



City Council Agenda 3/3/2026

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held March 3, 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 March 1-7, 2026, as Military Firefighter Appreciation Week
- b. Proclamation of March 2026 as March for Meals 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 February 17, 2026, City Council regular meeting minutes (Heather Stastny)
- b. Consider approving a Second Amendment with Sunoco, LLC to add two additional Temporary Monitoring Wells in the City's right-of-way and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Zeferino Mendoza)
- c. Consider a Lease Agreement between the City of San Angelo and Shannon Health Systems for the Health Department Nursing Division office space at 2030 Pulliam St., Suite 8 and authorizing the City Manager to negotiate and execute all related documents (Sandra Villarreal)
- d. Consider a resolution pursuant to the Public Funds Investment Act to award FIN-02-25 Investment Advisory Services to Meeder Public Funds Inc., for a 2-year term in the amount of \$40,000 per year and authorizing the City Manager to negotiate and execute all related documents (Jonathan Flores)
- e. Consider authorizing a cooperative purchase of High-Density Mineral Bond Surface Treatment (HA5) from Andale Construction, Inc. in the amount of \$613,412 through an Interlocal Agreement with the City of Hurst, Texas and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- f. Consider approving Change Order 2 and 3 for the Chadbourne Street CACP Project in the total amount of \$179,372.55 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

- g. Consider approving an agreement with ABM Custodial Services through BuyBoard contract #726-24 in the amount of \$262,491.86 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- h. Consider approving the Central Square Agreement for a Human Resources Information System through UKG, in the amount of \$144,027.50 with a 5% annual increase during the life of the agreement (Veronica Sanchez)
- i. Consider approving a Memorandum of Understanding between the City of San Angelo and the San Angelo Rotary Club regarding stewardship of Mountainview Park (“Rotary Park”) and authorizing the City Manager to negotiate and execute all related documents (Carl White)
- j. Consider an amended 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)
- k. Consider an amended resolution authorizing the San Angelo Police Department to apply for and accept an Office of the Governor Criminal Justice Training Grant in the amount of \$38,949 with no matching requirement and designating the City Manager as the authorized official to execute all necessary documents (Craig Thomason)
- l. Consider a resolution authorizing the San Angelo Police Department to apply for and accept an Office of the Governor Homeland Security Grant for the purchase of a Regional Mobile Command Vehicle, and designating the City Manager as the authorized official to execute all necessary documents (Adam Scott)
- m. Consider a resolution waiving the imposition and collection of certain planning and development fees to repair structures within the designated disaster area due to damages caused by the July 4th flood event for a period coinciding with the Declaration of Local Disaster (Aaron Vannoy)
- n. Second reading of an ordinance for:
 - 1. Z25-27, a request for a zone change from the General/Heavy Commercial zoning district to the Low-Rise Multifamily Residential zoning district; and
 - 2. CP25-03, a request to amend the Comprehensive Plan from Industrial to Neighborhood Center, located northwest of the intersection of E. Ave K & Duggan St. (Aaron Vannoy)
- o. Second reading of an ordinance for Z25-30, a request for a zone change from the Neighborhood Commercial zoning district to the Low-Rise Multi-family zoning district for a 1.17 acre property at the intersection of S. Bryant Blvd. and Century Dr. (Aaron Vannoy)
- p. Second reading of an ordinance for Z25-31, a request for a zone change from the General/Heavy Commercial and Light Manufacturing zoning district to the General Commercial zoning district at 1805 S. Bryant Blvd. (Aaron Vannoy)
- q. Second reading of an ordinance for:
 - 1. CP25-04, a request for a Comprehensive Plan Amendment from Neighborhood Center to Industrial; and
 - 2. Z25-32, a request for a zone change from the Ranch & Estate zoning district to the Heavy Manufacturing zoning district located at 3089 E. FM 2105 (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. A review of Infill and Empowerment Zone funding since 2019 with discussion and direction on how to structure the program in the upcoming budget cycle (Presentation made by Planner Arden Neff and Planning & Development Services Director Aaron Vannoy)
- b. 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 reimbursed capital expenditures, Stormwater maintenance projects, and equipment purchases (Presentation made by Assistant City Manager 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:
 1. 3501 N. US HWY 67
 2. 3014 McGill
 3. 2918 McGill
 4. Paulann Park Addition, Portion of Smith Blvd., Section 3, 1.750 Acres
- b. Section 551.071 — Consultation with attorney regarding Texas Open Meetings Act and Public Information Act

8. Follow Up and Administrative Issues


- a. Consider items discussed in Executive Session, if needed
- b. Consider approving various Board nominations:

Planning Commission: Thomas Mitchell Gatlin III (SMD 6) to a first term ending January 2028
Public Art Commission: Andres Gonzales (SMD 4) to an unexpired term ending April 2027
Zoning Board of Adjustment: Ken Roberts (Mayor) to a first full term ending January 2028, Lyndon Roberts-Galindo (SMD 5) to a third term 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 25th day of February 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 City of San Angelo is committed to recognizing the contributions of the Military Firefighter Heritage Foundation, for upholding their motto of “Defending those who Defend America” both home and abroad.

For twenty-five years the Military Firefighter Heritage Foundation has remained steadfast toward upholding its mission to preserve the history of the Military Firefighter and honoring our fallen brother and sister firefighters of the Department of Defense (DoD) Active Duty, Guard, Reserve, and Civilians, and support of those same families by any means possible; and

Since its founding in 2001, the Foundation has achieved remarkable milestones, beginning with the preservation of four vintage military firefighting vehicles, and now proudly displaying nineteen historic vehicles, including the iconic Kaman H-43 Pedro Rescue Helicopter along the memorial walkway leading to the Louis F. Garland DoD Fire Academy at Goodfellow Air Force Base.

The Foundation established the DoD Fire Academy Instructor of the Year Award to recognize the outstanding accomplishments of instructors from all four services and DoD Civilian Firefighters, with the overall Louis F. Garland DoD Fire Academy Instructor of the Year selected from five annual nominees.

On October 13, 2006, the Foundation dedicated the DoD Fallen Firefighter Memorial, now honoring over 150 DoD Fallen Firefighters, and has welcomed more than twenty-five families of fallen firefighters to the annual DoD Fallen Firefighter Memorial Service.

The Foundation founded the Memorial Scholarship Fund in 2010, providing \$5,000 scholarships to five deserving family members of DoD Firefighters each year, totaling over \$75,000 in awarded scholarships.

In 2013, the Foundation established the Lifetime Achievement Award and the DoD Fire Emergency Service Hall of Fame, honoring recipients and inductees annually at the Military Firefighter Heritage Foundation Firefighters Gala. To date 15 Lifetime Achievement Recipients and 100 Hall of Fame Inductees have been recognized.

The Foundation most recently created the MFHF Partnership Award, presented to outstanding members of the San Angelo Fire Department and Goodfellow AFB Fire Department, fostering growth and cooperation between the two departments.

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, on behalf of the City Council, do hereby proclaim the week of March 1–7, 2026, as

Military Firefighter Appreciation Week

in the City of San Angelo. I congratulate the Military Firefighter Heritage Foundation for twenty-five years of dedicated service to Military Firefighters around the world, for preserving their history, and for honoring DOD Fallen Firefighters and their families.

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 3rd day of March 2026.

Tom Thompson
Mayor of the City of San Angelo

Proclamation

Meals For The Elderly was founded in August 1974 through the vision and determination of Mary Alice Rodgers, who recognized the need to support homebound seniors with nutritious meals so they could delay or avoid nursing home placement. What began with the delivery of sixteen meals from a donated building has grown into a vital private nonprofit organization serving Tom Green, Concho, and Irion Counties, as well as Miles, Texas.

Over the past 50 years, Meals For The Elderly has delivered more than four million meals to over 10,000 individuals, empowering adults in our community to maintain autonomy within the comfort of their homes through nourishing meals, coordinated services, and meaningful personal interaction. The vision of Meals For The Elderly is a future where no adult is hungry, isolated, or forgotten. Meals For The Elderly is a proud, independent organization and a member of Meals on Wheels America, joining more than 5,000 community-based providers nationwide in the shared mission of addressing senior hunger and isolation.

March is recognized nationally as “March for Meals,” celebrating the Older Americans Act Nutrition Program established on March 22, 1972, which laid the foundation for the Meals on Wheels network serving more than two million seniors annually. On March 10, 2026, the Daughters of the British Empire will present a check to Meals For The Elderly in honor of March for Meals, demonstrating the generosity and compassion of our community.

Community Champions will participate in meal deliveries on Thursday, March 19, 2026, experiencing firsthand the impact of this essential service and raising awareness of the needs of our homebound neighbors.

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim March 2026 as

March for Meals Month

in the City of San Angelo, Texas, and encourage all citizens to learn more about the contributions of Meals For The Elderly by following their work on Facebook, exploring volunteer opportunities, and supporting their mission through donations.

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 3rd day of March 2026.

Tom Thompson
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, February 17, 2026

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 Tom Thompson called the regular session of the San Angelo City Council to order at 5:38 pm. on Tuesday, February 17, 2026, 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 Gary Jenkins.

3. Proclamations/Recognitions

No proclamations/recognitions.

4. Public Comment

Citizen Don Wellen (SMD 5) – Immigration & Customs Enforcement
Citizen Caitlin Wylie (SMD 5), Heather Wylie (SMD 3), Joseph Pillips (SMD 3) – data center regulations
Citizen Richard Summers (SMD 5) – Chapter 380 Agreements and data centers
Citizen China Young (SMD 4) – transparency regarding data centers
Citizen Jamal Schumpert (SMD 3) – thanked Council for holding an evening meeting
County Resident Gin Jespersion – A.I.
Citizen Jaton Giese (SMD 5) – data centers and City Manager authority

5. Consent Agenda

- a. Approval of the January 13, 2026, and February 3, 2026, City Council regular meeting minutes (Heather Stastny)
- b. Award of WU-03-26 Water Distribution/Collections Warehouse Inventory to APSCO Supply and Core & Main for 1-year with two 1-year extensions, and authorizing the City Manager to negotiate and execute all related documents (Danielle Rix)
- c. Approval of a contract with Cellco Partnership d/b/a Verizon Wireless and its related entities for purchase of wireless services and products under DIR-TELE-CTSA-003, and authorizing the City Manager to negotiate and execute all related documents (Bucky Hasty)

- d. Adoption of a resolution to apply for and accept the Texas State and Local Cybersecurity Grant Program (SLCGP) grant and authorizing the City Manager to negotiate and execute all related documents (Bucky Hasty)
- e. Adoption of a resolutions in support of a Texas Department of Transportation Highway Safety Improvement Project Grant, authorizing the City Manager to negotiate and execute Advanced Funding Agreements for intersection improvements in the amount of \$2,757 for Main and 19th St., and \$31,013 for Ave. N and Ben Ficklin (Patrick Frerich)
- f. Renewal of a Memorandum of Understanding with the Bureau of Reclamation and Texas Parks and Wildlife Department for the management of public hunting at the Twin Buttes Reservoir and authorizing the City Manager to negotiate and execute all related documents (Carl White)

Citizen Jaton Giese (SMD 5) made public comments regarding items 5d. and 5e.

Motion: Council Member Thomas made a motion, seconded by Council Member Self, to approve the Consent Agenda with the exception of Items 5c. and 5f. The motion carried unanimously (7) ayes to (0) nays.

Motion: Mayor Thompson made a motion, seconded by Council Member Hesse Smith, to approve item 5c. as presented by Information Technology Director Bucky Hasty and Police Chief Travis Griffith. The motion carried unanimously (7) ayes to (0) nays with no public comment.

Motion: Council Member Keely made a motion, seconded by Council Member Hesse Smith, to approve Item 5f. as presented by Parks & Recreation Director Carl White. The motion carried (7) ayes to (0) nays with no public comment.

6. Regular Agenda

- a. Consider approving TIRZ incentive request for three South TIRZ private projects totaling \$275,000:
 - 1. 402 W Beauregard Ave.
 - 2. 421 W. Twohig
 - 3. 40 W. Twohig(Presentation made by Planning and Development Services Director Aaron Vannoy)

Motion : Council Member Thomas 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. First reading and public hearing of an ordinance for:
 - 1. Z25-27, a request for a zone change from the General/Heavy Commercial zoning district to the Low-Rise Multifamily Residential zoning district; and
 - 2. CP25-03, a request to amend the Comprehensive Plan from Industrial to Neighborhood Center, located northwest of the intersection of E. Ave K & Duggan St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

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

- c. First reading and public hearing of an ordinance for Z25-29, a request for a zone change from the Zero Lot Line Twinhome and Townhome Residential zoning district to the Low-rise Multi-family

Residential zoning district, located across 33 lots along Skyview Ln. (Presentation made by Planning and Development Services Director Aaron Vannoy)

Citizens Norman Ray Jenkins (SMD 6), Steven Hampton (SMD 6), David Duncan (SMD 6), Will Barnes (SMD 1), Scott Allison (SMD 1), Shellie Sturgeon (SMD 6) and Frederick Hernandez (SMD 6) provided public comment related to the proposed zone change.

Applicant Zane Williard (SMD 1) discussed the proposed zone change.

Motion: Mayor Thompson made a motion, seconded by Council Member Thomas, to approve the item as presented. The motion failed (2) ayes to (5) nays.

- d. First reading and public hearing of an ordinance for Z25-30, a request for a zone change from the Neighborhood Commercial zoning district to the Low-Rise Multi-family zoning district for a 1.17-acre property at the intersection of S. Bryant Blvd. and Century Dr. (Presentation made by Planning and Development Services Director Aaron Vannoy)

Motion: Council Member Hiebert 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.

- e. First reading and public hearing of an ordinance for Z25-31, a request for a zone change from the General/Heavy Commercial and Light Manufacturing zoning district to the General Commercial zoning district at 1805 S. Bryant Blvd. (Presentation made by Planning and Development Services Director Aaron Vannoy)

Motion: Council Member Thomas made a motion, seconded by Council Member Keely, 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:
1. CP25-04, a request for a Comprehensive Plan Amendment from Neighborhood Center to Industrial; and
2. Z25-32, a request for a zone change from the Ranch & Estate zoning district to the Heavy Manufacturing zoning district located at 3089 E. FM 2105 (Presentation made by Planning and Development Services Director Aaron Vannoy)

Motion: Council Member Keely 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.

- g. Discussion and direction for staff to consider design guidelines and conditional use processes for data center type projects in the Northeast Master Plan (Presentation by Planning and Development Director Aaron Vannoy, Chief Project Officer Rick Weise and Westwood Consultant Aric Head)

Citizens Richard Summer (SMD 5), Wade Mayer (SMD 3), China Young (SMD 4) and Russell Gully (SMD 1) provided public comment regarding design and conditional use guidelines for data center projects.

Direction: Council directed staff to prepare draft policies/ordinances consistent with the guidelines presented addressing major issues, i.e. water, sq. footage, etc., for consideration by the Planning Commission.

7. Closed Session

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

- a. Section 551.072 — Deliberations about real property regarding 605 Rio Concho Dr.
- b. Section 551.072 - Deliberations about real property regarding 70 E. 43rd St.
- c. Section 551.071 — Consultation with attorney regarding platting and zoning issues related to the July 4th flood disaster

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: Michelle Garcia (SMD 4) to an unexpired term ending December 2027
Construction Board of Adjustments and Appeals: Michael Spencer (SMD 1) to a third term ending February 2028
Economic Development Corporation: Lorenzo Lasater (SMD 1) to a second term ending February 2028
Fort Concho Museum Board: Michael Powers (SMD 4) to a second term ending January 2028

Motion: Council Member Hiebert made a motion, seconded by Council Member Coffey, 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

9. Adjournment

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

There being no further business, the meeting adjourned at 9:49 p.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Tommy Hiebert, Mayor Pro Tem

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: March 3, 2026

Item type: Consent Item

Caption:

Consider approving a Second Amendment with Sunoco, LLC to add two additional Temporary Monitoring Wells in the City's right-of-way and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Zeferino Mendoza)

Staff Recommendation:

Approve

Summary/History:

Temporary Monitoring Wells are for 1733 Pulliam St.; proposed MW-13 is in the ROW on N. Schroeder and proposed MW-14 is in the ROW on Spaulding.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | |
|-------------------------|--------------------------|
| 1. Map_Additional Wells | Map_Additional Wells.png |
|-------------------------|--------------------------|

Presentation:

Sarah Tackett, Zeferino Mendoza

Approvals/Reviews:

Sarah Tackett	Created/Initiated
Brandon Dyson	Approved
Zeferino Mendoza	Approved
Heather Stastny	Final Approval

Search

1733 Pulliam Street, San Angelo, TX Search

ex: 94043

Get Directions History

A 1733 Pulliam St
1733 Pulliam St, San Angelo, TX 76905

Places

- Make sure 3D Buildings layer is checked
- New store location
- A 40830/2155
- B 40859/2159
- C 40860/2160
- D 40949/2161
- E 40869/2167
- F 40831/2168
- G Exxon 5101
- H Exxon 5103
- I El Campo
- J Athletic Club
- MW-12
- MW-11
- MW-5
- MW-4
- MW-3
- MW-2
- MW-1
- MW-6
- MW-10
- MW-9
- MW-8
- MW-7
- Kunkel Well
- Bravo Well
- Untitled Placemark
- UST
- Dispenser 1/2 Location
- Proposed MW-13
- proposed MW-14



Layers

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sandra Villarreal, Director of Health, Health Services

Meeting Date: March 3, 2026

Item type: Consent Item

Caption:

Consider a Lease Agreement between the City of San Angelo and Shannon Health Systems for the Health Department Nursing Division office space at 2030 Pulliam St., Suite 8 and authorizing the City Manager to negotiate and execute all related documents (Sandra Villarreal)

Staff Recommendation:

Approve

Summary/History:

Because of the Master Plan and with the City Hall / Health Building Revitalization Project that began in 2010, the Nursing-Health Department was relocated to 2030 Pulliam Street, Suite 8. Terms of the current contract expire on March 31, 2026. At this time, there is no space available in the renovated portions of City Hall or the Health Building for Nursing Division and thus require the City's Nursing Division to continue to rent this space from Shannon Health System.

Funding Source(s):

Financial Impact:

The rental rate proposed by Shannon Health for the 3,222 square foot space is \$0.947 per sq. ft. or \$3,053.17 per month, which shall include insurance on the real property. The rental rate will be adjusted annually after the first year at the rate of three percent (3%). There is no cost burden to the general fund; grant funds are utilized to pay for the lease of space.

Other Information/Recommendation:

Attachments:

1. City of San Angelo-NURSING - Lease 2026 (Final) City of San Angelo-NURSING - Lease 2026 (Final).pdf

Presentation:

Sandra Villarreal

Approvals/Reviews:

Sandra Villarreal
Sandra Villarreal
Brandon Dyson
Jeffrey Tomlinson
Tina Dierschke
Holly Crooks
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Approved
Final Approval

LEASE AGREEMENT

SHANNON MEDICAL CENTER AND CITY OF SAN ANGELO

This Lease Agreement, effective April 1, 2026, is by and between Shannon Medical Center ("SMC") and City of San Angelo ("City").

WHEREAS, SMC is a non-profit corporation operating a licensed hospital, whose sole member is Shannon Health System;

WHEREAS, City is a municipality;

WHEREAS, SMC desires to lease certain property to City;

NOW, THEREFORE, the parties enter into the following Agreement.

1. **PREMISES.** SMC leases to City and City leases from SMC in "as is" condition the real property and the building and other improvements located on the real property ("Premises"), situated in San Angelo, Tom Green County, Texas, and described as follows:

The St. John's Campus, 2030 Pulliam, San Angelo, Texas, Suite 8, comprised of a total of Three Thousand Two Hundred Twenty-Two (3,222) square feet.

2. **TERM.** The term shall commence April 1, 2026, for a period of three (3) years ("Initial Term"). The Term of this Agreement shall be renewed automatically for successive Terms of one (1) year ("Renewal Term") under the same terms and conditions unless one Party notifies the other at least thirty (30) days before the end of the then current Term, in writing, of its intent to terminate effective at the end of the then current Term.

A. **Contingency Clause:** Funding for this Lease is contingent on the availability of funds and continued authorization for program activities, and the Lease is subject to amendment or termination due to lack of funds, reduction of funds and/or change in regulations, upon thirty (30) days' notice.

3. **PURPOSE.** The premises may be utilized for medical related purposes including medical clinic for the Nursing Division of City of San Angelo Health Services Department.

4. **CASH RENT:** The rental rate for all space rented shall be Three Thousand Fifty Three and 17/100 Dollars (\$3,053.17) per month (\$0.947 per month per square foot), which shall include insurance on the real property. The rental rate will be adjusted annually after the first year at the rate of three (3%).

A. **Manner of Payment.** On the first day of each month of the Lease term, City shall pay to SMC rent due. Rent shall begin on the effective date of this Agreement.

B. **Place of Payment.** All cash rent shall be paid to SMC at the address given in this Lease Agreement for notices to SMC to the attention of the Accounting Department.

C. **Refund of Prepaid and Unearned Cash Rent.** If this Lease terminates before the expiration date for reasons other than City's default, prepaid cash rent shall be prorated to the date of termination, and SMC shall immediately repay to City all cash rent then prepaid and unearned.

5. **UTILITIES.** SMC shall make all arrangements for and pay for gas, electricity, and water services furnished to or used by City at the Premises. City shall pay SMC for its pro rata share of utilities.

6. **EXPENSES IN ADDITION TO CASH RENT.** In addition to the cash rent provided for in paragraph 3, City shall pay the following additional expenses:

- A. Personal Property Taxes. City shall be responsible for personal property taxes attributable to the City's personal property on or in the total Premises. .
- B. Equipment and General Liability Insurance. During all times this lease is in effect, City will be self-insured for general liability. A letter affirming self-insured status of City will be provided to SMC from the Risk Manager of City of San Angelo.
- C. Biomedical Waste Disposal. City shall be responsible for the cost of disposal of its biomedical waste, if any, in accordance with state and federal laws.
- D. Other Services. City shall obtain and pay for telephone and computer connections and wiring and all janitorial and trash collection services related to its use of the leased Premises.
7. PARKING PLACES. SMC shall provide sufficient dedicated parking places to meet the parking requirements set forth in the zoning ordinance for City of San Angelo. Some of the parking places may not be adjacent to the building site.
8. SPECIAL USE. City shall have the exclusive right during the term of this Lease to use the Premises for medical related purposes including medical clinic for the Nursing Division of City of San Angelo Health Services Department and for purposes directly related to such authorized and legitimate use as may be compatible to City's use of the Premises and not significantly detrimental to SMC's ownership. Provision of ancillary services, if any, is restricted to services being provided in Premises on the initial effective date of this Lease.
9. CARE OF PREMISES/IMPROVEMENTS.
- A. Care of Premises. City shall maintain the Premises in good order without permitting hazard, nuisance or waste upon the Premises.
- B. Improvements. No alterations or improvements shall be made or constructed in or on the Premises by either party without first having written specifications of such proposed alterations or improvements approved and executed by persons having authority of the governing bodies of both SMC and City.
10. RIGHT TO SUBLET OR ASSIGN. City agrees not to sublet the Premises or any part of the Premises, or assign this Lease Agreement or any part of it to any person, persons, or entities whatsoever, without first obtaining the consent of SMC.
11. INDEMNITY.
- A. City agrees to the extent allowed by law to be responsible for all claims, demands, damages, costs and expenses, including reasonable attorney's fees for the defense thereof, arising from the conduct or management of City's business in the Premises or from any breach on the part of City of any conditions of this Lease by its agents, contractors, employees, subtenants, concessionaires, or licensees in or about the Premises. In case of any action or proceeding brought against SMC by reason of any such claim, City, upon notice from SMC, covenants to defend such action or proceeding by counsel acceptable to SMC. NOTWITHSTANDING THE FOREGOING, the parties stipulate and agree that the provisions of this Lease Agreement shall not be construed so as to waive the sovereign immunity of City or application of the Texas Tort Claims Act with respect to all claims, demands, damages, costs and expenses arising directly or indirectly from this Lease Agreement; nor does this Lease Agreement create any rights in individuals not a party to it.
- B. SMC agrees to be responsible for all claims, demands, damages, costs, and expenses, including reasonable attorney's fees for the defense thereof, arising from the conduct or management of SMC's responsibilities under this Lease or from any breach on the part of SMC of any conditions of this Lease by its agents, contractors, employees, subtenants, concessionaires, or licensees in or about the Premises. In

case of any action or proceeding brought against City by reason of any such claim, SMC, upon notice from City, covenants to defend such action or proceeding by counsel acceptable to City.

12. FIRE AND OTHER CASUALTY.

A. If the Premises are damaged by fire or any other casualty and can be restored within ninety (90) days, SMC will, at its expense, restore the Premises to substantially the same condition as they existed before the casualty. If SMC fails to completely restore the Premises within 90 days from the date of written notification by City to SMC of the casualty, City may terminate this Lease by written notice to SMC.

B. If the Premises cannot be restored within 90 days, SMC has the option to restore or not to restore the Premises. If SMC chooses not to restore, this Lease will terminate. If SMC chooses to restore, SMC will notify City of the estimated time to restore and give City an option to terminate this Lease by notifying SMC within ten (10) days. If City does not terminate this Lease, it shall continue and SMC shall restore the Premises as provided in paragraph "A" above.

C. To the extent the Premises are untenable after the casualty, and the damage was not caused by City, the rent will be adjusted to that which may be fair and reasonable.

D. Notwithstanding the provisions of Section 12(A-C) of this Lease, if the Premises or building, or any portion of the Premises or building, are damaged by fire or other casualty resulting from the fault or negligence of City or any of City's agents, and without the fault or negligence of SMC, contributory or otherwise, the rent under this Lease will not be diminished during the repair of that damage, and City will be liable to SMC for the cost and expense of the repair and restoration of the Premises or the building, or any part of the Premises or the building, caused to the extent that cost and expense is not covered by insurance proceeds.

13. DEFAULT OF CITY. The occurrence of any of the following shall constitute a default by City:

A. Failure to pay rent when due, if the failure continues for five (5) days after notice has been given to City.

B. Failure of either City or SMC to perform any other provision of this Lease if the failure to perform is not cured within 30 days after written notice describing facts that constitute the default has been given to the party in default. If the default cannot reasonably be cured within 30 days, the defaulting party shall not be in default of this Lease if it commences to cure the default within the 30-day period and diligently and in good faith continues to cure the default.

14. REMEDIES. If either party commits a default and remains in default beyond the time period permitted for curing the default, the party not in default may terminate this Lease or may enforce any other remedy provided by law.

15. ENTRY. SMC, and SMC's authorized representatives, shall have the right to enter the Premises at all reasonable times for any of the following purposes in addition to any other specific purpose specified elsewhere in this Lease:

A. To determine whether the Premises are in good condition and whether City is complying with City's obligations under this Lease.

B. To do any necessary maintenance to the Premises that SMC has the right or obligation to perform.

16. ATTORNEY FEES. If either party commences an action against the other party arising out of or in connection with this Lease, the prevailing party shall be entitled to recover reasonable attorney's fees and costs of suit.

17. TERMINATION OF LEASE UNDER CERTAIN CONDITIONS.

A. In the event City shall be adjudicated a bankrupt or shall institute any character of proceedings seeking any composition of debts, extension of debts or other relief as a debtor under any law now or hereafter in force or, in the event City makes any voluntary assignment for the benefit of creditors, SMC may at its option immediately or, at such time thereafter as they deem proper after notice to City, terminate this Lease. Upon such termination, SMC may immediately or, at any time thereafter without further notice or demand, enter into and upon the Premises and expel City from the Premises and remove City's property and effects without being deemed guilty in any manner of trespass and without incurring any liability of any kind or character to City or to anyone claiming under it. It is understood and agreed that the termination of this Lease as to the interest of City under the provisions of this section or the expulsion of City from the Premises shall not in any manner or to any extent relieve or release the guarantors from their obligations and as between SMC and such guarantors.

B. Either SMC or City may terminate this Lease by delivering to the other party a written notice of intent to terminate the Lease Agreement at least 60 days prior to the effective date of termination. By such termination, neither party may nullify obligations incurred prior to the effective date of termination.

18. NOTICE. All notices under this Lease Agreement shall be in writing and delivered either by personal delivery or by United States certified mail, return receipt requested, to the parties as follows:

SMC

Shannon Medical Center
Attention: Office of General Counsel
120 East Harris Street
San Angelo, Texas 76903

CITY

City of San Angelo
Attention: City Manager
72 W. College Avenue
San Angelo, Texas 76903

With a Copy to:

City of San Angelo
Attn: Real Estate Division
72 W. College Avenue
San Angelo, Texas 76903

Such notices shall be deemed given when received by such party's designated representative or three days after properly addressed and postmarked certified mail.

19. REMOVAL OF CITY'S PERSONAL PROPERTY. Upon the expiration or termination of this Lease, if City is not then in default in the performance of any of its covenants and obligations, City shall have the right to remove from the Premises all fixtures and items of personal property owned by City which are not permanently attached to the realty or to the building and improvements, provided such removal does not in any manner injure or deface such land, buildings or improvements.

20. GENERAL PROVISIONS.

A. Consent of Parties. Whenever consent or approval of either party is required, that party shall not unreasonably withhold such consent or approval.

B. Definitions. As used in this Lease, the following words and phrases have the following meanings:

- i. "Expiration" shall mean the coming to an end of the time specified in the Lease as its duration, including any extension of the term resulting from the exercise of an option to extend.

- ii. "Term" shall mean the period of time during which City has a right to occupy the Premises.
- iii. "Termination" shall mean the ending of the term for any reason before expiration, as defined here.

C. Severability. If any provision of this Lease Agreement or the application of the Lease Agreement to any person or circumstance is deemed inoperable, invalid, or otherwise ineffective by order of court or operation of law, the remainder of this Lease Agreement and the application of any such provision to other persons or circumstances shall not be affected or modified thereby.

D. Amendments. This Lease Agreement shall not be amended, altered or changed except by a written agreement of the parties.

E. Successors and Assigns. This Lease Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors and permitted assigns. However, this Lease Agreement shall not be assignable by either party without the prior written consent of the other party, which consent shall not be unreasonably withheld.

F. Waiver of Default or Breach. No waiver by any party of any default of, or breach by, any party under this Agreement shall operate as a waiver of any future default or breach, whether of like or different character or nature.

G. Counterparts. This Lease Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

21. COMPLIANCE WITH LAWS; ADA. SMC represents and warrants that, as of the Commencement Date, the Premises, including all common areas, building systems, and means of access, are in compliance with all applicable federal, state, and local laws, regulations, codes, and ordinances, including without limitation the Americans with Disabilities Act of 1990, as amended (ADA), the Texas Accessibility Standards (TAS), and all applicable building, fire, and health codes, for the use permitted under this Lease.

SMC shall be responsible, at its sole cost and expense, for correcting any noncompliance existing as of the Commencement Date or relating to the base building, structure, or common areas of the Premises.

City shall be responsible only for compliance arising solely from City's specific use of the Premises or from alterations or improvements made by City after the Commencement Date.

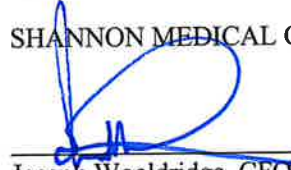
(Signature Page Follows)

This Agreement is effective as of April 1, 2026.

Executed in duplicate originals on _____.

"SMC"

SHANNON MEDICAL CENTER


Joseph Wooldridge, CFO

"CITY"

CITY OF SAN ANGELO

Daniel Valenzuela, City Manager

ATTEST:

Julia Antilley, City Clerk

THE STATE OF TEXAS §

COUNTY OF TOM GREEN §

This instrument was acknowledged before me on the 5th day of February, 2026, by Joseph Wooldridge, as Chief Financial Officer of SHANNON MEDICAL CENTER a Texas nonprofit corporation, on behalf of said corporation.

 DARLA BISHOP
Notary Public, State of Texas
Comm. Expires 04-29-2029
Notary ID 133070353


STATE OF TEXAS §

COUNTY OF TOM GREEN §

This instrument was acknowledged before me on the ___ day of _____ 2026, by Daniel Valenzuela, City Manager of the CITY OF SAN ANGELO, a Texas home rule municipal corporation, on behalf of said corporation pursuant to resolution of its City Council.

Notary Public, State of Texas

APPROVED AS TO CONTENT

APPROVED AS TO FORM

Sandra Villarreal, Health Services Dir.

Brandon Dyson, Deputy City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jonathan Flores, Budget Manager, Finance

Meeting Date: March 3, 2026

Item type: Consent Item

Caption:

Consider a resolution pursuant to the Public Funds Investment Act to award FIN-02-25 Investment Advisory Services to Meeder Public Funds Inc., for a 2-year term in the amount of \$40,000 per year and authorizing the City Manager to negotiate and execute all related documents (Jonathan Flores)

Staff Recommendation:

Approve
Adopt

Summary/History:

A request for proposals for the City's Investment Advisory Services contract was issued in October 2025. The request required that proposals adhere to the City's investment policy and guidelines and comply with the State of Texas Public Funds Investment Act (PFIA). Proposals were evaluated based on experience with similar portfolios, the qualifications of firm personnel, investment strategy, and fees. Meeder Public Funds was selected based on the criteria, and the Investment Oversight Committee approved the selection at their February 3, 2026, meeting.

A resolution is attached to this item in accordance with the Public Funds Investment Act.

The City's acceptance of Meeder Public Funds' proposal would continue the arrangement that has existed between the City and Meeder since April 2021. During that period, Meeder implemented enhancements to the City's investment practices and reporting.

Funding Source(s):

Financial Impact:

Funds for the contract are currently budgeted in the Finance department's operating budget.

Other Information/Recommendation:

Staff recommends awarding an Investment Advisory Services contract to Meeder Public Funds and authorizing the City Manager to negotiate and execute all necessary documents.

Attachments:

1. 2026 Resolution City of San Angelo Investment Advisory Agreement 2026 Resolution City of San Angelo Investment Advisory Agreement.docx

Presentation:

Jonathan Flores

Approvals/Reviews:

Jonathan Flores

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval

RESOLUTION # _____

A RESOLUTION OF THE CITY OF SAN ANGELO, TEXAS PURSUANT TO THE PUBLIC FUNDS INVESTMENT ACT, AUTHORIZING AN INVESTMENT ADVISORY AGREEMENT WITH MEEDER PUBLIC FUNDS, INC., FOR A 2 YEAR TERM IN THE AMOUNT OF \$40,000 PER YEAR

WHEREAS, the Public Funds Investment Act codified in the Texas Government Code Chapter 2256 (the "Act") governs local government investment; and

WHEREAS, the Act allows the City to contract with an investment management firm to provide for the investment and management of its public funds or other funds under its control; and

WHEREAS, such contracts are limited to 2-year terms, and any renewals or extensions thereof must be made by order, ordinance, or resolution of City Council; and

WHEREAS, staff recommends that City Council award FIN-02-25 to Meeder Public Funds, Inc., for a 2-year term in the amount of \$40,000 per year.

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

That the City has complied with the requirements of the Public Funds Investment Act and further that the City Manager is authorized to negotiate and execute an Investment Advisory Services Agreement with Meeder Public Funds, Inc., for a 2-year term in the amount of \$40,000 per year.

ADOPTED this the 3rd day of March 2026.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Tina Dierschke, Asst City Manager

Brandon Dyson, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jake Burton, Operations, Operations

Meeting Date: March 3, 2026

Item type: Consent Item

Caption:

Consider authorizing a cooperative purchase of High-Density Mineral Bond Surface Treatment (HA5) from Andale Construction, Inc. in the amount of \$613,412 through an Interlocal Agreement with the City of Hurst, Texas and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

The City identified roadways that met the requirements for the application of High Density Mineral Bond (HA5) as a part of its pavement preservation process. HA5 is an alternative to chip sealing on roadways that meet certain criteria.

Pricing was sought from Andale Construction, Inc. using an existing Interlocal Agreement with Hurst, Tx. Andale Construction is the licensed applicator of HA5 for this region and has applied the product for the City for the last six years.

Chapter 791 of the Texas Government Code (“Interlocal Cooperation Act”) provides municipalities the ability to procure goods and/or services through contracts awarded by other governmental entities. The purpose of this chapter is to increase the efficiency and effectiveness of local governments by authorizing them to contract with one another.

The City of Hurst, Texas issued a Request for Bids (19-007) for their High-Density Mineral Bond Seal program and awarded the RFB to Andale Construction, Inc. during their May 14, 2019 meeting. Andale Construction, Inc. consented to “piggy-back” procurements as part of their response to the City of Hurst’s solicitation.

Therefore, the City of San Angelo wishes to utilize the existing Interlocal Agreement with the City of Hurst, Texas to procure High-Density Mineral Bond Surface Treatment (HA5) from Andale Construction, Inc. in the amount of \$613,411.90 and authorize the City Manager to negotiate and execute all related documents.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
101	Street and Bridge		\$613,412

Financial Impact:

Funds are budgeted in the current fiscal year.

Other Information/Recommendation:

Attachments:

1. Andale Quote Andale Quote.pdf

Presentation:

Patrick Frerich

Approvals/Reviews:

Jake Burton	Created/Initiated
Patrick Frerich	Approved
Shane Kelton	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



ANDALE CONSTRUCTION

7700 N. Hayes Dr. | Valley Center, KS 67147
 Phone: (316) 832-0063 Fax: (316) 440-8810
 www.andaleconstruction.com

Texas Office
 193 Welco Ln. Jourdan, TX 78026
 Phone (505) 716-6851

PROPOSAL		Date:	2/9/2-26	Estimate:	3001
Partner in Pavement Preservation		Project Description		Project Location	
San Angelo, Texas		High Density Mineral Bond - HA5 Installation		Various Roads throughout San Angelo	
P.O. Number	Terms	Advisor	Region	State License #	
	Due upon completion	Caleb Fiske	Texas		
Description			Quantity	U/M	Rate
HA5 HIGH DENSITY MINERAL BOND: -- Install "HA5" High Density Mineral Bond advanced performance pavement preservation treatment. -- No guarantee surface treatments will adhere to areas saturated with motor oil. -- HA5 meets demands of APWA (American Public Works Association) specification (Section 32 01 13.68 High Density Mineral Bond).			157,540	SY	\$ 3.57
Traffic Control			1	LS	\$ 9,750.00
Mobilization			1	LS	\$18,895.00
Citizen Notification			1	LS	\$ 479.00
Alternate ! Millbrook Dr			10,990	SY	\$ 1.99
*Actual SY applied will be billed at the Unit Price Rate. This is not a Lump Sum Bid. *Pricing is based upon one mobilization for the project. *Projects that are broken up to be done over different time periods requiring multiple mobilizations would result in the project being priced based upon the tier of the square yardage for each scheduled project. *Excessively dirty roads will require separate cleaning fees *Tax will be charged unless Exemption Certificate is provided.					
TAX					
Total:					\$ 613,411.90

PROPOSAL: Void 30 days from date listed on proposal. By signing this proposal (contract), I agree that Andale Construction Inc. may not be held liable for delays, conditions, or Acts of God beyond their control, which situations may delay or cause cancelation partially or entirely on any project. Delays include project demand and material supply. Andale Construction Inc. is not liable for any ADA compliance, if needed, Client should consult with an ADA compliance professional prior to specific project approval.

PAYMENT TERMS: Due Upon Completion (Completion by line item 'Progress Billing' and/or completion of project core) There may be concerns from Client following completion. Upon request, post-project walk-throughs may be scheduled to review concerns. Payment will still remain due upon invoice. Andale Construction Inc. is committed to client satisfaction and resolving concerns, though at times, this may be delayed.

CLIENT: As the Client I agree to not withhold payment due to walk-through requests, cleaning, touch-up, or warranty concerns. I agree that if I demand to retain payment until warranty work or touch up is completed, the retainer will be a fixed amount of 5% of invoice, up to \$750.00. I agree that I may be billed as each line item is completed and each item may become their own respective invoice. I understand that interest accrues on all past-due amounts at 24% per annum from invoice date, until paid in full; and may be billed collection fee's of up to 40%, and Client agrees to pay all fees accrued by collection efforts. These terms apply to all amount(s) incurred by me and for whom I have committed management responsibility, regardless of timing. Total Proposal price includes one mobilization. Additional mobilizations may be billed up to \$3,500 per additional mobilization. This agreement provides Client written Notice of Right to Lien. Pricing does not include Certified Payroll unless stated otherwise.

INSURANCE: These insurance limits are listed by Andale Construction to inform Client of such. Any premiums above the following to be paid by Client. This disclosure overrules any other contract language wherein Andale Construction agrees to differing limits. Certificates available upon request.

GENERAL LIABILITIES: \$1m (inc.), \$2m (agg.) AUTO: \$1m UMBRELLA: \$2m (inc.), \$2m (agg.) PERSONAL INJ: \$1m WORKERS COMP: \$1m

GUARANTEE: One year guarantee on workmanship and product liability.

Signature: _____ Print: _____ Date: _____ Andale Construction Inc. _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jake Burton, Operations, Operations

Meeting Date: March 3, 2026

Item type: Consent Item

Caption:

Consider approving Change Order 2 and 3 for the Chadbourne Street CACP Project in the total amount of \$179,372.55 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

This item approval will result in no change to the original contract price. This serves to document the use of \$179,372.55 in contingency funds. The total contract price will remain \$13,288,243.00.

Change order 2 adds two new line items to correct the shallow existing water line services encountered on Chadbourne St between College and Beauregard. A total of three existing shallow water service lines were encountered with two in proximity to one another. All three service lines need to be lowered to an appropriate depth to provide the Contractor with enough clearance to allow for proper grading and compacting of the subgrade for the proposed concrete roadway. Line item CO_2.44 addresses the two waterline services in proximity to one another and line item CO_2.45 addresses the remaining one. Each item has been increased by additional EACH in anticipation of this scenario occurring again, given how early we are in the timeline of the project.

This change order adds a lump sum pay item to compensate the Contractor for upgrading the standard traffic signal assembly bid items to include decorative luminieres, luminiere arms, and pole bases/shrouds. These decorative features were called out to be used in the plans, specifically for the light poles in the lighting section. However, there was no mention of including those same decorative features in the traffic signal section of the plans. Given these decorative features were incorporated previously into phase A and there is a desire to continue these aesthetic features throughout the Downtown corridor, this lump sum item is being added to the contract with this change order. The bid items impacted by this change order include 5.24 through 5.27 within Volume 1 of the project.

Funding Source(s):

Financial Impact:

No fiscal impact to the original project budget.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---------------------------------|-------------------------------------|
| 1. | Change Order No. 2 Chad Phase B | Change Order No. 2 Chad Phase B.pdf |
| 2. | Change Order No. 3 Chad Phase B | Change Order No. 3 Chad Phase B.pdf |

Presentation:

Patrick Frerich

Approvals/Reviews:

Jake Burton	Created/Initiated
Patrick Frerich	Approved
Shane Kelton	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



CHANGE ORDER NO. 2

CONTRACTOR: REECE ALBERT, INC.

Item No.	Item Description	Bid Quantity	Unit	Bid Unit Price	Proposed Unit Price (Add. Qty.)	Bid Total Price	Add Quantities	Deduct Quantities	Revised Quantities	Adjusted Total Price	Net Change (+/-)
CO2_2.44	Replace two existing water services with 2" PVC (Includes tapping existing water main and installing bullhead for two water meters)	-	EA	\$ -	\$ 11,875.00	\$ -	2.00	-	2	\$ 23,750.00	\$ 23,750.00
CO2_2.45	Replace one existing water service with 1" copper (Includes tying into existing meter and reusing existing top)	-	EA	\$ -	\$ 9,375.00	\$ -	2.00	-	2	\$ 18,750.00	\$ 18,750.00
		-		\$ -	\$ -	\$ -	-	-	0	\$ -	\$ -

Contract Adjustment

Original Contract Completion Date:	4/4/2028	Original Contract Amount:	\$ 12,788,243.00
Original Contract Construction Days:	547	Contingency	\$ 500,000.00
Prior Days Added:	0	Previous Change Orders:	\$ -
Days Added this Change Order:	0	Change Order No. 1:	
Revised Contract Construction Days:	547	Change Order No. 2:	
Revised Contract Completion Date:	4/4/2028	Change Order No. 3:	
		Change Order No. 4:	
		Change Order No. 5:	
		Change Order No. 6:	
		Current Change Order Amount:	\$ 42,500.00
		(\$500,000.00)Contingency used:	\$ 42,500.00
		Revised Contract Amount:	\$ 13,288,243.00

Comments

This change order adds two new line items to correct the shallow existing water line services encountered on Chadbourne St between College and Beauregard. A total of three shallow existing water service lines were encountered with two in close proximity to one another. All three service lines need to be lowered to an appropriate depth to provide the Contractor with enough clearance to allow for proper grading and compacting of the subgrade for the proposed concrete roadway. Line item CO_2.44 addresses the two waterline services in close proximity to one another and line item CO_2.45 addresses the remaining one. Each item has been increased by additional EACH in anticipation of this scenario occurring again given how early we are in the timeline of the project.



CHANGE ORDER NO. 3

CONTRACTOR: REECE ALBERT, INC.

Item No.	Item Description	Bid Quantity	Unit	Bid Unit Price	Proposed Unit Price (Add. Qty.)	Bid Total Price	Add Quantities	Deduct Quantities	Revised Quantities	Adjusted Total Price	Net Change (+/-)
CO2_5.31	Upgrade TRF SIG PL AM w/Decorative Luminieres, Luminiere Arms, and Shrouds	-	LS	\$ -	\$ 136,872.55	\$ -	1.00	-	1	\$ 136,872.55	\$ 136,872.55
		-		\$ -	\$ -	\$ -	-	-	0	\$ -	\$ -

Contract Adjustment

Original Contract Completion Date:	4/4/2028	Original Contract Amount:	\$ 12,788,243.00
Original Contract Construction Days:	547	Contingency	\$ 500,000.00
Prior Days Added:	0	Previous Change Orders:	
Days Added this Change Order:	0	Change Order No. 1:	\$0.00
Revised Contract Construction Days:	547	Change Order No. 2:	\$ 42,500.00
Revised Contract Completion Date:	4/4/2028	Change Order No. 3:	
		Change Order No. 4:	
		Change Order No. 5:	
		Change Order No. 6:	
		Current Change Order Amount:	\$ 136,872.55
		(\$500,000.00)Contingency used:	\$ 179,372.55
		Revised Contract Amount:	\$ 13,288,243.00

Comments

This change order adds a lump sum pay item to compensate the Contractor for upgrading the standard traffic signal assembly bid items to include decorative luminieres, luminiere arms, and pole bases/shrouds. These decorative features were called out to be used in the plans, specifically for the light poles in the lighting section, however, there was no mention of including those same decorative features in the traffic signal section of the plans. Given these decorative features were incorporated previously into phase A and there is a desire to continue these asthetic features throughout the Downtown corridor, this lump sum item is being added to the contract with this change order. The bid items impacted by this change order include 5.24 through 5.27 within Volume 1 of the project.

General Note: The addition of this change order compensates the Contractor for all labor, material, and equipment necessary to perform all work described within the supplemental documents and herein.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jeremy Miller, Assistant Director of Operations, Facilities Maintenance

Meeting Date: March 3, 2026

Item type: Consent Item

Caption:

Consider approving an agreement with ABM Custodial Services through BuyBoard contract #726-24 in the amount of \$262,491.86 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

COSA Facilities Maintenance has contracted with ABM Custodial Services for janitorial services for three previous multi-year periods. Buildings or offices serviced include: City Hall, Community Development, Emergency Operations, Ralph Chase Bldg., Texas Workforce Bldg., Fleet Services, and City Hall Annex. The current contract is set to expire on March 1, 2026. The new contract will be for a one-year term with no increase to the current contracted price.

Funding Source(s):

Financial Impact:

The one-year contract period total of \$262,491.86 is paid for by the various departments within their budgeted funds.

Other Information/Recommendation:

Staff recommends approving a contract with ABM Custodial Services for a one-year term.

Attachments:

1. Exhibit B Pricing Exhibit B Pricing.pdf

Presentation:

Patrick Frerich

Approvals/Reviews:

Jeremy Miller

Created/Initiated

Patrick Frerich
Brandon Dyson
Jeffrey Tomlinson
Tina Dierschke
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Approved
Approved
Final Approval

Exhibit B
Payment Schedule

2026 - 2027 Pricing				
Facility	Address	Sq Ft	Monthly Cost	Annual Cost Per Facility
City Hall	72 W. College Ave	24,972	\$ 4,480.18	\$ 53,762.17
Community Development	52 W. College Ave	14,669	\$ 1,970.76	\$ 23,649.12
Emergency Operations	8485 Hanger Rd	10,959	\$ 420.76	\$ 5,049.16
Ralph Chase Bldg	622 S. Oakes	81,358	\$ 10,665.32	\$ 127,983.86
Texas Workforce	202 Henry O Flipper St	19,124	\$ 2,086.69	\$ 25,040.32
Fleet Services	1727 St. Ann St.	NA	\$ 163.91	\$ 1,966.91
City Hall Annex	301 W. Beauregard Ave.	7,120	\$ 2,086.69	\$ 25,040.32
			\$ 21,874.31	\$ 262,491.86

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: March 3, 2026

Item type: Consent Item

Caption:

Consider approving the Central Square Agreement for a Human Resources Information System through UKG, in the amount of \$144,027.50 with a 5% annual increase during the life of the agreement (Veronica Sanchez)

Staff Recommendation:

Approve

Summary/History:

This service and agreement was discussed during the 2025/2026 budget process and a budget amendment for the one-time cost was approved by City Council on August 19, 2025. This item is for consideration of approving the annual expense and 5% annual increase. The annual expense is currently budgeted.

Funding Source(s):

Financial Impact:

The annual expense is currently budgeted.

Other Information/Recommendation:

Attachments:

Presentation:

Veronica Sanchez

Approvals/Reviews:

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: March 3, 2026

Item type: Consent Item

Caption:

Consider approving a Memorandum of Understanding between the City of San Angelo and the San Angelo Rotary Club regarding stewardship of Mountainview Park ("Rotary Park") and authorizing the City Manager to negotiate and execute all related documents (Carl White)

Staff Recommendation:

Approve

Summary/History:

This Memorandum of Understanding (MOU) establishes a long-term stewardship partnership between the City of San Angelo and the San Angelo Rotary Club for Mountainview Park, proposed to be known as "Rotary Park." The agreement outlines Rotary's role in supporting volunteer coordination, fundraising, and City-approved park improvements while affirming that ownership, authority, and operational control of the park remain solely with the City. The MOU is intended to formalize Rotary's sustained involvement and investment in the park in a manner consistent with City standards and policies.

The MOU has a ten-year term and includes a requirement for the City and Rotary to meet at least annually to review completed activities, planned improvements, and the overall status of the partnership. Anticipated improvement categories and planning-level cost estimates are included as an exhibit for informational purposes only and do not obligate the City to fund or construct any improvements. Insurance requirements applicable to Rotary-led activities are also incorporated by reference. The agreement may be terminated by either party with notice, and all improvements made under the MOU remain City property.

Key Terms (Summary)

- **Parties:** City of San Angelo and San Angelo Rotary Club
- **Park:** Mountainview Park (proposed "Rotary Park") -- authorizes the name of the park to be officially named "Rotary Park" during the duration of the MOU.
- **Term:** Ten (10) years with renewable terms, subject to termination
- **Ownership & Control:** Retained entirely by the City

- **Rotary Role:** Volunteer coordination, fundraising, grants, and support of City-approved improvements
- **City Role:** Ongoing maintenance, operations, approvals, and oversight
- **Improvements:** Categories and planning-level cost estimates included in Exhibit A (non-binding)
- **Insurance:** Required per City standards (Exhibit B)
- **Annual Meeting:** Required at least once per year between City and Rotary
- **Termination:** By mutual agreement or 90 days' written notice by either party
- **Property Rights:** All improvements remain the property of the City

Funding Source(s):

Financial Impact:

There is no direct financial impact to the City associated with approval of this MOU. The agreement does not require the City to expend funds, and any future improvements would be subject to separate approval and available funding.

Other Information/Recommendation:

Attachments:

- | | |
|---------------------------------------|-----------------------------------------|
| 1. MOU draft w Rotary re Mountainview | MOU draft w Rotary re Mountainview.docx |
|---------------------------------------|-----------------------------------------|

Presentation:

Carl White

Approvals/Reviews:

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

**MEMORANDUM OF UNDERSTANDING
FOR ROTARY PARK (MOUNTAINVIEW PARK)
BETWEEN
THE CITY OF SAN ANGELO
AND
SAN ANGELO ROTARY CLUB**

This memorandum of understanding ("MOU"), by and between the CITY OF SAN ANGELO ("CITY") and the SAN ANGELO ROTARY CLUB ("ROTARY"). In consideration of the mutual promises and agreements set forth, CITY and ROTARY agree as follows:

I. GENERAL PROVISIONS

A. This affiliation is for the sole and limited purpose of establishing a long-term stewardship partnership for Mountainview Park (the "PARK"), proposed to be known as "Rotary Park," including volunteer coordination, fundraising, and support of City-approved park improvements.

This MOU shall be effective upon execution and shall continue for a period of ten (10) years, unless terminated as provided herein.

Nothing herein shall be deemed to create an association, partnership, or joint venture between CITY and ROTARY.

Point of contact for activities conducted under this MOU shall be the Director of Parks and Recreation for CITY.

II. CITY SHALL:

- A. Retain sole ownership, control, and authority over the PARK at all times.
- B. Review and approve all proposed improvements, activities, designs, and placements associated with the PARK.
- C. Continue responsibility for routine maintenance, utilities, and operations of the PARK.
- D. Have sole discretion to modify, relocate, or remove any improvements as the CITY deems necessary in the public interest.

III. ROTARY SHALL:

- A. Coordinate volunteers for CITY-approved park service, clean-up, painting, and beautification efforts.
- B. Identify, apply for, and administer grants or fundraising efforts for CITY-approved improvements, with ROTARY responsible for grant compliance and reporting where ROTARY is the applicant.

Commented [CW1]: The Rotary would like this to be renewable every 10 years without having to go back to Council "unless terminated as provided herein."

C. Ensure that any proposed improvements are completed only after review and approval by the Director of Parks and Recreation.

D. Be responsible for all costs, liability, and activities associated with ROTARY-led improvements until such time as improvements are accepted by CITY, if applicable.

E. Comply with all CITY permitting, approval, and safety requirements.

F. Maintain insurance coverage in compliance with the City of San Angelo's insurance requirements, as attached hereto and incorporated herein as **Exhibit "B."** ROTARY shall provide proof of such insurance in a form acceptable to the CITY prior to conducting organized activities under this MOU and shall maintain such coverage for the duration of applicable activities.

H. All exhibits referenced herein are incorporated by reference and made a part of this MOU as if fully set forth herein.

IV. IT IS FURTHER AGREED THAT:

A. CITY and ROTARY shall meet at least once annually to review completed activities, planned improvements, funding efforts, and the overall status of the partnership.

B. Anticipated improvement categories and planning-level cost estimates are attached hereto and incorporated herein as **Exhibit "A."** Exhibit "A" is provided for informational and planning purposes only and does not obligate the CITY to fund, construct, approve, or maintain any specific improvement.

C. The PARK may be identified as "Rotary Park" during the term of this MOU, subject to City Council approval. Naming recognition does not convey ownership or control.

D. This MOU may be amended only by written agreement of the parties and approval by City Council.

E. This MOU shall be construed under the laws of the State of Texas. If any provision is held invalid, such invalidity shall not affect the remaining provisions.

F. This writing constitutes the entire agreement between the parties.

G. This MOU may be terminated by: (i) mutual written agreement; or (ii) ninety (90) days written notice by either party. Upon termination, all improvements shall remain the property of CITY.

Executed this ___ day of _____, 2026, after approval by the City of San Angelo City Council.

Commented [CW2]: "...does not obligate the CITY and ROTARY to fund, construct, approve or maintain any specific improvement."

SAN ANGELO ROTARY CLUB

By: _____

CITY OF SAN ANGELO

Daniel Valenzuela, City Manager

APPROVED AS TO FORM:

City Attorney

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Director of Parks and Recreation

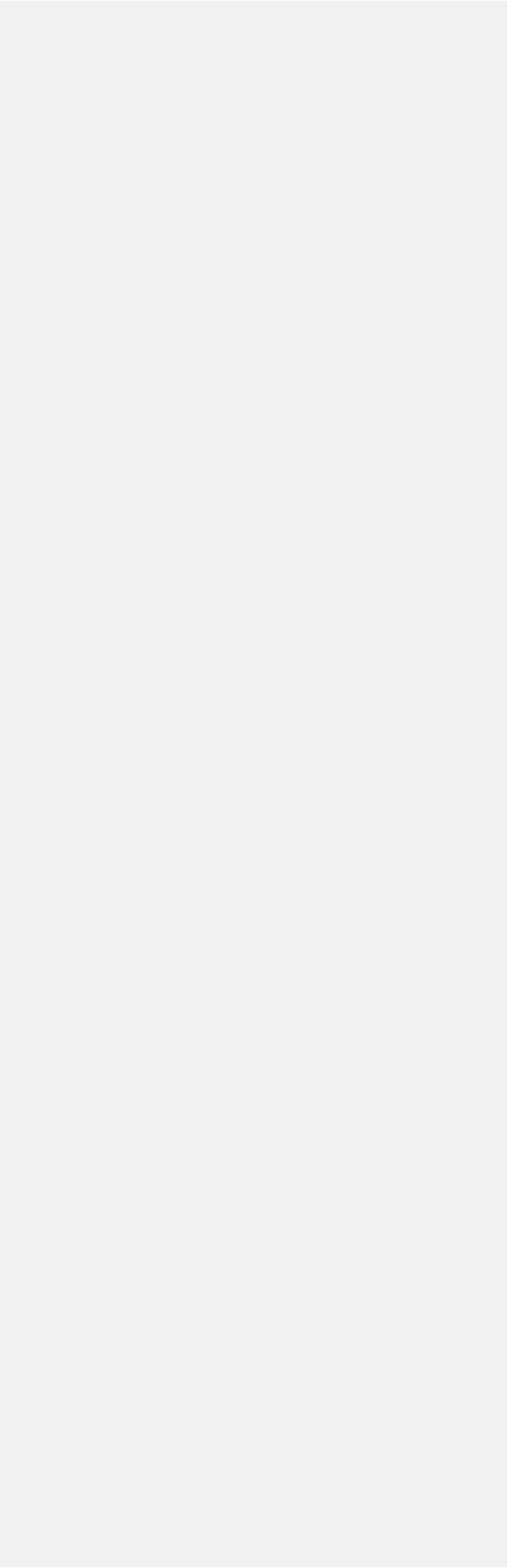


EXHIBIT A
IMPROVEMENT CATEGORIES & ESTIMATED VALUES

Improvement Category	Description	Planning-Level Estimate
Signage & Identity	Park signage updates reflecting Rotary Park	\$5,000 – \$10,000
Painting & Surface Treatments	Restrooms, courts, striping	\$10,000 – \$25,000
Courts & Recreation	Tennis resurfacing / pickleball conversion	\$30,000 – \$60,000
Site Furnishings	Benches, tables, grills	\$5,000 – \$20,000
Paths & Sidewalks	Walking paths or connectivity improvements	\$20,000 – \$50,000
Lighting Improvements	Partial or full lighting upgrades (materials)	\$20,000 – \$25,000
Capital Improvements	Small pavilion or similar feature	\$50,000 – \$65,000

EXHIBIT B
INSURANCE REQUIREMENTS

The City of San Angelo requires contractors doing business with the City to provide and continuously maintain in effect at all times during the contract term insurance coverages as indicated on this Special Insurance Rider. Prior to commencement of Work, Contractor shall provide the City's Risk Management Office with a Certificate of Insurance on ACCORD 25 Form that confirms that Contractor has insurance coverages in compliance with the City's minimum insurance requirements set forth herein.

Commercial General Liability: Minimum Limits: \$1,000,000 Each Occurrence
\$1,000,000 Personal and Advertising Injury
\$2,000,000 General Aggregate
\$1,000,000 Products/Completed Operations Aggregate
\$100,000 Fire Damage
Business Auto Liability for any auto: Minimum Limits: \$1,000,000 Combined Single Limits

Workers Compensation (applicable if Contractor has any employees):
Minimum Limits - WC EL - Statutory Limits
Disease \$500,000 each accident
Disease \$500,000 each employee
\$500,000 policy limit

The certificate of insurance shall indicate that the City of San Angelo is provided by endorsement a Waiver of Subrogation in favor of the City on all policies.
All insurance policies required herein shall be drawn in the name of Contractor with the City of San Angelo as an additional insured to include its employees, agents, and Council persons by endorsement on all policies except workers compensation.

Certificate Holder:

City of San Angelo
72 W. College Avenue
San Angelo, Texas 76903

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: March 3, 2026

Item type: Consent Item

Caption:

Consider an amended 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:

Note

This resolution was originally approved at the January 13, 2026 City Council meeting. After attaching the executed resolution to the Office of the Governor grant application and submitting the packet, I subsequently received a "Fund Hold" notification from the Office of the Governor.

The hold was not related to the substance of the project or funding request, but rather to newly enforced administrative requirements. Specifically, the resolution must now include: (1) signatures from the Authorized Official and Financial Officer, (2) expanded language clarifying the Financial Officer's reporting authority, and (3) inclusion of the assigned grant application number within the resolution.

These required elements were not included in the original version submitted. This oversight is mine, and I take full responsibility. Nothing of substantive value has changed regarding the grant, funding amount, project scope, or City commitments. The revised resolution simply incorporates the required administrative language and signature lines to bring the document into full compliance with the Office of the Governor's updated requirements.

A corrected resolution is attached for Council consideration. Below you will find verbiage from the original submission from the January 13th, 2026 meeting.

CT *End Note*

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. New City Council Resolution for VOCA New City Council Resolution for VOCA.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. 2026-__

**AMENDED 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, City Council previously adopted Resolution 2026-001 on January 13, 2026, regarding the above captioned matter; and

WHEREAS, Resolution No. 2026-001 inadvertently omitted language required by the Office of the Governor which this Resolution shall amend and replace; and

WHEREAS, the City Council of the City of San Angelo finds it in the best interest of the citizens of San Angelo that the Domestic Violence Case Manager Program (FY 2026–2027) be operated for the purpose of enhancing victim services and public safety within the community; and

WHEREAS, the City of San Angelo has applied for funding from the Office of the Governor, Public Safety Office (PSO), Criminal Justice Division, in the amount of \$99,203.86 under Grant #5389602 to support a Domestic Violence Case Manager position within the San Angelo Police Department; and

WHEREAS, the City of San Angelo commits to providing all applicable matching funds as required by the grant conditions, including the required twenty percent (20%) match, through allowable in-kind contributions and/or other eligible sources; and

WHEREAS, the City of San Angelo assures that, in the event of loss or misuse of grant funds, the City will return all such funds to the Office of the Governor, Public Safety Office, in full; and

WHEREAS, the City Council hereby designates Daniel Valenzuela, City Manager, as the Authorized Official (AO) for Grant #5389602. The Authorized Official is given the authority to apply for, accept, reject, alter, or terminate the grant on behalf of the City of San Angelo; and

WHEREAS, the City Council hereby designates Tina Dierschke, Assistant City Manager, as the Financial Officer (FO) for Grant #5389602. The Financial Officer is given the authority to submit financial and/or performance reports and to alter the grant on behalf of the City of San Angelo; and

WHEREAS, Craig Thomason, Assistant Chief of Police, is designated as Project Director responsible for programmatic oversight and implementation of the Domestic Violence Case Manager Program.

NOW, THEREFORE, BE IT RESOLVED that this Resolution shall amend and replace Resolution No. 2026-001; that the City Council of the City of San Angelo hereby authorizes

submission of the grant application and, if awarded, acceptance of funding for the Domestic Violence Case Manager Program (FY 2026-2027), Grant #5389602, from the Office of the Governor, Public Safety Office, Criminal Justice Division, and affirms compliance with all applicable grant requirements and conditions.

ADOPTED this 3rd day of March, 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

AUTHORIZED OFFICIAL (AO):

Daniel Valenzuela, City Manager
Date: _____

FINANCIAL OFFICER (FO):

Tina Dierschke, Assistant City Manager
Date: _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Gail Smith, Budget Analyst, Police
Meeting Date: March 3, 2026
Item type: Consent Item

Caption:

Consider an amended resolution authorizing the San Angelo Police Department to apply for and accept an Office of the Governor Criminal Justice Training Grant in the amount of \$38,949 with no matching requirement and designating the City Manager as the authorized official to execute all necessary documents (Craig Thomason)

Staff Recommendation:

Approve

Summary/History:

This resolution was originally approved at the February 3, 2026 City Council meeting. After attaching the executed resolution to the Office of the Governor grant application and submitting the packet, a "Fund Hold" notification was received from the Office of the Governor.

The hold placed on the grant was not related to the substance of the project or funding request, but rather to newly enforced administrative requirements. Specifically, the resolution must now include: (1) signatures from the Authorized Official and Financial Officer, (2) expanded language clarifying the Financial Officer's reporting authority, and (3) inclusion of the assigned grant application number within the resolution. These required elements were not included in the original version submitted. The revised resolution incorporates the required administrative language and signature line to bring the document into full compliance with the Office of the Governor's updated requirements. There are no changes to the pertinent elements of the grant, the request for training funds for the police department.

Funding Source(s):

Financial Impact:

As stated previously at the February 3rd City Council, there are no matching funds requirements for this grant.

Other Information/Recommendation:

The grant funds, if awarded, would assist the department in its initiative to send squad members of K-9, SWAT, Narcotics, Anti-Gang, and Crisis Negotiations for advanced training. If awarded all the funds requested, 24 officers would attend conventions/schools and could receive up to 636 training

hours. Training consists of scenario-based training, decision-making, tactics, operational planning, K-9 deployment, and intelligence-based investigations.

Attachments:

1City_of_San_Angelo_OOG_Criminal_Justice_Trainin City_of_San_Angelo_OOG_Criminal_Justice_Training_G
. g_Grant_Resolution rant_Resolution.docx

Presentation:

Craig Thomason

Approvals/Reviews:

Gail Smith	Created/Initiated
Travis Griffith	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

RESOLUTION NO. 2026-

**AMENDED RESOLUTION OF THE CITY OF SAN ANGELO, TEXAS
AUTHORIZING APPLICATION AND ACCEPTANCE FOR THE OFFICE OF
THE GOVERNOR GRANT PROGRAM FOR A CRIMINAL JUSTICE TRAINING
GRANT**

WHEREAS, City Council previously adopted Resolution 2026-010 on February 3, 2026, regarding the above captioned matter; and

WHEREAS, Resolution No. 2026-010 inadvertently omitted language required by the Office of the Governor which this Resolution shall amend and replace; and

WHEREAS, the City Council of the City of San Angelo finds it in the best interest of the citizens of San Angelo that the Criminal Justice Training Grant Program (FY 2026–2027) administered by the Office of the Governor, Public Safety Office (PSO), Criminal Justice Division be operated for the purpose of supporting specialized training and professional development for the San Angelo Police Department; and

WHEREAS, the City of San Angelo has applied for funding from the Office of the Governor, Public Safety Office, Criminal Justice Division in the amount of \$38,949 under Grant #5721301, to fund conferences, schools, and travel for FY27 specialized training for the San Angelo Police Department; and

WHEREAS, the City of San Angelo commits to providing all applicable matching funds as required by the grant conditions. This particular grant does not require matching funds; and

WHEREAS, the City of San Angelo assures that, in the event of loss or misuse of grant funds, the City will return all such funds to the Office of the Governor, Public Safety Office, in full; and

WHEREAS, the City Council hereby designates Daniel Valenzuela, City Manager, as the Authorized Official (AO) for Grant #5721301. The Authorized Official is given the authority to apply for, accept, reject, alter, or terminate the grant on behalf of the City of San Angelo; and

WHEREAS, the City Council hereby designates Tina Dierschke, Assistant City Manager, as the Financial Officer (FO) for Grant #5721301. The Financial Officer is given the authority to submit financial and/or performance reports and to alter the grant on behalf of the City of San Angelo; and

WHEREAS, Gail Smith, Business & Finance Analyst II, is designated as Project Director responsible for oversight and administration of the Criminal Justice Training Grant Program.

NOW, THEREFORE, BE IT RESOLVED that this Resolution shall amend and replace Resolution No. 2026-010; that the City Council of the City of San Angelo hereby authorizes submission of the grant application and, if awarded, acceptance of funding for the Criminal Justice Training Grant Program (FY 2026–2027), Grant #5721301, from the Office of the Governor, Public Safety Office, Criminal Justice Division, and affirms compliance with all applicable grant requirements and conditions.

ADOPTED this 3RD day of March, 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

AUTHORIZED OFFICIAL (AO):

Daniel Valenzuela, City Manager
Date: _____

FINANCIAL OFFICER (FO):

Tina Dierschke, Assistant City Manager
Date: _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Adam Scott, Assistant Chief of Police, Operations/Police

Meeting Date: March 3, 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 Homeland Security Grant for the purchase of a Regional Mobile Command Vehicle, and designating the City Manager as the authorized official to execute all necessary documents (Adam Scott)

Staff Recommendation:

Approve

Summary/History:

The State Homeland Security Program (SHSP) was created after the September 11, 2001 attacks to help state and local governments strengthen their ability to prevent, protect against, respond to, and recover from terrorism and other catastrophic incidents. Administered through the Federal Emergency Management Agency within the U.S. Department of Homeland Security, the program distributes federal preparedness funding to states, which then pass it to regional and local agencies. Over time, SHSP funding has been widely used for interoperable communications systems, intelligence-sharing initiatives, specialized response equipment, emergency operations centers, mobile command platforms, training, and multi-agency exercises. After major incidents such as large active-shooter events and natural disasters, the program expanded from a strict counter-terrorism focus to an "all-hazards with terrorism nexus" approach, allowing projects that improve coordinated response to complex public-safety threats. Today, SHSP remains one of the primary federal funding sources used by police, fire, and emergency management agencies to build regional preparedness capabilities and shared response infrastructure. The grant's long-term goal is to ensure communities can rapidly coordinate multi-agency operations during high-impact incidents involving mass casualties, critical infrastructure threats, or targeted violence.

Funding Source(s):

Financial Impact:

There are no matching funds requirements for this grant.

Other Information/Recommendation:

Support of First Responder Capabilities:

- Sustaining and enhancing capacity to detect and resolve threats involving chemical, biological, radiological, nuclear and explosive (CBRNE) devices or weapons of mass destruction (WMD).

RESOLUTION NO. 2026-____

**A RESOLUTION OF THE CITY OF SAN ANGELO, TEXAS, AUTHORIZING THE SUBMISSION
AND ACCEPTANCE FOR THE OFFICE OF THE GOVERNOR GRANT PROGRAM FOR A
HOMELAND SECURITY GRANT**

WHEREAS, the City recognizes the need to enhance regional emergency response capabilities, particularly in the areas of communications, coordination, interoperability, and incident command support; and

WHEREAS, the acquisition of a Regional Mobile Command Vehicle will provide a critical asset to San Angelo and surrounding jurisdictions, enabling improved command-and-control operations during emergencies, disasters, special events, and multi-agency incidents; and

WHEREAS, the Office of the Governor, Public Safety Office, administers the Homeland Security Grant Program, which provides funding to local and regional jurisdictions for equipment and initiatives that strengthen homeland security and emergency preparedness; and

WHEREAS, the City Council hereby designates Daniel Valenzuela, City Manager, as the Authorized Official (AO) for Grant #5913001. The Authorized Official is given the authority to apply for, accept, reject, alter, or terminate the grant on behalf of the City of San Angelo; and

WHEREAS, the City Council hereby designates Tina Dierschke, Assistant City Manager, as the Financial Officer (FO) for Grant #5913001. The Financial Officer is given the authority to submit financial and/or performance reports and to alter the grant on behalf of the City of San Angelo; and

WHEREAS, Gail Smith, Business & Finance Analyst II, is designated as Project Director responsible for oversight and administration of the Homeland Security Grant Program.

WHEREAS, the city of San Angelo commits to providing all applicable matching funds as required by the grant conditions. This particular grant does not require matching funds; and

WHEREAS, the City Council finds it to be in the best interest of the City of San Angelo to submit this application and to accept funding if awarded.

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

1. The City Council hereby authorizes the submission of a grant application (Grant #5913001) to the Office of the Governor, Public Safety Office, for Homeland Security Grant Program funding for the procurement of a Regional Mobile Command Vehicle.
2. The City of San Angelo agrees to comply with all grant award conditions, assurances, certifications, and guidelines established by the Office of the Governor and the Public Safety Office.

PASSED AND APPROVED on this ___ day of _____, 2026.

THE CITY OF SAN ANGELO, TEXAS

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

AUTHORIZED OFFICIAL (AO):

Daniel Valenzuela
City Manager
Date: _____

FINANCIAL OFFICER (FO):

Tina Dierschke
Assistant City Manager
Date: _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 3, 2026

Item type: Consent Item

Caption:

Consider a resolution waiving the imposition and collection of certain planning and development fees to repair structures within the designated disaster area due to damages caused by the July 4th flood event for a period coinciding with the Declaration of Local Disaster (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The request to waive fees for planning and development processes for homes which require complete demolition and rebuilding or have up to 50% percent damage to the home to be repaired. Under current ordinances (Land development and Subdivision Ordinance and the Zoning Ordinance section 107 and 604), properties are seen as redevelopment and thus subject to today's standards. The fee waiver will allow property owners to go through the process of a plat or replant, variance requests through the Zoning Board of Adjustment and other development processes.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|-------------------------------------|---------------------------------------|
| 1. Resolution Waiving Planning Fees | Resolution Waiving Planning Fees.docx |
| 2. Exhibit A 8X11 Map - Updated | Exhibit A 8X11 Map - Updated.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Holly Crooks
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Final Approval

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL WAIVING THE IMPOSITION AND COLLECTION OF CERTAIN PLANNING AND DEVELOPMENT FEES; AND SETTING A TIME PERIOD FOR SUCH FEE WAIVER TO EXPIRE

WHEREAS, on July 4, 2025, the City of San Angelo, Texas, experienced severe storms and flooding that caused substantial property damage, physical injuries and loss of life (the “Storm”);

WHEREAS, in response to the devastation caused by the Storm the Mayor declared a state of local disaster on July 4, 2025; and

WHEREAS, City Council authorized continuing the Mayor’s declaration of local state of disaster on July 10, 2025, October 7, 2025, and again on February 3, 2026 for a period of 180 days:

WHEREAS, the City Council finds, determines, and declares that numerous City residents and businesses suffered property damage as a result of the Storm; and

WHEREAS, the City Council finds, determines, and declares that because many of the damaged properties were not within the regulatory floodplain, and were not covered by flood insurance, the costs of repairing damaged property will fall solely on the property owners unless assisted by FEMA; and

WHEREAS, on August 5, 2025, by Resolution No. 2025-075, and extended by Resolution No. 2026-011, City Council authorized waiver of certain building permit fees to provide necessary and immediate relief to those impacted by the Storm; and

WHEREAS, after due diligence and deliberation, the City Council has determined that as part of its continued efforts in Storm recovery, that it is within the public interest to further waive the imposition and collection of certain planning and development fees that would normally be assessed for zoning and platting matters triggered by repairs or construction occurring within the disaster area; and,

WHEREAS, City Council likewise finds, determines, and declares that the waiver of certain planning and development fees is beneficial to public health, safety, and welfare of the City.

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

SECTION 1. That the findings and recitations set out in the preamble to this Resolution are found to be true and correct and they are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2. The City Council of the City of San Angelo, Texas, hereby waives the imposition and the collection of the following “Planning Related Fees” (collectively “Fees”) as set out in the City of San Angelo Schedule of Fees and Charges approved by City Council:

- a. Fees described in section titled “Planning and Development Fees”,
- b. Fees described in the section titled “Zoning board of adjustment application fees”,
- c. Fees described in the section titled “Preliminary Plats, Final Plats and Variances”,
- d. Fees described in the section titled “Final Plats or replats of administrative subdivisions”,
- e. Fee described in the section titled “Miscellaneous planning fees”, subsection (v)

SECTION 3. City departments responsible for the imposition and collection of the Fees are ordered to waive the Fees associated with either (i) the redevelopment of lots with existing structures with fifty percent or more damaged by the Storm, or (ii) new construction, replacing existing construction damaged by the Storm.

SECTION 4. Only those properties falling within the boundary of the map attached hereto as **Exhibit “A”** shall be eligible for Fee waiver. All requests for Fee waiver outside of this boundary will be evaluated on a case-by-case basis at the discretion of the City Manager.

SECTION 5. All applicable planning, permitting, review and inspection processes imposed by law, City ordinance, regulation, or policy shall continue to be required, and nothing herein shall be construed as suspending or waiving the same. Likewise, nothing in this Order waives or suspends the imposition of fines or penalties associated with violations of the same.

SECTION 6. The Fee waiver provided for in this Resolution shall continue for a period coinciding with the expiration of City Council’s latest order continuing or renewing the Declaration of State of Local Disaster unless earlier terminated or extended by further action of City Council.

PASSED and APPROVED THIS 3rd DAY OF MARCH, 2026.

CITY OF SAN ANGELO, TEXAS

ATTEST:

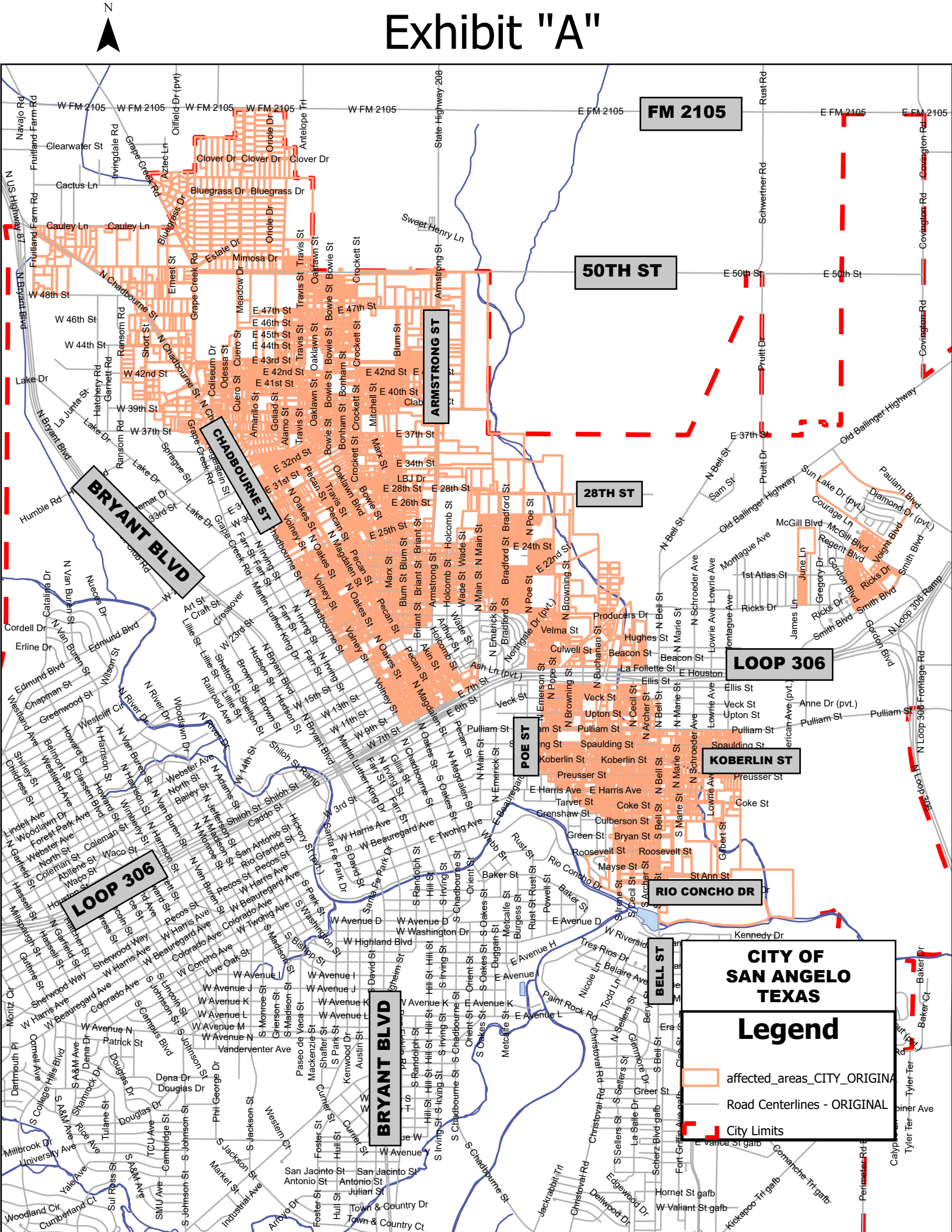
Tom Thompson, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 3, 2026

Item type: Consent Item

Caption:

Second reading of an ordinance for:

1. Z25-27, a request for a zone change from the General/Heavy Commercial zoning district to the Low-Rise Multifamily Residential zoning district; and
2. CP25-03, a request to amend the Comprehensive Plan from Industrial to Neighborhood Center, located northwest of the intersection of E. Ave K & Duggan St. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The request is to continue to add small multifamily housing in an area which is rebuilding their neighborhood identity. This project is located one block from the intersection of S. Oaks and Ave L, adjacent to the Lone Wolf Bridge and the S. Concho river. Across Duggan and Ave K, the same developer is building twelve units; this lot, being smaller, will have approximately 8 units. This is a nice small commercial node which is being redeveloped; close to Goodfellow and close to the Historic Downtown area.

The neighborhood has not developed with an industrial intent since the 2003 Comprehensive Plan, but moved more towards neighborhood commercial and residential style development.

The Planning Commission reviewed the case on two dates, one for the zoning district and one for the comprehensive plan update. December 15, 2025, and February 2nd, 2026. Each item was recommended for approval with a 6-0 vote in December and a 7-0 vote in January.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|----------------------------------------|--------------------------------------------|
| 1. | Z25-27 - E Ave K & Duggan Staff Report | Z25-27 - E Ave K & Duggan Staff Report.pdf |
| 2. | Z25-27 Ave K & Duggan Ordinance | Z25-27 Ave K & Duggan Ordinance.docx |
| 3. | CP25-03 Ave K & Duggan Ordinance | CP25-03 Ave K & Duggan Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

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

APPLICATION TYPE:		CASE:	
Zone Change		Z25-27: Avenue K & Duggan St	
SYNOPSIS:			
A request for approval of a zone change from General/Heavy Commercial (CG/CH) to a Low-Rise Multifamily Residential (RM-1) located west of the intersection of E Ave K & Duggan St.			
LOCATION:		LEGAL DESCRIPTION(S):	
West of the intersection of E Avenue K & Duggan St		Acres: 0.195, Lot: 7, Blk: 99, Subd: FORT CONCHO ADDITION Acres: 0.195, Lot: 8, Blk: 99, Subd: FORT CONCHO ADDITION Acres: 0.195, Lot: 9, Blk: 99, Subd: FORT CONCHO ADDITION	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Neighborhood – Ft Concho	Current: CG/CH Proposed: RM-1	Industrial and Neighborhood Center	0.585 total acres
THOROUGHFARE PLAN:			
E Avenue K – Local road Duggan St – Local road			
NOTIFICATIONS:			
25 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 General/Heavy Commercial (CG/CH) to Low-Rise Multifamily (RM-1)			
PROPERTY OWNER/PETITIONER:			
Owner Representative: Wilde Engineering and Surveying, LLC			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Ext. 1533 rae.lineberry@sanangelo.gov			

Information:

This zone change encompasses 3 lots that are currently undeveloped. The owner is replatting the lots into one to be developed for multifamily residential. There is residential to the north, east, and west. The lot catcorner previously received a zone change and comprehensive plan amendment this year for low-rise multifamily residential zoning and commercial on the vision plan. The lot to the south previously received a conditional use for residential living.

Planning Commission evaluation of appropriateness.

Section 213(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.**
The future land use envisioned for this property is Neighborhood Center and Industrial. Neighborhood Center is compatible with multifamily zoning but Industrial will need a comprehensive plan amendment.
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 as this area has become residential in the area.
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 among single-family residential and another multifamily development to the southeast. There are some Commercial properties nearby, along S Oakes St and E Avenue K and Duggan and E Avenue L. This allows for nearby amenities such as Dollar General.
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 and offers a buffer between the commercial properties and the single-family residential.
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 acts as a buffer between commercial and single-family residential.

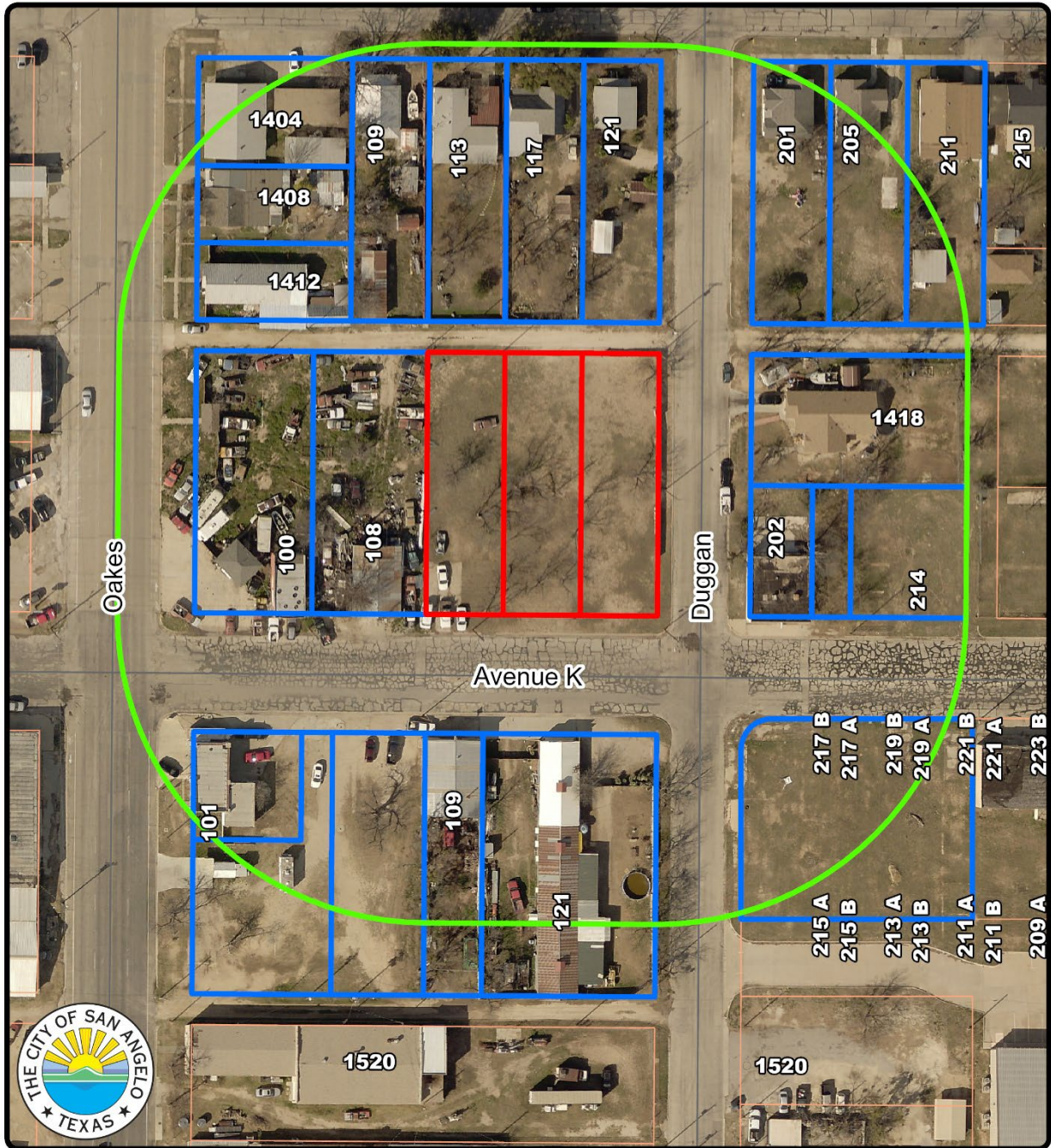
Recommendation:

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

Attachments:

Notification Map
Aerial Map
Zoning Map
Vision Map

Notification Map



Notification Map
Z25-27: Avenue K & Duggan
 Council District: #3 - Harry Thomas
 Neighborhood: Ft. Concho

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

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


N

Aerial Map



Aerial Map
Z25-27: Avenue K & Duggan

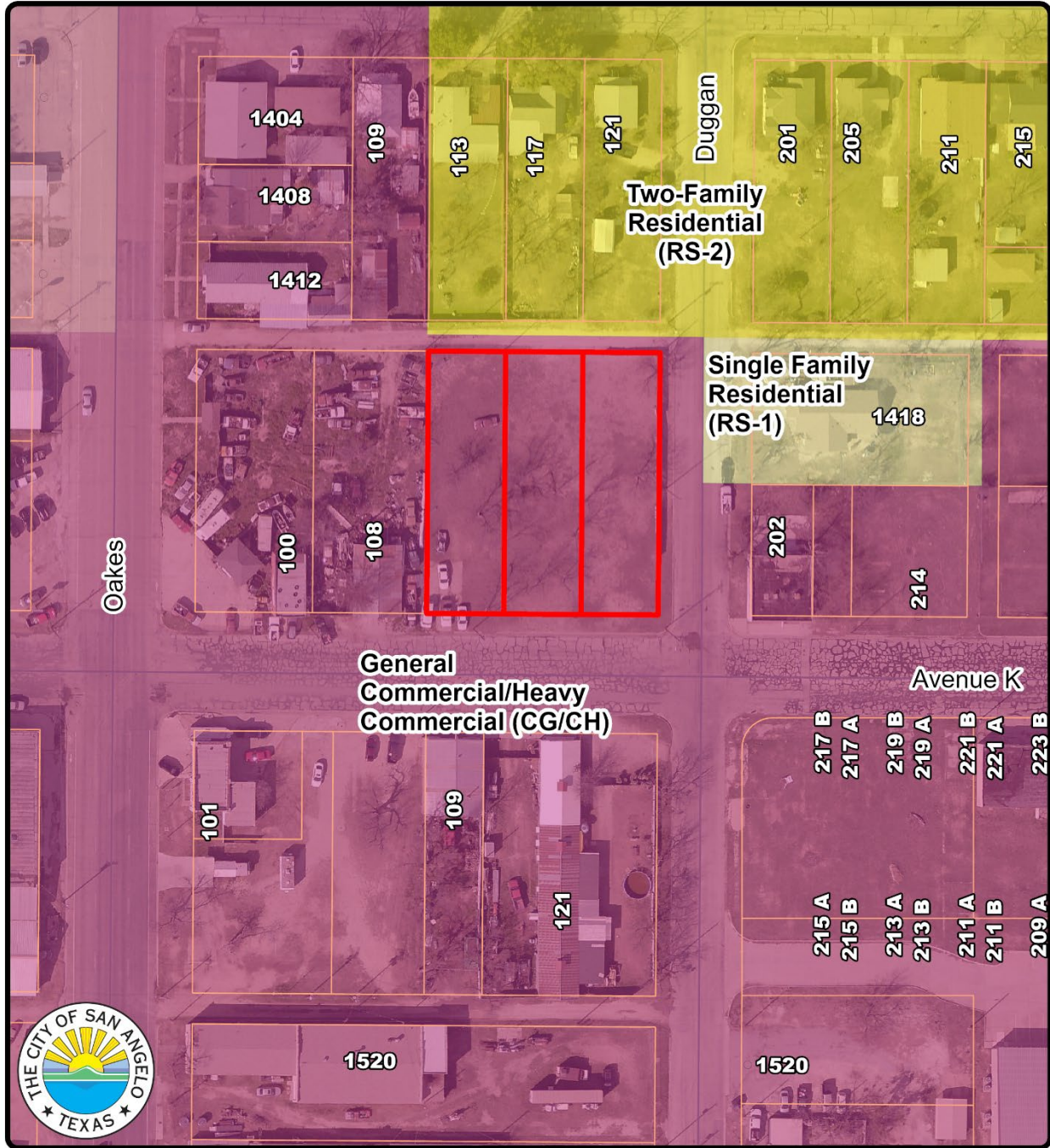
Council District: #3 - Harry Thomas
Neighborhood: Ft. Concho

Subject Property: 

Scale:  Miles





Zoning Map



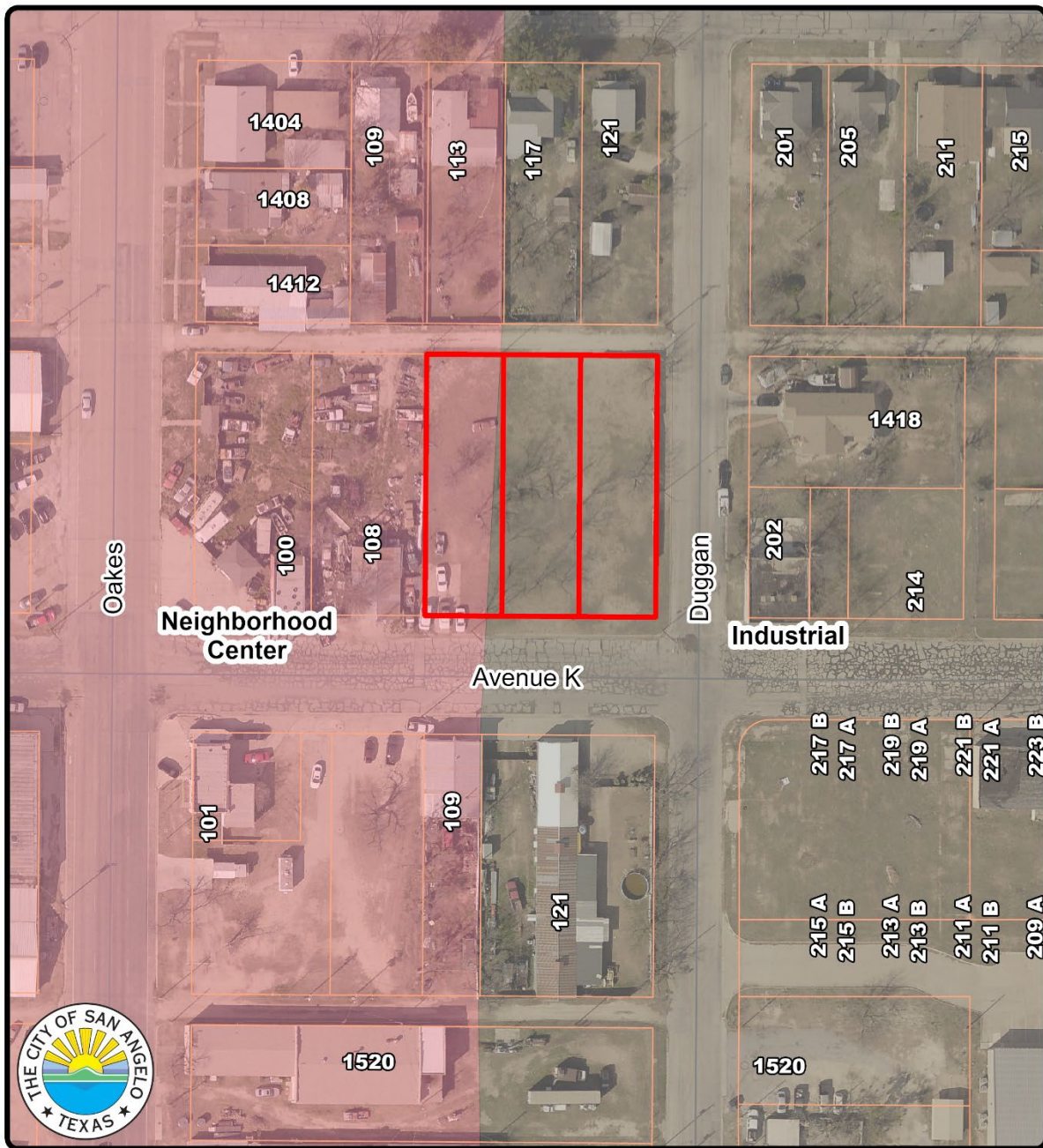
Zoning Map
Z25-27: Avenue K & Duggan
Council District: #3 - Harry Thomas
Neighborhood: Ft. Concho

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: 



Vision Plan



Vision Map
Z25-27: Avenue K & Duggan

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

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: 



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **APPROXIMATELY .585 TOTAL ACRES LOCATED NORTHWEST OF THE INTERSECTION OF E AVENUE K AND DUGGAN ST., LOTS 7-9**; FROM GENERAL/HEAVY COMMERCIAL (CG/CH) TO LOW-RISE MULTIFAMILY RESIDENTIAL (RM-1); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-27: Avenue K & Duggan St.

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 Low-Rise Multifamily Residential (RM-1) Zoning District; and,

WHEREAS, on the 17th day of February, 2026, City Council held a public hearing on Z25-27, 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 Zoning District (RM-1).

The real property located northwest of the intersection of E Avenue K & Duggan St, Lots 7-9, described as a total of .585 acres from Fort Condition Addition, Block 99 within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit "A" of this Ordinance.

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

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

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

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

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

INTRODUCED on the **17th day of February, 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of March, 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney


Exhibit "A"



Ordinance Map Z25-27: Avenue K & Duggan

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

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: 
Zone Change: CG/CH to RM-1



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 .585 ACRES LOCATED WEST OF THE INTERSECTION OF E AVENUE K & DUGGAN ST, LOTS 7-9**; FROM "INDUSTRIAL" TO "NEIGHBORHOOD CENTER"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: CP25-03: E Avenue K & Duggan St., Lot 7-9

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 2nd day of February, 2026, 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 17th day of February, 2026, City Council held a public hearing on CP25-03, 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 west of the intersection of E Avenue K and Duggan St., described as a total of .585 acres from Fort Concho Addition, Block 99, Lots 7-9 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.

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

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

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

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

INTRODUCED on the **17th day of February, 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of March, 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

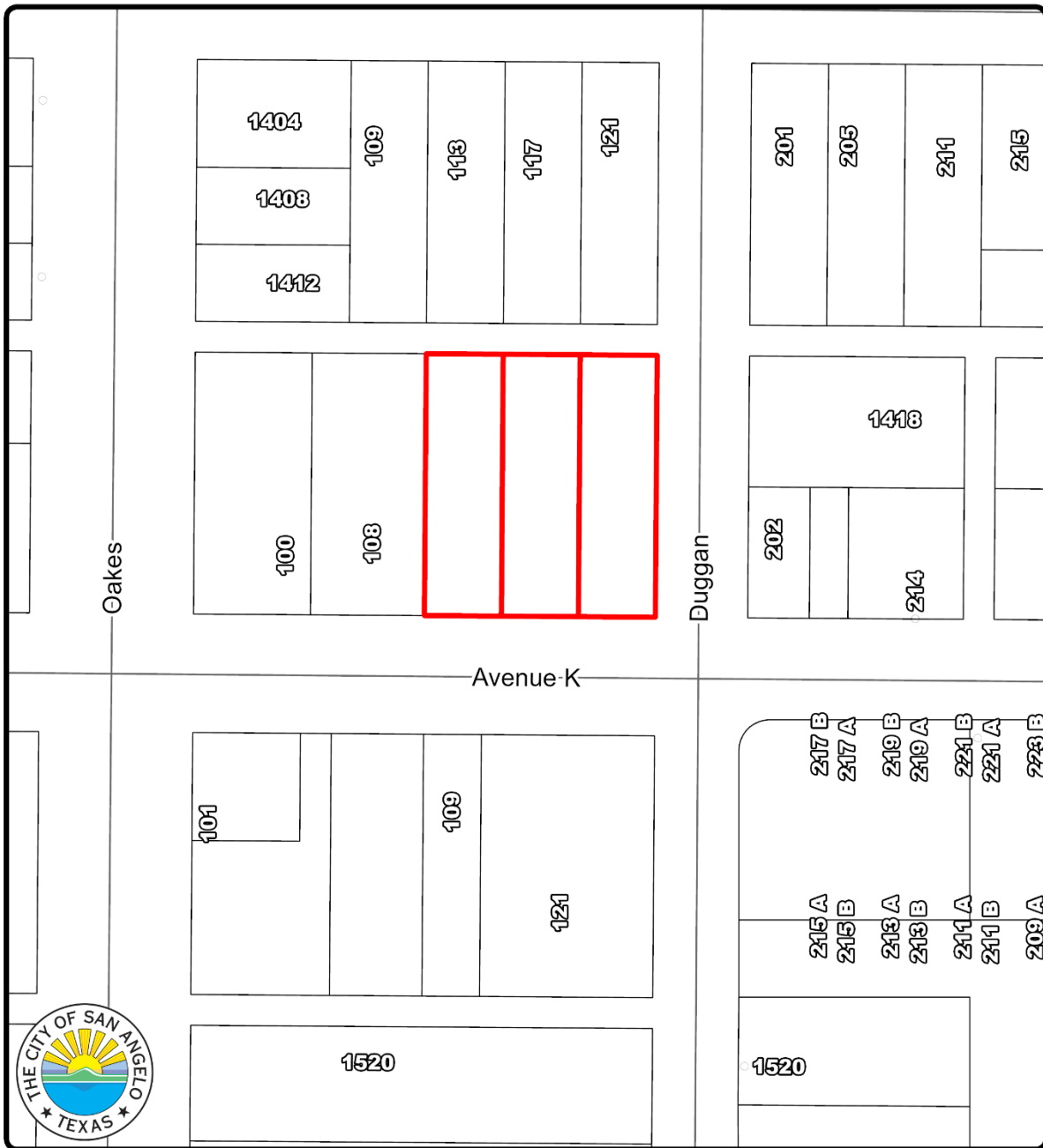
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"



Ordinance Map
CP25-03: Avenue K & Duggan

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

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: █

Vision Map: Industrial to
 Neighborhood Center



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 3, 2026

Item type: Consent Item

Caption:

Second reading of an ordinance for Z25-30, a request for a zone change from the Neighborhood Commercial zoning district to the Low-Rise Multi-family zoning district for a 1.17 acre property at the intersection of S. Bryant Blvd. and Century Dr. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The request is to change the undeveloped property from Neighborhood Commercial to RM-1 low-rise multifamily. The developer plans to construct 10 small homes on the tract. The tract has stayed undeveloped for over 30 years along a major thoroughfare being S. Bryant. This is another commercial node area which is being redeveloped with small multi-family-style housing close to commercial properties, Angelo State University and Goodfellow AFB. The tract is well positioned on a boulevard-style road with a paved alleyway for vehicular circulation and the property is 155 feet deep, allowing ample building and green space for this development type.

The Planning Commission heard the case on February 2nd, 2026 and recommended approval with a 7-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------------|-----------------------------------|
| 1. | Z25-30 - Century Staff Report | Z25-30 - Century Staff Report.pdf |
| 2. | Z25-30 - Ordinance | Z25-30 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy

Aaron Vannoy

Holly Crooks

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

STAFF REPORT
PLANNING COMMISSION – January 26, 2026
City Council First Reading – February 17, 2026

APPLICATION TYPE:		CASE:	
Zone Change		Z25-30: Century Park Addition, Tract 2	
SYNOPSIS:			
A request for approval of a zone change from Neighborhood Commercial (CN) to the Low-Rise Multifamily (RM-1) zoning district for a property located at the intersection of Century Drive and S Bryant Blvd.			
LOCATION:		LEGAL DESCRIPTION(S):	
Southeast of the intersection of Century & S Bryant; Century Park Addn. Tract 2		Acres: 1.170, Subd: CENTURY PARK ADDITION, Tract: 2, ALL OF TRACT 2 - BEING 1.17 ACRES	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Hiebert Neighborhood – Rio Vista	Current: CN Proposed: RM-1	Commercial	1.170 acres
THOROUGHFARE PLAN:			
S Bryant Blvd – Major Arterial Century Dr – Local Road			
NOTIFICATIONS:			
10 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 Neighborhood Commercial (CN) to Low-Rise Multifamily (RM-1)			
PROPERTY OWNER/PETITIONER:			
Owner: Louis J Fohn			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

This zone change encompasses one 1.17-acre property along S Bryant Boulevard that is currently undeveloped but is intended to be developed with multifamily residential. The Vision Plan here is Commercial, which is compatible with RM-1 zoning. Surrounding this property is Neighborhood Commercial, Ranch & Estate, and more RM-1.

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 and the property in its current shape and size would be consistent with RM-1 development 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 borders a section of existing multifamily zoning to the east. Directly to the north is Neighborhood Commercial zoning and across S Bryant is both Heavy and General Commercial. Walmart is not far to the north, and this area would be able to comfortably support a new multifamily development.

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 the new multifamily lies alongside commercial properties on a major thoroughfare and borders existing multifamily.

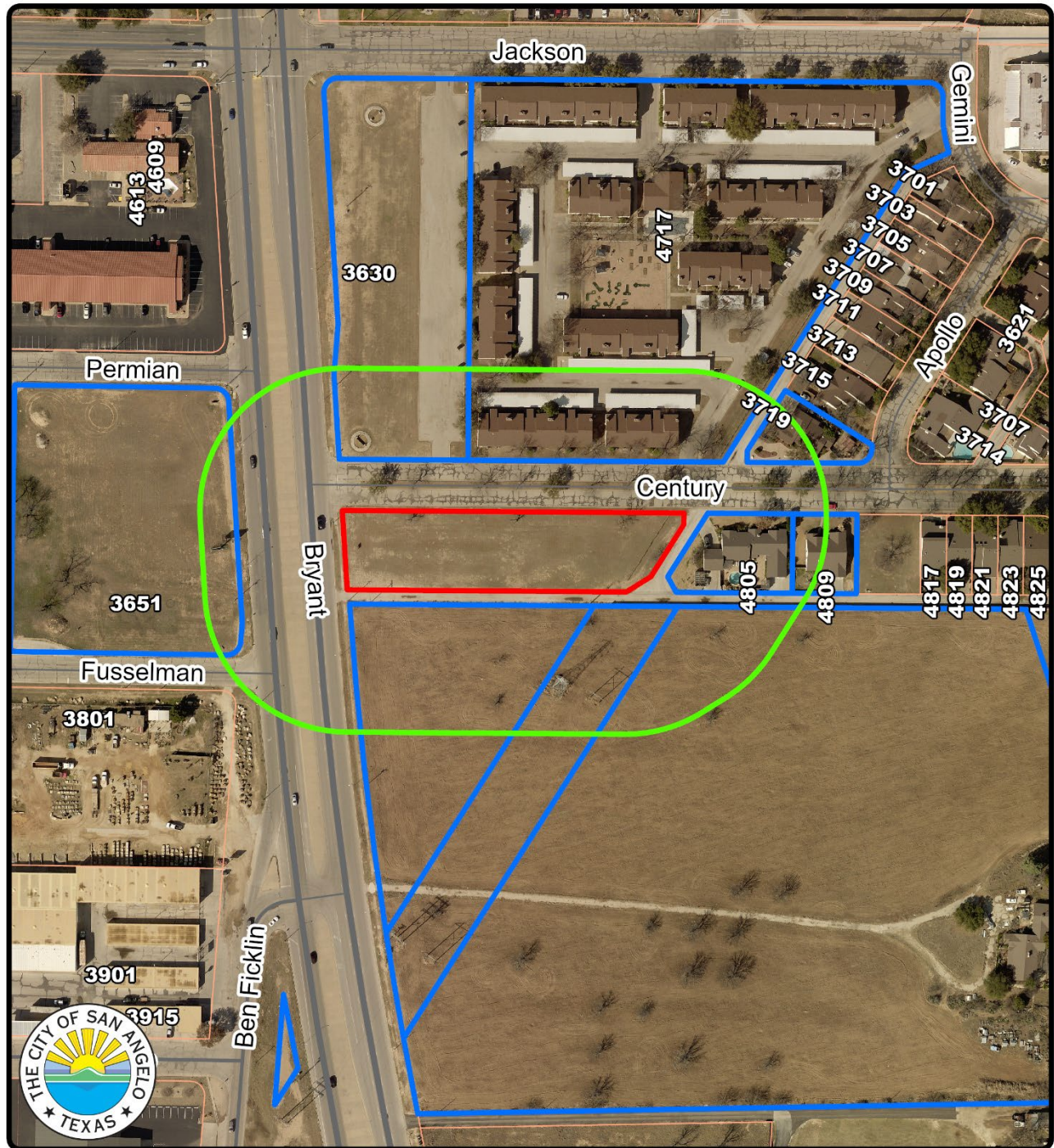
Recommendation:

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

Attachments:

Notification Map
Aerial Map
Zoning Map
Vision Map

Notification Map



Notification Map
Z25-30: Century Park Add Tract 2

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

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

200' Range: 

Subject Property: 

Notified Properties: 



Aerial Map



Aerial Map

Z25-30: Century Park Add Tract 2

Council District: #1 -- Tommy Hiebert

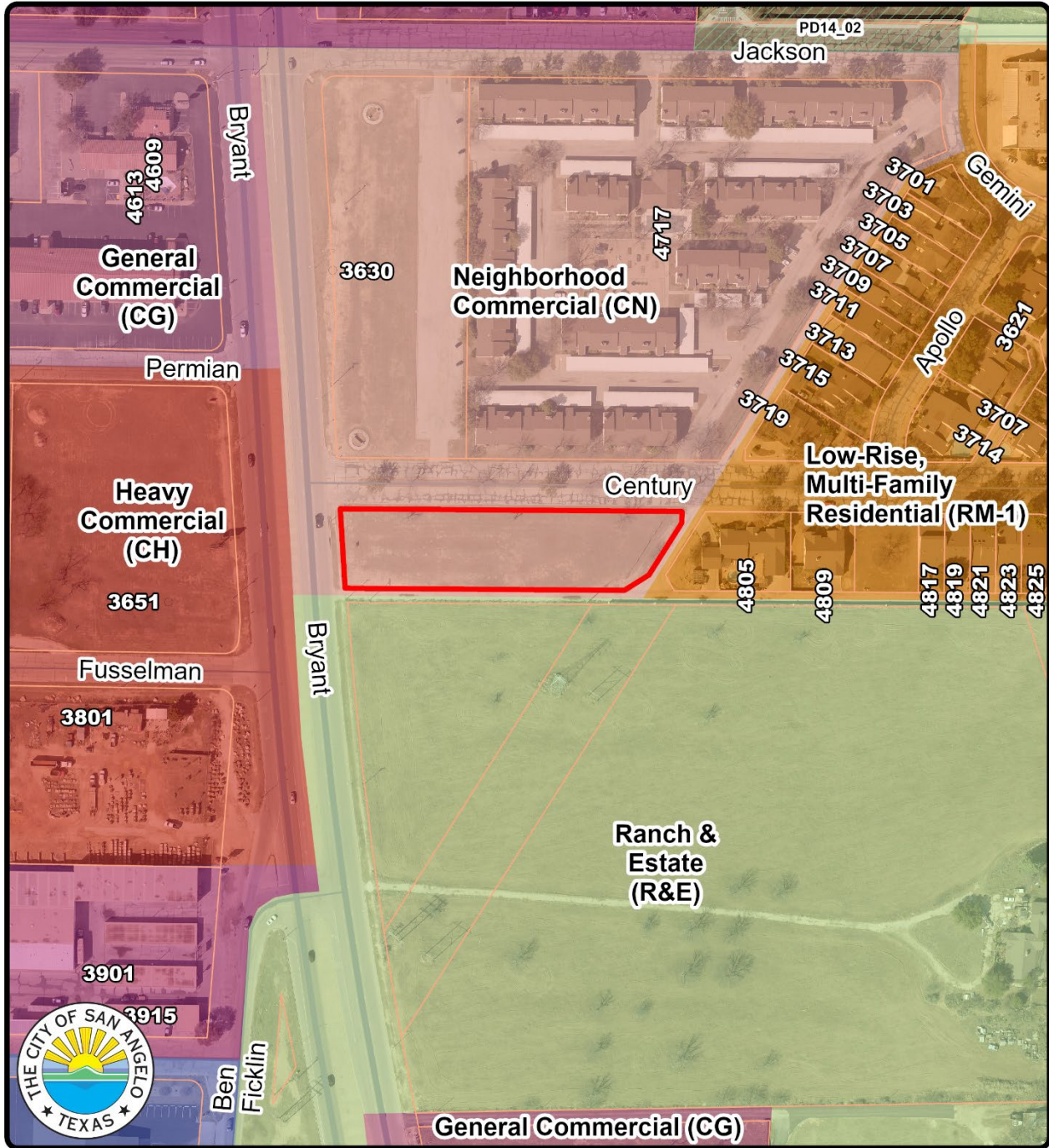
Neighborhood: Rio Vista

Subject Property: 

Scale:  Miles





Zoning Map



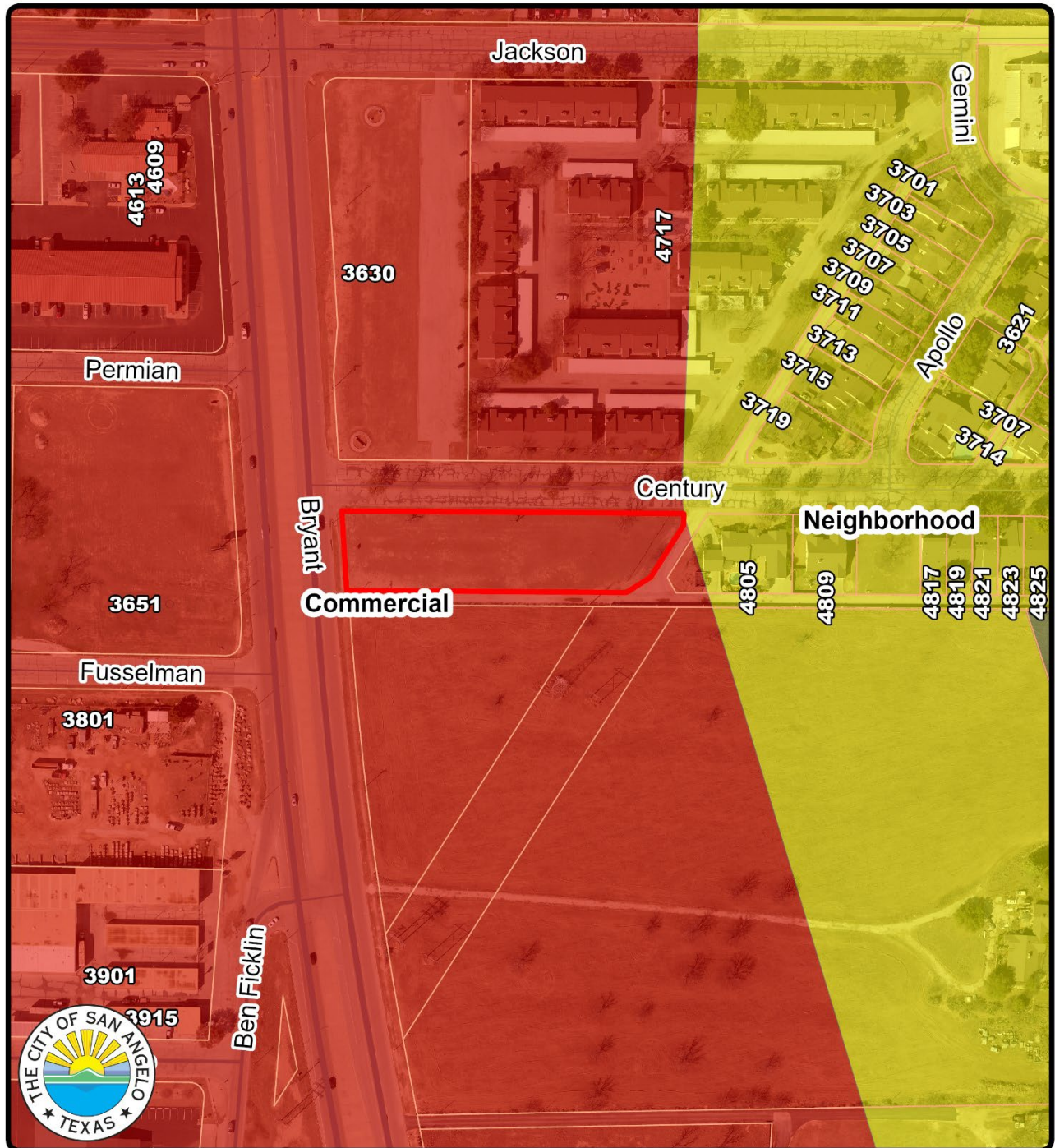
Zoning Map
Z25-30: Century Park Add Tract 2
Council District: #1 -- Tommy Hiebert
Neighborhood: Rio Vista

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

Subject Property: 



Vision Plan




Vision Map

Z25-30: Century Park Add Tract 2

Council District: #1 -- Tommy Hiebert

Neighborhood: Rio Vista

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 CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: APPROXIMATELY 1.170 ACRES SOUTHEAST OF THE INTERSECTION OF CENTURY DRIVE AND SOUTH BRYANT, DESCRIBED AS: **TRACT 2, CENTURY PARK ADDITION**; FROM NEIGHBORHOOD COMMERCIAL (CN) TO THE LOW-RISE MULTIFAMILY (RM-1) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-30: Century Park Addition

WHEREAS, on the 2nd day of February 2026, 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 17th day of February 2026, City Council held a public hearing on Z25-30, 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 1.170 acres located southeast of the intersection of Century Drive and South Bryant Boulevard, described as Tract 2, Century Park Addition, 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 **17th day of February 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of March 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

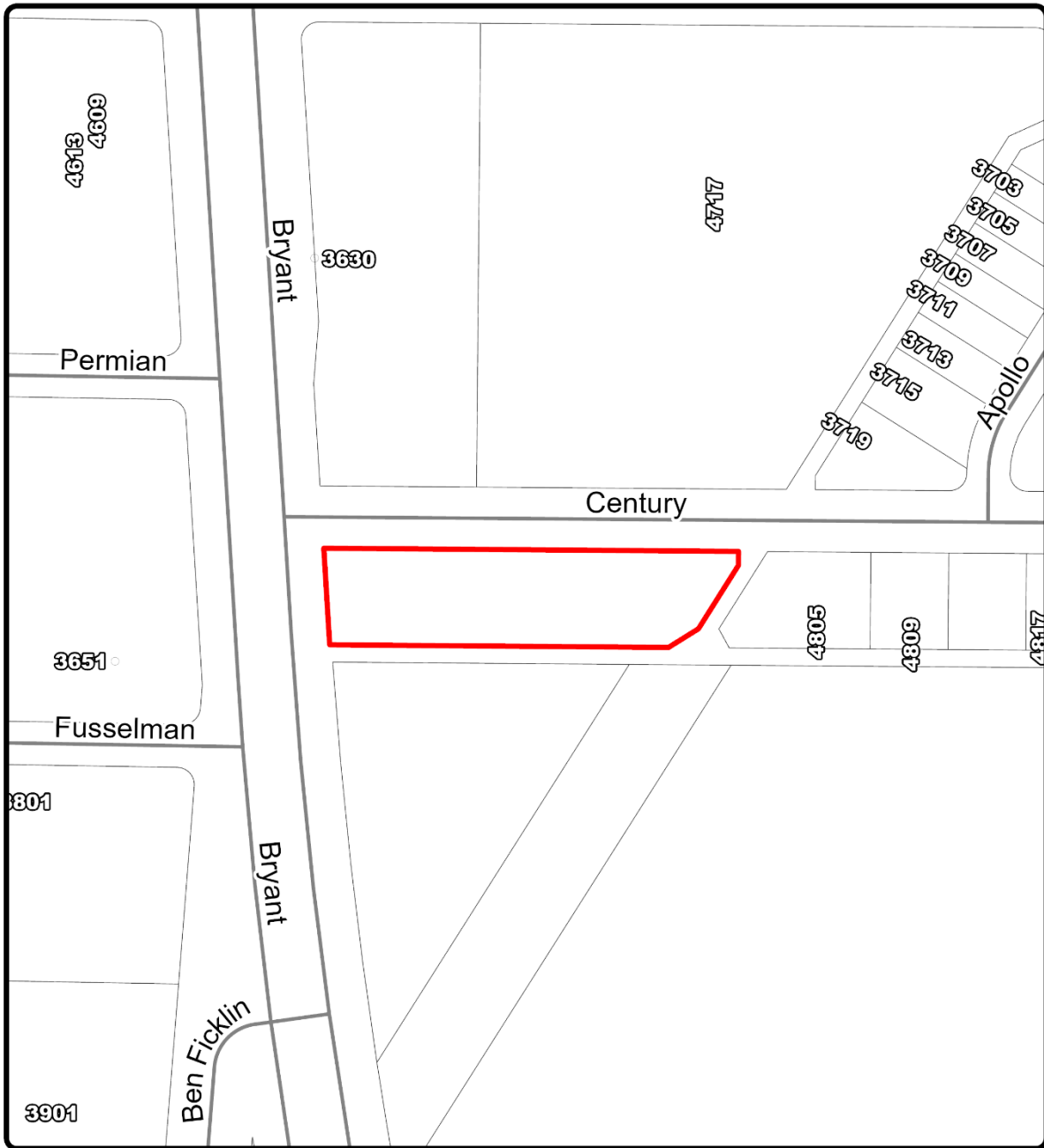
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)




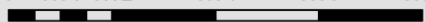
Ordinance Map

Z25-30: Century Park Addition

Council District: #1 - Tommy Hiebert

Neighborhood: Rio Vista

Subject Property: 

Scale:  Miles



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 3, 2026

Item type: Consent Item

Caption:

Second reading of an ordinance for Z25-31, a request for a zone change from the General/Heavy Commercial and Light Manufacturing zoning district to the General Commercial zoning district at 1805 S. Bryant Blvd. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This request seeks to clean up the zoning on a commercial property near the intersection of S Bryant Boulevard and W Ave N. The property measures .75 acres and is currently a mix of Light Manufacturing (ML) and General/Heavy Commercial (CG/CH). The Light Manufacturing portion may be problematic for any kind of commercial redevelopment and is therefore being changed, and the CG/CH portion is being included as part of the clean-up. The vision plan is Commercial, which would support the new General Commercial zoning. Surrounding the property is more ML and CG/CH.

The Planning Commission heard the case on February 2, 2026 and recommended approval with a 7-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------------------|-----------------------------------------|
| 1. | Z25-31 - 1805 S Bryant Staff Report | Z25-31 - 1805 S Bryant Staff Report.pdf |
| 2. | Z25-31 - Ordinance | Z25-31 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy

Aaron Vannoy

Holly Crooks

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

STAFF REPORT
PLANNING COMMISSION – January 26, 2026
City Council First Reading – February 17, 2026

APPLICATION TYPE:		CASE:	
Zone Change		Z25-31: 1805 S Bryant	
SYNOPSIS:			
A request for approval of a zone change from Light Manufacturing (ML) and General/Heavy Commercial (CG/CH) to General Commercial (CG) for a property located at 1805 S Bryant Blvd.			
LOCATION:		LEGAL DESCRIPTION(S):	
1805 S Bryant Blvd.		Acres: 0.752, Subd: T.J.A.K. ADDITION (AMENDED), Tract: A-2, SEC 1-A 4TH R/P IN SEC 2	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Neighborhood – Rio Vista	Current: ML & CG/CH Proposed: CG	Commercial	0.752 acres
THOROUGHFARE PLAN:			
S Bryant Blvd – Major Arterial W Ave N – Major Arterial			
NOTIFICATIONS:			
14 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Light Manufacturing (ML) and General/Heavy Commercial (CG/CH) to General Commercial (CG).			
PROPERTY OWNER/PETITIONER:			
Owner: STRR Investments, LLC			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

This request seeks to clean up the zoning on a commercial property near the intersection of S Bryant Boulevard and W Ave N. The property measures .75 acres and is currently a mix of Light Manufacturing (ML) and General/Heavy Commercial (CG/CH). The Light Manufacturing portion may be problematic to any kind of commercial redevelopment and is therefore being changed, and the CG/CH portion is being included as part of the clean-up. The vision plan is Commercial, which would support the new General Commercial zoning. Surrounding the property is more ML and CG/CH.

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 commercial 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 and the property in its current shape and size would be consistent with General Commercial development 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 commercial zoning would be compatible with the surrounding area as it is a commercial property which is surrounded by other commercial properties on a major thoroughfare.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
A zone change to General Commercial is necessary for the property to be able to continue to operate as a commercial property without complications stemming from the old manufacturing zoning.
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.**
The community has shown demand for commercial properties in this area of the city, and this zone change would help to enable that.
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.**
Replacing the manufacturing zoning at this location with commercial would promote a logical and orderly pattern of development as this property has likely never functioned as anything other than commercial.

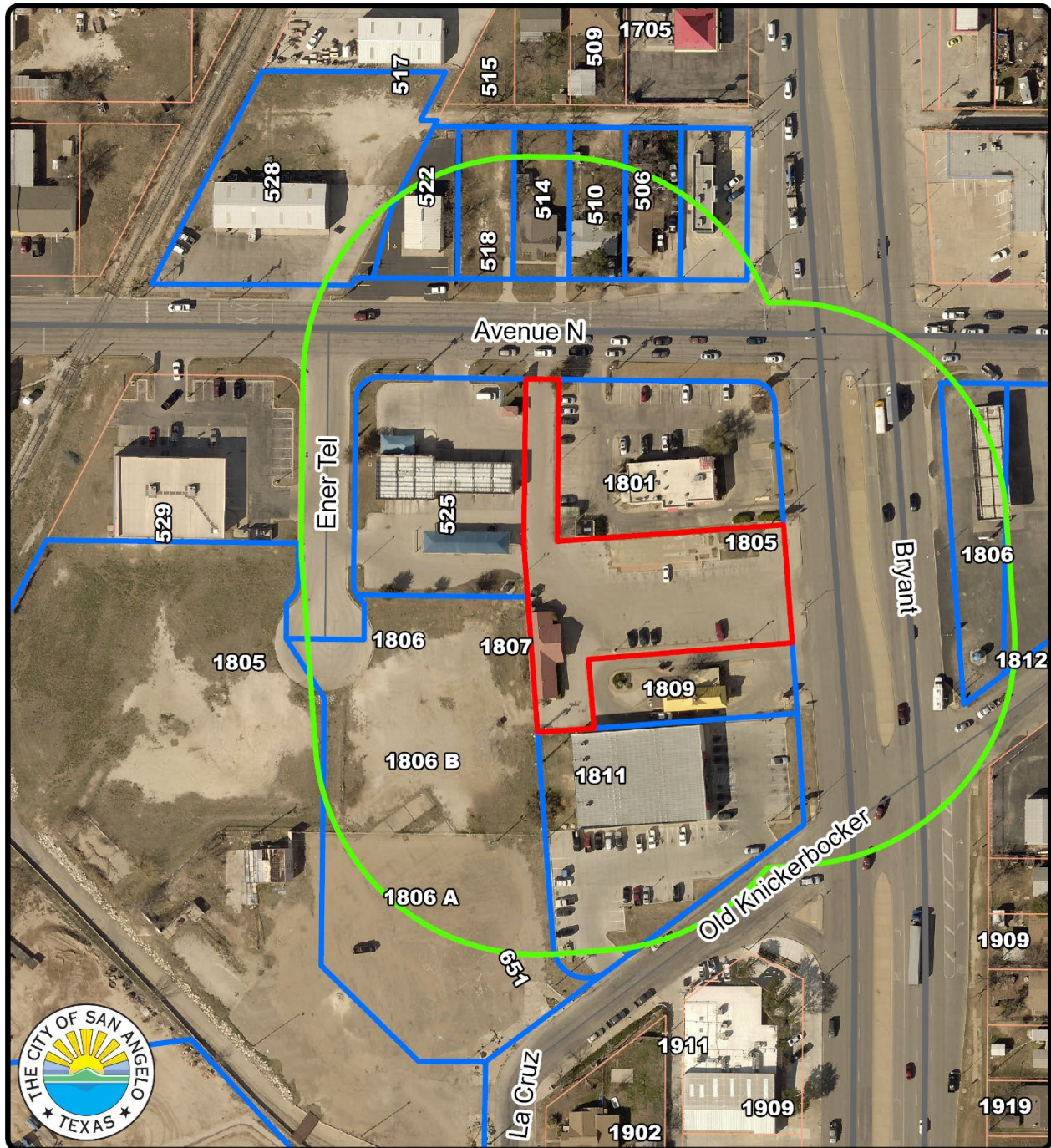
Recommendation:

Staff recommend **APPROVAL** of the zone change from Light Manufacturing (ML) and General/Heavy Commercial (CG/CH) to General Commercial (CG).

Attachments:

Notification Map
Aerial Map
Zoning Map
Vision Map

Notification Map



Notification Map
Z25-31: 1805 S Bryant Blvd

Council District: #3 - Harry Thomas
Neighborhood: Rio Vista

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

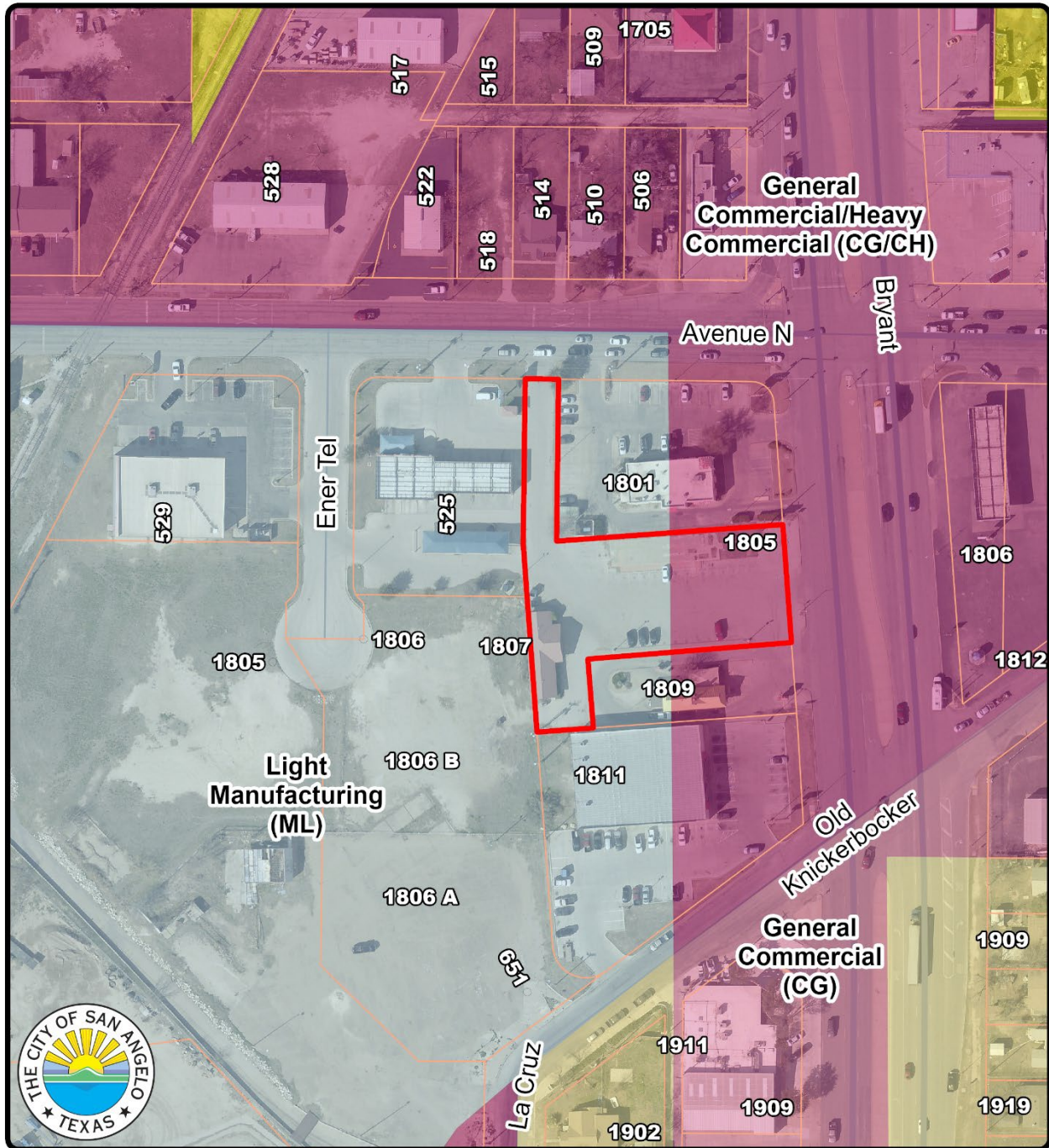
200' Range: 

Subject Property: 

Notified Properties: 



Zoning Map




Zoning Map

Z25-31: 1805 S Bryant Blvd

Council District: #3 - Harry Thomas

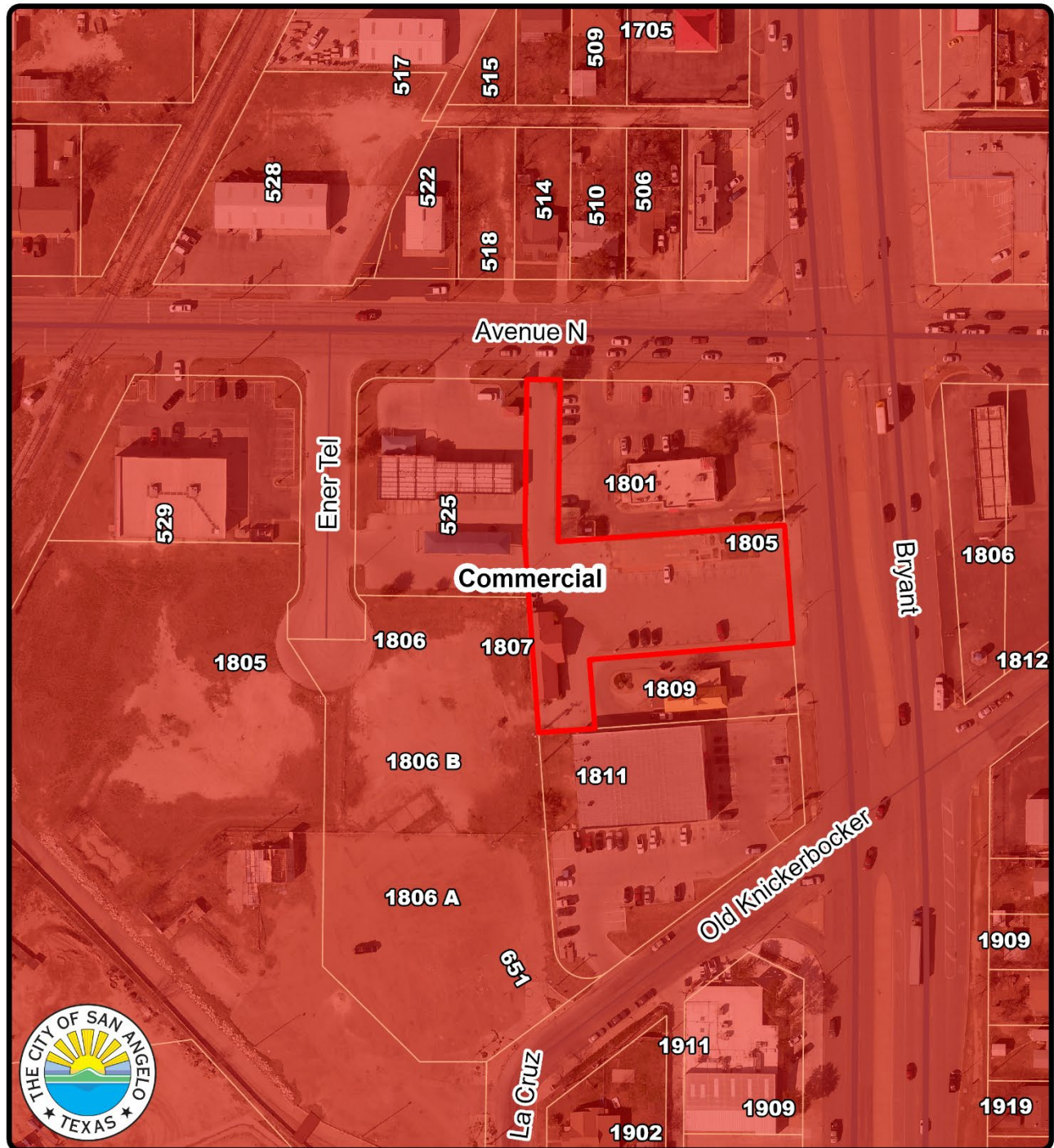
Neighborhood: Rio Vista

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: 



Vision Plan




Vision Map

Z25-31: 1805 S Bryant Blvd

Council District: #3 - Harry Thomas

Neighborhood: Rio Vista

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 CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 0.752 ACRES LOCATED AT 1805 SOUTH BRYANT BOULEVARD, DESCRIBED AS: TRACT A-2, SEC 1-A 4TH R/P IN SEC 2, T.J.A.K ADDITION (AMENDED);** FROM LIGHT MANUFACTURING (ML) AND GENERAL/HEAVY COMMERCIAL (CG/CH) TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-31: 1805 S Bryant

WHEREAS, on the 2nd day of February 2026, 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 General Commercial (CG) zoning district; and,

WHEREAS, on the 17th day of February 2026, City Council held a public hearing on Z25-31, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property of 0.752 acres located at 1805 South Bryant Boulevard, described as Tract A-2, Sec 1-A 4th R/P in Sec 2, T.J.A.K Addition (Amended), 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 **17th day of February 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of March 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

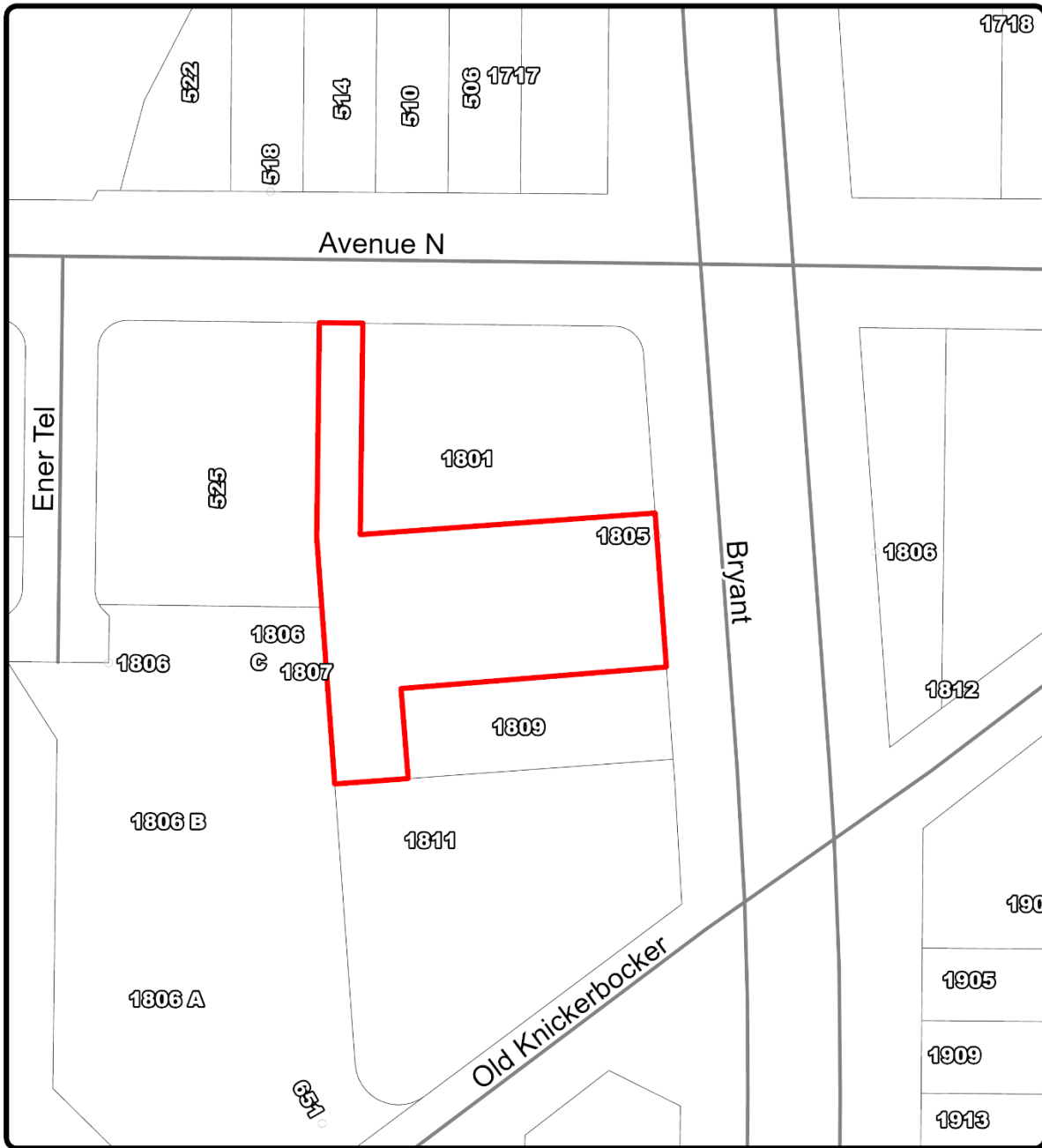
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney


Exhibit "A" (Zone Change Map)



Ordinance Map
Z25-31: 1805 S Bryant

Council District: #3 - Harry Thomas
Neighborhood: Rio Vista

Subject Property: 

Scale:  Miles



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 3, 2026

Item type: Consent Item

Caption:

Second reading of an ordinance for:

1. CP25-04, a request for a Comprehensive Plan Amendment from Neighborhood Center to Industrial; and
2. Z25-32, a request for a zone change from the Ranch & Estate zoning district to the Heavy Manufacturing zoning district located at 3089 E. FM 2105 (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The Comprehensive Plan and Rezoning requests span a large area on the northeast boundary of city limits. This is a future expansion of the rail port and a potential location for elevated water utilities if the community grows in this direction over time. This is city-owned property which is also being preliminary platted into two lots; the southern portion being reserved for the landfill area. This region is trending towards industrial and manufacturing-type uses follows our vision plan for the type of uses. Most of the lot is currently designated as Industrial in our Vision Plan except for a little more than 8 acres in the north corner. FM 2105 to the north and 50th Street to the south will eventually have heavier traffic along this section of our industrial core to Bell Street. The future interstate will also bring potential advantages with a rail port development in this area.

The Planning Commission heard this case on February 2nd and recommended approval with a 7-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---------------------------------|--------------------------------------|
| 1. | 001 Plat | 001 Plat.pdf |
| 2. | Z25-32 & CP25-04 - Staff Report | Z25-32 & CP25-04 - Staff Report.docx |

- 3. CP25-04 3089 E FM 2105 Ordinance
- 4. Z25-32 3089 E FM 2105 Ordinance

- CP25-04 3089 E FM 2105 Ordinance.docx
- Z25-32 3089 E FM 2105 Ordinance.docx

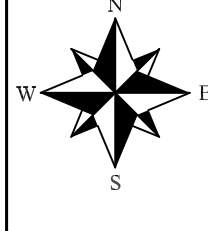
Presentation:

Aaron Vannoy

Approvals/Reviews:

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

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval



FARM-TO-MARKET 2105

0.901 ACRES
STATE OF TEXAS
VOL. 403, PG. 391,
D.R., T.G.C., TX

7.305 ACRES
STATE OF TEXAS
VOL. 403, PG. 390,
D.R., T.G.C., TX

This plat is filed in Cabinet _____, Slide _____
Plat Records of Tom Green County, Texas.

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

1/2" IRON ROD FOUND FROM WHICH A CONCRETE R.O.W. MARKER BROKEN FND BRS N89°57'33"W, 350.58', A CONCRETE R.O.W. MARKER FND BRS S75°25'55"W, 2.82', AND A 1/2" IRON ROD FND BRS N89°44'23"W, 14.83'

FROM WHICH A CONCRETE R.O.W. MARKER FND BRS N49°33'46"W, 188.23', A BROKEN CONCRETE R.O.W. MARKER FND BRS N16°46'23"E, 126.54', A FLAG STONE BEING THE SOUTHWEST CORNER OF SURVEY No. 167 FND BRS N49°09'10"W, 186.70', AND A 1/2" IRON ROD FOUND FND BRS S89°44'44"E, 35.00'

W.C. RR. Co.
SURVEY No. 5
ABSTRACT No. 4040

W.C. RR. Co.
SURVEY No. 178
ABSTRACT No. 8474

J. POLLAN
SURVEY No. 3
ABSTRACT No. 5130

501.327 ACRES
BLOCK, LEGRAND, & HULLING
INST. No. 201700763
O.P.R., T.G.C., TX

180.452 ACRES
WISENER HOLDINGS LLC
INST. No. 202016519
O.P.R., T.G.C., TX

316.879-ACRES
CITY OF SAN ANGELO
INSTRUMENT # 596999
O.P.R.R.P., T.G.C., TX

LOT 1
(247.442 ACRES)

LOT 2
(61.943 ACRES)

POINT OF BEGINNING
1/2" IRON ROD CAPPED "MQI" SET FROM WHICH A 5/8" IRON ROD FND BRS S14°04'42"W, 67.17', A 1/2" IRON ROD FND BRS S00°35'31"W, 40.00', AND ANOTHER 1/2" IRON ROD FND BRS S00°35'31"W, 14.59'

EAST 50TH STREET

EXHIBIT "A-3"
339.21 ACRES
50's GROUP PROPERTIES
INSTRUMENT # 509405
O.P.R.R.P., T.G.C., TX

131 ACRES
CITY OF SAN ANGELO
VOL. 669, PG. 562
D.R., T.G.C., TX

126.7 ACRES
CITY OF SAN ANGELO
VOL. 814, PG. 454
D.R., T.G.C., TX

W.C. RR CO
SURVEY No. 179
ABSTRACT No. 4032

93.881 ACRES
MARTIN SPROCKET & GEAR INC.
VOL. 671, PG. 675,
D.R., T.G.C., TX

4.180 ACRES DEDICATED TO THE CITY OF SAN ANGELO

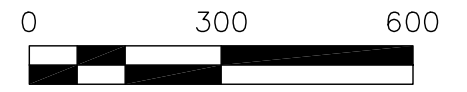
2.423 ACRES DEDICATE TO THE CITY OF SAN ANGELO

FROM WHICH A 1 1/2" IRON PIPE FND BRS S66°08'08"E, 68.64'

LEGEND

- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD
- FOUND CONCRETE R.O.W. MONUMENT
- SET 1/2" IRON ROD CAPPED "MQI"
- SUBJECT PROPERTY BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - EASEMENT/BUILDING SETBACK LINE
- - - SURVEY LINE
- ◇ CHAIN LINK FENCE
- OHE OVERHEAD POWER LINE
- ⊙ POWER POLE
- ⊙ MONITOR WELL
- R.O.W. RIGHT-OF-WAY
- O.P.R., T.G.C., TX. OFFICIAL PUBLIC RECORDS, TOM GREEN COUNTY, TEXAS
- O.P.R.R.P., T.G.C., TX. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, TOM GREEN COUNTY, TEXAS
- D.R., T.G.C., TX. DEED RECORDS, TOM GREEN COUNTY, TEXAS

SCALE 1" = 300 FEET



DEPARTMENT OF PLANNING

Approved for recording this _____ day of _____, 20____.

By: _____
Director of Planning

DEPARTMENT OF PUBLIC WORKS

Approved for recording this _____ day of _____, 20____.

By: _____
Director of Public Works

DEPARTMENT OF WATER UTILITIES

Approved for recording this _____ day of _____, 20____.

By: _____
Director of Water Utilities

COUNTY CLERK

Approved for recording this _____ day of _____, 20____.
County Clerk of Tom Green County, Texas

By: _____

PRELIMINARY PLAT OF SOUTH PLAINS LAMESA RAIL PARK, TO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

OWNER: City of San Angelo

315.987 ACRES OUT THE W.C. RR. CO. SURVEY NO. 178, ABSTRACT NO. 8474, TOM GREEN COUNTY, TEXAS, SAID 315.987 BEING DESCRIBED AS A 316.879-ACRE TRACT IN A GENERAL WARRANTY DEED FROM FRANK BOOK, JR., CARRIE HALLMAN, BERTRAND F. BOOK, CINDY MORTON, AND JAMES SALVEN TO THE CITY OF SAN ANGELO DATED AUGUST 30, 2005, RECORDED IN VOLUME 1230, PAGE 827, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, TOM GREEN COUNTY, TEXAS.

DEDICATION / ACKNOWLEDGEMENT

We, the City of San Angelo, do hereby adopt this plat as the subdivision of my property and dedicate for the use to the public the streets, alleys and easements as shown.

City of San Angelo

STATE OF TEXAS
COUNTY OF TOM GREEN

This instrument was acknowledged before me on the _____ day of _____, 20____.

By: _____
Notary Public in and for the State of Texas

NOTES:

1. FIELD NOTES TO ACCOMPANY THIS PLAT
2. NORTHWEST CORNER AS DESCRIBED IN INSTRUMENT No. 596999, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, TOM GREEN COUNTY, TEXAS IS IN CONFLICT WITH THE NORTH EAST CORNER OF 180.452-ACRE TRACT AS DESCRIBED IN INSTRUMENT No. 202016519, OFFICIAL PUBLIC RECORDS, TOM GREEN, COUNTY, TEXAS, BEING THE WEST ADJOINER. DETERMINATING IS TO USE THE NORTHEAST CORNER OF SAID 180.425-ACRE TRACT.
3. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
4. PRELIMINARY PRINT DATE 11/20/2025

STAFF REPORT

PLANNING COMMISSION – January 26, 2026

City Council First Reading – February 17, 2026

APPLICATION TYPE:	CASE:		
Rezoning & Comprehensive Plan Amendment	Z25-32 – 3089 E FM 2105 CP25-04 – 3089 E FM 2105		
SYNOPSIS:			
A request for a zone change from Ranch & Estate (R&E) to Heavy Manufacturing (MH) for 316.987 acres and a Comprehensive Plan Amendment from Neighborhood Center to Industrial for ~8.96 acres out of the 315.987 located at 3089 E FM 2105.			
LOCATION:		LEGAL DESCRIPTION:	
West of the intersection of Covington Rd and E FM 2105		Acres: 316.879, Abst: A-8474 S-178, Survey: S R ROBERTSON, 316.8790 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Patrick Keely Neighborhood – Paulann	Ranch & Estate	Industrial & Neighborhood Center	316.987 acres
THOROUGHFARE PLAN:			
E FM 2105 – Major Arterial Covington Rd – Major Collector			
NOTIFICATIONS			
12 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 Heavy Manufacturing (MH) for 316.987 acres and APPROVAL of a Comprehensive Plan Amendment from Neighborhood Center to Industrial.			
PROPERTY OWNER/PETITIONER:			
Owner & Petitioner: City of San Angelo			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Ext. 1533 rae.lineberry@sanangelo.gov			

Information:

These two requests span a large area on the northeast boundary of city limits. This is City-owned property which is also being preliminary platted into two lots. This region is trending towards manufacturing-type uses and with the landfill to the south follows our vision plan for the type of uses. Most of the lot is currently designated as Industrial in our Vision Plan except for a little more than 8 acres in the north corner.

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 right at the city limits. It is surrounded by properties not in the city limits except to the south that is the landfill. 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.

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.

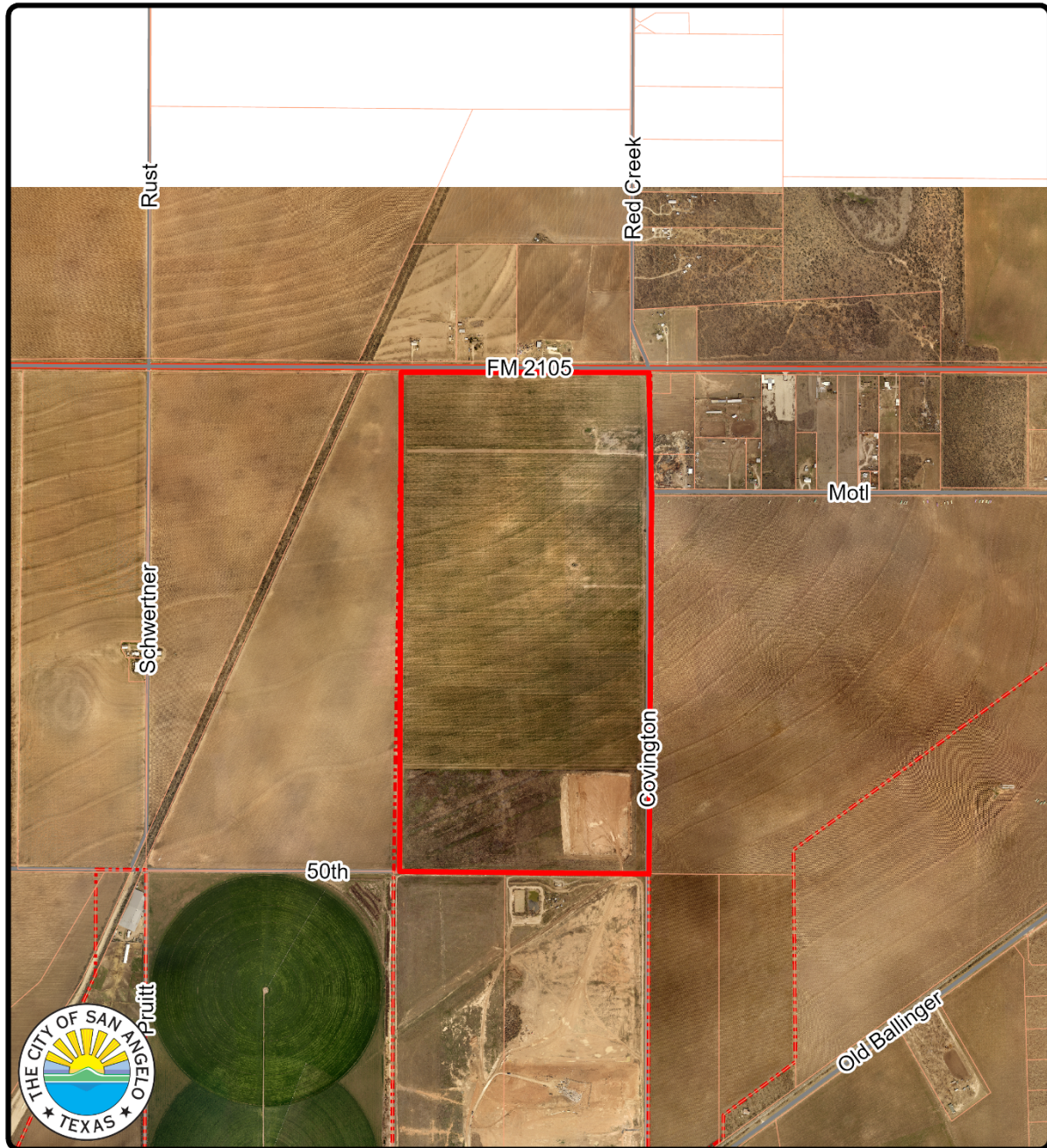
Recommendation:

Staff recommend **APPROVAL** of the zone change from Ranch & Estate (R&E) to Heavy Manufacturing (MH) for 316.987 acres and **APPROVAL** of a Comprehensive Plan Amendment from Neighborhood Center to Industrial.

Attachments:

Aerial Map
Zoning Map
Vision Map
Notification Map

Aerial Map



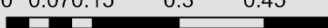
Aerial Map

Z25-32: 3089 E FM 2105

Council District: #4 - Patrick Keely

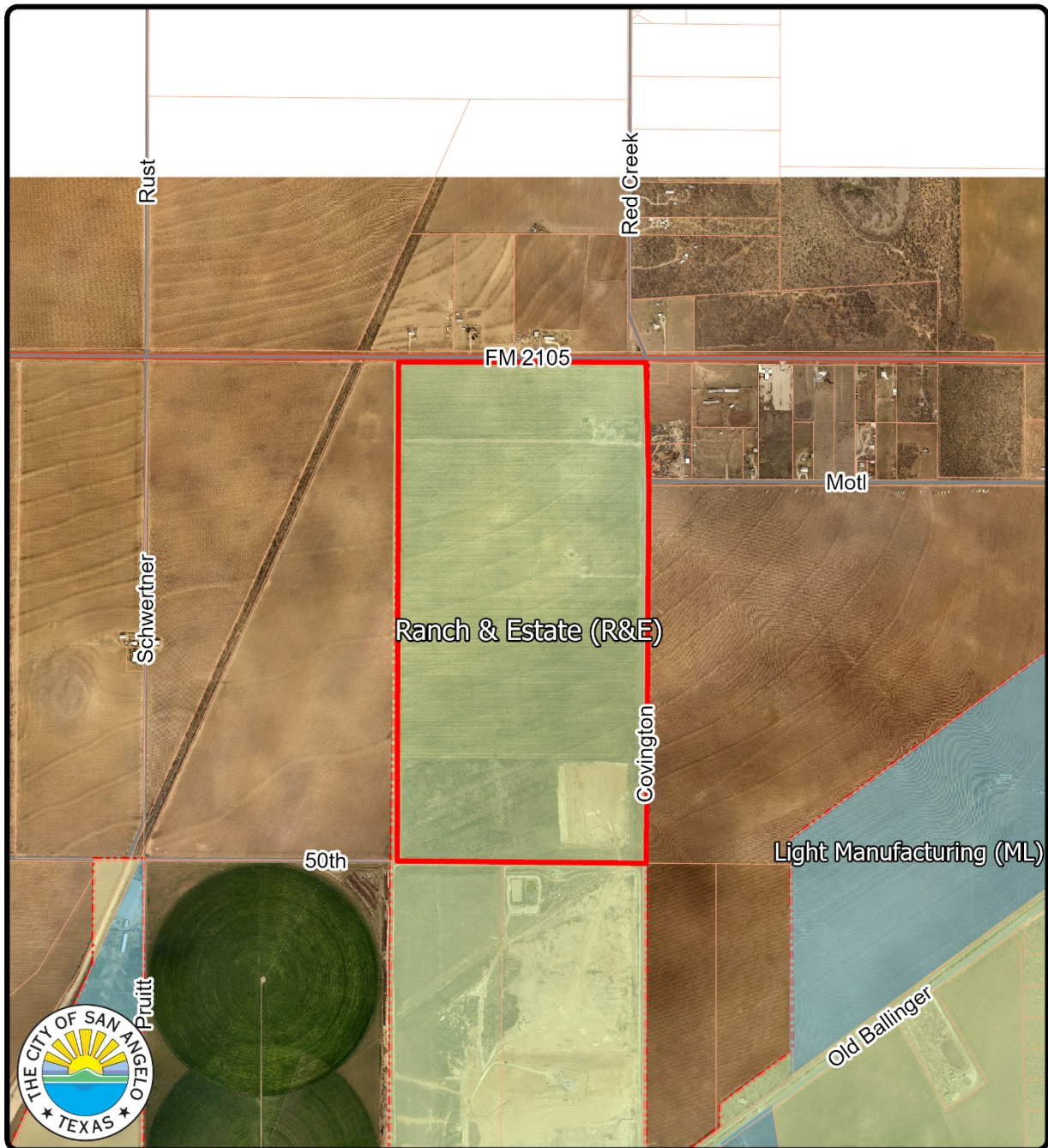
Neighborhood: Paulann

Subject Property: 

Scale:  Miles




Zoning Map



Zoning Map Z25-32: 3089 E FM 2105

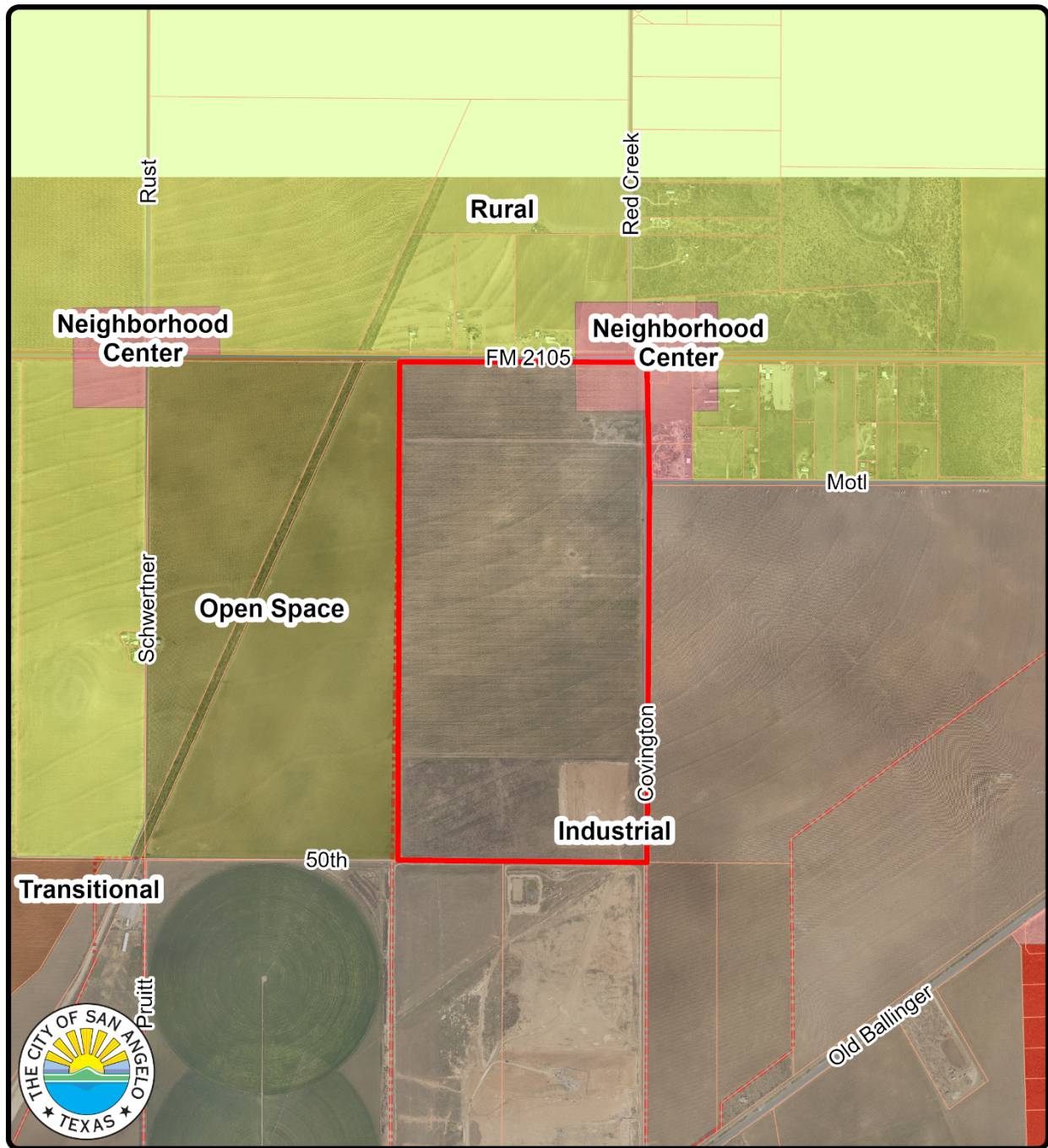
Council District: #4 - Patrick Keely
Neighborhood: Paulann

Scale: 0 0.070.15 0.3 0.45 0.6 Miles

Subject Property: 



Vision Map



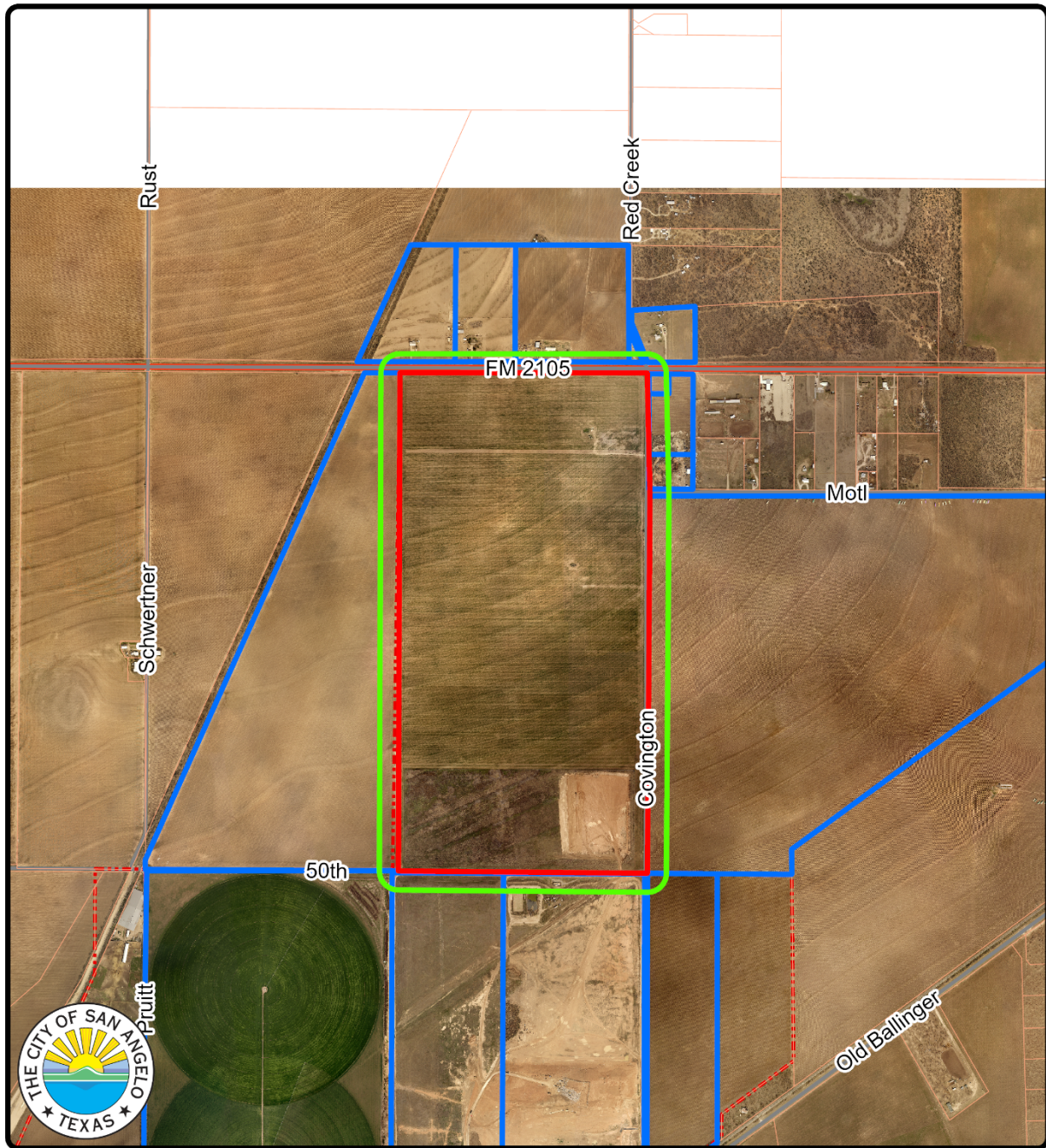
Vision Map
Z25-32: 3089 E FM 2105
Council District: #4 - Patrick Keely
Neighborhood: Paulann

Subject Property: 

Scale:  Miles



Notification Map



200' Notification Map
Z25-32: 3089 E FM 2105
Council District: #4 - Patrick Keely
Neighborhood: Paulann

Scale: 0 0.070.15 0.3 0.45 0.6 Miles

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

THE CITY OF SAN ANGELO TEXAS

N

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 8.96 ACRES IN LOT 1 OF THE S R ROBERSTSON SURVEY A-8474 S-178, LOCATED IMMEDIATELY WEST OF THE INTERSECTION OF FARM-TO-MARKET 2105 AND COVINGTON ROAD;** FROM "NEIGHBORHOOD CENTER" TO "INDUSTRIAL"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: CP25-04: 3089 E FM 2105

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 2nd day of February, 2026, 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 17th day of February, 2026, City Council held a public hearing on CP25-04, 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 to Industrial, of the following described parcel as outlined below:

The real property located immediately west of the intersection of farm-to-market 2105 and Covington Rd, described as a total of 8.96 acres from the S R Robertson Survey A-8474 S-178, Lot 1 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.

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

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

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

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

INTRODUCED on the **17th day of February, 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of March, 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

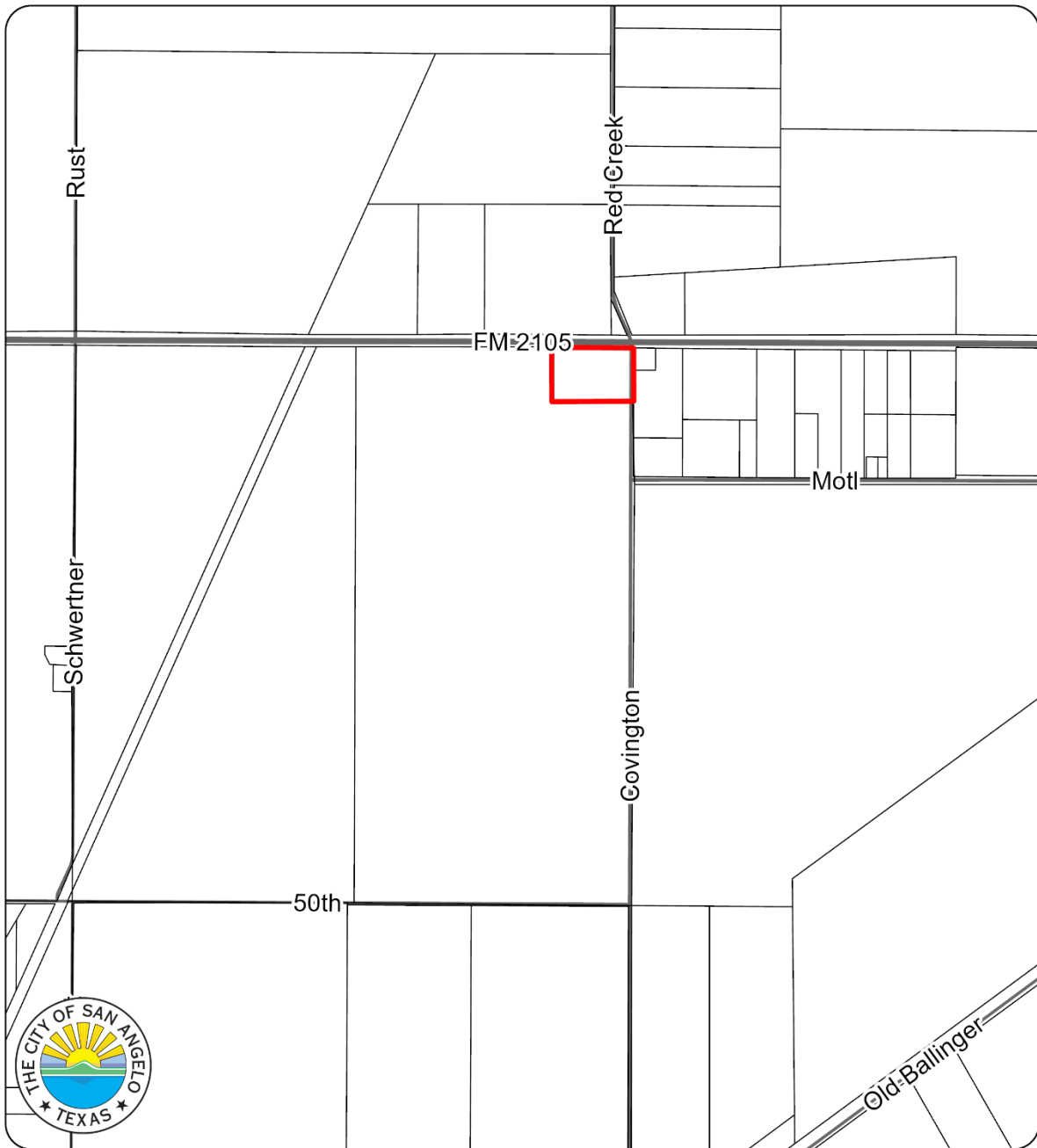
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"



Ordinance Map
CP25-04: 3089 E FM 2105

Council District: #4 - Patrick Keely
Neighborhood: Paulann

Scale: 0 0.070.15 0.3 0.45 0.6 Miles

Subject Property: 

Vision Plan: Neighborhood Center
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 ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **APPROXIMATELY 316.987 ACRES OF THE S R ROBERTSON SURVEY A-8474 S-178, LOCATED WEST OF THE INTERSECTION OF FARM-TO-MARKET 2105 AND COVINGTON ROAD**; FROM RANCH & ESTATE (R&E) TO HEAVY MANUFACTURING (MH); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-32: 3089 E FM 2105.

WHEREAS, on the 2nd day of February, 2026, 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 Heavy Manufacturing (MH) Zoning District; and,

WHEREAS, on the 17th day of February, 2026, City Council held a public hearing on Z25-32, 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 Heavy Manufacturing (MH):

The real property located west of the intersection of FM 2105 and Covington Rd, described as 316.987 acres from S R Robertson Survey A-8474 S-, within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit "A" of this Ordinance.

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

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

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

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

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

INTRODUCED on the **17th day of February, 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of March, 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

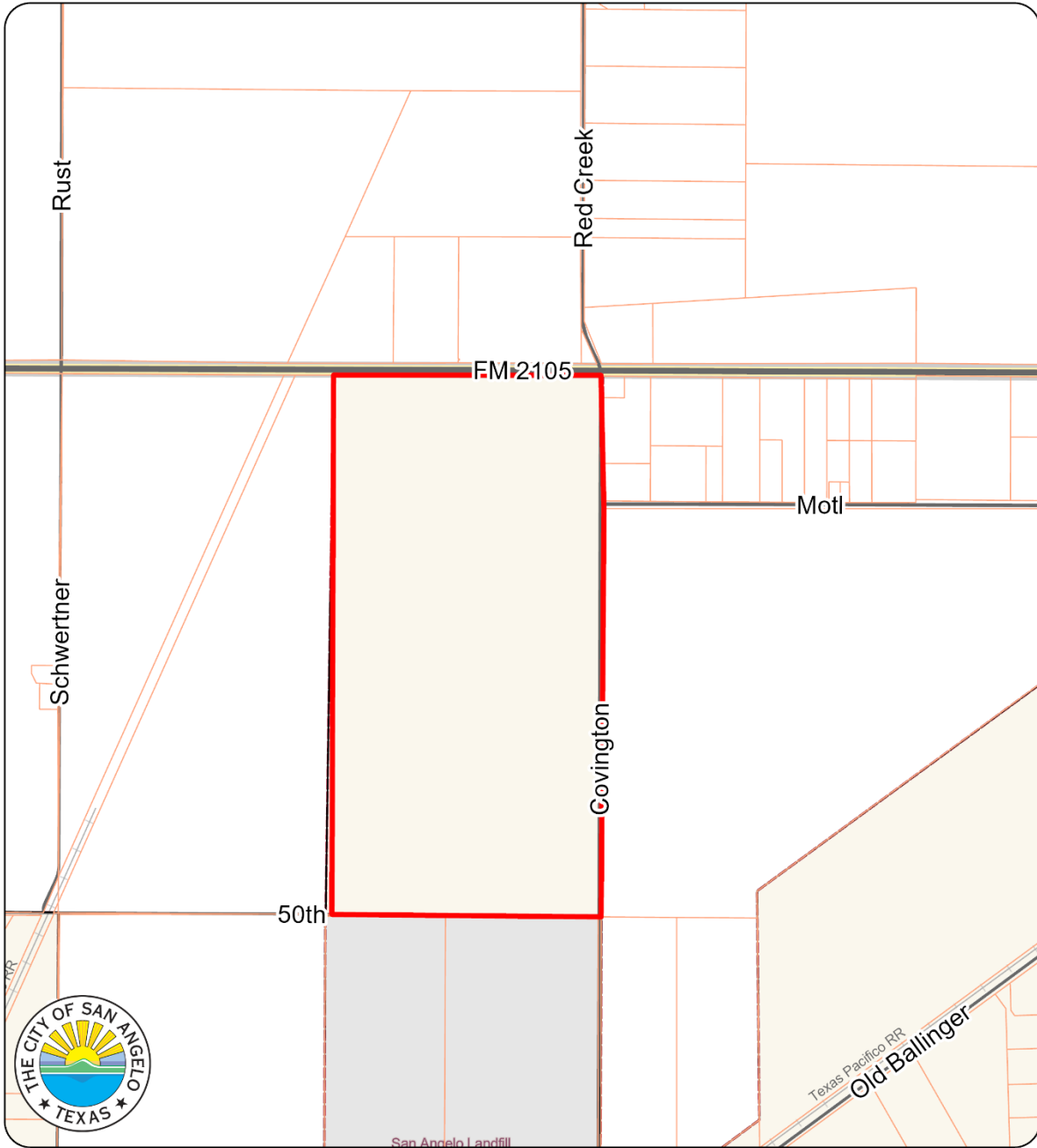
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"



Ordinance Map

Case : Z25-32 & CP25-04: 3089 E FM 2105

Council District: #4 - Patrick Keely

Neighborhood: Paulann

Scale: 0 0.070.15 0.3 0.45 0.6 Miles

Subject Property: 

Zone Change: R&E to MH



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 3, 2026

Item type: Regular Item

Caption:

A review of Infill and Empowerment Zone funding since 2019 with discussion and direction on how to structure the program in the upcoming budget cycle (Presentation made by Planner Arden Neff and Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Direction from Council

Summary/History:

The Infill and Empowerment Zone programs were begun in 2019 and 2021, respectively. This presentation explain the results of data analysis due to those programs and gives recommendations to the City Council on potential ways to enhance or modify the program to target areas within the HUD-designated neighborhoods in our community.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--------------------------------------------------------------|------------------------------------------------------------------|
| 1. | 250506 Infill Development Incentive Program Revised 5-6-2025 | 250506 Infill Development Incentive Program Revised 5-6-2025.pdf |
| 2. | 2025 Target Area Maps - ALL (1) (1) | 2025 Target Area Maps - ALL (1) (1).pdf |
| 3. | Infill and Empowerment Zone | Infill and Empowerment Zone.docx |
| 4. | Infill Task Force | Infill Task Force.pdf |

Presentation:

Aaron Vannoy, Arden Neff

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Angela Bloss
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Final Approval

Infill Development Incentive Program



**Community & Housing Support Division
City of San Angelo, Texas**

Updated

May 6, 2025

GOAL.

The primary goal of the Infill Development Incentive Program is to encourage infill development within the neighborhoods targeted for revitalization pursuant to the City's Neighborhood Revitalization Plan (NRP) to make a positive impact on those neighborhoods in terms of reducing the crime rate, increasing property values, encouraging new home starts, reducing code compliance issues, and the elimination of slum and blight. In addition to tangible benefits, there are intangible benefits that are just as important such as pride of homeownership and being part of a neighborhood. Moreover, neighborhood revitalization has proven to be successful in helping to spur economic development.

Although it takes years for a city's revitalization investments to bear fruit, San Angelo has already seen benefits with its clean up and redevelopment of aging and neglected neighborhoods. This Infill Development Incentive program will be an additional tool in the City's neighborhood revitalization toolbox and support the City's NRP goals.

PROGRAM DESIGN.

The program is managed by the Community & Housing Support (CHS) staff and is open to any housing developer willing to build new home construction consisting of either single-family housing, duplexes, or a small apartment project with no more than 8 units, or relocate decent and structurally sound homes in one of the six neighborhoods targeted for revitalization (henceforth referred to as a project). For eligible projects, a \$5,000 per unit incentive will be paid at the completion of the project to be used at the discretion of the developer. The program will be first-come-first-served and continue until funding is exhausted. Attached is a map of the neighborhoods targeted for revitalization.

Developers will have up to twelve (12) months from the permit date to complete the project or forfeit the incentive payment. Once completed, developers will present a Certificate of Occupancy (CO) to the CHS staff to receive payment.

APPLICATION AND ELIGIBILITY.

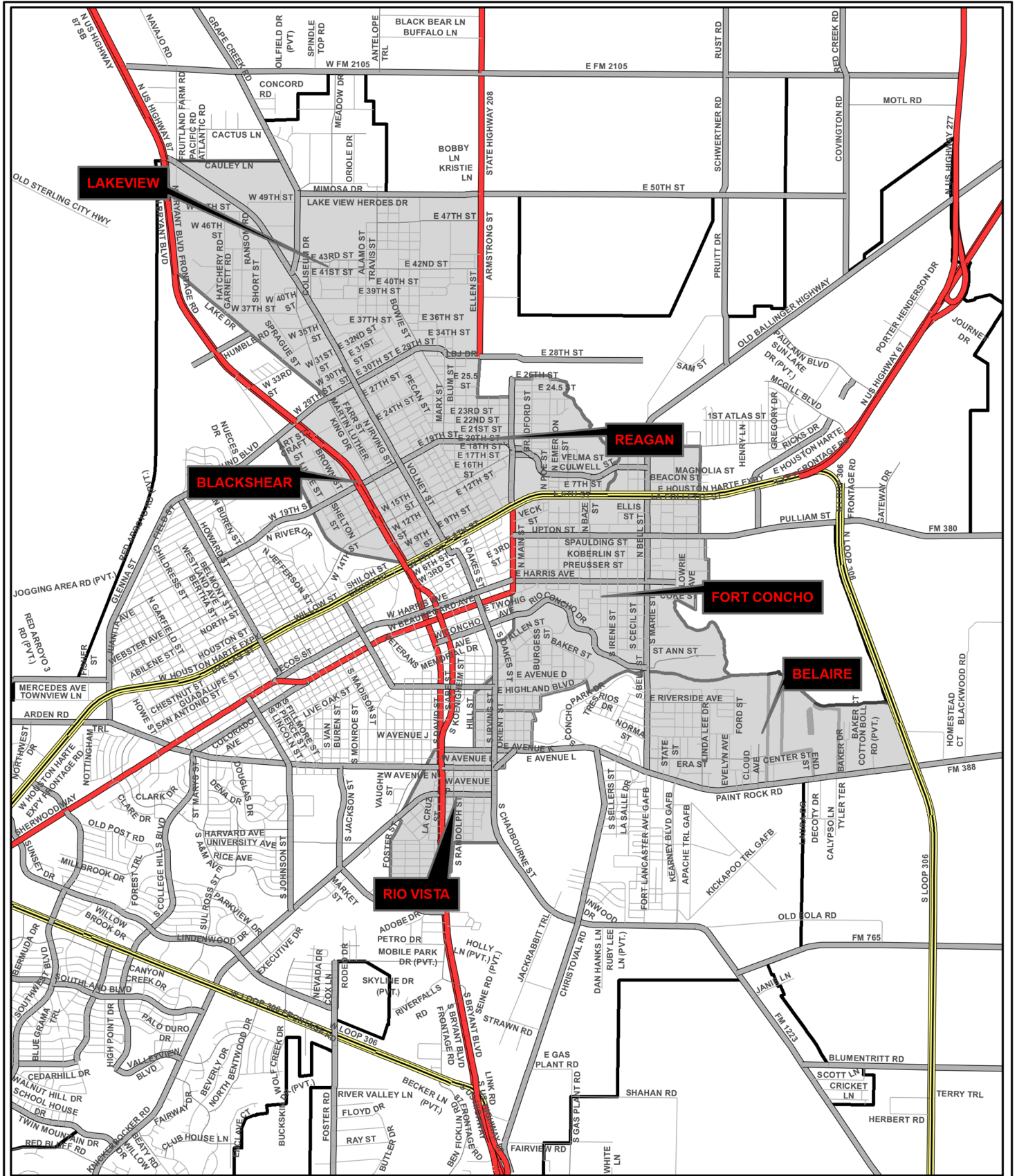
Developers must first contact the City's CHS staff at 52 W. College, 325-655-0824 when a permit is issued and before starting construction. Staff will verify that the property is in an eligible location and ensure funds are available. If eligible, staff will earmark funds for each approved project based on permit information. Applications, which consist of an active building permit, will be accepted until the funds available are exhausted. CHS staff will inspect the home before approving and earmarking incentive funds for relocation projects.

CHS staff will determine if a project is eligible based on the boundaries established in the City's Neighborhood Revitalization Plan (NRP) as updated on February, 2018 which includes the Blackshear, Reagan, Ft Concho, Rio Vista, Lakeview, and Belaire neighborhoods.

- **Blackshear** is located in the northwest section of the city bounded by 29th St on the north, N. Chadbourne to the east, Houston Hart to the south, and the railroad tracks to the west.
- **Reagan** area is located on the northeast section of the city bounded by 29th St on the north, N. Chadbourne on the west, Houston Hart on the south, and Armstrong and N. Main St on the east.
- **Ft Concho** area is located in central San Angelo bounded by Houston Hart on the north, Bell St and Lowrie Ave on the east, Main St and Hill on the west, and Rio Concho River on the south.
- **Rio Vista** neighborhood is located in the south end of the city bounded by S. Chadbourne and Metcalf St on the east; Ave I and Ave L on the north; Hill St, the railroad tracks, and Foster on the east; and Arroyo Drive, W Ave X on the south.
- **Lakeview** is located in the north end of the city bounded by Armstrong to the east; E. 50th, Grape Creek Rd, and Cauley Lane to the north; Bryant and Lake Drive to the west; and 29th and 28th Streets to the south.
- **Belaire** is bounded by Paint Rock Road to the south; Loop 308 to the east; Concho River to the north; and Bell Street to the west.

PAYMENT

Upon completion of the project, developers will present a Certificate of Occupancy (CO) to CHS staff who will then submit a payment request. Be aware that payment may take up to two weeks after submission of the payment request.

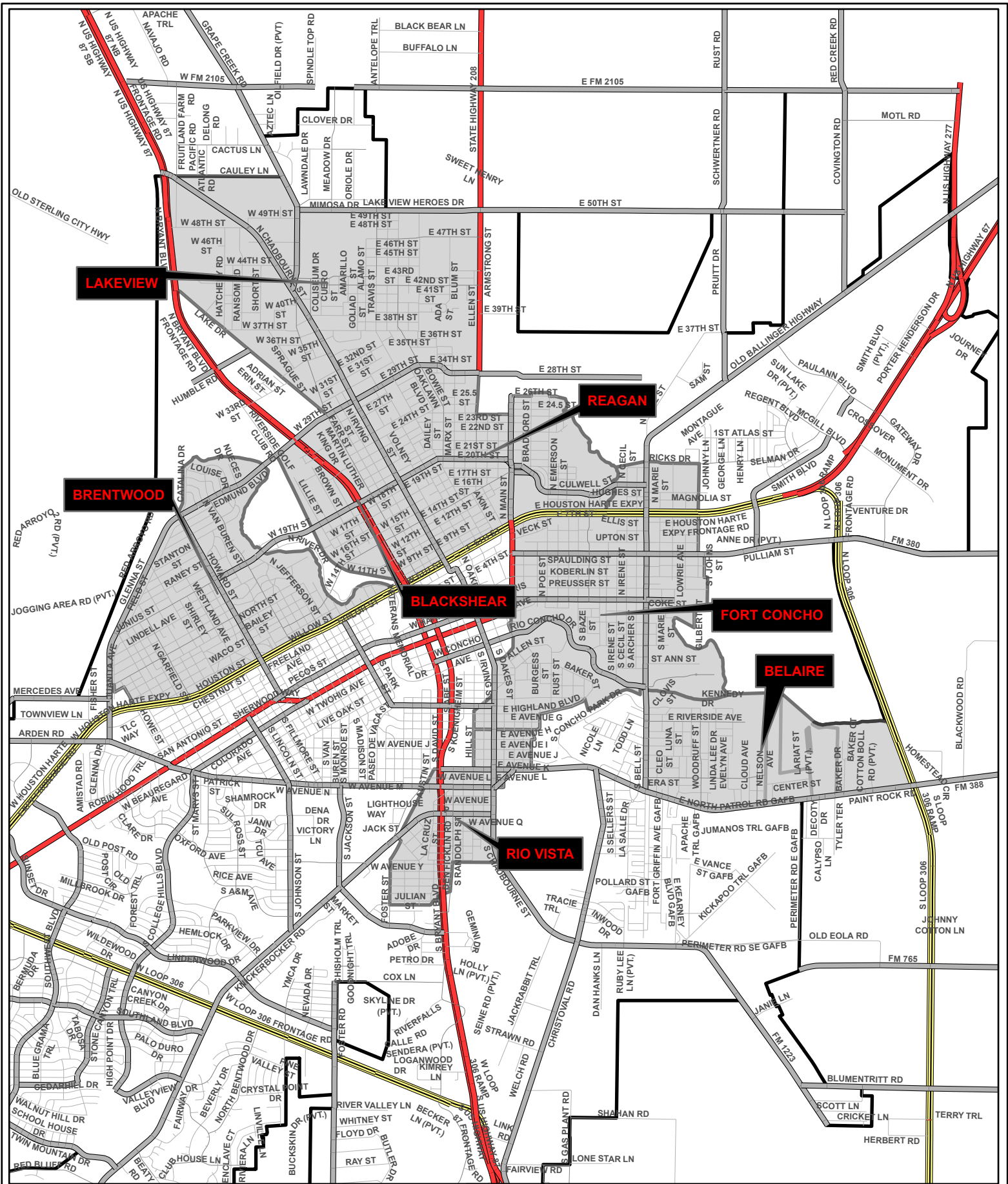


1 inch = 5,400 feet

Date: 10/18/2021
 COSA GIS Division
 Copyright 1987 - 2021 City of San Angelo

Community Development Target Areas





1 inch = 5,400 feet

Date: 7/25/2025

COSA GIS Division

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Community Development Target Areas

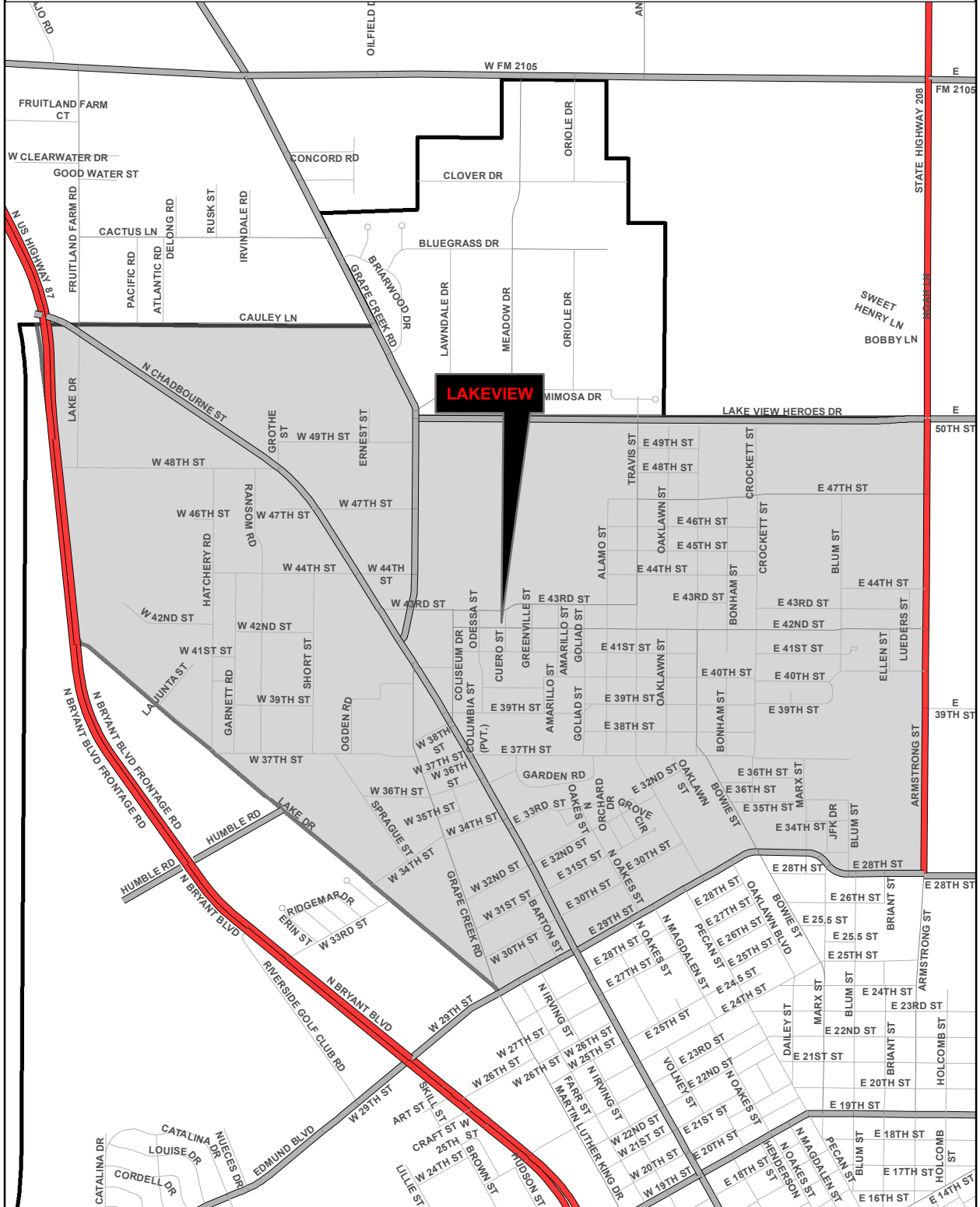


Date: 2/2/2018
COSA GIS Division
Copyright 1987 - 2018 City of San Angelo



Lakeview Target Area

1 inch = 2,333 feet



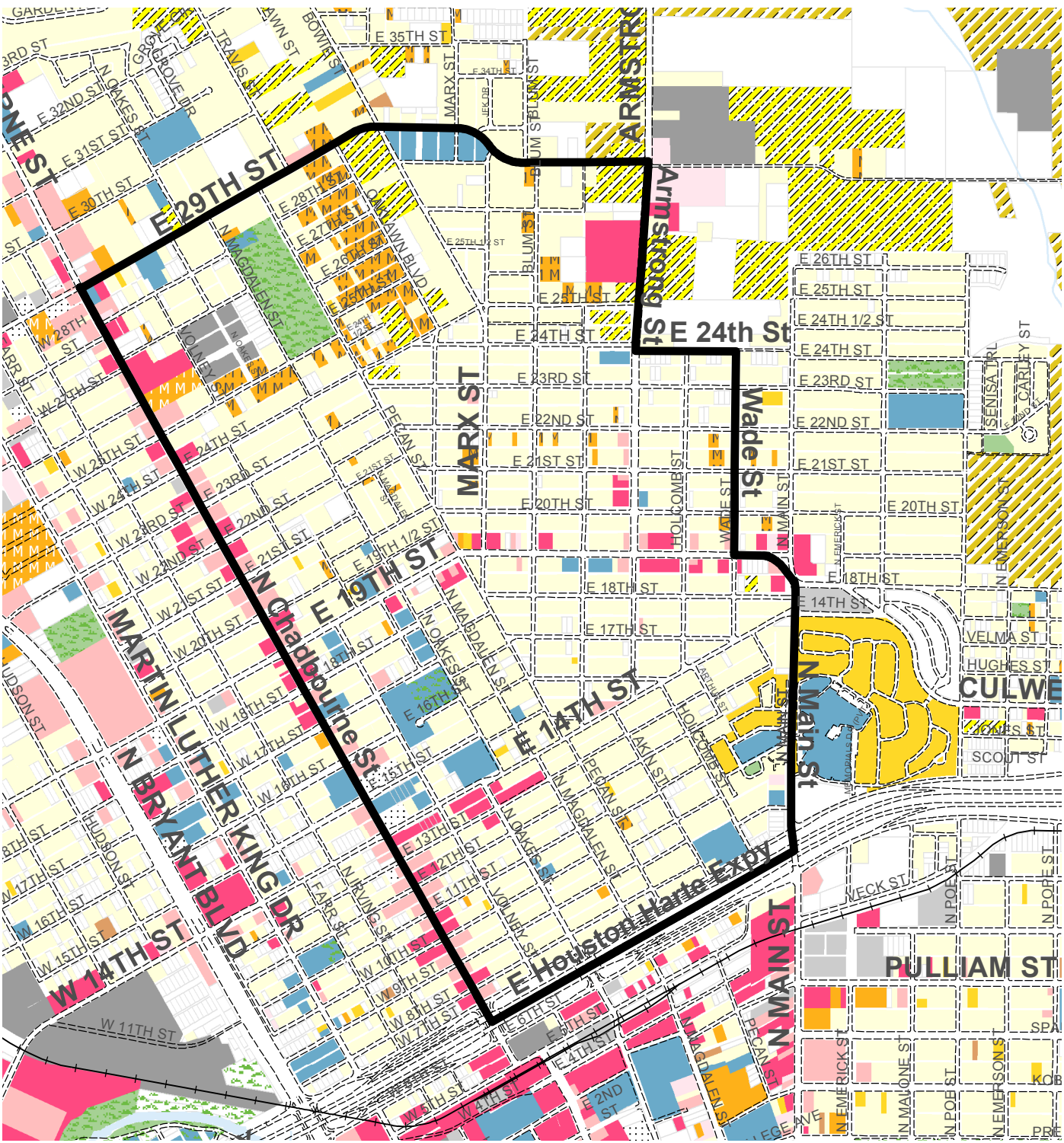
City of San Angelo
Planning Division

72 W. College Avenue
 San Angelo, TX 76903



**Community Development
 Target Area - Reagan**

1 inch equals 1,400 feet

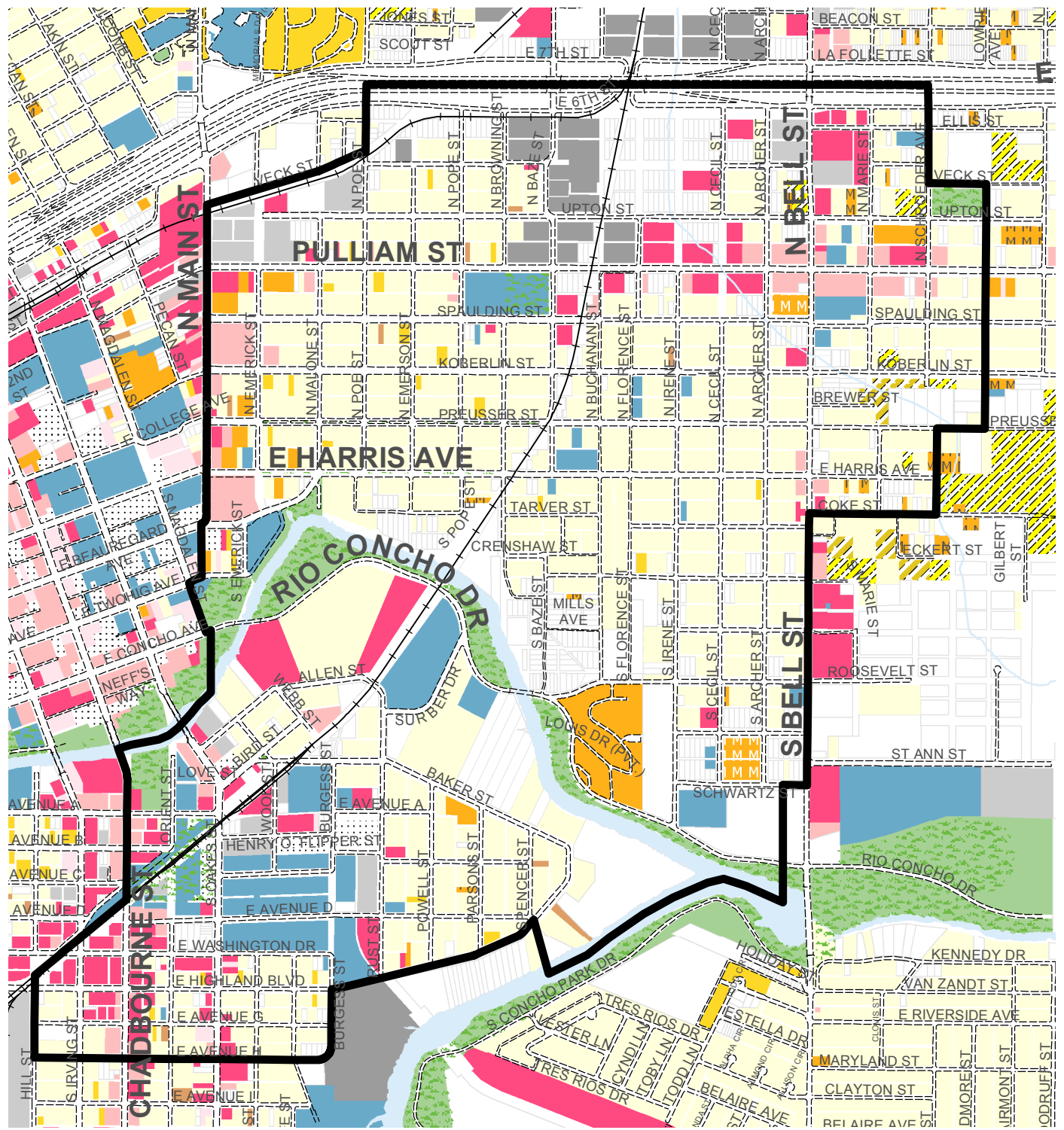


Land Use			
Industrial, Heavy	Residential, Low Density (single-family detached)	Mobile Home Park	Agriculture_Residential (3-10 acre lot with house)
Industrial, Light	Residential, Medium Density (townhouse, duplex)	Parks_Recreation	Parking Lot Offsite
Office	Residential, High Density (apartments)	Public_Semi-Public	Vacant
Retail_Personal Services	Two Single-Family on One Lot	Agriculture (cultivated land)	
Commercial	Mobile Home (individual)	Agriculture_Commercial (ranches, dairies)	



Community Development
 Target Area - Fort Concho

1 inch equals 1,400 feet



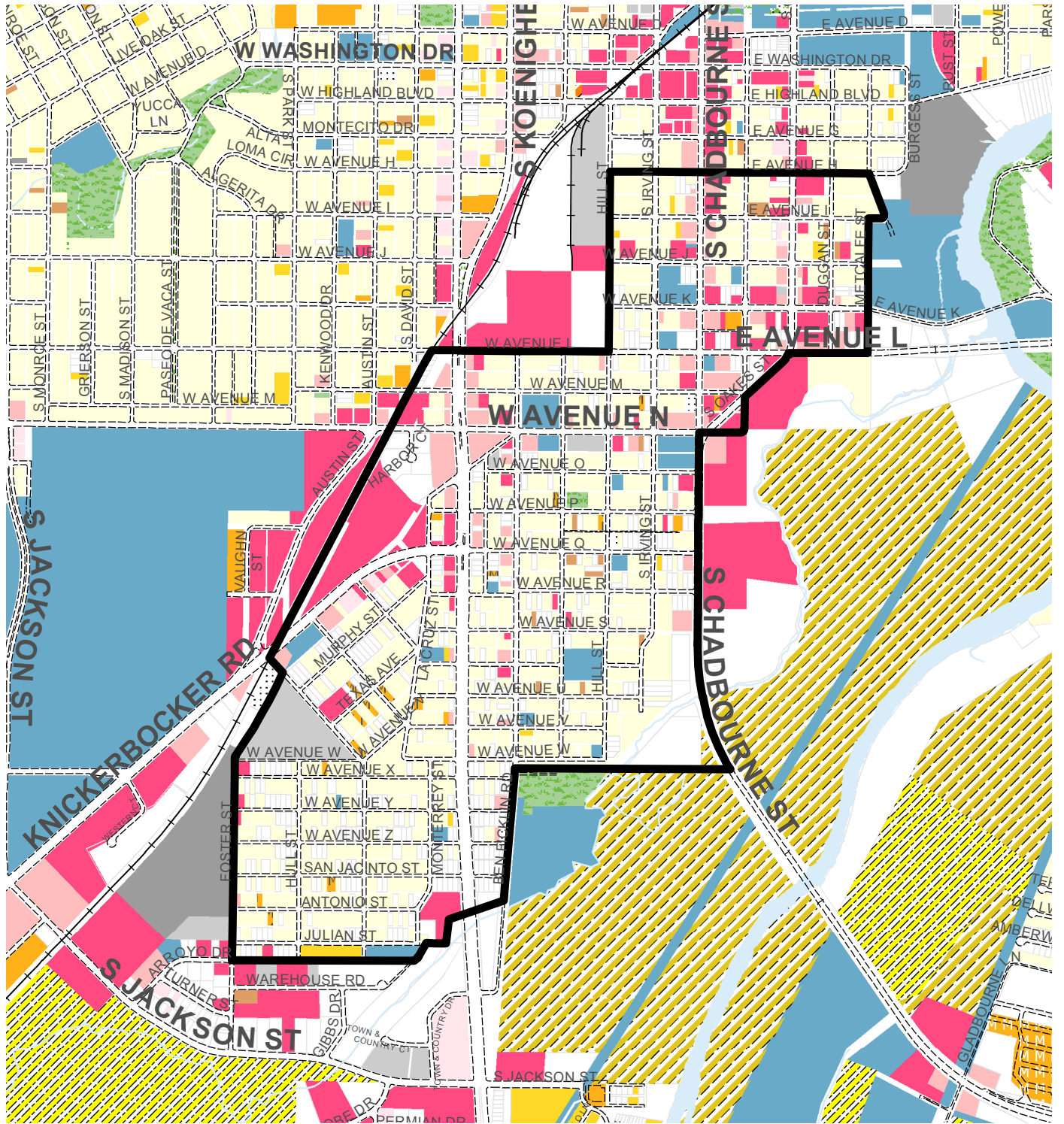
Land Use

- | | | | |
|--------------------------|---------------------------------------------------|-------------------------------------------|----------------------------------------------------|
| Industrial, Heavy | Residential, Low Density (single-family detached) | Mobile Home Park | Agriculture_Residential (3-10 acre lot with house) |
| Industrial, Light | Residential, Medium Density (townhouse, duplex) | Parks_Recreation | Parking Lot Offsite |
| Office | Residential, High Density (apartments) | Public_Semi-Public | Vacant |
| Retail_Personal Services | Two Single-Family on One Lot | Agriculture (cultivated land) | |
| Commercial | Mobile Home (individual) | Agriculture_Commercial (ranches, dairies) | |



Community Development
 Target Area - Rio Vista

1 inch equals 1,400 feet



Land Use

- | | | | |
|--------------------------|---------------------------------------------------|-------------------------------------------|----------------------------------------------------|
| Industrial, Heavy | Residential, Low Density (single-family detached) | Mobile Home Park | Agriculture_Residential (3-10 acre lot with house) |
| Industrial, Light | Residential, Medium Density (townhouse, duplex) | Parks_Recreation | Parking Lot Offsite |
| Office | Residential, High Density (apartments) | Public_Semi-Public | Vacant |
| Retail_Personal Services | Two Single-Family on One Lot | Agriculture (cultivated land) | |
| Commercial | Mobile Home (individual) | Agriculture_Commercial (ranches, dairies) | |

City of San Angelo Infill Incentive Programs

The City of San Angelo has developed two infill development incentive programs. Developers may choose to participate in one, but not both, for a development project. City Council has authorized funding for these incentives. Once that funding has been depleted, no further incentives will be given until such time that Council takes official action allocating additional funds.

Option #1 – Infill Incentive for new home construction

- \$10,000 incentive per unit for the construction of single-family homes, duplexes, and apartments up to 8 units within the neighborhoods included in the City's Neighborhood Revitalization Plan
- This incentive is available for any project meeting the program guidelines on a first-come, first-served basis.
- To be eligible, a developer must obtain building permits for the proposed homes and register with the Office of Community and Housing Support, which will reserve funding. The developer has 8 months to submit proof of a Certificate of Occupancy to receive the funds.

Option #2 – Empowerment Zone #1 Infill Incentives

- Boundaries are the same as new home incentive – neighborhoods included in the City's Neighborhood Revitalization Plan
- A developer should submit incentive requests to the Office of the Planning Director for review. Incentives will be negotiated through a written agreement between the developer and the City.
- The following incentives may be authorized by City staff:
 - Waiver or reduction of fees related to the construction or remodel of buildings in the Zone, including fees related to building or related permits, the inspection of buildings, or impact fees.
 - Reimbursement for the provision of roll-off containers and associated haul-on, haul-off and tipping charges.
 - Waiver or reduction of sewer and water tap fees.
 - Waiver or reduction of zoning, subdivision, or related development application fees.
- The following incentives must be approved by the City Council:
 - Agreements refunding municipal sales tax on sales made within the zone for a period of not more than ten years for the purpose of benefitting the zone.
 - Agreements abating municipal property taxes on property within the zone subject to the duration limits of Section 312.204 of the Tax Code.
 - City participation in up to 50% of the cost of water or sewer line extension necessary to serve property being developed within the Zone.
 - Economic Development agreements as provided in Chapter 380 of the Texas Local Government Code.
 - City Council may require baseline performance standards to encourage the use of alternative building materials that address concerns relating to the environment, building costs, maintenance, or energy consumption.

Infill Task Force

Goals for Presentation

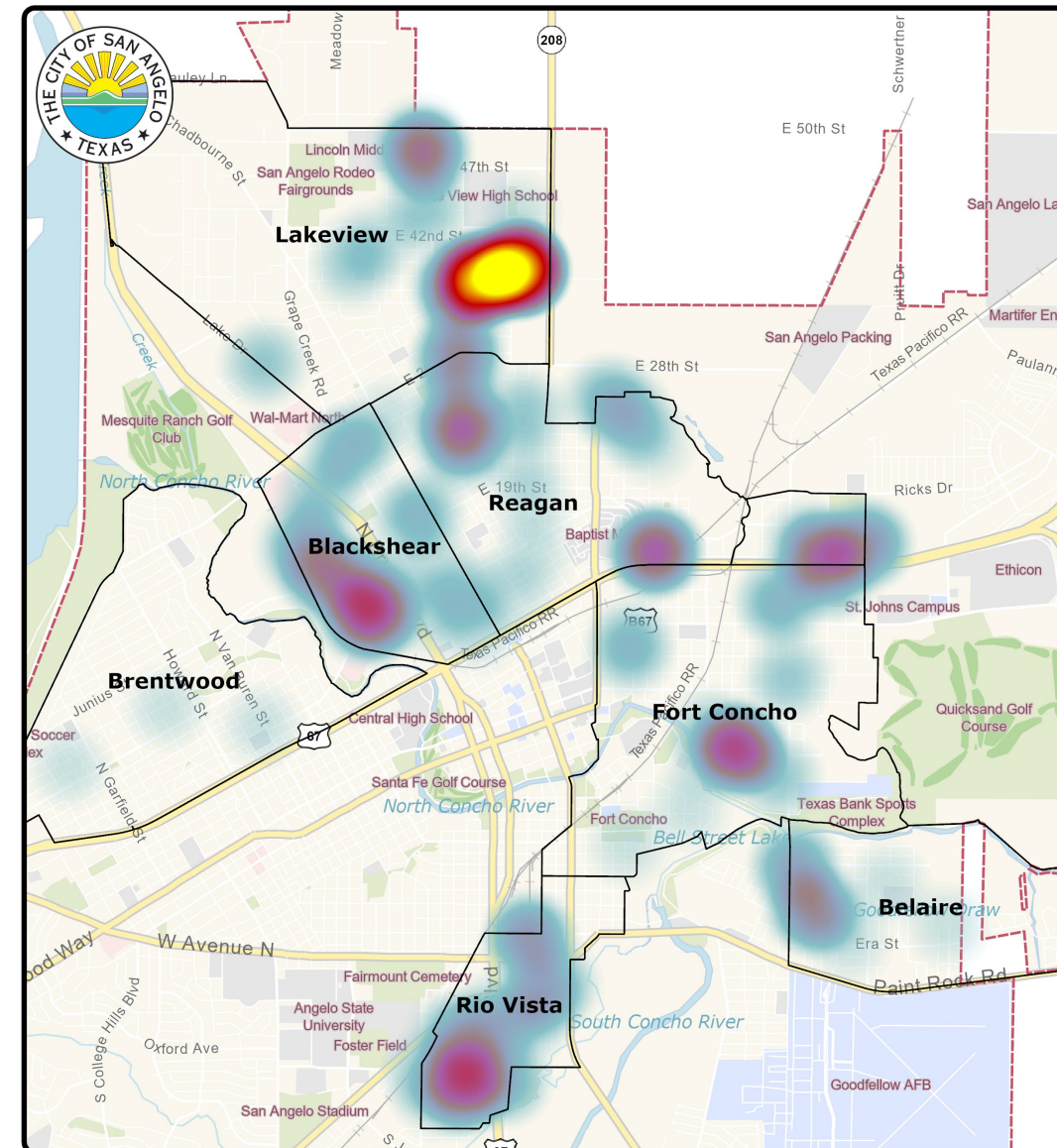
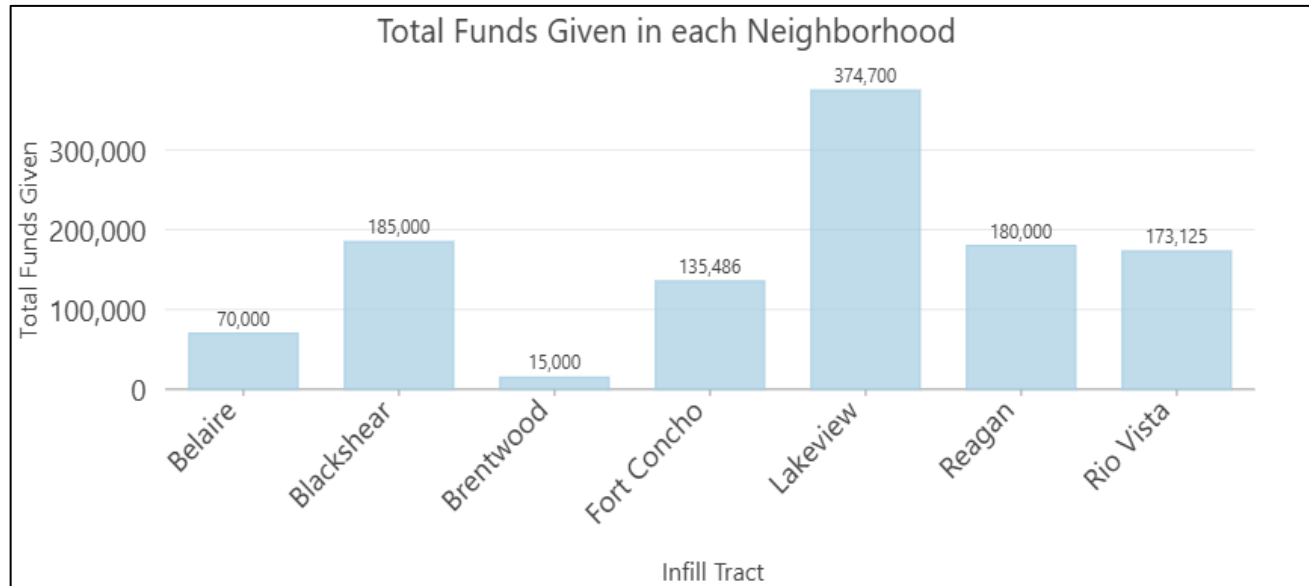
We want to answer 3 questions:

Where did funds go?	What impact has it had?	Where should funds go next?
<ul style="list-style-type: none">✓ Locations of Grants✓ \$5k vs. Infrastructure✓ Recipients? How quickly we run out	<ul style="list-style-type: none">✓ Build Permits Pulled✓ Crime Rates✓ Tax ROI? Code Violations? Boarded Buildings	<ul style="list-style-type: none">✓ Vacant Lot Locations? dimensions? infrastructure

Where did funds go?

Locations of Grants

We have spent nearly \$1.2 Million on Infill investment since 2019.

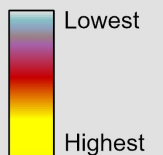


Infill Project, 2026

All Grants Awarded, 2019-2025



Infill Investment Density:

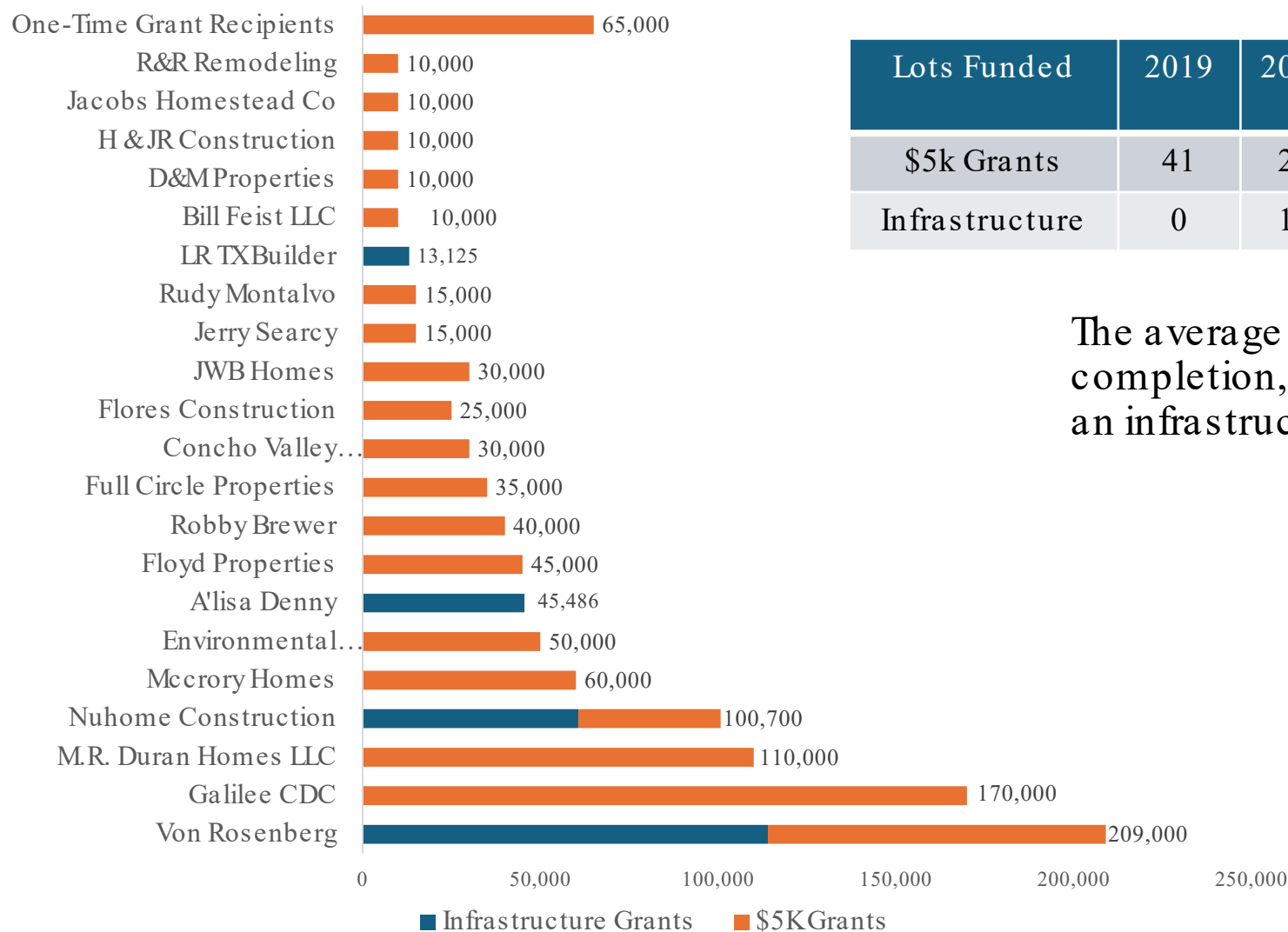


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Cash vs. Infrastructure

Total Grants Given, by Recipient



Lots Funded	2019	2020	2021	2022	2023	2024	2025	Total Spent
\$5k Grants	41	20	19	38	18	39	17	\$875,000
Infrastructure	0	11	0	1	17	0	1	\$233,311

The average value of a cash grant home, upon completion, is nearly \$180,000. The average value of an infrastructure reward home is \$130,000.

Fund Availability

Our fiscal year operates from Oct-Sept (e.g. FY2020 is Oct 2019 – Sept 2020). Each year, the funds ran out:

Fiscal Year	Date of Maximum Funds Reached
2019	9/16/20
2020	5/27/21
2021	7/28/22?
2022	7/3/23
2023	?
2024	4/25/25 ?

Takeaways: More data may be needed to verify these points. There are not many data points, and I do not feel like there's conclusive evidence that we're running out of funds early. Recall that 2020 had two infrastructure projects, and 2021 did not run out of funds at all.

What impact has it had?

Tax ROI

The median price of the completed infill lot is \$180,820. This gives us an average \$1436.97 in taxes per property.

Annual Tax ROI

Fiscal Year	Funds Given	Total Grants Given	Predicted Annual Tax Return
2019	\$205,000	41	\$58,916
2020	\$196,186	29	\$41,672
2021	\$115,000	19	\$27,302
2022	\$198,125	39	\$56,042
2023	\$199,000	18	\$25,865
2024	\$195,000	56	\$80,470
2025	\$85,000	17	\$24,428

On average, we receive roughly \$45k a year in tax returns on a \$200,000 investment.

Tax ROI

Property values rose in infill areas, predominantly in the areas with the most infill funds. Below shows the median property values of residentially-zoned lots citywide, compared to infill.

Year	Median Property Values Infill	Median Property Values San Angelo
2019	55,030	97,400
2020	56,600	104,615
2021	58,950	110,195
2022	74,535	142,350
2023	109,850	168,710
2024	112,255	173,750
2025	111,620	171,400
% Increase	102.83%	75.98%

Rio Vista	Reagan	Lake View	Blackshear
27,835	46,015	51,370	39,940
27,530	47,760	57,250	40,810
27,035	48,175	58,145	41,600
71,690	59,000	74,535	54,472
58,170	90,950	122,180	76,705
39,240	91,505	126,925	85,275
71,310	91,100	125,720	85,100
156.19%	97.98%	144.73%	113.07%

Hidden Story – Median versus Average

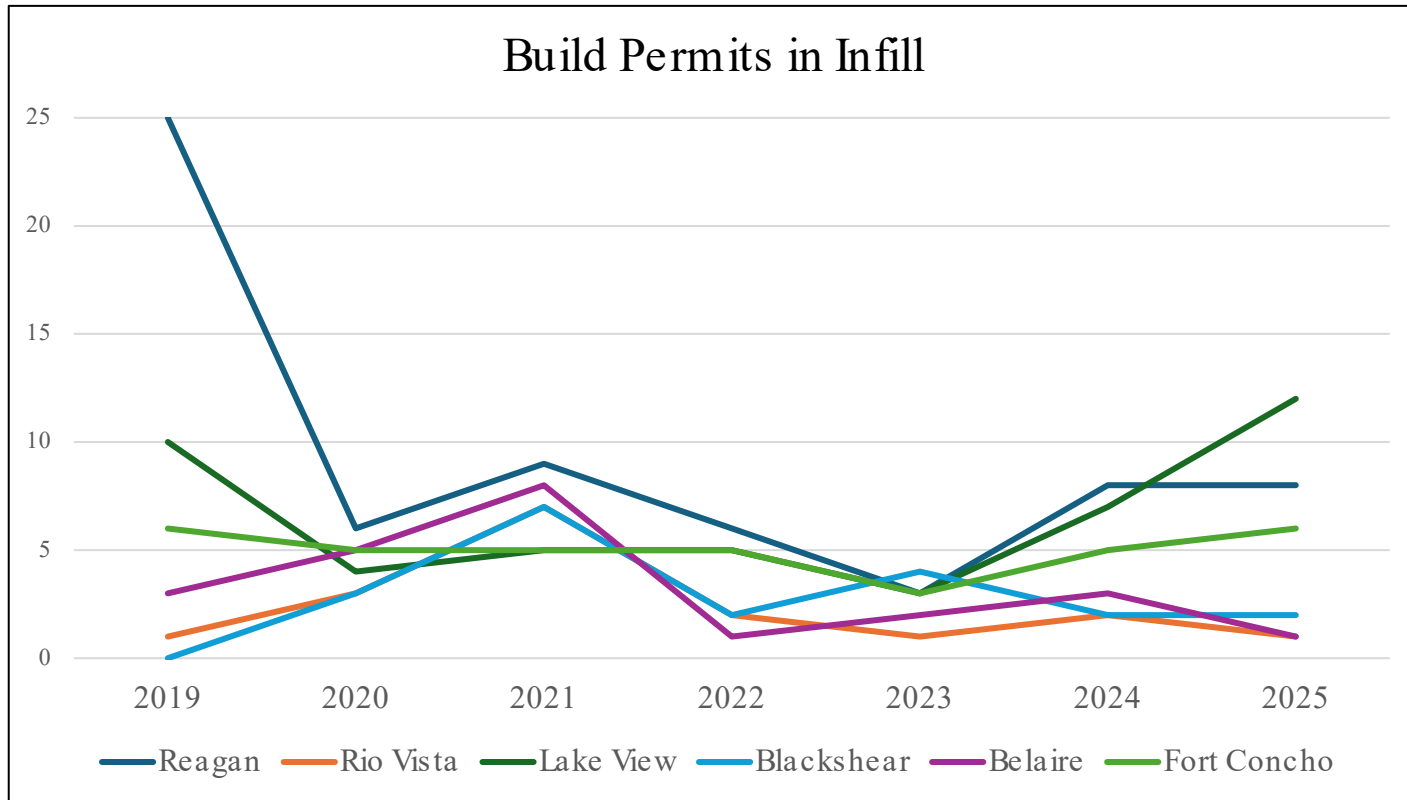
While the median values to increase at a larger rate in infill areas, comparing averages gives us a sense of accessibility. NOTE that these numbers exclude lots with vacant tax codes.

Group	Mean Market Value	Median Market Value	Mean Acreage	Median Acreage
All residential lots in San Angelo (29,717 lots)	\$225,507	\$183,700	0.547	0.195
All residential lots in the Infill area (12,956 lots)	\$132,632	\$118,730	0.342	0.174
Completed Infill Lots (133 lots, excluding 2024 + 2025)	\$148,620	\$172,880	0.175	0.164

Notice that the infill-funded lots are the only ones for which the median is higher than the mean.

Building Permits

The graph below shows the number of build permits issued in infill neighborhoods since 2019, and its ratio comparison to citywide permits. In total, 274 build permits were pulled in infill-designated areas in 6 years. In the Blackshear case study, 172 total permits were pulled in ten years.

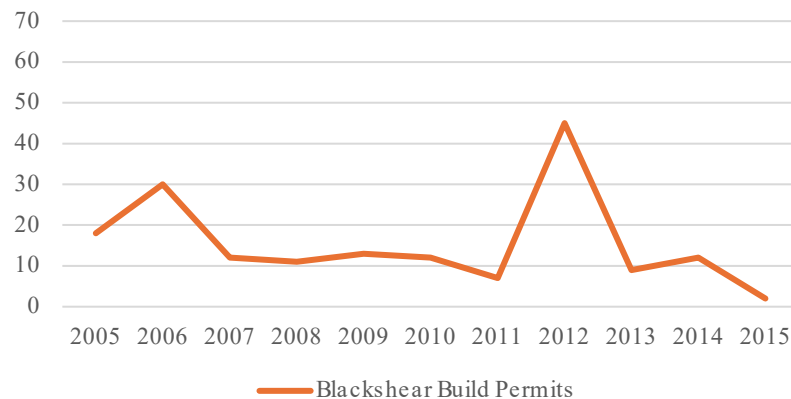


Year	Ratio, Infill to Citywide
2019	0.18
2020	0.06
2021	0.13
2022	0.09
2023	0.08
2024	0.12
2025	0.10

Building Permits – historical comparison

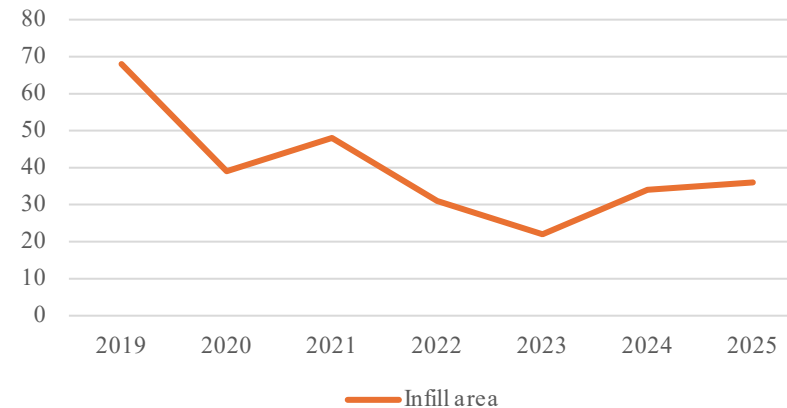
How does this 5-year Infill project, across 6 neighborhoods, compare to the 10-year Blackshear revitalization project from 2017?

Blackshear Build Permits 2005 - 2015



Years: 10
Neighborhoods: 1
Annual Average Permits: 17
Total Permits: 172

Infill Build Permits 2019 - 2025



Years: 5
Neighborhoods: 7
Annual Average Permits: 39
Total Permits: 274

Despite being one-seventh of the size, focused efforts on the Blackshear neighborhood resulted in nearly half as many build permits as the infill program over a 10-year period.

Crime Rate

Overall crime rates in the infill area did not decrease proportionally to citywide statistics, with a 28% decrease from 2019-2025 compared to the overall 42% decrease across San Angelo.

Year	All Infill	San Angelo	Blackshear	Lake View	Reagan
2019	10766	32183	3099	2804	2424
2020	11491	22657	2925	2955	2934
2021	10348	21168	2441	2358	2250
2022	9278	21056	1056	863	2040
2023	8997	20802	1256	913	1858
2024	8316	19436	1145	784	1773
2025	7732	18434	1220	789	1439
% decrease total	28.18%	42.72%	60.63%	71.86%	40.64%

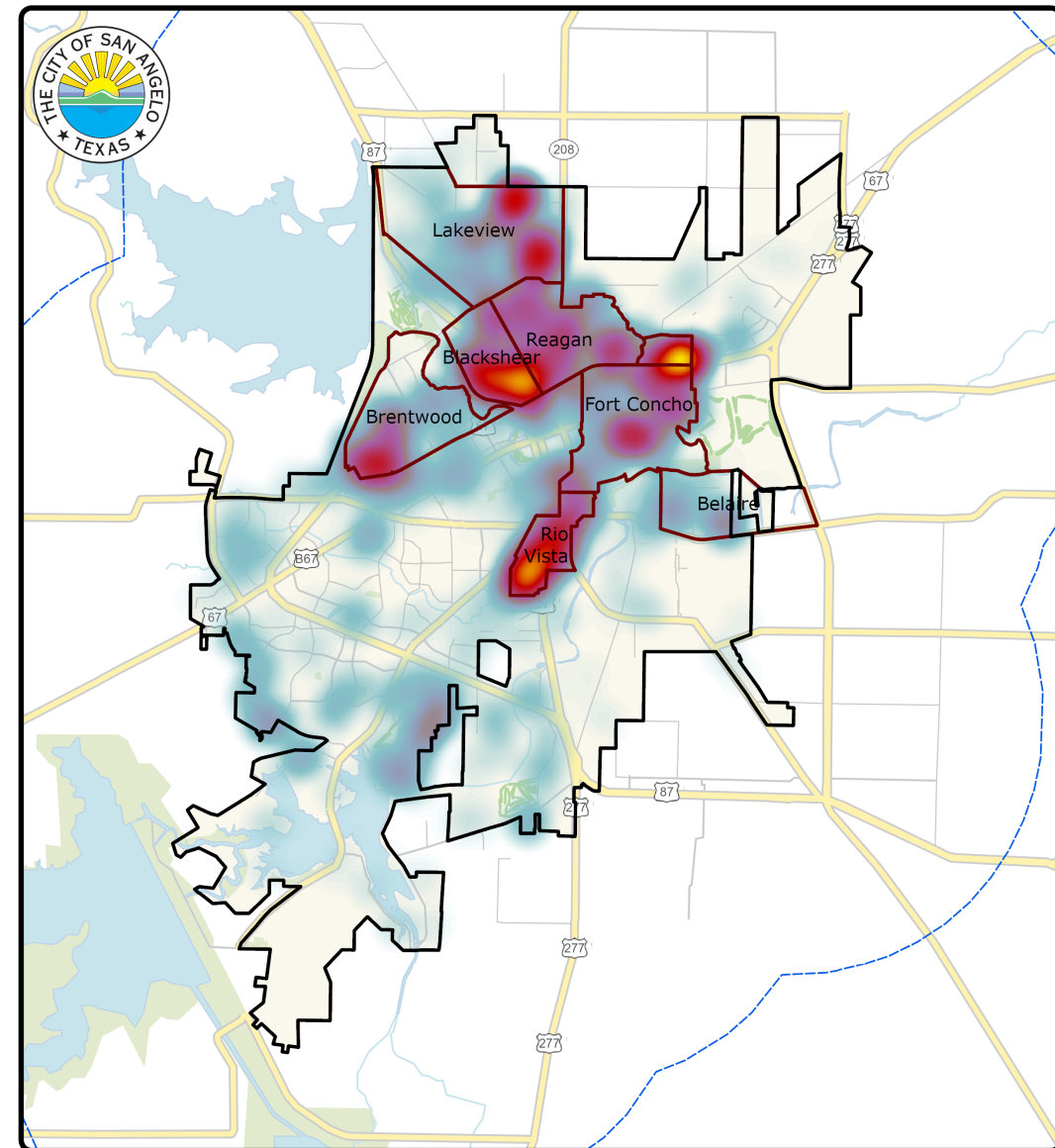
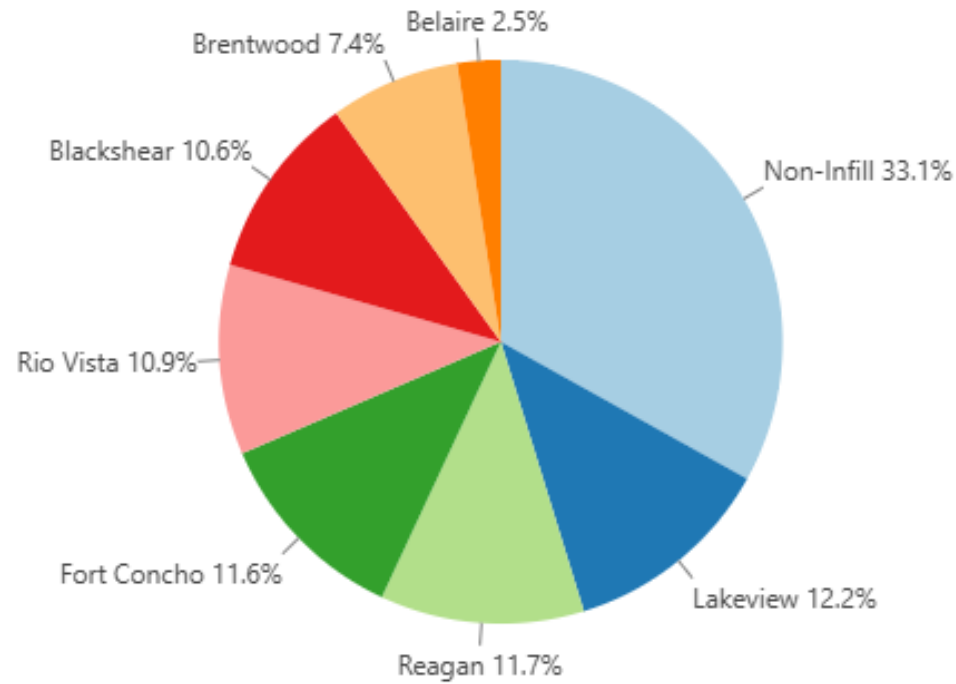
However, by isolating the neighborhoods which receive the most funding, we see a significant decrease in crime. The largest rate of decrease is 70% in Lake View.

Where to go next?

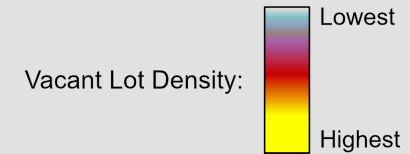
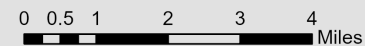
Vacant Lots In San Angelo

The map to the right shows vacant lots in the City of San Angelo. Nearly 60% are in the infill area, and 50% are infill-eligible

Vacancies by Neighborhood



Infill Project, 2026
2026 Vacant Lots - Heat Map
Infill Zone Overlay



Next steps

Key takeaways?

Limiting factors?

Opportunities to improve?

Recommendations to council?

Goal:

- March 3rd City Council presentation
- April 14-16 Geodesign summit

Infrastructure Grants

Infrastructure Location	Fiscal Year	Total Amount Awarded	Funding per Lot	Average Market Value per Lot
Denny Addition, Lots 3-7	2020	\$45,486	\$9,097	\$84,264
Lakeview Blk 11, Lots 6A- 11A	2020	\$60,700	\$10,116	\$191,166
Truman and Ave X	2022	\$13,125	\$13,125	\$116,930
Shriner Pt Sec 2, Lots 1-17	2023	\$114,000	\$6,705	?
Preusser	2025	\$12,500	\$12,500	?

Takeaways: The average value of an infrastructure grant, per lot, is very similar to the value of the cash grants. The average market value per lot does not seem to be an accurate indication of value, as two of the four have not yet been built/completed.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jonathan Flores, Budget Manager, Finance

Meeting Date: March 3, 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 reimbursed capital expenditures, Stormwater maintenance projects, and equipment purchases (Presentation made by Assistant City Manager Tina Dierschke)

Staff Recommendation:

Approve

Summary/History:

This proposed amendment contains the following items:

- Seal coat reimbursement for Tom Green County's portion of the project and use of State Office Building funds to seal coat parking lot grounds.
- Stormwater fund balance used to complete the purchases of approved equipment.
- Stormwater fund balance used for system maintenance needed to continue operations and projects through the remaining fiscal year.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
General Fund			\$0
State Office Building			-\$33,999
Stormwater Fund			-\$339,000

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 03-03 Ordinance | 2026 03-03 Ordinance.docx |
| 2. | BA Memo - County Reimbursement for Sealcoat 2026 PDF | BA Memo - County Reimbursement for Sealcoat 2026 PDF.pdf |
| 3. | BA Memo - Stormwater fund Equipment PDF | BA Memo - Stormwater fund Equipment PDF.pdf |
| 4. | BA Memo - Stormwater Construction Projects PDF | BA Memo - Stormwater Construction Projects PDF.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 REIMBURSED CAPITAL EXPENDITURES, MAINTENANCE PROJECTS, AND EQUIPMENT PURCHASES.

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"**.

INTRODUCED with public hearing on the 3rd day of March 2026 and finally PASSED on this 17th day of March 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, Asst. City Manager

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	1,763,361	1,763,361	-
State Office Building Fund	-	33,999	(33,999)
Stormwater Fund	-	339,000	(339,000)
	\$ 1,763,361	\$ 2,136,360	\$ (372,999)

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

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
Seal coat reimbursement for Tom Green County's portion and seal coat of parking lot grounds at State Office Building	General Fund and State Office Building Fund	1,763,361	1,797,360	(33,999)
Purchase of approved equipment	Stormwater Fund Balance	-	269,000	(269,000)
System Maintenance for construction projects	Stormwater Fund Balance	-	70,000	(70,000)
		\$ 1,763,361	\$ 2,136,360	\$ (372,999)

Memo

To: Tina Dierschke, Finance Director
From: Patrick Frerich, Director of Operations
Date: 01/09/2026
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for the County's portion of the 2026 Sealcoat Project; the inter-local agreement allows for greater economies of scale. Budget for State Office Building parking lot Sealcoat coverage. +

Source of Funding:

Tom Green County

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

No

Project/Budget to be amended	Revenue	Expense
Tom Green County	\$1729361.84	
Street & Bridge		\$1729361.84
Transfer in from State Office Building (420)	\$33998.50	
Transfer out to General Fund (101)		\$33998.50

Additional Comments:

Tom Green County roadways were included in the 2026 Sealcoat Bid ES-01-26. The City will receive reimbursement for the costs of application on County-owned roadways. State Office Building to fund Sealcoat of parking lot grounds.

Memo

To: Jonathan Flores, Interim Asst. Finance Director
From: Patrick Frerich, Director of Operations
Date: 02/02/2026
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget funds needed to complete the purchases for approved equipment.

Source of Funding:

Stormwater fund balance

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

No

Project/Budget to be amended	Revenue	Expense
Stormwater fund balance		269,000

Additional Comments:

Machinery funds of \$114,000 and Vehicles \$155,000 needed to complete approved purchases of tractor, mowers, UTV, dump truck and pickup for Stormwater.

Memo

To: Tina Dierschke, Finance Director
From: Patrick Frerich, Director of Operations
Date: 03/03/2026
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Stormwater construction projects to improve drainage and quality have overburdened the original budget. Additional money from fund balance is needed to continue operations and projects through the remaining fiscal year. **+**
Source of Funding:

Stormwater Fund Balance

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

-

Project/Budget to be amended	Revenue	Expense
Stormwater Fund Balance		
System Maintenance		70,000

Additional Comments:

A new entry to a form/survey has been submitted.

Form Name: Boards and Commissions application
Date & Time: 02/22/2025 4:05 PM
Response #: 202
Submitter ID: 148308
IP address: 47.212.223.133
Time to complete: 28 min. , 35 sec.

Survey Details

Page 1

NOTE: This application is a public record.

Public service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1.

Personal information

Name: Ken Roberts
Address: [REDACTED]
ZIP code: 76901
Home/mobile phone: [REDACTED]
Office/mobile phone: [REDACTED]
Resident of San Angelo since: (year) 2002
City Council Single-member 5
District in which you reside:
Registered San Angelo voter? (yes or no) yes
Occupation/business affiliation: Commercial Insurance Broker
Occupation/business address: 133 W. Concho Ave., Ste 109, San Angelo, TX 76903

Title/position: Sales Executive

Email: [REDACTED]

2. **By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.**

(o) Yes

- 3.

Date

02/22/2025

- 4.

Applying for:

(o) Civic Events Advisory Board

- 5.

Recommended by:

(Name): Karen Hesse Smith

6. **Based on your board selection, do you meet the membership criteria outlined on the [PDF version](#) of the application/Board Ordinance?**

(o) Yes

- 7.

If no, which criteria?

Not answered

- 8.

Tell us about yourself.

Education and/or professional licenses:

1980 Graduate of Brownwood High School; attended the University of Texas at Austin and North Central Texas College, but did not finish degree; Licensed in the states of Texas and Oklahoma to sell all lines of commercial and personal insurance, including, but not limited to, property, liability, auto, workers compensation, life and health.; designated as a Certified Insurance Counselor by the Risk & Insurance Education Alliance for over 15 years.

Current municipal and civic organization memberships (positions and dates):

Past President and current member of the Rotary Club of San Angelo from September of 2002 to the present; President-Elect and member of the Optimist Club of Gainesville, Texas from June of 1990 to June of 2002

Previous municipal experience (positions, dates, where):

None

What personal qualifications can you bring to the board?

I was a two-time President of the board of directors for the Concho Valley Regional Food Bank and served on the board for over 20 years. My community service and profession have served me well in working with others of various backgrounds and experience, as well as the art of compromise when it advances the mission of the organizations I have served.

What is your personal vision for the City?

To honor the vision of those who have served before me while looking to make San Angelo a better place by serving its current needs as well as those of future generations.

Why do you want to serve on this board?

I have over 40 years of experience in the arts community, having served both on stage and off in many venues across the state of Texas, both large and small. I hope to advance arts opportunities for the people of San Angelo, as well as for the many tourists that will potentially make San Angelo a destination to experience the performing and visual arts that make cities like ours more vibrant and make our children stronger students.

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

I'm an extremely outgoing individual who can work with other like-minded individuals to leave things better than we found them.

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

Thank you,
City of San Angelo, TX

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Online Form Submittal: Board and Commissions Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Thu 2/19/2026 2:08 PM

To Stastny, Heather <heather.stastny@sanangelo.gov>; Stallworth, Barbara <barbara.stallworth@sanangelo.gov>

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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.

Overview

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	Thomas Mitchell Gatlin 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)	1994
City Council Single-member District in which you reside:	6
Occupation/business affiliation:	TxDOT
Occupation/business address:	2802 Armstrong St
Title/position:	Area Engineer

By executing this document, the applicant does hereby certify and affirm the truth Yes

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 2/19/2026 1:46 PM

Applying for: Planning Commission

Recommended by: *Field not completed.*

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 Texas Licensed Professional Engineer since 2022; Bachelor of Science in Civil Engineer from Texas Tech University (2017); Lake View High School Graduate 2013

Current municipal and civic organization memberships (positions and dates) East Angelo Lions Club 2022

Previous municipal experience (positions, dates, where) City of San Angelo (Project Engineer 2018 - 2022)

What personal qualifications can you bring to the board? I bring a wealth of knowledge of the history of San Angelo and the interest in doing what is best for the direction of the City. My experience in development regulation from both the City and State would be an asset in interpreting variance requests and doing what is best for the City and the taxpayers.

What is your personal vision for the City? My vision for San Angelo is a community that honors its historic character while embracing responsible, forward-looking development. Growing up here shaped my appreciation for the landmarks, neighborhoods, and traditions that make this City unique. As we plan for the future, I believe we can protect that heritage while supporting smart, sustainable growth that strengthens our economy, improves quality of life, and ensures San Angelo remains a place where families can thrive for generations.

Why do you want to serve on this board? I have always had an interest in the Planning and Development process in the City of San Angelo. My history with the City and engineering background has allowed me to be involved in many different ways, and I believe this would be an even better way to get involved in the process as a Citizen.

Is there anything else you would like to share about yourself? My family has been in the San Angelo area for multiple generations (my great great grandfather established the hotel in Ben Ficklin) so San Angelo has always held a special place in my heart. I hope to be considered for this board not only to be more involved in the development processes, but to be able to serve the City that generations past have invested in.

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

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Online Form Submittal: Board and Commissions Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Mon 2/23/2026 4:58 PM

To Stastny, Heather <heather.stastny@sanangelo.gov>; Stallworth, Barbara <barbara.stallworth@sanangelo.gov>

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Board and Commissions Application

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Overview

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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	Andres Gonzales
------	-----------------

Email Address	[REDACTED]
---------------	------------

Address	[REDACTED]
---------	------------

City	San Angelo
------	------------

State	Tx
-------	----

Zip Code	76903
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Phone Number	[REDACTED]
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Registered San Angelo voter? (yes or no)	Yes
------------------------------------------	-----

Resident of San Angelo since: (year)	1973
City Council Single-member District in which you reside:	Harry Thomas
Occupation/business affiliation:	San Angelo
Occupation/business address:	255 ILake View Heroes Dr
Title/position:	Art Education
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	2/23/2026 5:00 PM
Applying for:	Public Art Commission
Recommended by:	Neil Phillips
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	Certified In Art Education
Current municipal and civic organization memberships (positions and dates)	N/A
Previous municipal experience (positions, dates,	N/A

where)

What personal qualifications can you bring to the board?	My art experience, worked at SAMFA while attending ASU, helped out with some Shannon medical center art program with breast cancer survivors,
----------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------

What is your personal vision for the City?	Keeping it beautiful.
--------------------------------------------	-----------------------

Why do you want to serve on this board?	To help promote and be active in the Arts but also as a positive role model for my students .
-----------------------------------------	-----------------------------------------------------------------------------------------------

Is there anything else you would like to share about yourself?	Not at the moment
----------------------------------------------------------------	-------------------

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