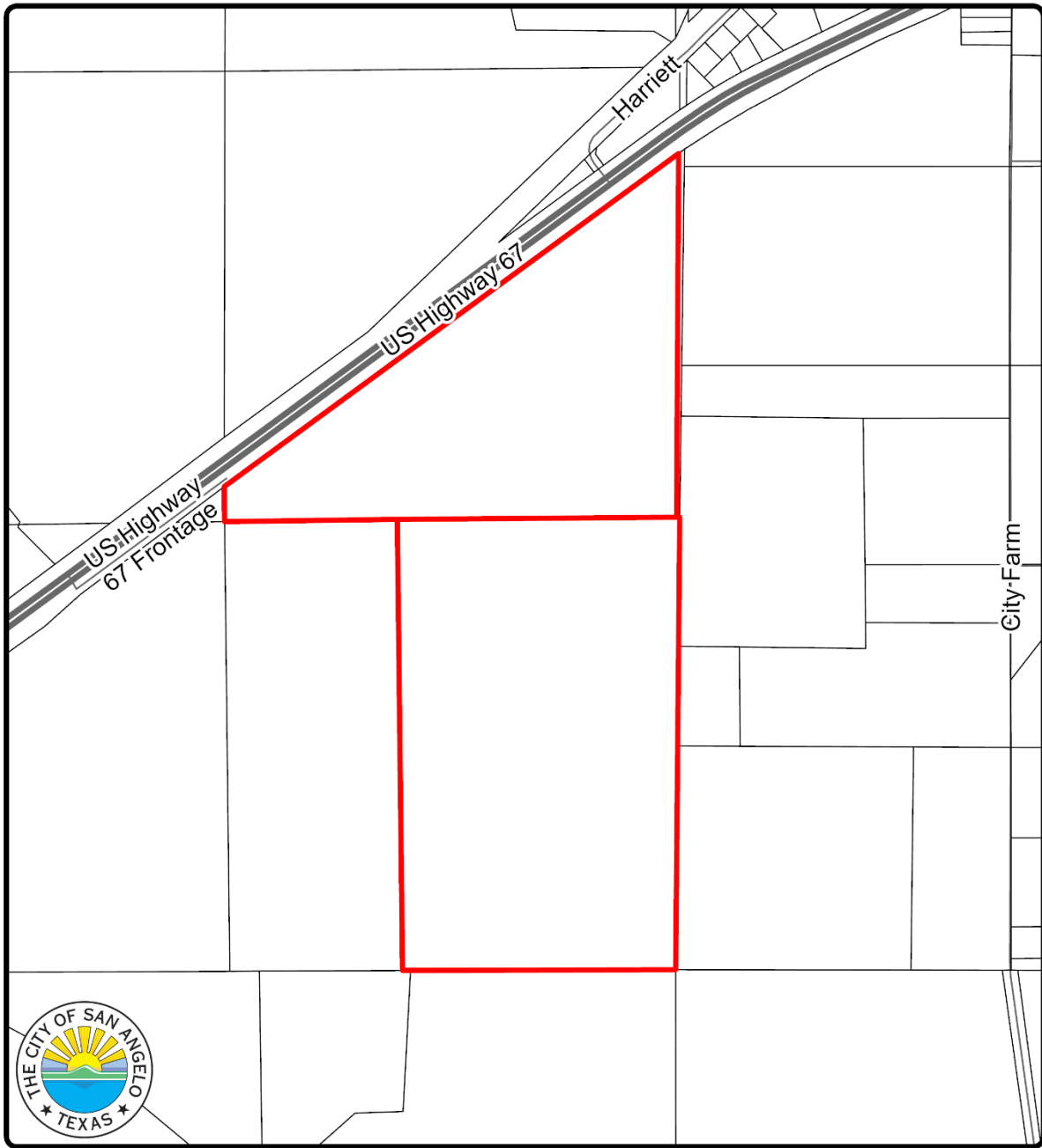
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map Z25-24 & CP25-02 Hwy 67

Council District: #4- Patrick Keely
Neighborhood: Paulann

Scale: 0 0.07 0.15 0.3 0.45 0.6 Miles

Subject Property: 

Zone Change: R&E to ML

Comp Plan: Rural to Industrial





Memo

To: Mayor Tom Thompson and City Council members

From: Aaron Vannoy, Director of Planning & Development Services

CC: Rick Wiese, Assistant City Manager

Date: November 24, 2025

Re: 345 acres – Hwy 67 and Harriot Rd – Light Manufacturing rezoning

The rezoning for the property currently owned by the City has gone through the regular process to analyze the land use. In this case I believe the correct zoning is Light Manufacturing (LM) under Section 305 of the Zoning Ordinance for a data center land use as well as Section 319 – Industrial Use Categories C. Manufacturing and Production.

These facilities while large in nature are warehousing for specialized equipment for digital data storage. Our local ordinance states Heavy Manufacturing involves inherently noxious and dangerous due to chemicals or processes involved. The processes involved with this large of a facility require proper egress and fire suppression, which to industry standards are built into the design of the facility and components.

The day-to-day operations of the facility match closely with our Manufacturing and production use category. Specifically, instruments, equipment, precise items and other electrical items as examples of processing. They also do not seem to be congruent with heavy manufacturing or production categories in Section 319 of the Zoning Ordinance.

Based on this Light Manufacturing is the appropriate land use for data centers.

This is the intent of the City to have the property rezoned through the standard process to Light Manufacturing.

Sec. 417. Manufacturing and Production

The following general performance standards shall be applicable to activity allowed (by right or by conditional approval) in Light Manufacturing Districts:

1. No vibration shall be produced which is transmitted through the ground (and is discernible without the aid of instruments) at or at any point beyond the lot line.
2. All noise shall be muffled so as to not be objectionable due to intermittence, beat frequency or shrillness.
3. Visible emissions of air pollutants of any kind at ground level, past the lot line of the lot on which the source of emissions is located, are prohibited.
4. No person shall cause or permit any materials to be handled, transported or stored in such a manner which allows or may allow particulate matter to become airborne.
5. There shall be no emission or transmission of heat or heated air so as to be discernible from the lot line.
6. Any condition or operation which results in the creation of odors of such intensity or character as to unreasonably interfere with the comfort of the public shall be removed, stopped or modified so as to remove the odor.

(Ordinance adopted 1-4-00; Ord. No. 2019-030, § 2, 3-5-19)

Editor's note(s)—Former Sec. 418, see editor's note at Sec. 411.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Alfonso Torres, Construction Manager, Construction Management

Meeting Date: January 13, 2026

Item type: Regular Item

Caption:

Update on proposal to improve conditions at the Animal Shelter facilities, including new Kennel Pod structures and future Administration Building (Presentation made by Construction Manager Alfonso Torres)

Staff Recommendation:

Direction from Council

Summary/History:

History

The existing Animal Shelter is in dire need of improvements. At a recent council meeting, the conditions of the shelter were discussed and a review of the current proposals to address some of the issues were described, as well as a new proposed direction. Council directed staff to move forward with the new concept.

New Priorities

Current best practices in animal shelter design prioritize smaller, self-contained kennel pods with direct access to outdoor air. Under this model, each pod would contain approximately 20–25 kennels, each equipped with a guillotine door leading to a private outdoor run. Pods would be configured, so the public can view dogs from external walkways, while indoor areas are dedicated to staff operations such as cleaning, feeding, and care. This design significantly reduces disease transmission, improves airflow and sanitation, and creates a more humane and health-focused environment for the animals. With four pods, the shelter would retain the capacity to house approximately 140 dogs.

The proposal also includes site improvements such as walking paths, shade structures, and dedicated meet-and-greet areas for public interaction.

Cost

The City currently has \$2,030,028 allocated to the project. Construction of each kennel pod is estimated at \$400,000. Four pods would be a base cost of approximately \$1.6 million. Additional estimates of \$150K for site work and irrigation, \$300K for design, and \$100K for permits, fees, testing, etc. mean a total estimate of approximately \$2,150,000.

Timeline

Staff is confident the existing facility can continue operating while the new facilities are designed and constructed. The project would be delivered in phases:

Design (4 months):

Freese and Nichols would provide the Architectural and Engineering services for this updated concept. The anticipated design completion is May 2026.

Construction:

Construction of all four kennel pods, sidewalks, and landscaping, estimated time of 8 months.

Phase Two: Consideration of the Administration Building. The specific approach would be determined at a future time based on funding availability, Council direction, and operational needs.

Estimated full project completion: January 2027.

Staff recommends moving forward with obtaining design services for this concept.

Funding Source(s):

Financial Impact:

\$2,030,028 budgeted

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------|------------------------|
| 1. | 011326 Background | 011326 Background.docx |
|----|-------------------|------------------------|

Presentation:

Alfonso Torres, Amanda Weddle

Approvals/Reviews:

Alfonso Torres	Created/Initiated
Brandon Dyson	Approved
Angela Bloss	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

Animal Shelter Modifications
Updated Animal Shelter Proposal January 13, 2026
Background Information

Caption:

Update on proposal to improve conditions at the Animal Shelter facilities including new Kennel Pod structures and future Administration Building. (Alfonso Torres)

History

The existing Animal Shelter is in dire need of improvements. At a recent council meeting, the conditions of the shelter were discussed and a review of the current proposals to address some of the issues were described as well as a new proposed direction. Council directed staff to move forward with the new concept.

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The proposal also includes site improvements such as walking paths, shade structures, and dedicated meet-and-greet areas for public interaction.

Cost

The City currently has \$2,030,028 allocated to the project. Construction of each kennel pod is estimated at 400,000. Four pods would be a base cost of approximately \$1.6 million. Additional estimates of \$150K for site work and irrigation, \$300K for design, and \$100K for permits, fees, testing, etc. means a total estimate of approximately \$2,150,000.

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Staff is confident the existing facility can continue operating while the new facilities are designed and constructed. The project would be delivered in phases:

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Construction:

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Phase Two: Consideration of the Administration Building. The specific approach would be determined at a future time based on funding availability, Council direction, and operational needs.

Estimated full project completion: January 2027.

Staff recommends moving forward with obtaining design services for this concept.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Angela Bloss, WIC Manager, Neighborhood and Family Services

Meeting Date: January 13, 2026

Item type: Regular Item

Caption:

Consider resolutions of general support for the construction of affordable housing projects as part of the 2026 annual Low Income Housing Tax Credit (LIHTC) program for:

1. Bergman Heights — located at 3531 Lutheran Way
2. Arden Apartments — located at 3320 Arden Rd. (Presentation made by Neighborhood & Family Services Director Angela Bloss and KCG Companies VP of Development CJ Linter)

Staff Recommendation:

Adopt

Summary/History:

KCG Bergman Heights, LP is proposing to develop affordable housing located at Sunset Drive and YMCA Drive as part of the 2026 annual Low Income Housing Tax Credit (LIHTC) affordable housing program. It intends to submit an application to the Texas Department of Housing and Community Affairs for 2026 Competitive 9% Housing Tax Credits for the proposed Bergman Heights apartments. Each year, the Texas Department of Housing and Community Affairs (TDHCA) makes funding available for single and multifamily rental construction projects through a competitive selection process. A resolution of support from the city helps projects score higher in the state's scoring process.

Funding Source(s):

Financial Impact:

No impact to the City's budget.

Other Information/Recommendation:

Staff recommends approval of resolutions of general support for LIHTC project.

Attachments:

- | | | |
|----|--|---|
| 1. | Resolution of support Arden Apartments | Resolution of support Arden Apartments.docx |
| 2. | Resolution of support Bergman Heights | Resolution of support Bergman Heights.docx |

Presentation:

Angela Bloss

Approvals/Reviews:

Angela Bloss

Brandon Dyson

Kathleen Dabbert

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

RESOLUTION # _____

RESOLUTION SUPPORTING THE PROPOSED HOUSING PROJECT “ARDEN APARTMENTS”

WHEREAS, KCG Companies, LLC has proposed construction for housing projects currently known as Arden Apartments at 3320 Arden Road in the City of San Angelo, Tom Green County; and

WHEREAS, KCG Companies, LLC has communicated that it intends to apply to the Texas Department of Housing and Community Affairs for 2026 Competitive 9% Housing Tax Credits for Arden Apartments.

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

Section 1: The City of San Angelo, acting through its governing body, hereby confirms that it supports the proposed development known as Arden Apartments located at 3320 Arden Rd and that this formal action has been taken to put on record the opinion expressed by the City of San Angelo on January 13, 2026; and

Section 2: For and on behalf of the Governing Body, Heather Stastny, City Clerk is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Section 3: This Resolution shall become effective immediately upon its passage.

ADOPTED this 13th day of January 2026.

ATTEST:

Heather Stastny, City Clerk

Tom Thompson, Mayor

Approved as to form:

Brandon Dyson, City Attorney

RESOLUTION # _____

**RESOLUTION SUPPORTING THE PROPOSED HOUSING PROJECT
“BERGMAN HEIGHTS”**

WHEREAS, KCG Companies, LLC has proposed construction for housing projects currently known as Bergman Heights at 3531 Lutheran Way in the City of San Angelo, Tom Green County; and

WHEREAS, KCG Companies, LLC has communicated that it intends to apply to the Texas Department of Housing and Community Affairs for 2026 Competitive 9% Housing Tax Credits for Bergman Heights.

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

Section 1: The City of San Angelo, acting through its governing body, hereby confirms that it supports the proposed development known as Bergman Heights located at 3531 Lutheran Way and that this formal action has been taken to put on record the opinion expressed by the City of San Angelo on January 13, 2026; and

Section 2: For and on behalf of the Governing Body, Heather Stastny, City Clerk is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Section 3: This Resolution shall become effective immediately upon its passage.

ADOPTED this 13th day of January 2026.

ATTEST:

Heather Stastny, City Clerk

Tom Thompson, Mayor

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: January 13, 2026
Item type: Regular Item

Caption:

Discussion and guidance on possible sign ordinance, zoning ordinance, land development and subdivision ordinance changes to assist with development, affordable and attainable housing (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Direction from Council

Summary/History:

Signs-

In March 2025, the City Council adopted some updated sign regulations for our community. At that time, there was more research to do on the following sign types: temporary, portable, and "flag" style signs for our community. Assistant Director and Building Officer Charlie Kemp has researched several sister cities sign ordinances for the types of signs listed above. Currently, our ordinance reflects the same standards as the cities checked. The question remains, what do we want for our community?

We have seen a significant uptick in signs which do not meet our regulations, particularly portable signs and flag-style signs. City staff recommends the following options:

1. Work up some minor revisions which would allow flag style to some degree (number, size, location or duration);
2. Find a happy medium between temporary signs and portable signs which work for commercial businesses and our design standards for our community;
3. Or, reinforce the expectation of enforcement against violators with potential neighborhood sweeps which are scheduled and published for the community.

Land Development and Subdivision Ordinance—

Affordable and/or attainable housing; how can the City impact these during the land development phase? This is the starting point of our discussion with many developers, engineering firms, COSADC, and other community members in a subcommittee to the Development Task Force led by Planning. First, it is difficult to impact a reduction in costs via utility infrastructure, meaning water and sewer mains are engineered by design for capacity and flow. Second, that really leaves the street element and classifications to determine how wide, how constructed, and what sidewalks, signs, and amenities within the right-of-way are required. Third is stormwater management for private development and how to maintain it in the long term.

The subcommittee has considered the 20' minimum street width versus the ordinance's minimum 26' paving

width.

Local roads — should they be narrow for some cost savings; but what are the impacts on stormwater, parking and neighborhood feel?

Collectors — both minor and major seem to convey the same amount of traffic currently. Can they be built the same since they are only slightly different in size?

Alleyways — some developers like rear entry lots as it gives them flexibility to design the front of the house in a more pleasing way than have the front of the house dominated by garage frontage. Should there be different standards for alley construction?

Clean up sidewalks with clear language for the zoning districts trigger and the school/park trigger. Staff see over 30 waiver requests per year for sidewalks; usually 90% or more are supported by looking at the evidence for or against a sidewalk in a given location. If the goal is affordable or even attainable housing, sidewalks do add costs and the narrower roads don't seem to allow for one-for-one added costs verses savings.

Zoning revisions for Housing Development

City staff have been educating themselves on housing density and how to modify our current rules to allow more lots per block and infill areas to continue to grow. The staff engaged with the Development Task Force to include home builders of all types, local engineering firms, and city staff to discuss how we can allow more zoning options by right. Density can be a challenging word as many believe this is large multifamily properties. However, our goal is to find affordable living spaces where the infrastructure already exists to support a medium-density, missing middle. More duplexes, smaller home sizes, possibly vertical options up to two stories. Along with these items, we will modify the structure types — detached single family, duplex, town homes, twin homes and low-rise multifamily to match the Building Codes and which districts allow by right, others by conditional use. We are addressing the double front yard frontage issue, floor-to-area ratio, and looking at the infill areas where, if a property is simply creating less than 3 lots and the infrastructure is in place, an exemption to the plat process provided the total lot sizes do not trigger a drainage study.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | Sec. 501. ___ Residential_District_Standards_draft | Sec. 501. ___ Residential_District_Standards_draft |
| | (1) | (1).pdf |
| 2. | Double Frontage - Draft | Double Frontage - Draft.docx |
| 3. | Sidewalk modifications - draft | Sidewalk modifications - draft.docx |
| 4. | LDSO Committee Changes v3 - Draft | LDSO Committee Changes v3 - Draft.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy

Aaron Vannoy

Holly Crooks

Aaron Vannoy

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

Sec. 501. Residential District Standards

Except as specifically provided elsewhere in this Zoning Ordinance, dwelling height and building density shall be not more than, and yards and lot size shall not be less than are specified in the Table below for the type of use in the district in which such use is located.

A. *Residential District Regulations.* Development in residential districts shall conform to the following regulations.

Development Standard	Single-Family						Multifamily		Manufactured	
	R&E	RS-1	RS-2	RS-3	RS-4	RS-5	RM-1	RM-2	MHP	MHS
Minimum Lot Area (sq. ft.) [1]										
Single-Family Unit	43,560	5,000	5,000	-	3,500	Min 2,100 Max 5,000	5,000	-	-	-
Two-Family Unit	-	-	6,500	-			6,500	-	-	-
Zero Lot Line or Twinhome Unit	-	-	-	2,500			2,500	-	-	-
Townhouse Unit	-	-	-	1,875			1,875	-	-	-
Multifamily Project or Group Home	-	-	-	-			7,000	20,000	-	-
Industrialized Home		5,000			3,500					
Manufactured Home	43,560	5,000	5,000	-			-	-	[6]	4,600
Mobile Home	-	-	-	-			-	-	[6]	-
Minimum Lot Dimensions (feet in width x feet in depth)										
Single-Family Unit	150x150	50x100	50x100	-	35x100	35x60	50x100	-	-	-
Two-Family Unit	-	-	50x100	-			50x100	-	-	-
Zero Lot Line or Twinhome Unit	-	-	-	40x60		35x60	40x60	-	-	-
Townhouse Unit	-	-	-	25x75			25x75	-	-	-
Multifamily Project or Group Home	-	-	-	-			60x100	100x150	-	-
Manufactured Home	150x150	50x100	50x100	-			-	-	[6]	40x100
Industrialized Home					35x100	35x60				
Mobile Home	-	-	-	-			-	-	[6]	-
Minimum Front Yard (feet)	40	25	25	15	15	10	[2]	25	20	25
Minimum Side Yard (feet)										

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(Supp. No. 9)

One side yard (minimum)	15	5	5	[3]	5	5	[3]	10	20	5
The other side yard (minimum)	15	5	5		5	5		10	20	5
Minimum Rear Yard (feet)	20	[4]	[4]	10	10	10	[5]	20	20	20
Maximum Floor Area Ratio	20 .0	40 .0	50 .0	60 0	0	0	.75	1.00	-	.40
Maximum Height										
In feet	35	35	35	35	35	35	35	-	-	-
In stories	2-½	2-½	2-½	2-½	2-½	3	2-½	-	-	-
Maximum Density (units/gross acre)	-	-	-	-			25	35	10	-

RS-5 requirements – only 1 parking space required; must be within an infill area.

NOTES:

[1] Additional lot area may be required under state law in circumstances where disposal of septic wastewater will be discharged through on-site waste treatment facilities (including septic systems).

[2] ~~Single family and two family units require a minimum 25-foot front yard; multifamily residential and group living structures require a minimum 25-foot front yard; zero lot line, twin home units~~ and townhouse units require a minimum 15-foot front yard, except on arterial streets, where the minimum front yard shall be 25 feet.

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

[4] Twenty (20) feet except as allowed by Subsection 402.A.1.b, specifically, for certain substantially open structures.

[5] ~~Single family units and two family units require a minimum 20-foot rear yard except as specifically allowed under Chapter 12, Exhibit "A," Article 4 "Specific Use Standards," Subsection 402.A.1.b for certain substantially open structures; zero lot line, townhouse and twin home units~~ require a minimum 10-foot rear yard. Multifamily residential and group living structures require a minimum 20-foot rear yard.

[6] Overall minimum lot size for establishment of a Manufactured Housing Park is ten acres; within the overall lot, each space for placement of a mobile home or HUD-code manufactured home is required to be: (1) For any Manufactured Housing: (a) Two thousand four hundred square feet, with a minimum lot dimension of 34 feet if designed to accommodate a single or double wide Manufactured Home not exceeding 960 square feet within its walls; or (b). Three thousand six hundred square feet, with a minimum lot dimension of 40 feet if designed to accommodate a double or triple wide Manufactured Home exceeding 960 square feet within its walls; and (2) For any Mobile Home: (a) Two thousand four hundred square feet, with a minimum lot dimension of 34 feet if designed to accommodate a single or double wide Mobile Home not exceeding 960 square feet within its walls; or (b) Three thousand six hundred square feet, with a minimum lot dimension of 40 feet if designed to accommodate a double or triple wide Mobile Home exceeding 960 square feet within its walls. The minimum lot size for any Recreational Vehicle space shall be a minimum of 1500 square feet.

B. *Additional Standards for Zero Lot Line Dwellings*

1. Development of a zero lot line dwelling shall occur only on a lot that has been specifically platted in accordance with the provisions of the San Angelo Subdivision Ordinance to accommodate such a use.
2. Side yards on lots with a zero lot line dwelling shall meet the following requirements.
 - a. One side yard must be a minimum of ten feet.
 - b. The remaining side yard may range from 0 feet, up to a maximum of one foot, except for lots where minimum setbacks required from side streets or from adjoining lots in other zoning districts necessitate this remaining side yard to be a minimum of 5 feet. In no circumstance shall the separation between a zero lot line home and any dwelling on an adjoining lot be less than ten feet.
 - c. Any side yard abutting a street right-of-way must be a minimum of 5 feet.
 - d. Any side yard abutting a lot in a different zoning district must be a minimum of 5 feet.
 - e. A maximum 2-foot eave overhang is allowed within these required side yards.
3. A perpetual easement with a minimum width of four feet shall be provided on the adjacent lot, for the maintenance of the wall of the dwelling with the zero lot line. This required easement shall be in favor of the lot on which a zero lot line is planned at or near the boundary to which this easement is adjacent. This required easement shall extend along the entire length of the side boundary to which the easement is adjacent.
4. Except as permitted by subparagraphs a and b below, no doors or window openings of any kind (and no air conditioning units, utility meters and electric panel boxes) shall be allowed on the wall of a dwelling or accessory building that lies on or faces a zero lot line.
 - a. Any portion of an exterior wall which lies at least three feet from and substantially parallel to the zero lot line side boundary shall not be considered on the zero lot line, and any portion of an exterior wall which lies substantially perpendicular to a zero lot line side boundary shall also not be considered on the zero lot line. Doors and windows shall generally be permitted on such walls, subject to the following limitation(s) and requirement(s):
 - (1) If a door and/or window opens onto a courtyard substantially framed by a dwelling's exterior walls on at least three sides, and such door or window would offer the only practicable means of exterior access to and from a bedroom, then such door or window shall not be permitted.
 - (2) If a door and/or window opens onto a courtyard which is substantially framed by a dwelling's exterior walls on at least three sides, and the remaining side(s) of such courtyard open(s) onto a zero lot line side boundary, then the remaining side(s) of such courtyard shall be enclosed by a privacy wall extending along that zero lot line side boundary. Said privacy wall shall be at least six feet (6') but no more than eight feet (8') in height and, furthermore, shall be composed of solidly opaque materials which are substantially the same as those comprising the adjoining exterior walls on the residence.

-
- b. One or more translucent windows (as approved by the Building Official) shall be allowed on the zero lot line side of the lot on which a dwelling or accessory building is located.

- (1) The cumulative area of such translucent window(s) shall not exceed 16 square feet in size.

- 5. The roof of each unit must be designed to prevent stormwater runoff from draining onto the adjacent lot.
- 6. Required easements shall be shown on the final plat. If required easements are not shown on the final plat of lots for zero lot line homes, then such easements shall be created by means of a replat or other separate legal instrument filed with the Clerk of Tom Green County, before permits for building are granted by the City.
- 7. In no case shall the owner of any zero lot line dwelling be granted an easement on the adjoining property for the use or enjoyment of any portion of that property, except for a 4-foot maintenance easement in number 3 above.

C. *Additional Standards for Twinhomes*

- 1. Only one twinhome dwelling shall be allowed on a single lot.
- 2. Any lot occupied by a twinhome dwelling shall have a minimum side yard of ten feet along any side boundary not adjacent to another twinhome structure.

D. *Additional Standards for Townhouses*

- 1. Only one townhouse dwelling shall be allowed on a single lot.
- 2. For the purposes of this subsection, a cluster of attached townhouse dwellings shall be referred to as a townhouse structure. The minimum space required between townhouse structures shall be as follows.
 - a. If the end walls are 4-hour rated firewalls (or better) as defined by the city's building code, no minimum space shall be required.
 - b. In all other cases, a minimum spacing of ten feet shall be required. A maximum 2-foot eave overhang is allowed within this required separation area.
- 3. A minimum space of ten feet shall be required between a townhouse structure and any other residential structure (other than a townhouse) or the side boundary of any lot in a nonresidential zoning district. A maximum 2-foot eave overhang is allowed within this required separation area.
- 4. Walls between individual dwelling units in a townhouse structure shall be at least 1-hour rated firewalls, as defined by the City's building code, including adjoining walls and ceilings where a garage or carport is adjacent to or connected with any living area.
- 5. The number of individual townhouse dwelling units in a townhouse structure shall be no more than 8 units, nor less than 3 units. The Building Official shall grant no certificates of occupancy for less than 3 attached dwellings in a townhouse structure.

E. *Additional Standards for Industrialized Housing.*

-
1. All industrialized housing shall have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the outer boundaries of the lot on which the industrialized housing is proposed to be located.
 2. All industrialized housing shall comply with City building setbacks, subdivision control, square footage, and other site requirements applicable.
 3. All industrialized housing shall be securely fixed to a permanent foundation.
 4. Any property owner or authorized agent who intends to construct, erect, install, or move any industrialized housing into the City shall first make application to the Building Official and obtain the required permits.
 5. ~~If the industrialized housing is the principal single-family dwelling on a lot:
 - a. ~~It shall have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the outer boundaries of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for the County. For purposes of this subsection, "value" shall mean the taxable value of the industrialized housing and lot after installation of the housing.~~
 - b. ~~If no single-family dwellings exist within 500 feet of the outer boundaries of the lot, the property owner shall not be required to demonstrate comparable value.~~
 - c. ~~If there are existing single-family dwellings, the Planning Director shall determine compliance with comparable value after the property owner has provided a list of the addresses and current tax valuations of all existing single-family dwellings within 500 feet of the lot on which the industrialized housing will be located and a statement from the tax assessor or a competent appraiser of the taxable value that the lot and industrialized housing will have after installation.~~~~

F. *Additional standards for manufactured homes in the RS-1, RS-2, or R&E Zoning Districts after September 5, 2017:*

- (a) An applicant that seeks to place a manufactured home on a property may do so provided that a previous mobile home or manufactured home existed on the premises within one year (365 days) of the date of the application. The applicant shall provide evidence satisfactory to the Planning Director, or his designee, that a previous mobile home or manufactured home existed on the premises within the one year period.
- (b) All manufactured homes shall comply with city building setbacks, subdivision control, square footage, and other site requirements applicable for the applicable Zoning District and housing type.
- (c) The owner of an existing manufactured home may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer manufactured home and is at least as large in living space as the prior manufactured home.

G. *Standards for Nonresidential Uses Allowed in Residential Districts.* Principal nonresidential uses allowed in residential zoning districts identified in the table below shall be subject to the same General Development Standards as that certain type of housing which corresponds to such residential district, as follows.

District	Housing Type
R&E	Single-Family Residential
RS-1	Single-Family Residential
RS-2	Two-Family Residential
RM-1	Multifamily Residential
RM-2	Multifamily Residential

- H. *Yard Requirements along District Boundaries.* Whenever a block face is intersected by a district boundary, all lots fronting on that block face shall conform with the minimum front yard requirements of the most restrictive district found on that block face.
- I. *Yard Requirements for Accessory Structures.* See Sec. 402: Accessory Uses and Structures
- J. *Yard Determination by Planning Director.* Where a lot does not conform to typical lot and block configuration, the Planning Director shall determine which lot lines shall be considered front, side and rear lot lines. In making this determination, the Planning Director shall take into consideration the pattern of adjacent lots, as well as the frontage of lots across an intervening street. Building orientation or address shall not determine yard requirements.
- K. *Additional Standards for Front and Side Yards*
1. Where 35% or more of a block face between intersecting streets is developed with buildings which have observed, with a variation of five feet or less, a front yard greater or lesser than required by this Section, new buildings shall not be erected closer to the street right-of-way than the building line so established by those existing buildings. This regulation shall not be interpreted as requiring a minimum front yard of more than 50 feet.
 2. Where a building line is shown on a plat recorded with the Tom Green County Clerk, and such building line provides a front yard and/or side yard greater than required by this Section and is part of a comprehensive plan for orderly development of a subdivision with either a uniform or staggered building line, no building shall be located more than 5 feet closer to the street right-of-way than the building line established on the plat, as long as other minimum setback standards of this Section are met.
 3. For all uses in residential districts and for residential uses in any district, on a corner lot where another lot abutting the rear of that corner fronts onto a side street, there shall be a front yard required on all streetside boundaries of that corner lot. The minimum front yard required along streetside boundaries (of such corner lots) shall be equal to that minimally required on the interior lot which immediately adjoins each respective required front yard on the corner lot. For the purpose of this subsection, any separation by an alley, utility-owned right-of-way, watercourse or other drainage feature with a minimum width of ten feet shall cause nearby lots to not be abutting.

(Ordinance adopted 1-4-00; Ordinance adopted 4-18-06; Ordinance adopted 4-15-14; Ordinance adopted 5-2-17; Ordinance 2017-09-131, §§ 5, 6, adopted 9-5-17; Ord. No. 2020-091, § 1, 9-29-20)

Zoning Ordinance Section 501 Residential Standards K. *Additional Standards for Front and Side Yards*

1. Where 35% or more of a block face between intersecting streets is developed with buildings which have observed, with a variation of five feet or less, a front yard greater or lesser than required by this Section, new buildings shall not be erected closer to the street right-of-way than the building line so established by those existing buildings. This regulation shall not be interpreted as requiring a minimum front yard of more than 50 feet.
2. Where a building line is shown on a plat recorded with the Tom Green County Clerk, and such building line provides a front yard and/or side yard greater than required by this Section and is part of a comprehensive plan for orderly development of a subdivision with either a uniform or staggered building line, no building shall be located more than 5 feet closer to the street right-of-way than the building line established on the plat, as long as other minimum setback standards of this Section are met.
3. For all uses in residential districts and for residential uses in any district, on a corner lot where another lot abutting the rear of that corner fronts onto a side street, there shall be a front yard required on all streetside boundaries of that corner lot. ~~The minimum front yard required along streetside boundaries (of such corner lots) shall be equal to that minimally required on the interior lot which immediately adjoins each respective required front yard on the corner lot.~~ For the purpose of this subsection, any separation by an alley, utility-owned right-of-way, watercourse or other drainage feature with a minimum width of ten feet shall cause nearby lots to not be abutting.

A. Street frontage, which is not designed to be the Front Yard by the developer, then the following shall apply to setbacks:

- i. If Street right of way is ten feet or greater than a minimum five feet setback shall be required.
- ii If street right of way is less than ten feet but more than five feet then the setback shall be minimum of eight feet.
- iii If street right of way is five feet or less then the setback shall be a minimum of ten feet.

B. Section K is not allowed to be a variable section under Section 207 of the Zoning ordinance.

Exhibit C –LDSO Chapter 9 Section V: Sidewalks D. *Where Sidewalks are Required*

1. Sidewalks shall be required to be constructed with new development on both sides of major collector streets, arterial streets, and the external sides of the frontage roads of freeways. The property owner or developer is only responsible for the required sidewalk on the side of the street or streets adjacent to their property.

2. Sidewalks shall be required along block faces of local streets or minor collector streets in the following areas:

a. The Central Business District designated by the San Angelo Comprehensive Plan or the City's Zoning Ordinance.

b. Designated pedestrian routes in a corridor plan or Safe Routes to School Plan adopted by the City Council of the City of San Angelo.

~~c. Locations in which a property has a public sidewalk along at least 50% of the same block face within the same zoning district.~~

d. Locations extending from ~~commercial developments~~, schools, **and** parks, ~~and churches~~ along abutting street to the next street intersection, up to but not to exceed a maximum of 300 feet. **Direct path along abutting street Right of Way from property being developed.**

e. Street frontage abutting a property in the Multifamily (RM), Neighborhood Commercial (CN), Office Commercial (CO), General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) zoning districts.

Staff interpretation:

First – Street classification lot is being developed

Second - What is the zoning of the property being developed

Third – Is a School or Park in a direct path(same side of street) of the developing lot within 300' along street Right of Way?

1. Continue to add sidewalks for safety in critical areas of development – commercial and residential.
2. Reduce the number of waivers being requested.

SECTION III: WIDTHS AND GRAPHIC SPECIFICATIONS

The following minimum widths and specifications may be increased or modified where necessary for proper drainage, traffic flow and/or pedestrian movement, or to ensure a consistent street alignment with a minimum of undesirable curvature.

A. *Widths.*

1. *Right-of-Way Widths.* The minimum design standard for right-of-way width shall be as follows:

	Standard Width	Minimum Width
Local Rural Street	60 feet	40 feet (or pavement width plus 10 feet, whichever is greater)
Local Street	50 feet	40 feet (or pavement width plus 10 feet, whichever is greater)
Minor Collector Street	60 feet	52 feet
Major Collector Street	70 feet	56 feet
Minor Arterial Street	80 feet	68 feet
Major Arterial Street	90 feet	76 feet
Alley, Residential	20 feet	20 feet
Alley, Commercial	24 feet	20 feet
Cul-de-Sac	100-foot diameter minimum	

Current proposal is to standardize right-of-way widths by requiring an amount of right-of-way equal to paving width plus 10 ft. or some other given measurement.

2. *Paving Widths.* The minimum design standard for paving widths shall be as follows:

	Standard Width New Street Width	Minimum Width Existing Street Width
Local Street	40 feet or 36 feet with a sidewalk meeting City sidewalk requirements on at least one side of the street or 32 feet with alleyway present?	26 feet
Minor Collector Street	48 feet or 40 feet with a sidewalk meeting City sidewalk requirements on at least one side of the street (changes discussed, TBD)	36 feet (changes discussed, TBD)
Major Collector Street	48 feet	36 feet
Minor Arterial Street	56 feet	48 feet
Major Arterial Street	62 feet	56 feet
Alley	20 feet 12 feet?	20 feet 12 feet?
Cul-de-Sac	96 feet diameter	96 feet diameter

ALSO DISCUSSED:

Sidewalks changes (Cleaning up language/no longer required in proximity to commercial or churches)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Austin Reed, Planning Technician, Planning and Development Services

Meeting Date: January 13, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z25-25, a request for a zone change from the Heavy Commercial zoning district to the Low-Rise Multifamily zoning district at a property located west of the intersection of Arden Rd. and Northwest Dr. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This is a request for a zone change from Heavy Commercial (CH) to Low-Rise multifamily (RM-1) zoning district. This is a follow-up action on a Conditional Use (CU25-07) approval from the Planning Commission to obtain the zoning district by right within one year.

The Planning staff has seen concept plans for a multifamily site located on the property and the developers are moving forward with a replant, site plan and urban design review.

The Planning Commission recommends approval from their Dec. 15th, 2025 meeting via a 7-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Planning recommends approval with a 7-0 vote from Planning Commission.

Attachments:

- | | | |
|----|---|--|
| 1. | Z25-25 - Staff Report | Z25-25 - Staff Report.pdf |
| 2. | Z25-25 - Ordinance Northwest and Arden Rd | Z25-25 - Ordinance Northwest and Arden Rd.docx |
| 3. | CU25-07 Approval Letter | CU25-07 Approval Letter.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Austin Reed

Aaron Vannoy

Holly Crooks

Aaron Vannoy

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

STAFF REPORT
PLANNING COMMISSION – December 15, 2025
City Council First Reading – January 13, 2026

APPLICATION TYPE:		CASE:	
Zone Change		Z25-25: Northwest Dr & Arden Rd	
SYNOPSIS:			
A request for approval of a zone change from Heavy Commercial (CH) to the Low-Rise Multifamily (RM-1) zoning district for a property located west of the intersection of Northwest Drive and Arden Road.			
LOCATION:		LEGAL DESCRIPTION(S):	
West of the intersection of Northwest Drive and Arden Road		Acres: 21.257, Lot: 1, Blk: 3, Subd: ARDEN ACRES, SEC 3 2ND R/P IN BLK 3 SEC 3	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #6 – Mary Coffee Neighborhood – Bluffs	Current: CH Proposed: RM-1	Commercial	21.257 acres
THOROUGHFARE PLAN:			
Arden Road – Major Arterial Northwest Drive – Minor Collector			
NOTIFICATIONS:			
14 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the zone change from Heavy Commercial (CH) to Low-Rise Multifamily (RM-1)			
PROPERTY OWNER/PETITIONER:			
Owner: Tigris Development, LLC			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

This zone change encompasses one 21-acre property along Arden Road that is currently undeveloped but is looking to be developed for multifamily residential. The Vision Plan is Commercial, which is compatible with multifamily zoning. This property received approval of a Conditional Use to allow multifamily earlier this year. As part of that Conditional Use, the applicant was required to receive approval of a full zone change within 12 months.

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 “Commercial”, which is compatible with multifamily zoning.

2. Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.

This request would not conflict with the Zoning Ordinance in any way would be consistent with RM-1 standards.

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 multifamily zoning would be compatible with the surrounding area as the subject property is located along a major thoroughfare and there is another multifamily development to the south. While there are remaining pieces of Heavy Commercial zoning nearby, it has never been developed. There are nearby amenities such as sports fields and commercial businesses, and TLCA is located not far to the south.

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

A zone change to Low-Rise Multifamily Residential is necessary for the applicant’s plans to develop the property for residential use.

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 effects on the nearby natural environment.

6. Community Need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.

RM-1 zoning at this location may help to meet a demonstrated community need for available housing.

7. Development Patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.

RM-1 zoning at this location would result in a logical and orderly pattern of development where multifamily lies alongside commercial properties on a major thoroughfare.

Recommendation:

Staff recommend **APPROVAL** of the zone change from Heavy Commercial (CH) to Low-Rise Multifamily (RM-1)

Attachments:

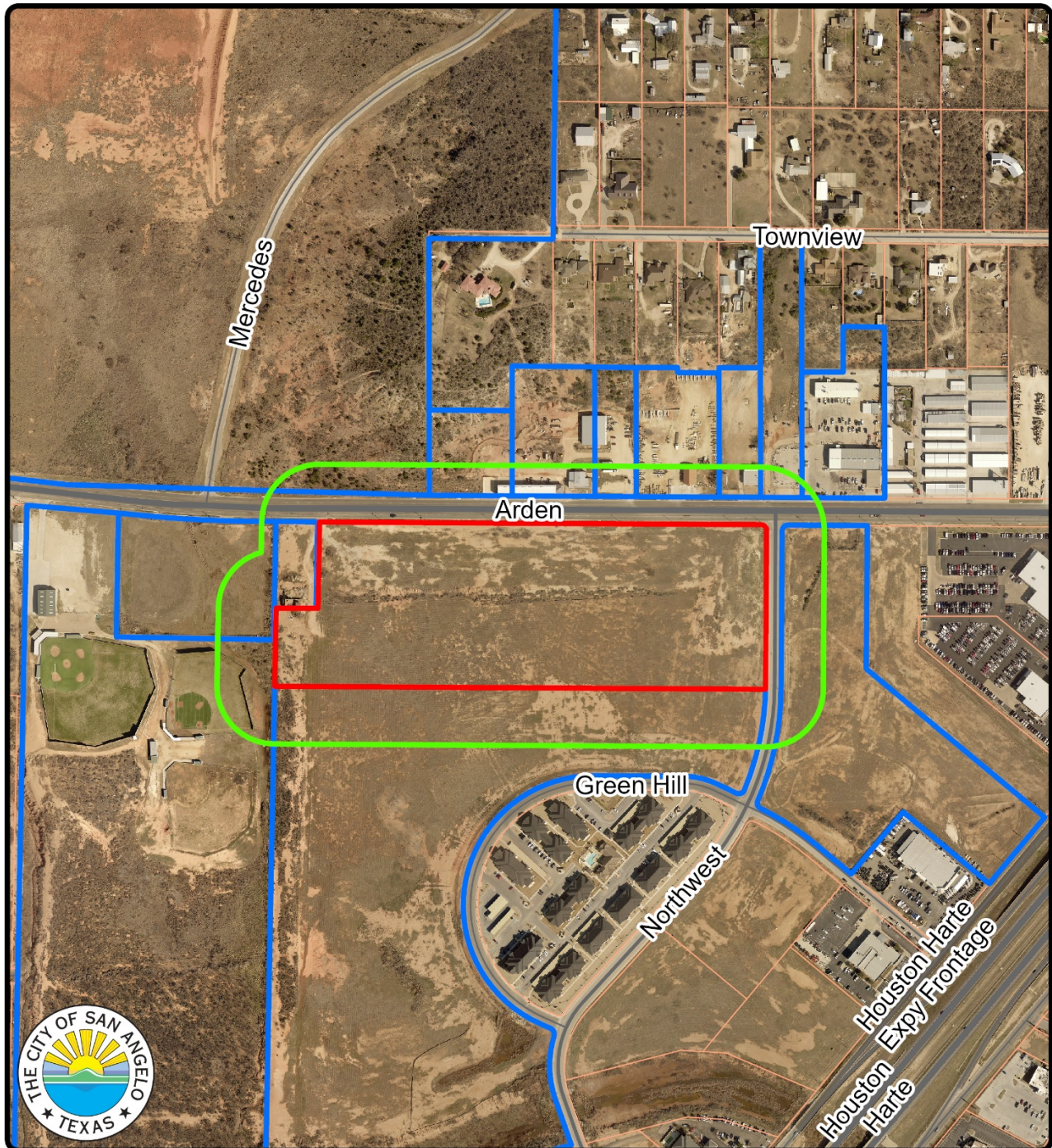
Notification Map

Aerial Map

Zoning Map




Vision Map


Notification Map



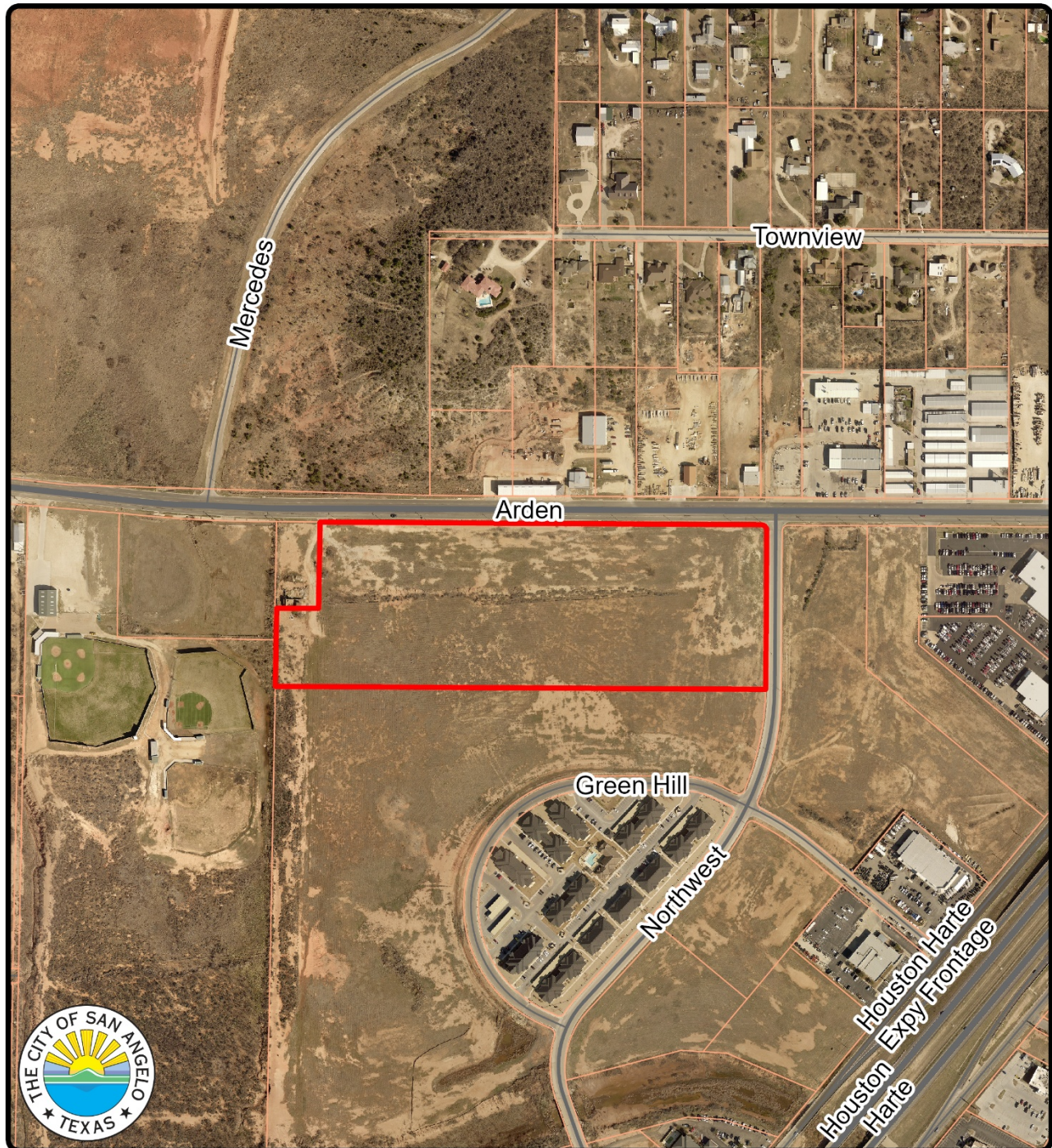
Notification Map
Z25-25: Northwest & Arden
Council District: #6 - Mary Coffey
Neighborhood: Bluffs

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles

200' Range: 
Subject Property: 
Notified Properties: 

N


Aerial Map




Aerial Map

Z25-25: Northwest & Arden

Council District: #6 - Mary Coffey

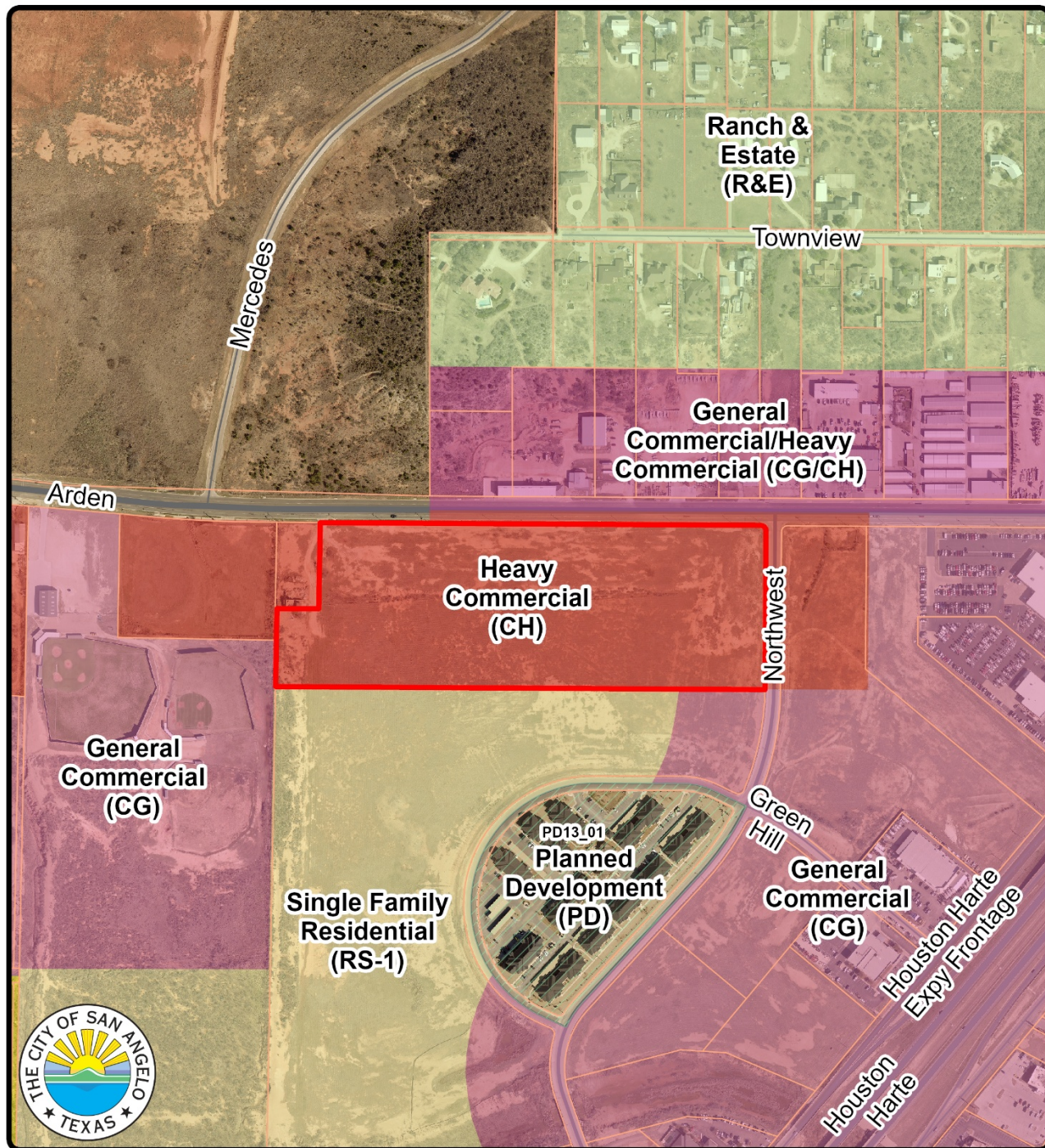
Neighborhood: Bluffs

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles

Subject Property: 




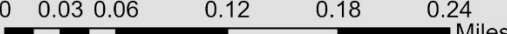
Zoning Map



Zoning Map
Z25-25: Northwest & Arden

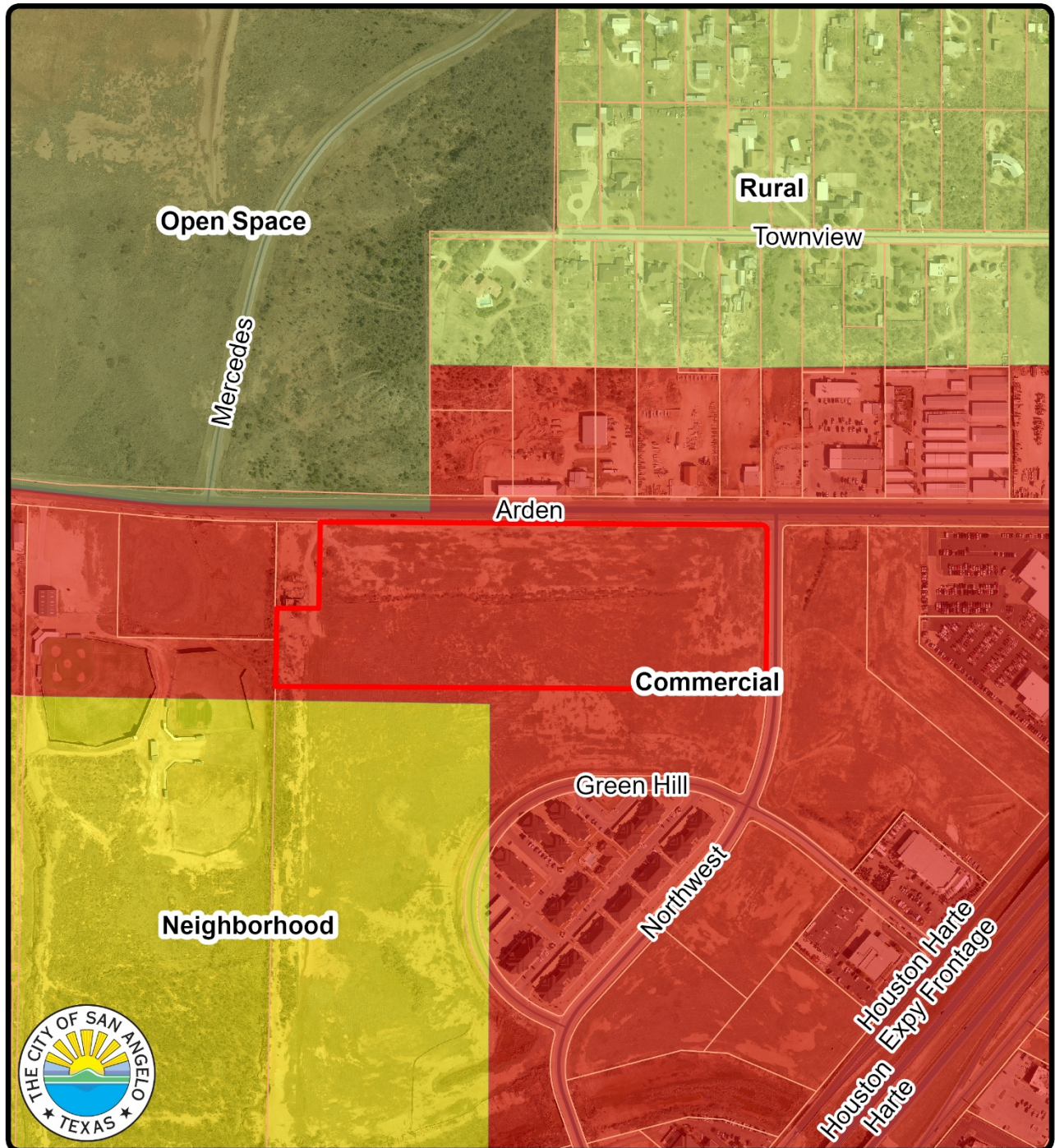
Council District: #6 - Mary Coffey
Neighborhood: Bluffs

Subject Property: 

Scale:  Miles




Vision Plan



Vision Map
Z25-25: Northwest & Arden

Council District: #6 - Mary Coffey
Neighborhood: Bluffs

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles

Subject Property: 



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 21.257 ACRES WEST OF THE INTERSECTION OF NORTHWEST DRIVE AND ARDEN ROAD, DESCRIBED AS LOT: 1, BLK: 3, SUBD: ARDEN ACRES, SEC 3 2ND R/P IN BLK 3 SEC 3**; FROM HEAVY COMMERCIAL (CH) TO THE LOW-RISE MULTIFAMILY (RM-1) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-25: Northwest Drive & Arden Road

WHEREAS, on the 15th day of December 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 Low-Rise Multifamily (RM-1) zoning district; and,

WHEREAS, on the 13th day of January 2026, City Council held a public hearing on Z25-25, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property of 21.257 acres located west of the intersection of Northwest Drive and Arden Road, described as 2nd R/P in Lot: 1, Blk: 3, Subd: Arden Acres, within the City of San Angelo, Tom Green County, Texas as more particularly all properties are described and depicted on Exhibit “A” of this Ordinance.

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning & Development Department, to implement the zoning provision adopted herein, as further depicted on **Exhibit “A”** of this Ordinance (**“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 **13th day of January 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of February 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

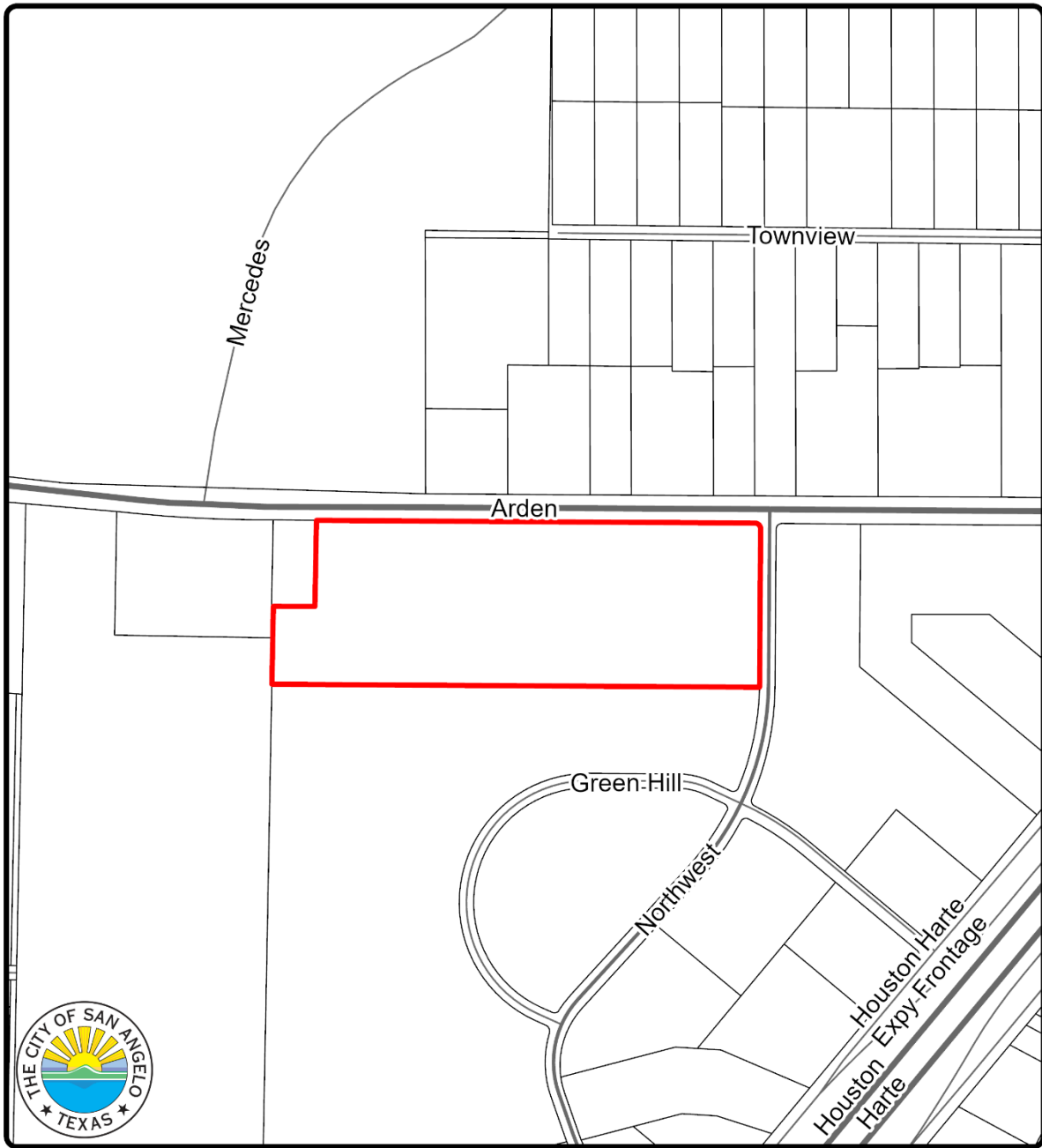
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)




Ordinance Map

Z25-25: Northwest & Arden

Council District: #6 - Mary Coffey

Neighborhood: Bluffs

Scale: 0 0.03 0.06 0.12 0.18 0.24 Miles

Subject Property: 

Zone Change: CH to RM-1





The City Of
San Angelo, Texas

Planning Division
52 West College Avenue, 76903

March 25, 2025

Russell Gully
SKG Engineering
San Angelo, TX
rg@skge.com

Subject: CU25-07 - A request for Conditional Use to allow multi-family residential in a Heavy Commercial (CH) Zoning District.

Property: 4155 Arden Rd legal description: Acres: 21.257, Lot: 1, Blk: 3, Subd: ARDEN ACRES, SEC 3 2ND R/P IN BLK 3 SEC 3

To whom it may concern,

At its meeting on **Monday, March 24, 2025** the Planning Commission for the City of San Angelo **approved, with conditions** the above Conditional Use to allow multi-family residential in a Heavy Commercial (CH) Zoning District, on the aforementioned property, subject to the following **four (4)** conditions of approval:

1. Except as otherwise specified or limited below, the development of the subject properties shall generally conform to the Low Rise Multi-family Residential (RM-1) Zoning District development standards.
2. All lighting, if provided, shall be fully shielded so as not to create any spillover glare onto adjacent properties or streets.
3. An urban design review will be required at site plan submittal.
4. The applicant shall receive approval for a zone change within 12 months of approval of this conditional use.

Please be advise that a permit may still be necessary, obtainable from the City's Permits and Inspections Division. Their offices are located at 52 W College Avenue, beside San Angelo's City Hall. They may also be reached by phone at (325) 657-4210. We will also send a copy of this clearance letter to their attention so that they will also understand the circumstances and issue the permit accordingly.

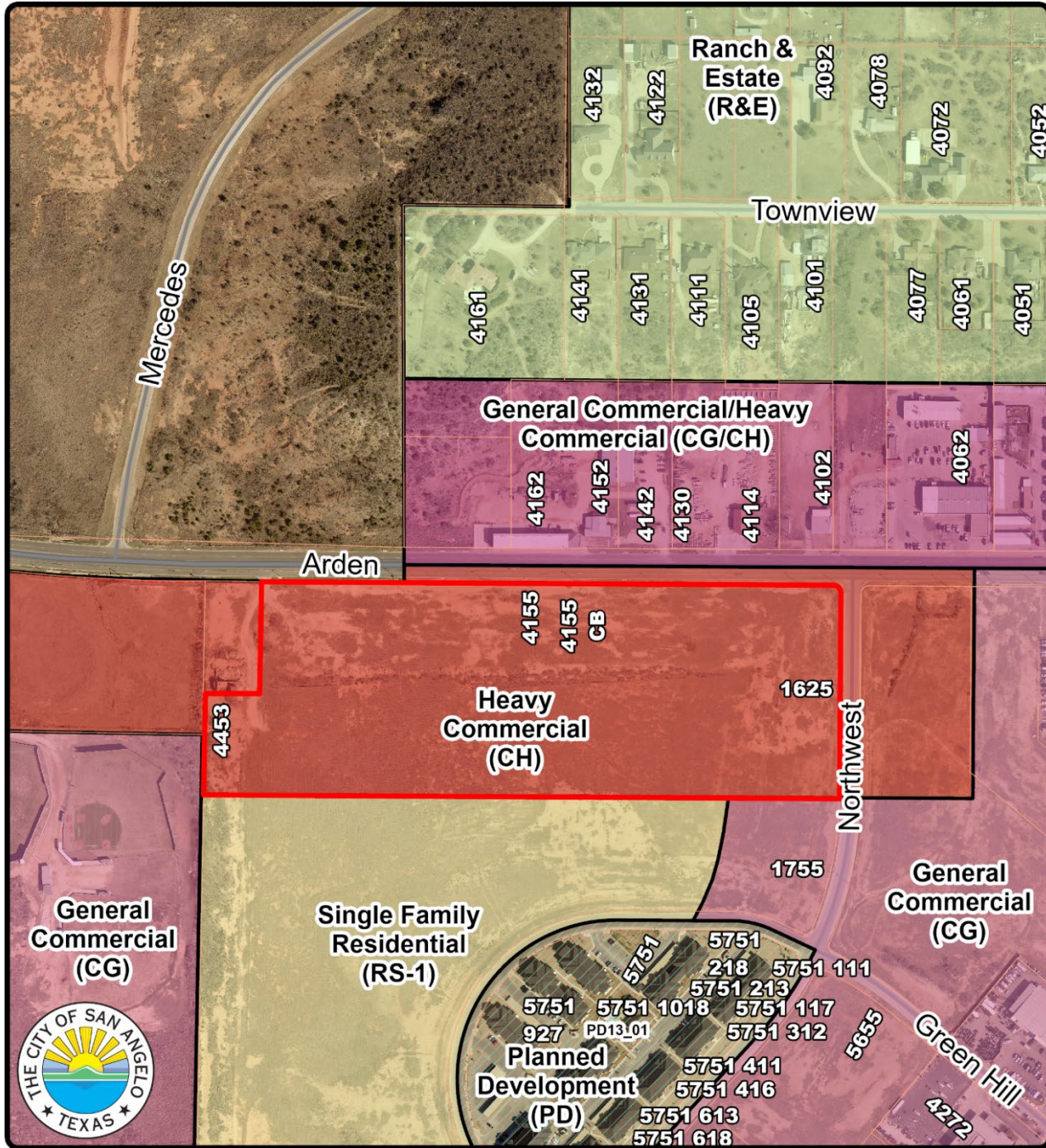
Also be advised that, according to Section 208 of San Angelo's City Ordinance, a Conditional Use is null and void if a building permit for the approved use is not acquired within 12 months of the date of approval.

If you have any questions or concerns about this matter, contact the Planning Division at (325)657-4210.

Sincerely,

Rae Lineberry

Rae Lineberry / Lead Planner



Zoning Map

CU25-07: 4155 Arden Rd.

Council District: #6 Larry Miller

Neighborhood: Bluffs

Subject Property: —



Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Arden Neff, Planning Technician, Planning and Development Services

Meeting Date: January 13, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z25-26, a request for a zone change from the Single-family Residential zoning district to the Two-family Residential zoning district for the property located at 2719 Waco St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The request from the property owner is to convert a small structure at the rear of the property to a full living structure. The current RS-1 zoning district does not allow accessory apartments by right; thus, the best path forward is to rezone the property to RS-2, allowing two dwellings on the same lot. The lot does meet the standards for RS-2, being over the 6,500 minimum lot size. This is a newly designated infill area and in an area with Neighborhood Commercial and small pockets of RS-2 that leans towards the transitional nature of the neighborhood, becoming more dense over time. The property is located 4 doors down from N Garfield and has the required parking spaces for RS-2 zoned property. The vision plan is neighborhood and allows this density without a Comprehensive Plan update for the property in question.

The Planning Commission heard the case on December 15th, 2025 and recommended approval with a 7-0 vote. One neighbor did respond via letter that they were opposed but did not give additional reasons for why they were opposed.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Planning recommends approval, with a 7-0 vote at Planning Commission.

Attachments:

- | | | |
|----|----------------------------|---------------------------------|
| 1. | 2719 Waco St Staff Report | 2719 Waco St Staff Report.pdf |
| 2. | Ordinance Z25-26 2719 Waco | Ordinance Z25-26 2719 Waco.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Arden Neff

Aaron Vannoy

Holly Crooks

Aaron Vannoy

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

STAFF REPORT
PLANNING COMMISSION – December 15, 2025
City Council First Reading – January 13, 2026

APPLICATION TYPE:		CASE:	
Zone Change		Z25-26: 2719 Waco	
SYNOPSIS:			
A request for approval of a zone change from Single-Family Residential (RS-1) to Two-Family Residential (RS-2) for the property located at 2719 Waco.			
LOCATION:		LEGAL DESCRIPTION(S):	
2719 Waco		Acres: 0.161, Lot: 5, Blk: 64, Subd: HATCHER ADDITION	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Joe Self Neighborhood – Bluffs	Current: RS-1 Proposed: RS-2	Neighborhood	0.161 acres
THOROUGHFARE PLAN:			
Waco St – Local Road			
NOTIFICATIONS:			
24 notices were mailed 11/25/2025. At the time of this report, 1 notice was returned in favor and 1 was returned in opposition.			
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: Robert Gonzales			
STAFF CONTACT:			
Arden Neff Planner (325) 657-4210, Ext. 1186 arden.neff@sanangelo.gov			

Information:

Applicant has requested a zone change to Two-Family Residential at a 50 x 140ft lot located at 2719 Waco. The area is in the most recently added Infill block, and is predominantly Single-Family with a few small pockets of Neighborhood Commercial and RS-2. This proposed zone change aligns with current neighborhood vision plans, will preserve the single-family character of the area, and services a demonstrated community need for unique/alternative housing via the COSADC housing study.

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 vision plan for this area is Neighborhood, and the lot falls within the Infill area. Staff notes that this request remains compatible with the future Neighborhood land use and aligns with the intent of the Infill area to incentivize residential development in select areas of the city.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**
This zone change would not conflict with any portion of the Zoning Ordinance. This is a rezone from one medium-density residential district to another in an area with Neighborhood land use, and the lot size meets the minimum 6,500 sqft standard for two-family units in RS-2.
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.**
While this area is predominantly RS-1, the intent of the applicant is to maintain a single-family façade by placing an accessory dwelling unit to the back of the lot in accordance with section 401 of Zoning Ordinance. The proposed amendment will not alter the function nor the visual character of the neighborhood; RS-2 is the appropriate zoning district to utilize these larger lots to provide additional affordable housing in the interim of the City's efforts to reform zoning ordinance. While paved access will be required to the back residence, the permitting process will ensure that the character of the abutting Waco street is preserved.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
This residence falls within the newest addition to the City's Infill area. These areas are chosen according to census tracts for low-to-moderate income; despite the entire area having longer lots, the average square footage of homes along this block face remains nearly half the size of new affordable housing via the US Census Bureau. This area's recent designation as infill communicates a need for innovative solutions to underutilized space.
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 does not anticipate any adverse environmental effects. Any necessary alterations to environment and infrastructure are mitigated via Zoning standards such as unit size, façade, parking, and utilities.

6. Community Need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.

The recently-released 2019 residential housing study demonstrates significant community need for innovative housing solutions in the City of San Angelo. The 116 page document includes several city-specific recommendations for which are reflected in the proposed amendment, including the promotion of ‘backyard cottages’, reduced lot sizes, and by-right construction of ‘middle housing types’. The executive summary states that the “greatest demand, as well as lack of supply, in the San Angelo housing market is entry level first time buyer homes in the \$175k - \$225k price range and rental units from \$875 - \$1300 a month” (10).

7. Development Patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.

The RS-2 zoning district is created to mirror the density of RS-1 areas while provide slightly more flexibility to homeowners. This amendment would continue the developmental pattern of the area, preserve its residential character and pace of life, and meet the growing pattern of backfill housing development in the City of San Angelo.

Recommendation:


Staff recommend **APPROVAL** of the zone change from Single-Family Residential (RS-1) to Two-Family Residential (RS-2) at 2719 Waco.

Attachments:


Notification Map
Zoning Map
Vision Map
Residential District Committee Intent Statement

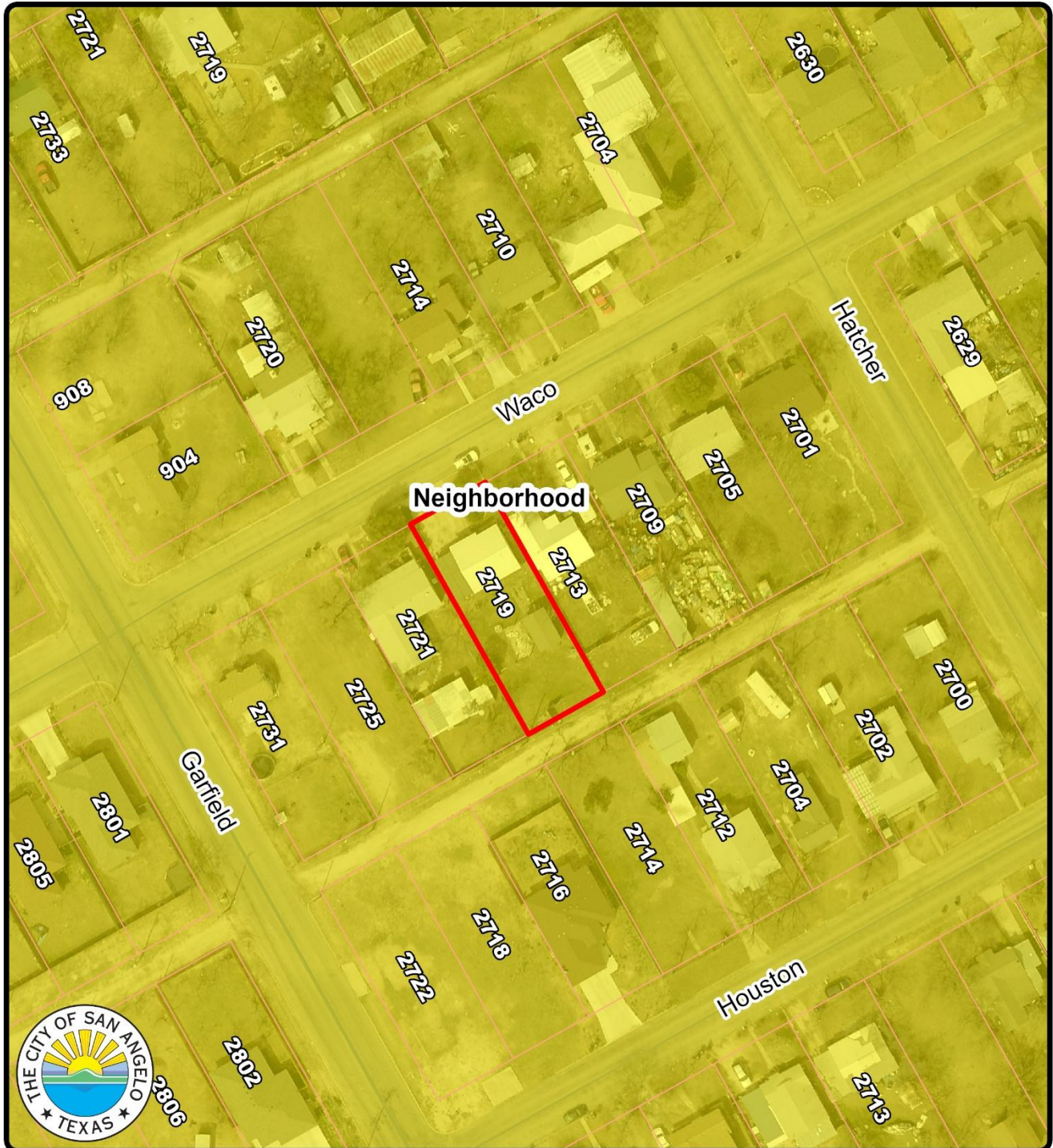


Zoning Map
Z25-26: 2719 Waco
Council District: #2 - Joe Self
Neighborhood: Bluffs

Subject Property: 

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

N 



Vision Map
Z25-26: 2719 Waco

Council District: #2 - Joe Self
Neighborhood: Bluffs

Subject Property: 

Scale:  Miles



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **APPROXIMATELY 0.161 ACRES LOCATED AT 2719 WACO STREET**; FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO TWO-FAMILY RESIDENTIAL (RS-2); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-26: 2719 Waco

WHEREAS, on the 15th day of December, 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 Two-Family (RS-2) Zoning District; and,

WHEREAS, on the 13th day of January, 2026, City Council held a public hearing on Z25-26, 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 located at 2719 Waco, described as 0.161 acres Lot 5, Block 64 of the Hatcher Addition within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit “A” of this Ordinance.

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

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

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

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

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

INTRODUCED on the **13th day of January, 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of February, 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: January 13, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z25-28, a request for a zone change from the Single-family Residential zoning district to the Neighborhood Commercial zoning district located at 3110, 3114, 3118, and 3122 Waco St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

The request is to rezone the property from RS-1 single family residential to Neighborhood Commercial (CN) zoning district on 4 lots and a small piece of a lot deeded to the owner along Waco Street, where there are no improvements beginning at their lots to the Houston Harter frontage rd. Neighborhood commercial is compatible adjacent to residential living as the requirements dictate low intensity uses which service immediate neighborhoods. This property along the Houston Harte Freeway is visible and has several other General Commercial and Heavy Commercial uses embedded in the neighborhood as it slowly transitions to more density and higher uses. By providing a neighborhood commercial zoning district, this can reduce impacts directly on RS-1 properties.

The ultimate goal would be to provide a retail sales space for flooring sales. If the zoning is approved, the applicants will move forward with an abandonment request of Waco St and then a replat to join all the land together. This would place the drive access at the existing curb approach from the frontage road as their entrance exit to the property.

The Planning Commission recommended approval at their Dec 15, 2025 meeting with a 7-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Z25-28 - Staff Report
2. Z25-28 WACO Zoning Ordinance

Z25-28 - Staff Report.docx
Z25-28 WACO Zoning Ordinance.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Holly Crooks
Aaron Vannoy
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

STAFF REPORT
PLANNING COMMISSION – December 15, 2025
City Council First Reading – January 13, 2025

APPLICATION TYPE:		CASE:	
Zone Change		Z25-28: 3110, 3114, 3118, and 3122 Waco St. and Acres: 0.026, Blk: 68, Subd: HATCHER ADDITION, N PART OF LOTS 3 & 4	
SYNOPSIS:			
A request for approval of a zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN) located at 3110, 3114, 3118, and 3122 Waco St. and Acres: 0.026, Blk: 68, Subd: HATCHER ADDITION, N PART OF LOTS 3 & 4.			
LOCATION:		LEGAL DESCRIPTION(S):	
3110, 3114, 3118, and 3122 Waco St. and Acres: 0.026, Blk: 68, Subd: HATCHER ADDITION, N PART OF LOTS 3 & 4		Hatcher Addition Block 55 lots 11-14 and Hatcher Addition Block 68 Northern part of Lots 3 and 4	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Joe Self Neighborhood – The Bluffs	Current: RS-1 Proposed: CN	Neighborhood Central	0.67 acres
THOROUGHFARE PLAN:			
Local Street – Waco St is unbuilt adjacent to these lots – future proposal to abandon and replat. W Houston Harte Expy. Frontage Rd – TXDOT and built to standard for frontage road.			
NOTIFICATIONS:			
21 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN).			
PROPERTY OWNER/PETITIONER:			
Owner: Phyllis Walcott			
STAFF CONTACT:			
Aaron Vannoy Planning and Development Services Director (325) 657-4210, Ext. 1542 Aaron.vannoy@sanangelo.gov			

December 15, 2025

Information:

This zone change will connect commercially zone areas with a low intensity use of Neighborhood Commercial. This zone allows for smaller buildings and lower traffic flows. Land use could be a limited range of retail trade and services, small incremental development.

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 for this property is "Neighborhood Center" which aligns with a low intensity Neighborhood Commercial zoning district. The proposed land use may be a small-scale carpet store which historically has a low traffic volume even if the building structure is slightly larger.
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. The existing use fits under Neighborhood Commercial zoning. Compare a carpet store to a convenience store, which typically falls within CN zoning district, the traffic volume is much lower; the heavy vehicle trips are fewer, and this does serve the neighborhood are with direct access to Houston Harte.
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. This has slowly turned more commercial and with low-rise multifamily units close by. Both indicate the land use is compatible with mixed use which will match the Comprehensive Plan.
4. **Changed Conditions.** Whether and the extent to which there are changed conditions that require an amendment.
A zone change to is to provide additional low intensity commercial along a major throughfare area. The connecting of low intensity commercial in the area matches previous zone changes along the frontage which allows a mixed use of commercial and multifamily residential.
5. **Effect on Natural Environment.** Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.
While the land has not been developed in many years there is not anticipation the natural environment will be changed significantly as the project is less that a ½ acre in size.
6. **Community Need.** Whether and the extent to which the proposed amendment addresses a demonstrated community need.
Neighborhood Commercial zoning at this location may help the community need to allow additional

December 15, 2025

commercial properties to develop and help stabilize property values 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.*

Neighborhood Commercial is a good transition zoning between low intensity commercial and residential uses. This location, the zone change 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 Neighborhood Commercial (NC).

Attachments:

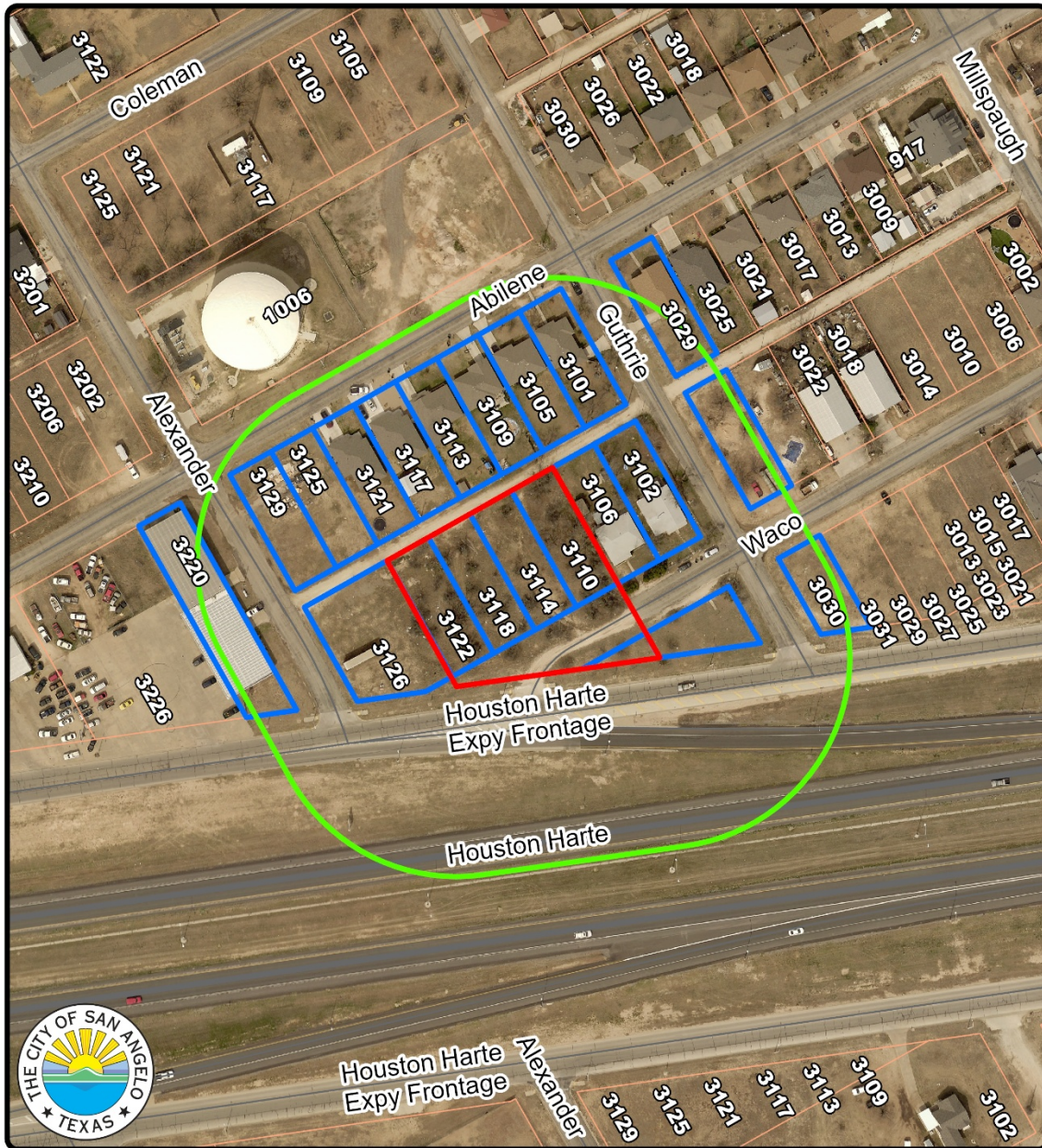
Notification Map

Zoning Map

Vision Map

December 15, 2025

Notification Map



Notification Map
ZBA25-28: 3110, 3114, 3118, 3122 Waco
Council District: #2 - Joe Self
Neighborhood: Bluffs

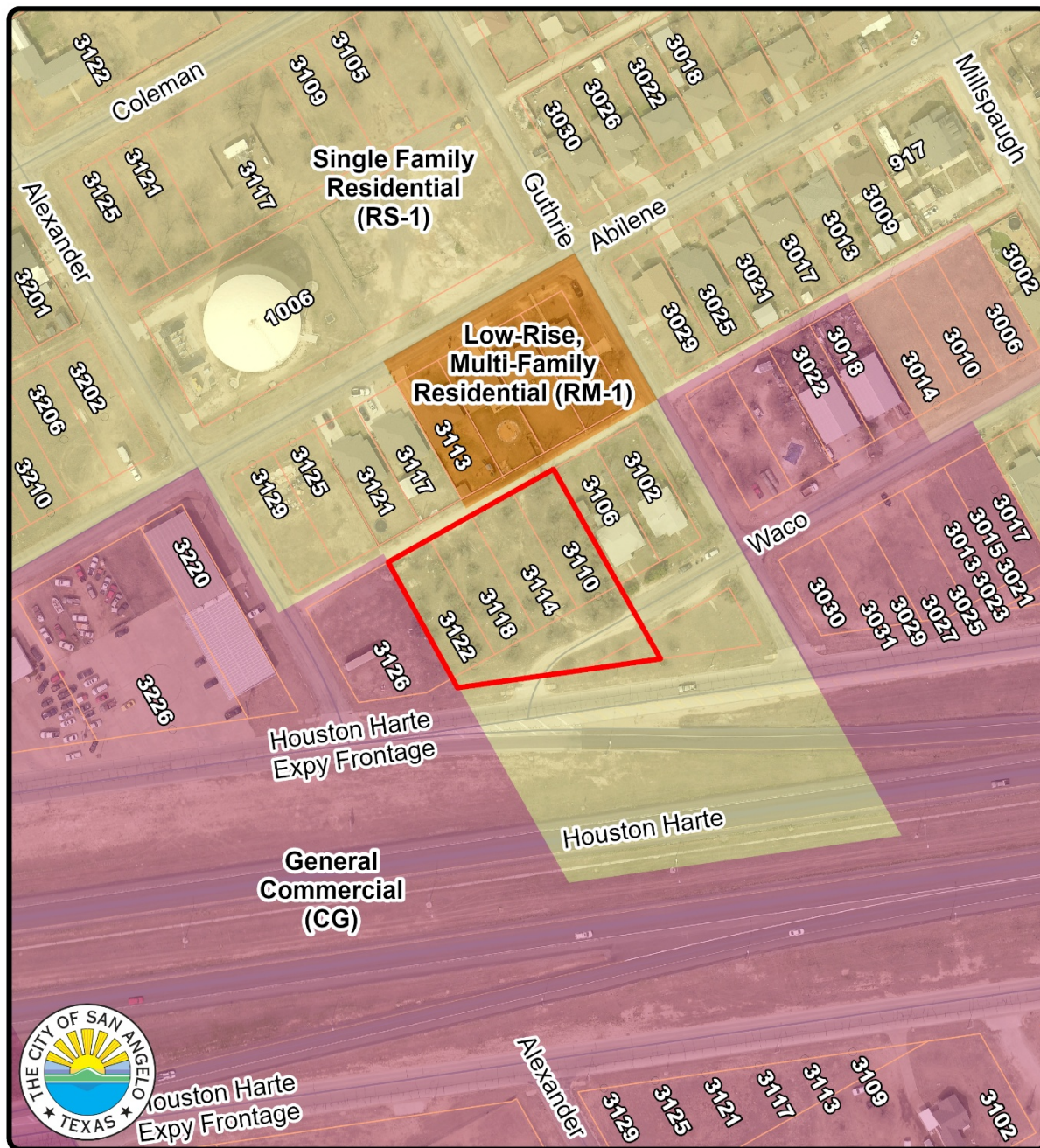
200' Range: —
Subject Property: —
Notified Properties: —

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

N

December 15, 2025

Zoning Map



Zoning Map

ZBA25-28: 3110, 3114, 3118, 3122 Waco

Council District: #2 - Joe Self
Neighborhood: Bluffs

Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **APPROXIMATELY 0.644 ACRES LOCATED AT 3110, 3114, 3118, AND 3122 WACO STREET BEING LOTS 11-14 OF BLOCK 55 OF THE HATCHER ADDITION AND 0.026 ACRES BEING THE NORTH PART OF LOTS 3 AND 4 IN BLOCK 68 OF THE HATCHER ADDITION;** FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO NEIGHBORHOOD COMMERCIAL (CN); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-28: 3110, 3114, 3118, and 3122 Waco St. and Acres: 0.026, Blk: 68, Subd: HATCHER ADDITION, N PART OF LOTS 3 & 4, totaling 0.67 acres

WHEREAS, on the 15th day of December, 2025, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed Neighborhood Commercial (CN) Zoning District; and,

WHEREAS, on the 13th day of January, 2026, City Council held a public hearing on Z25-23, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property located at 3110, 3114, 3118, and 3122 Waco St. described as 0.644 acres of Block 55, lots 11-14 in the Hatcher Addition and 0.026 acres, Blk: 68, Lots 3 and 4 in the Hatcher Addition for a total 0.67 acres described from all within the City of San Angelo,

Tom Green County, Texas as more particularly described and depicted on Exhibit “A” of this Ordinance.

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

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

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

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

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

INTRODUCED on the **13th day of January, 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of February, 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jonathan Flores, Budget Manager, Finance

Meeting Date: January 13, 2026

Item type: Regular Item

Caption:

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 capital projects and general supplies from fiscal year 2025 to consider carrying over into fiscal year 2026 for continuation of those items, Chadbourne drainage improvements project, TIRZ Public Improvement funding, and staffing levels to Fire Prevention (Presentation made by Finance Director Tina Dierschke)

Staff Recommendation:

Approve

Summary/History:

This proposed amendment contains the following items:

- Carryovers from fiscal year 2024-25 for capital projects and general supplies into fiscal year 2025-26
- Budget drainage elements of the Chadbourne Street project using Stormwater Fund fund balance
- TIRZ PD funding
- TIRZ Dangerous building funds
- Fire Prevention additional staffing

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
General Fund			-\$2,234,105
TIRZ			\$0
Stormwater Fund			-\$462,189
Streets Infrastructure Fund			\$0
General Capital Projects Fund			\$0

Financial Impact:

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

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|-----------------------------------|---------------------------------------|
| 1. | 2026 01-13 Ordinance | 2026 01-13 Ordinance.docx |
| 2. | BA Memo - Fire Inspector FTE | BA Memo - Fire Inspector FTE.pdf |
| 3. | BA Memo - TIRZ to Fire Prevention | BA Memo - TIRZ to Fire Prevention.pdf |
| 4. | BA Memo - TIRZ to PD | BA Memo - TIRZ to PD.pdf |
| 5. | BA Memo - Carryover with items | BA Memo - Carryover with items.pdf |
| 6. | BA Memo - Chadbourne project | BA Memo - Chadbourne project.pdf |

Presentation:

Tina Dierschke

Approvals/Reviews:

Jonathan Flores	Created/Initiated
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	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 CARRYOVERS INTO FISCAL YEAR 2026, CHADBOURNE DRAINAGE IMPROVEMENTS PROJECT, TIRZ PUBLIC IMPROVEMENTS, AND STAFFING LEVELS TO FIRE PREVENTION.

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

WHEREAS, the resources necessary for these changes are available.

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

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

INTRODUCED with public hearing on the 13th day of January 2026 and finally PASSED on this 3rd day of February 2026.

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
Proposed Budget Amendment**

Fund	Total Revenue Amendment	Total Expense Amendment	Net Benefit/(Cost)
General Fund	227,000	2,461,105	(2,234,105)
TIRZ	-	-	-
Stormwater	-	462,189	(462,189)
Street Infrastructure	2,111,224	2,111,224	-
General Fund Capital Projects	41,200	41,200	-
	\$ 2,379,424	\$ 5,075,718	\$ (2,696,294)

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

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
Carryovers to be approved by City Council from FY25 into FY26	Multiple Funds-Fund Balance	2,152,424	4,484,522	(2,332,098)
Drainage element for Chadbourne street project	Stormwater Fund Balance	-	364,196	(364,196)
TIRZ Police Funding	TIRZ Funding	100,000	100,000	-
TIRZ Dangerous Building	TIRZ Funding	75,000	75,000	-
Fire Prevention FTE	Intergovernmental Funding	52,000	52,000	-
		\$ 2,379,424	\$ 5,075,718	\$ (2,696,294)

Exhibit B

Classification plan for authorized positions:

	CURRENT	PROPOSED	DIFFERENCE
FIRE CHIEF	1	1	-
ASSISTANT CHIEF	2	2	-
BATTALION CHIEF	4	4	-
FIRE CAPTAIN	12	12	-
FIRE LIEUTENANT	21	21	-
FIRE ENGINEER (OR DRIVER)	49	49	-
FIRE FIGHTER	89	89	-
FIRE DEPARTMENT – CIVIL SERVICE SUBTOTAL	178	178	-
POLICE CHIEF	1	1	-
ASSISTANT CHIEF	2	2	-
POLICE LIEUTENANT	8	8	-
POLICE SERGEANT	28	28	-
POLICE OFFICER	141	141	-
POLICE DEPARTMENT – CIVIL SERVICE SUBTOTAL	180	180	-
CIVILIANS	627	628	1
TOTAL STAFFING LEVELS	985	986	1

Memo

To: Tina Dierschke, Finance Director

From:

Date:

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Source of Funding:

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

Project/Budget to be amended	Revenue	Expense

Additional Comments:

Memo

To: Tina Dierschke, Finance Director

From:

Date:

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Source of Funding:

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

Project/Budget to be amended	Revenue	Expense

Additional Comments:

Memo

To: Tina Dierschke, Finance Director

From:

Date:

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Source of Funding:

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

Project/Budget to be amended	Revenue	Expense

Additional Comments:

Memo

To: Tina Dierschke, Finance Director
From: Jonathan Flores, Interim Asst. Finance Director
Date: 01/13/2026
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Carryover remaining fiscal year 2025 funds for projects and supplies into fiscal year 2026

Source of Funding:

Multiple Funds - Fund Balance

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

Project/Budget to be amended	Revenue	Expense

Additional Comments:

See Attached chart for details

Department	Summary	Recommended CO amount
Human Resources	Employee Engagement Funds	55,200.00
Traffic Operations	Striping Supplies	4,619.00
Street and Bridge	Funding Request for FY26 Sealcoat	631,988.00
Street and Bridge	Funding Request for FY26 Sealcoat	1,479,236.00
Recreation	Funding Request for AEDs	2,257.00
Recreation	Funding Request for Southside Rec Improvement	19,605.00
Recreation	Funding Request for Pool 2nd Sanitation system	41,200.00
Stormwater	Funding Request for Herbicide Program	5,000.00
Stormwater	Funding Request for Stop the bleed Kits	3,853.00
Stormwater	Funding Request for upcoming Chadbourne Project	89,140.00

Memo

To: Tina Dierschke, Finance Director

From:

Date:

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Source of Funding:

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

Project/Budget to be amended	Revenue	Expense

Additional Comments:

Board and Commissions Application

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

Boards and commissions help shape the policies and priorities of the City of San Angelo. These appointed groups – made up of residents, subject matter experts and civic leaders –advise on issues ranging from planning and public safety to the arts and environmental sustainability.

By offering a structured way for the public to engage with local government, boards and commissions promote transparency, accountability and inclusive decision-making. Their work helps build public trust and ensures diverse voices are part of shaping San Angelo's future.

Name	Wendell Shane Mize
Email Address	████████████████████
Address	██████████
City	San Angelo
State	TX
Zip Code	76903
Phone Number	██████████
Registered San Angelo voter? (yes or no)	Yes
Resident of San Angelo since: (year)	2022
City Council Single-member District in which you reside:	3
Occupation/business affiliation:	Real Estate Property Mgmt, Investor, Developer

Occupation/business address:	4152 Arden Rd
Title/position:	Owner/ Self Employed
By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.	Yes
Today's date and time	12/17/2025 7:45 AM
Applying for:	Planning Commission
Recommended by:	Tommy Hiebert
Based on your board selection, do you meet the membership criteria outlined on the PDF version of the application/Board Ordinance?	Yes
If no, which criteria?	N/A
Tell us about yourself	
Education and/or professional licenses	Real Estate License/ General Lines Insurance license

Current municipal and civic organization memberships (positions and dates)

N/A

Previous municipal experience (positions, dates, where)

N/A

What personal qualifications can you bring to the board?

I've spent the last seven years working hands on in real estate, construction, and property management, not just on paper but in the field. I regularly deal with zoning, permits, redevelopment, and problem properties, so I understand how planning decisions actually play out in neighborhoods. I'm invested in San Angelo, I know the local market, and I approach growth with common sense!

What is your personal vision for the City?

I want to see San Angelo become a true one stop city. We have so much natural beauty and potential that I don't think we fully use yet. In my opinion, growth isn't a choice for us..... it's how we survive long term! We're the largest city in Texas without an interstate anywhere nearby, and that will eventually change, so we need to be ready for it. That means bringing in tax paying businesses, supporting the trades, and getting a new generation involved in development, local leadership, and business. That's the future I want to be part of building here.

Why do you want to serve on this board?

I want to serve on the Planning Commission because I'm actively involved in development and see firsthand how planning decisions affect neighborhoods and the city's future. I care about San Angelo's growth and want to bring a practical, common sense perspective to help guide smart, fair development for the community.

Is there anything else you would like to share about yourself?

I think you should mean what you say, and say what you mean. Open communication is always the answer!

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.

Board and Commissions Application

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

Boards and commissions help shape the policies and priorities of the City of San Angelo. These appointed groups – made up of residents, subject matter experts and civic leaders –advise on issues ranging from planning and public safety to the arts and environmental sustainability.

By offering a structured way for the public to engage with local government, boards and commissions promote transparency, accountability and inclusive decision-making. Their work helps build public trust and ensures diverse voices are part of shaping San Angelo's future.

Name	Yukio A. Kuniyuki III
Email Address	[REDACTED]
Address	[REDACTED]
City	San Angelo
State	TX
Zip Code	76904
Phone Number	[REDACTED]
Registered San Angelo voter? (yes or no)	Yes
Resident of San Angelo since: (year)	2016
City Council Single-member District in which you reside:	Tommy Hiebert
Occupation/business affiliation:	San Angelo PAC

Occupation/business address: 82 Gillis Street, SA TX 76903

Title/position: Executive Director

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.

Today's date and time 12/16/2025 5:00 PM

Applying for: Public Art Commission

Recommended by: Heather Morris

Based on your board selection, do you meet the membership criteria outlined on the PDF version of the application/Board Ordinance? Yes

If no, which criteria? N/A

Tell us about yourself

Education and/or professional licenses Bachelors of Arts in Mandarin Chinese from the University of Michigan, Masters of Arts in Intelligence Studies, US Army Intelligence Officer retired

Current municipal and civic organization memberships (positions and dates) Rotary Club of San Angelo 2023 to present
American Legion 2020 to present
Veterans of Foreign Wars 2020 to present
Central High School Booster Club Board 2024 to present
Fort Concho National Historic Landmark Board 2016-2018, 2020 to present

Previous municipal experience (positions, dates, where) No municipal experience

What personal qualifications can you bring to the board? Currently the Executive Director of the San Angelo Performing Arts Center. Over the last three years I've worked closely with Art in Uncommon Places to host their Artists for Artists Show & Sale as well as working to empower members of the Art Alliance of San Angelo to host events in SAPAC spaces. I am also a member of Texans for the Arts.

What is your personal vision for the City? My personal vision of San Angelo is to grow, enhance, and enable the cultural, visual and performing arts sector to ensure our community is a prime destination for travel and tourism. We need to empower the arts so that they can thrive and drive economic development and quality of life.

Why do you want to serve on this board? We need to evolve the board to not only support visual arts but to provide oversight and guidance for public performances. This is particularly important since the Public Arts Board is responsible for overseeing HOT fund disbursements to local arts organizations.

Is there anything else you would like to share about yourself? I want to make sure that San Angelo is prepared for the future and has a well informed strategic plan for the growth and development of cultural, visual, and performing arts.

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