



## City Council Agenda 3/17/2026

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held March 17, 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 18, 2026, as Texas SBDC Day
- b. Proclamation of March 29, 2026, as Vietnam War Veterans Memorial Day
- c. Proclamation of March 2026, as Developmental Disabilities Awareness 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 25, 2026, Budget Planning Workshop minutes and the March 3, 2026, City Council regular meeting minutes (Heather Stastny)
- b. Consider authorizing the City Manager to negotiate and execute a Real Estate Contract pursuant to Texas Local Government Code Section 272.001(j), for exchange of property with Howard College, and all necessary closing documents, for the exchange of property owned by the City being approximately 20.071 acres commonly known as 3501 N. Hwy 67, in return for the following property owned by Howard College:
  1. Approximately 1.750 acres, being a portion of Smith Blvd, Paulann Park Addition, Section 3;
  2. Approximately 7.893 acres commonly known as 2918 McGill Blvd; and
  3. Approximately 15.406 acres commonly known as 3014 McGill Blvd (Sarah Torres, Travis Griffith)
- c. Consider approving three 1-year extensions to RE-01-24 for Real Estate Broker Services with ERA Newlin Real Estate and Steve Eustis Co., and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres)
- d. Consider approving an Airport Raw Land Lease with DK Boyd for the 23,000 sq. ft. Lot 4 on the south taxilane development in the amount of \$4,600 per year and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

- e. Consider approving an Airport Raw Land Lease with Wade Hoak for the 23,000 sq. ft. Lot 3 on the south taxilane development in the amount of \$4,600 per year and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- f. Consider authorizing a lease agreement with Miguel Vasquez d.b.a. The Co-Pilot Grill for the 669 sq. ft. concessionaire space in the airport terminal and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- g. Consider approving an agreement with the International Hot Rod Association for the annual Drag Boat Races at Lake Nasworthy for 2026 and authorizing the City Manager to negotiate and execute all related documents (Carl White)
- h. Consider awarding WU-04-26 North Concho Wastewater Improvements to Blackrock Construction in the amount of \$4,084,831.50 and authorizing the City Manager to negotiate and execute all related documents (Zeferino Mendoza)
- i. Consider the award of RFQ WU-02-26 Water Treatment Plant—Manganese, Natural Organic Matter and Disinfection Byproduct Control Evaluation to Hazen and Sawyer in the amount of \$167,000 and authorizing the City Manager to negotiate and execute all related documents (John Kaufman)
- j. Consider approving a resolution authorizing the City to apply for financial assistance from the Texas Water Development Board's Drinking Water State Revolving Fund Lead Service Line Replacement Program for City of San Angelo's Lead and Galvanized Iron/Steel Service Line Location Inventory (John Kaufman)
- k. Consider a resolution accepting the donation of funds from Skyline Aviation Inc. for training and certification associated with the San Angelo Police Department's Drone as First Responder Program (Craig Thomason)
- l. Consider a resolution approving non-monetary in-kind support for the San Angelo Girls Fast-Pitch Association hosting of 3 tournaments a year at Texas Bank Sports Complex (Jesse Benes)
- m. Consider a resolution suspending for 45 days the effective date proposed by Atmos Energy-Mid-Texas Division (Atmos-MidTex) in its application filed on or about February 20, 2026, pursuant to section 104.301 of the Gas Utility Regulatory Act (Brandon Dyson)
- n. Second reading 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 (Tina Dierschke)

## **6. Regular Agenda**

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

- a. Consider accepting the City's fiscal year 2025 Annual Comprehensive Financial Report and Single Audit (Presentation made by Pattillo, Brown & Hill, LLP Audit Manager Clayton Rogers)
- b. Consider approving the purchase of 601 Rio Concho Dr. from Judith E. Horne Living Trust for the purchase price and closing costs not to exceed \$150,000 sourced from General Capital Projects Fund Balance and authorizing the City Manager to negotiate and execute all related

documents (Presentation made by Real Estate Manager Sarah Torres and Parks and Recreation Director Carl White)

- c. First reading and public hearing of an ordinance approving Standards of Care for Recreation Summer Camp held at Recreation Centers for ages 5 through 13 (Presentation made by Recreation Manager Jesse Benes)
- d. First reading and public hearing of an ordinance for Z26-02, a request for a zone change from the Light Manufacturing zoning district to the General Commercial zoning district for 13 tracts over 5.384 acres generally located around 1297-1309 N. Bryant Blvd. (Presentation by Planning & Development Services Director Aaron Vannoy)
- e. Consider a resolution calling a joint public hearing of the City Council and the Planning Commission and establishing alternative notice procedures regarding the following Zoning Ordinance Sections:
  - 1. Section 501 "Residential District Standards";
  - 2. Section 314 "Residential Structure Types";
  - 3. Section 313 "Use Table" of the Zoning Ordinance;
  - 4. Section 511 "Off-Site Parking Standards";
  - 5. Section 419 "Mobile Food Units";
  - 6. Section 211 "Historic Overlay Zone"; and
  - 7. Section 212 "River Corridor District Overlay Zone, Downtown District Overlay Zone, and Cultural District Overlay Zone" of the Zoning ordinance (Presentation made by Planning & Development Services Director Aaron Vannoy)
- f. Discussion and direction for modification to the Mobile Food Unit Section 419 of the Zoning ordinance (Presentation by Planning & Development Services Director Aaron Vannoy)
- g. Discussion and direction for modification to the Land Development and Subdivision ordinance to impact affordability of housing and development (Presentation by Director of Operations Patrick Frerich and Senior Planner Austin Reed)
- h. Discussion and direction for modifications to the Zoning ordinance allowing for additional residential zoning districts impacting affordable housing (Presentation made by Lead Planner Rae Lineberry)

## **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 a possible lease with San Angelo Data Center Campus Power, LLC., of approximately 347 acres of unimproved real property out of Surveys 19 & 20, W. C. Ry. Co., and Survey 4-1/2, J.W. Johnson, generally located to the East of N US Hwy 67

## **8. Follow Up and Administrative Issues**

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

## **9. Adjournment**

## **CERTIFICATION**

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 11th day of March 2026, at 4:14 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](http://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](mailto: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

Small businesses are the backbone of our economy, contributing to job creation, innovation, and community vitality. The National Small Business Development Center (SBDC) program was established through the Small Business Act of 1976 as a program of the U.S. Small Business Administration. Small Business Development Centers play a crucial role in supporting economic growth by providing expert guidance, resources, and training to entrepreneurs and small business owners.

Since 1990, the Angelo State University Small Business Development Center has been instrumental in empowering small businesses in our community by offering no-cost consulting services and training workshops. With a mission to foster small business success, the ASU SBDC educates and assists entrepreneurs in key areas of business development that support business growth and retention.

Small businesses play a vital role in sustaining San Angelo's economy. With ninety-six percent of local employers operating with fewer than fifty employees, San Angelo is fundamentally supported by its small business community. These businesses create jobs, keep capital circulating locally, and provide stability during economic shifts. The ASU Small Business Development Center advances regional economic health by equipping entrepreneurs with resources to launch, expand, and remain competitive. Over the past year, this support has facilitated a capital injection exceeding \$8.2 million into the local economy.

Recognizing the importance of small businesses and the support provided by the Angelo State University Small Business Development Center, it is fitting that I, Tom Thompson, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do here by proclaim March 18, 2026, as

## **Texas SBDC Day**

In the City of San Angelo, Texas, designated as a day to honor their contributions and celebrate their achievements.

**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 17<sup>th</sup> day of March 2026.

---

**Tom Thompson**  
**Mayor of the City of San Angelo**

# Proclamation

The Vietnam War Veterans Recognition Act of 2017 established March 29<sup>th</sup> as National Vietnam Veterans Day. This year, March 29<sup>th</sup> marks the 51<sup>st</sup> anniversary of the imminent capture of Ho Chi Minh City, the former capital (Saigon) of the Republic of South Vietnam, by North Vietnamese forces. This was the last major military event of the Vietnam War that occurred from March 4 to April 30, 1975. President Gerald Ford's proclamation on May 7, 1975, administratively ended this divisive war for the United States of America.

On March 29, 2026, we will once again pause to remember the more than nine million military personnel who served on active duty during the Vietnam War era from August 5, 1964, to May 7, 1975. This commemoration includes special tribute to the 3.5 million American men and women who served honorably in the Southeast Asia Theater and the more than 1.5 million service members who either fought in combat or provided close combat support. All these veterans served with courage and valor during what was, at that time, this nation's longest war.

As a nation, we owe an immeasurable debt of gratitude to all veterans who served in the Vietnam War theater of operations, especially to the more than 58,000 who made the ultimate sacrifice, including more than twenty of our own heroes from Tom Green County. The freedoms we enjoy daily are a direct result of their commitment and sacrifice, and we are grateful for their unconditional service. It is equally important to understand and acknowledge the struggles that untold numbers of these old "war horses" and their families deal with on a daily basis. As a nation, it is our duty to ensure that we always remember them and diligently strive to meet their needs. As President Lincoln said, "... to care for him who has borne the battle, and for his widow and orphans."

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, on behalf of the City Council, and in accordance with the Vietnam War Veterans Recognition Act dated March 28, 2017, do hereby proclaim March 29, 2026, as

## **Vietnam War Veterans Memorial Day**

in San Angelo, Texas. Further be it known that the citizens of San Angelo remember with eternal respect the service, valor and sacrifices of all former and current active-duty personnel of the Armed Forces of the United States of America

**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 17<sup>th</sup> day of March 2026.

---

**Tom Thompson**  
**Mayor of the City of San Angelo**

# Proclamation

It is estimated that over 600,000 individuals in Texas have developmental disabilities. In the San Angelo, MHMRCV served an estimated 1082 citizens. These citizens aspire to the very same hopes and dreams we all cherish as citizens, including self-sufficiency, finding fulfilling work, practicing one's faith and making a difference. People with developmental disabilities have unique skills and perspectives, but they also face unique challenges. Throughout history, these individuals have made San Angelo a better place for us all.

Each year, the month of March is set aside to raise awareness about developmental disabilities and to show solidarity with affective individuals, their families, and their care providers as we emphasize the importance of inclusion in every aspect of life. During this observance and hereafter, all citizens can learn about how classrooms, workplaces, houses of worship, and communities are stronger when they include people of all abilities.

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

## **Developmental Disability Awareness Month**

In the City of San Angelo, Texas and encourage every citizen to raise awareness about developmental disabilities and to continue the work toward full inclusion and equality for all.

**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 17<sup>th</sup> day of March 2026.

---

**Tom Thompson**  
**Mayor of the City of San Angelo**

City of San Angelo, Texas  
City Council Special Agenda – Budget Planning Workshop  
Tuesday, February 25, 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 Thompson called the Budget Planning Workshop session of the San Angelo City Council to order at 8:32 a.m. on Wednesday, February 25, 2026, at San Angelo City Hall, 72 W. College Avenue, San Angelo, Texas 76903.

**2. Workshop Overview and Goals**

- a. Revenue
- b. Expenses
- c. Efficiencies

City Manager Daniel Valenzuela gave an overview of the Budget Planning Workshop and introduced the topics for discussion during the workshop.

**3. Department Presentations**

a. Human Resources

Human Resources Director Veronica Sanchez presented department revenue, expenses, and efficiencies, and presented Class & Comp Study results with Public Sector Personnel Consultants Classification & Compensation Consultant Sam Heinz.

b. Finance

Interim Assistant Finance Director Jonathan Flores and Assistant City Manager Tina Dierschke presented department revenue, expenses, and efficiencies.

c. Operations

Operations Director Patrick Frerich presented department revenue, expenses, and efficiencies.

d. Water

Water Utilities Director John Kauffman and Assistant Director Danielle Rix presented department revenue, expenses, and efficiencies.

e. Engineering

Assistant City Engineer Zeferino Mendoza presented department revenue, expenses, and efficiencies.

f. Economic Development

Economic Development Director Ryan Gaddy presented department revenue, expenses, and efficiencies.

g. Planning & Development Services

Planning & Development Services Director Aaron Vannoy presented department revenue, expenses, and efficiencies.

h. Municipal Court

Municipal Court Director Sylvia Guadarrama presented department revenue, expenses, and efficiencies.

i. Police

Police Chief Travis Griffith presented department revenue, expenses, and efficiencies.

j. Fire

Fire Chief Patrick Brody presented department revenue, expenses, and efficiencies.

k. Parks & Recreation

Parks & Recreation Director Carl White presented department revenue, expenses, and efficiencies.

l. Information Technology

Information Technology Director Bucky Hasty presented department revenue, expenses, and efficiencies.

m. Health

Health Director Sandra Villarreal presented department revenue, expenses, and efficiencies.

n. Neighborhood & Family Services

Neighborhood & Family Services Director Angela Bloss presented department revenue, expenses, and efficiencies.

o. Airport

Airport Director Justin Fletcher presented department revenue, expenses, and efficiencies.

p. Legal

City Attorney Brandon Dyson presented department revenue, expenses, and efficiencies.

q. Public Information

Communications Director Brian Groves presented department revenue, expenses, and efficiencies.

r. City Clerk

City Clerk Heather Stastny presented department revenue, expenses, and efficiencies.

**4. Adjournment**

Consensus: There being no further business, the meeting was adjourned at 4:17 p.m. by consensus.

**THE CITY OF SAN ANGELO, TEXAS:**

**ATTEST:**

\_\_\_\_\_  
Tom Thompson, Mayor

\_\_\_\_\_  
Heather Stastny, City Clerk

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

City of San Angelo, Texas  
Regular City Council Meeting  
Tuesday, March 3, 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 8:31 a.m. on Tuesday, March 3, 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 Thomas Tallas.

**3. Proclamations/Recognitions**

March 1-7, 2026, was proclaimed as Military Firefighter Appreciation Week.

March 2026 was proclaimed March for Meals Month.

**4. Public Comment**

Citizen Heather Wylie (SMD 3), Richard Summers (SMD 5) and County Resident Steph Baca provided public comments regarding data centers.

Parks & Recreation Director Carl White announced a Public Meeting for San Angelo Downtown River Parks on March 10.

**5. Consent Agenda**

- a. Approval of the February 17, 2026, City Council regular meeting minutes (Heather Stastny)
- b. Approval of 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. Approval of 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. Adoption of 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. Authorization of 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. Approval of 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. Approval of 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. Approval of 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. Approval of 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. Adoption of 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. Adoption of 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. Adoption of 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. Adoption of 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. Adoption 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. Adoption 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. Adoption 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. Adoption 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)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve the Consent Agenda with the exception of Items 5e., 5f., 5h., and 5i. The motion carried unanimously (7) ayes to (0) nays with no public comment.

Motion: Mayor Thompson made a motion, seconded by Council Member Keely, to approve item 5e. as presented by Information Operations Director Patrick Frerich. 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 Operations Director Patrick Frerich. The motion carried (7) ayes to (0) nays with no public comment.

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve Item 5h. as presented by Human Resources Director Veronica Sanchez. The motion carried (6) ayes to (1) nay with Council Member Keely casting the dissenting vote. No public comment.

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Coffey, to approve Item 5i. as presented by Parks and Recreation Director Carl White and Rotary Club President Mason Brooks. The motion carried (7) ayes to (0) nays with no public comment.

## 6. Regular Agenda

- 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)

*CVCAA Executive Director Mike Burnett (SMD 1) provided public comment about the Infill Program.*

No Action Taken.

- 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)

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

## 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:
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. Consideration of items discussed in Closed Session, if needed

- b. Approval of 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

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

*This item was taken out of order.*

- c. Announcements and consideration of Future Agenda Items

**9. Adjournment**

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

There being no further business, the meeting adjourned at 11:07 a.m.

**THE CITY OF SAN ANGELO, TEXAS:**

**ATTEST:**

\_\_\_\_\_  
Tom Thompson, Mayor

\_\_\_\_\_  
Heather Stastny, City Clerk

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

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Travis Griffith, Chief of Police, Police

Meeting Date: March 17, 2026

Item type: Consent Item

---

## **Caption:**

Consider authorizing the City Manager to negotiate and execute a Real Estate Contract pursuant to Texas Local Government Code Section 272.001(j), for exchange of property with Howard College, and all necessary closing documents, for the exchange of property owned by the City being approximately 20.071 acres commonly known as 3501 N. Hwy 67, in return for the following property owned by Howard College:

1. Approximately 1.750 acres, being a portion of Smith Blvd, Paulann Park Addition, Section 3;
2. Approximately 7.893 acres commonly known as 2918 McGill Blvd; and
3. Approximately 15.406 acres commonly known as 3014 McGill Blvd (Sarah Torres, Travis Griffith)

## **Staff Recommendation:**

Approve

## **Summary/History:**

Land Exchange Arrangement

The real property currently occupied by Howard College in San Angelo consists of approximately twenty (20) acres that are presently under a long-term lease from the City of San Angelo to Howard College. The lease term extends until 2063 with an option to further extend for 25 years and encompasses the portion of the property on which Howard College's existing facilities and operations are located (the "Front Property").

In order to facilitate the development of a collaborative regional public safety training facility, the parties propose a mutually beneficial exchange and conveyance of property interests between Howard College and the City of San Angelo.

Under the proposed arrangement, Howard College will transfer and convey to the City of San Angelo approximately twenty-five (25) acres of land located on the western/rear portion of the existing tracts (the "Back Property"). Upon completion of this conveyance, the City of San Angelo will assume full ownership and control of the Back Property.

Concurrently, the City of San Angelo will convey to Howard College full ownership of the Front / Eastern Property currently under lease to Howard College. This conveyance will terminate the existing ground lease and transfer fee simple ownership of the Front Property to Howard College, thereby allowing the institution to maintain long-term operational stability and control over its existing campus facilities.

Pursuant to Section 272.001 of the Texas Local Government Code, the properties exchanged will be under reciprocal restrictions that each entity continue to use their respective properties for valid public

purposes. In the event the City or Howard ceases to utilize their respective property to carry out a public purpose, such property shall revert to the conveying entity.

The City of San Angelo will utilize the conveyed Back Property for the purpose of developing and constructing a Regional Public Safety Training Facility. The facility is intended to serve participating law enforcement agencies, emergency management organizations, and other public safety partners. Planned components of the project include, but are not limited to, a regional law enforcement training center, classroom and instructional facilities, a driving and tactical training track accessible to participating agencies, and the establishment of a new Emergency Operations Center (EOC) to serve the City of San Angelo and Tom Green County, along with a designated backup Emergency Operations Center for Goodfellow Air Force Base.

This property exchange is intended to support regional collaboration in public safety training and emergency management while simultaneously providing Howard College with permanent ownership of its current campus property and enabling the City of San Angelo to develop critical public safety infrastructure for the region.

**Funding Source(s):**

**Financial Impact:**

There is no fiscal impact on this item.

**Other Information/Recommendation:**

**Attachments:**

**Presentation:**

Travis Griffith

**Approvals/Reviews:**

|                   |                   |
|-------------------|-------------------|
| Travis Griffith   | Created/Initiated |
| Travis Griffith   | Approved          |
| Brandon Dyson     | Approved          |
| Jeffrey Tomlinson | Approved          |
| Tina Dierschke    | Approved          |
| Brandon Dyson     | Approved          |
| Heather Stastny   | Final Approval    |

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: March 17, 2026

Item type: Consent Item

---

**Caption:**

Consider approving three 1-year extensions to RE-01-24 for Real Estate Broker Services with ERA Newlin Real Estate and Steve Eustis Co., and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres)

**Staff Recommendation:**

Approve

**Summary/History:**

At the 11/21/2023 City Council Meeting, a 2 -year contract was approved. The RFP was bid for one year, with four 1-year extensions. This item is to clean up the inadvertent approval of a 2-year agreement rather than the intended 5 years as put out in the RFP.

**Funding Source(s):**

**Financial Impact:**

**Other Information/Recommendation:**

Staff recommends approval.

**Attachments:**

**Presentation:**

Sarah Tackett

**Approvals/Reviews:**

|                   |                   |
|-------------------|-------------------|
| Sarah Tackett     | Created/Initiated |
| Sarah Tackett     | Approved          |
| Jeffrey Tomlinson | Approved          |
| Brandon Dyson     | Approved          |
| Heather Stastny   | Final Approval    |



# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: March 17, 2026

Item type: Consent Item

---

## **Caption:**

Consider approving an Airport Raw Land Lease with DK Boyd for the 23,000 sq. ft. Lot 4 on the south taxilane development in the amount of \$4,600 per year and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

## **Staff Recommendation:**

Approve

## **Summary/History:**

DK Boyd has expressed interest in leasing the 23,000 sq.ft. Lot 4 of the South Taxilane Development on Airport. DK will construct a 10,000 sq ft hangar to house his aircraft.

### Negotiated Lease Terms:

- 20 Year Initial
- (2) 5 Year Renewal Options (30-Year Lease total)
- \$ .20 per square foot
- 23,000 sq. ft. parcel
- \$4,600 annually

- The development is compatible with the Airport Master Plan and future development plans of the airport.
- The Land Lease was reviewed and approved by the Airport Advisory Board on Thursday, March 5, 2026.

## **Funding Source(s):**

## **Financial Impact:**

## **Other Information/Recommendation:**

## **Attachments:**

## **Presentation:**

Justin Fletcher

**Approvals/Reviews:**

Justin Fletcher

Brandon Dyson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: March 17, 2026

Item type: Consent Item

---

## **Caption:**

Consider approving an Airport Raw Land Lease with Wade Hoak for the 23,000 sq. ft. Lot 3 on the south taxilane development in the amount of \$4,600 per year and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

## **Staff Recommendation:**

Approve

## **Summary/History:**

Wade Hoak has expressed interest in leasing the 23,000 sq.ft. Lot 3 of the South Taxilane Development on Airport. Wade Hoak will construct a 10,000 sq ft hangar to house his aircraft.

### Negotiated Lease Terms:

- 20 Year Initial
- (2) 5 Year Renewal Options (30 Year Lease total)
- \$ .20 per square foot
- 23,000 sq. ft. parcel
- \$4,600 annually

- The Land Lease was reviewed and approved by the Airport Advisory Board on Thursday March 5, 2026. The development is compatible with the Airport Master Plan and future development plans of the airport.

## **Funding Source(s):**

## **Financial Impact:**

## **Other Information/Recommendation:**

## **Attachments:**

## **Presentation:**

Justin Fletcher

**Approvals/Reviews:**

Justin Fletcher

Justin Fletcher

Brandon Dyson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: March 17, 2026

Item type: Consent Item

---

## **Caption:**

Consider authorizing a lease agreement with Miguel Vasquez d.b.a. The Co-Pilot Grill for the 669 sq. ft. concessionaire space in the airport terminal and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

## **Staff Recommendation:**

Approve

## **Summary/History:**

Miguel Vasquez has approached the airport requesting to lease the 669 sq. ft. concessionaire grill space within the Commercial Terminal at the airport. Miguel will operate the grill space under the name "The Co-Pilot Grill" offering breakfast, lunch, and dinner menu items supporting passengers in the terminal as well as tenants and transient aircraft visiting the airport.

The Airport Advisory Board reviewed and approved the lease during the March 5, 2026 meeting.

### Lease Terms Negotiated:

- 475 sq. ft. of café/grill space.
- 194 sq. ft. of storage and sink.
- 669 total sq. ft. – Concessionaire Space.
- \$300 per month or 5% of gross receipts.
- 5-Year Initial Term
- 1-Year renewal option

The airport is considering waiving the first 6-months rent to re-establish food/beverage service in the terminal. The airport has gone 12 months without food/beverage service and food trucks have had minimal success.

## **Funding Source(s):**

## **Financial Impact:**

## **Other Information/Recommendation:**

**Attachments:**

**Presentation:**

Justin Fletcher

**Approvals/Reviews:**

Justin Fletcher

Created/Initiated

Justin Fletcher

Approved

Brandon Dyson

Approved

Tina Dierschke

Approved

Brandon Dyson

Approved

Heather Stastny

Final Approval

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



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

Meeting Date: March 17, 2026

Item type: Consent Item

---

## **Caption:**

Consider approving an agreement with the International Hot Rod Association for the annual Drag Boat Races at Lake Nasworthy for 2026 and authorizing the City Manager to negotiate and execute all related documents (Carl White)

## **Staff Recommendation:**

Approve

## **Summary/History:**

The International Hot Rod Association (IHRA), new owners of the Southern Drag Boat Association (SDBA), is requesting the use of Spring Creek and Middle Concho Parks, as well as part of the lake, to host the annual races. They plan to host two events on June 26-28 and October 2-4, 2026. This item was brought to City Council for consideration in December of 2025 but it was for only one event. They are now asking for two events. That is the only change.

The basic terms of the agreement would include:

- \* eight (8) day lease for each event for a total of sixteen (16) days, with no option to extend.
- \* a rental fee for the use of the parks for the events of \$10,000, total. (This amount is the same as was charged to the SDBA when two events held.)
- \* IHRA to coordinate, prepare, operate, manage and execute the events.
- \* IHRA to clean and return the parks to the same condition before the events and after each event.
- \* waiver of the applicable ordinances as previously approved in the years past. Requested ordinance waivers include: coordination of camping and parking for the event, entrance gate fees, permits for street closures, tents, vendors and signs, provisions regulating the water of Lake Nasworthy, such as "No Wake" zones, and waiver to allow vendors within 500 feet of boat ramps and City-owned property leased for commercial purposes, which has been the practice of past races.
- \* two events, (1) event in June and (1) in October.
- \* IHRA must complete and submit a Special Event Application as part of the agreement.
- \* IHRA must purchase required insurance coverage for the events.

## **Funding Source(s):**

## **Financial Impact:**

There is no new cost for entering into this agreement. The City would be paid a flat fee of \$10,000.00 to have use of the parks for the event.

The IHRA would also cover the direct cost of added security and EMS support for the event.

**Other Information/Recommendation:**

**Attachments:**

1. Request from IHRA for second race 2026                      Request from IHRA for second race 2026.pdf

**Presentation:**

Carl White

**Approvals/Reviews:**

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

**White, Carl**

---

**From:** Cody Childress <cody@ihra.com>  
**Sent:** Monday, March 2, 2026 3:31 PM  
**To:** White, Carl  
**Subject:** Boat races 2026

**CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.**

Carl thanks for being patient with us we would like to come and race there two times this year. The normal June date the we would like to add Oct 2-4 will you still offer us the deal if we race there two times it's 10k for both races. We would like to get this in contract and the I can get you the coi. Thanks

**Cody Childress**

*IHRA powerboating Race committee*

International Hot Rod Association

8415 Firebird Drive - Suite 500

Fairfield, OH 45011

IHRA: 855-646-4472

Cell: 817-996-2689

[Cody@IHRA.com](mailto:Cody@IHRA.com)

[IHRA.com](http://IHRA.com)

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Charles Michalewicz, Engineer, Water Reclamation

Meeting Date: March 17, 2026

Item type: Consent Item

---

## **Caption:**

Consider awarding WU-04-26 North Concho Wastewater Improvements to Blackrock Construction in the amount of \$4,084,831.50 and authorizing the City Manager to negotiate and execute all related documents (Zeferino Mendoza)

## **Staff Recommendation:**

Approve

## **Summary/History:**

The North Concho Wastewater Improvements project will replace about 4,500 linear feet of old gravity sewer trunk line and associated manholes that extends from the Santa Fe Park Golf Course on the east side of the North Concho River and crosses the North Concho River and the Houston Harte Freeway to the old Shiloh wastewater lift station. The project scope also includes abandonment of the old lift station and 3,300 linear feet of old force main, which have reached the end of their service life. The abandoned sewer pipe and manhole connections will be filled with flowable concrete fill material. Wastewater will flow by gravity through the new North Concho River wastewater trunk line.

WU-04-26 received six qualified bids in response to the RFB, with Blackrock Construction being the lowest responsible building. The award will include the Base Bid plus Contingency in the amount of \$4,084,831.50.

## **Funding Source(s):**

| Fund:   | Account: | Project Number: | Amount Budgeted: |
|---------|----------|-----------------|------------------|
| 5350640 | 53015    |                 | \$4,084,831.50   |

## **Financial Impact:**

This project to replace aging and failing infrastructure is included in the current Capital Improvement Plan and budgeted in Fund 535.

## **Other Information/Recommendation:**

## **Attachments:**

1. 00 WU-04-26 Bid Tabulation 00 WU-04-26 Bid Tabulation.pdf

**Presentation:**

Zeferino Mendoza

**Approvals/Reviews:**

Charles Michalewicz

John Kaufman

Shane Kelton

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Approved

Final Approval



**RFB Bid Tabulation**

WU-04-26 • Wastewater Improvements

2:00 p.m. Thursday, February 19, 2026

| ITEM NO.  | DESCRIPTION  | QTY   | UNIT | BRCT LLC DBA BLACKROCK CONSTRUCTION |                | Darnell Construction LLC |                 | Ella S.A. Contracting, L.P. |                 | MH Civil Constructors, Inc. |                 | Morgan Contracting, Inc. | Pate Garver, LP |                 | Santa Clara Construction, Ltd. |                 |          |
|---|--|-------|------|-------------------------------------|----------------|--------------------------|-----------------|-----------------------------|-----------------|-----------------------------|-----------------|--------------------------|-----------------|-----------------|--------------------------------|-----------------|----------|
|   |  |       |      | UNIT PRICE                          | SUBTOTAL       | UNIT PRICE               | SUBTOTAL        | UNIT PRICE                  | SUBTOTAL        | UNIT PRICE                  | SUBTOTAL        | UNIT PRICE               | SUBTOTAL        | UNIT PRICE      | SUBTOTAL                       | UNIT PRICE      | SUBTOTAL |
| 1   | Mobilization, Bonding & Insurance (not to exceed 5% of total base bid)   | 1     | LS   | \$ 164,500.00                       | \$ 164,500.00  | \$ 187,200.00            | \$ 187,200.00   | \$ 353,814.00               | \$ 353,814.00   | \$ 363,090.00               | \$ 363,090.00   |                          | \$ 270,000.00   | \$ 270,000.00   | \$ 410,000.00                  | \$ 410,000.00   |          |
| 2   | Abandon & Demo Existing Shiloh Lift Station (Remove Structures to 4' Below Grade and Backfill), as shown and specified | 1     | LS   | \$ 18,500.00                        | \$ 18,500.00   | \$ 23,400.00             | \$ 23,400.00    | \$ 98,038.00                | \$ 98,038.00    | \$ 60,000.00                | \$ 60,000.00    |                          | \$ 36,499.00    | \$ 36,499.00    | \$ 187,000.00                  | \$ 187,000.00   |          |
| 3   | Bypass Pumping, as required and specified  | 1     | LS   | \$ 75,000.00                        | \$ 75,000.00   | \$ 339,487.00            | \$ 339,487.00   | \$ 698,812.00               | \$ 698,812.00   | \$ 140,000.00               | \$ 140,000.00   |                          | \$ 82,503.00    | \$ 82,503.00    | \$ 340,000.00                  | \$ 340,000.00   |          |
| 4   | Stormwater Controls, as required and specified   | 1     | LS   | \$ 17,500.00                        | \$ 17,500.00   | \$ 2,100.00              | \$ 2,100.00     | \$ 64,210.00                | \$ 64,210.00    | \$ 4,000.00                 | \$ 4,000.00     |                          | \$ 13,814.00    | \$ 13,814.00    | \$ 150,000.00                  | \$ 150,000.00   |          |
| 5   | Traffic Controls, as required and specified  | 1     | LS   | \$ 30,000.00                        | \$ 30,000.00   | \$ 96,240.00             | \$ 96,240.00    | \$ 546,731.00               | \$ 546,731.00   | \$ 180,000.00               | \$ 180,000.00   |                          | \$ 23,331.00    | \$ 23,331.00    | \$ 30,000.00                   | \$ 30,000.00    |          |
| 6   | Trench Excavation and Safety Plan, as required and specified   | 6,342 | LF   | \$ 2.00                             | \$ 12,684.00   | \$ 6.00                  | \$ 38,052.00    | \$ 21.90                    | \$ 138,889.80   | \$ 5.00                     | \$ 31,710.00    |                          | \$ 0.02         | \$ 126.84       | \$ 1.00                        | \$ 6,342.00     |          |
| 7   | Install 42" Steel Pipe Casing by Jack & Bore (Beauregard Crossing), as shown and specified                             | 132   | LF   | \$ 1,005.00                         | \$ 132,660.00  | \$ 1,846.00              | \$ 243,672.00   | \$ 1,399.00                 | \$ 184,668.00   | \$ 2,000.00                 | \$ 264,000.00   |                          | \$ 1,486.00     | \$ 196,152.00   | \$ 2,800.00                    | \$ 369,600.00   |          |
| 8   | Install 30" PVC SDR-26 Sewer Line, as shown and specified  | 1,437 | LF   | \$ 315.00                           | \$ 452,655.00  | \$ 665.00                | \$ 955,605.00   | \$ 419.70                   | \$ 603,108.90   | \$ 800.00                   | \$ 1,149,600.00 |                          | \$ 260.50       | \$ 374,338.50   | \$ 380.00                      | \$ 546,060.00   |          |
| 9   | Install 30" Steel Casing by Jack & Bore (Houston Harte Crossing & Bryant Blvd), as shown and specified                 | 703   | LF   | \$ 610.00                           | \$ 428,830.00  | \$ 1,575.00              | \$ 1,107,225.00 | \$ 975.30                   | \$ 685,635.90   | \$ 1,300.00                 | \$ 913,900.00   |                          | \$ 1,123.00     | \$ 789,469.00   | \$ 1,800.00                    | \$ 1,265,400.00 |          |
| 10  | Install 21" PVC SDR-26 Sanitary Sewer Line, as shown and specified   | 2,454 | LF   | \$ 215.00                           | \$ 527,610.00  | \$ 634.00                | \$ 1,555,836.00 | \$ 516.10                   | \$ 1,266,509.40 | \$ 700.00                   | \$ 1,717,800.00 |                          | \$ 310.25       | \$ 761,353.50   | \$ 440.00                      | \$ 1,079,760.00 |          |
| 11  | Install 18" PVC SDR-26 Sanitary Sewer Line, as shown and specified   | 337   | LF   | \$ 203.00                           | \$ 68,411.00   | \$ 583.00                | \$ 196,471.00   | \$ 383.00                   | \$ 129,071.00   | \$ 300.00                   | \$ 101,100.00   |                          | \$ 206.75       | \$ 69,674.75    | \$ 280.00                      | \$ 94,360.00    |          |
| 12  | Install 10" PVC SDR-35 Sanitary Sewer Line, as shown and specified   | 91    | LF   | \$ 158.00                           | \$ 14,378.00   | \$ 335.00                | \$ 30,485.00    | \$ 329.90                   | \$ 30,020.90    | \$ 160.00                   | \$ 14,560.00    |                          | \$ 319.95       | \$ 29,115.45    | \$ 400.00                      | \$ 36,400.00    |          |
| 13  | Install 18" FPVC DR-18 Sanitary Sewer Line by Pipe Bursting, as shown and specified                                    | 165   | LF   | \$ 250.00                           | \$ 41,250.00   | \$ 515.00                | \$ 84,975.00    | \$ 1,644.00                 | \$ 271,260.00   | \$ 800.00                   | \$ 132,000.00   |                          | \$ 374.20       | \$ 61,743.00    | \$ 1,500.00                    | \$ 247,500.00   |          |
| 14  | Install 12" FPVC DR-18 Siphon Line by Horizontal Direction Drill (N Concho River Crossing), as shown and specified     | 1,304 | LF   | \$ 255.00                           | \$ 332,520.00  | \$ 472.00                | \$ 615,488.00   | \$ 785.90                   | \$ 1,024,813.60 | \$ 500.00                   | \$ 652,000.00   |                          | \$ 366.10       | \$ 477,394.40   | \$ 960.00                      | \$ 1,251,840.00 |          |
| 15  | Install 8" PVC SDR-35 Sanitary Sewer Line, as shown and specified  | 1,680 | LF   | \$ 145.00                           | \$ 243,600.00  | \$ 439.00                | \$ 737,520.00   | \$ 209.40                   | \$ 351,792.00   | \$ 140.00                   | \$ 235,200.00   |                          | \$ 135.10       | \$ 226,968.00   | \$ 218.00                      | \$ 366,240.00   |          |
| 16  | Install 6" PVC SDR-35 Sanitary Sewer Line, as shown and specified  | 343   | LF   | \$ 142.00                           | \$ 48,706.00   | \$ 258.00                | \$ 88,494.00    | \$ 144.90                   | \$ 49,700.70    | \$ 130.00                   | \$ 44,590.00    |                          | \$ 120.10       | \$ 41,194.30    | \$ 376.00                      | \$ 128,968.00   |          |
| 17  | Install Siphon Inlet & Outlet Boxes, as shown and specified  | 2     | EA   | \$ 35,210.00                        | \$ 70,420.00   | \$ 24,000.00             | \$ 48,000.00    | \$ 67,513.00                | \$ 135,026.00   | \$ 110,000.00               | \$ 220,000.00   |                          | \$ 66,226.05    | \$ 132,452.10   | \$ 101,000.00                  | \$ 202,000.00   |          |
| 18  | Install 48" Diameter FRP Manhole (Depths 5-10), as shown and specified   | 2     | EA   | \$ 12,900.00                        | \$ 25,800.00   | \$ 11,654.00             | \$ 23,308.00    | \$ 27,168.00                | \$ 54,336.00    | \$ 20,000.00                | \$ 40,000.00    |                          | \$ 20,002.00    | \$ 40,004.00    | \$ 17,300.00                   | \$ 34,600.00    |          |
| 19  | Install 60" Diameter FRP Manhole (Depths 0-5), as shown and specified  | 2     | EA   | \$ 10,710.00                        | \$ 21,420.00   | \$ 11,124.00             | \$ 22,248.00    | \$ 29,923.00                | \$ 59,846.00    | \$ 20,000.00                | \$ 40,000.00    |                          | \$ 17,624.00    | \$ 35,248.00    | \$ 11,000.00                   | \$ 22,000.00    |          |
| 20  | Install 60" Diameter FRP Manhole (Depths 5-10), as shown and specified   | 5     | EA   | \$ 12,765.00                        | \$ 63,825.00   | \$ 12,456.00             | \$ 62,280.00    | \$ 38,315.00                | \$ 191,575.00   | \$ 20,000.00                | \$ 100,000.00   |                          | \$ 19,992.00    | \$ 99,960.00    | \$ 14,500.00                   | \$ 72,500.00    |          |
| 21  | Install 60" Diameter FRP Manhole (Depths 10-15), as shown and specified  | 11    | EA   | \$ 16,385.00                        | \$ 180,235.00  | \$ 12,910.00             | \$ 142,010.00   | \$ 42,969.00                | \$ 472,659.00   | \$ 30,000.00                | \$ 330,000.00   |                          | \$ 25,659.00    | \$ 282,249.00   | \$ 21,000.00                   | \$ 231,000.00   |          |
| 22  | Install 60" Diameter FRP Manhole (Depths 15-20), as shown and specified  | 1     | EA   | \$ 19,670.00                        | \$ 19,670.00   | \$ 23,024.00             | \$ 23,024.00    | \$ 52,537.00                | \$ 52,537.00    | \$ 40,000.00                | \$ 40,000.00    |                          | \$ 36,794.00    | \$ 36,794.00    | \$ 33,000.00                   | \$ 33,000.00    |          |
| 23  | Install Sewer Line Cleanouts, as shown and specified   | 5     | EA   | \$ 1,685.50                         | \$ 8,427.50    | \$ 1,175.00              | \$ 5,875.00     | \$ 6,403.00                 | \$ 32,015.00    | \$ 1,000.00                 | \$ 5,000.00     |                          | \$ 1,163.00     | \$ 5,815.00     | \$ 5,600.00                    | \$ 28,000.00    |          |
| 24  | Abandon Existing Sewer Line by Grout Filling, as shown and specified   | 5,440 | LF   | \$ 15.00                            | \$ 81,600.00   | \$ 10.00                 | \$ 54,400.00    | \$ 11.30                    | \$ 61,472.00    | \$ 20.00                    | \$ 108,800.00   |                          | \$ 56.45        | \$ 307,088.00   | \$ 60.00                       | \$ 326,400.00   |          |
| 25  | Remove Existing Sewer Line by Open Trench, as shown and specified  | 1,257 | LF   | \$ 35.00                            | \$ 43,995.00   | \$ 36.00                 | \$ 45,252.00    | \$ 21.90                    | \$ 27,528.30    | \$ 60.00                    | \$ 75,420.00    |                          | \$ 55.70        | \$ 70,014.90    | \$ 100.00                      | \$ 125,700.00   |          |
| 26  | Abandon & Remove Sewer Line on Harris Bridge, as shown and specified   | 256   | LF   | \$ 70.00                            | \$ 17,920.00   | \$ 275.00                | \$ 70,400.00    | \$ 119.60                   | \$ 30,617.60    | \$ 120.00                   | \$ 30,720.00    |                          | \$ 153.15       | \$ 39,206.40    | \$ 680.00                      | \$ 174,080.00   |          |
| 27  | Abandon & Demo Existing Sewer Manhole (Remove to 4' Below Grade and Backfill), as shown and specified                  | 7     | EA   | \$ 750.00                           | \$ 5,250.00    | \$ 995.00                | \$ 6,965.00     | \$ 4,237.00                 | \$ 29,659.00    | \$ 4,000.00                 | \$ 28,000.00    |                          | \$ 1,735.00     | \$ 12,145.00    | \$ 6,000.00                    | \$ 42,000.00    |          |
| 28  | Demo Existing Sewer Manhole & Replace with 60" Diameter FRP Sewer Manhole (Depth 5-10), as shown and specified         | 1     | EA   | \$ 13,340.00                        | \$ 13,340.00   | \$ 16,980.00             | \$ 16,980.00    | \$ 30,628.00                | \$ 30,628.00    | \$ 40,000.00                | \$ 40,000.00    |                          | \$ 26,577.00    | \$ 26,577.00    | \$ 38,000.00                   | \$ 38,000.00    |          |
| 29  | Install Asphalt Replacement, as shown and specified  | 1,535 | SY   | \$ 138.00                           | \$ 211,830.00  | \$ 88.00                 | \$ 135,080.00   | \$ 128.10                   | \$ 196,633.50   | \$ 150.00                   | \$ 230,250.00   |                          | \$ 100.00       | \$ 153,500.00   | \$ 178.00                      | \$ 273,230.00   |          |
| 30  | Install Concrete Driveway Replacement, as shown and specified  | 9     | SY   | \$ 200.00                           | \$ 1,800.00    | \$ 246.00                | \$ 2,214.00     | \$ 864.30                   | \$ 7,778.70     | \$ 200.00                   | \$ 1,800.00     |                          | \$ 442.80       | \$ 3,985.20     | \$ 7,000.00                    | \$ 63,000.00    |          |
| 31  | Install Curb, Gutter, and Sidewalk Replacement, as shown and specified   | 61    | LF   | \$ 115.00                           | \$ 7,015.00    | \$ 62.00                 | \$ 3,782.00     | \$ 303.10                   | \$ 18,489.10    | \$ 160.00                   | \$ 9,760.00     |                          | \$ 38.35        | \$ 2,339.35     | \$ 180.00                      | \$ 10,980.00    |          |
| 32  | Install Gravel Driveway Replacement, as shown and specified  | 87    | SY   | \$ 40.00                            | \$ 3,480.00    | \$ 40.00                 | \$ 3,480.00     | \$ 51.50                    | \$ 4,480.50     | \$ 100.00                   | \$ 8,700.00     |                          | \$ 26.05        | \$ 2,266.35     | \$ 200.00                      | \$ 17,400.00    |          |
| <b>Alternate 1: Fiberglass Reinforced Plastic (FRP) Siphon Inlet &amp; Outlet Boxes</b> |  |       |      |                                     |                |                          |                 |                             |                 |                             |                 |                          |                 |                 |                                |                 |          |
| A1.1  | Install Siphon Inlet & Outlet Boxes, as shown and specified  | (2)   | EA   | \$ 35,210.00                        | \$ (70,420.00) | \$ 24,000.00             | \$ (48,000.00)  | \$ 67,513.00                | \$ (135,026.00) | \$ 110,000.00               | \$ (220,000.00) |                          | \$ 66,226.05    | \$ (132,452.10) | \$ 101,000.00                  | \$ (202,000.00) |          |
| A1.2  | Install Fiberglass Reinforced Plastic (FRP) Siphon Inlet & Outlet Boxes  | 2     | EA   | \$ 75,000.00                        | \$ 150,000.00  | \$ 21,540.00             | \$ 43,080.00    | \$ 52,972.00                | \$ 105,944.00   | \$ 120,000.00               | \$ 240,000.00   |                          | \$ 56,042.00    | \$ 112,084.00   | \$ 55,000.00                   | \$ 110,000.00   |          |
| <b>Base Bid Subtotal</b>  |  |       |      | \$                                  | 3,384,831.50   | \$                       | 6,967,548.00    | \$                          | 7,902,355.90    | \$                          | 7,312,000.00    | \$                       | 4,703,321.04    | \$              | 8,203,360.00                   |                 |          |
| <b>Alternate 1 Subtotal</b>   |  |       |      | \$                                  | 79,580.00      | \$                       | (4,920.00)      | \$                          | (29,082.00)     | \$                          | 20,000.00       | \$                       | (20,368.10)     | \$              | (92,000.00)                    |                 |          |
| <b>Contingency</b>  |  |       |      | \$                                  | 700,000.00     | \$                       | 700,000.00      | \$                          | 700,000.00      | \$                          | 700,000.00      | \$                       | 700,000.00      | \$              | 700,000.00                     |                 |          |
| <b>Total Amount (Base Bid Subtotal + Contingency)</b>                                   |  |       |      | \$                                  | 4,084,831.50   | \$                       | 7,667,548.00    | \$                          | 8,602,355.90    | \$                          | 8,012,000.00    | \$                       | 5,403,321.04    | \$              | 8,903,360.00                   |                 |          |
| <b>Total Amount (Base Bid Subtotal + Contingency + ALT 1)</b>                           |  |       |      | \$                                  | 4,164,411.50   | \$                       | 7,662,628.00    | \$                          | 8,573,273.90    | \$                          | 8,032,000.00    | \$                       | 5,382,952.94    | \$              | 8,811,360.00                   |                 |          |

UNRESPONSIVE

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Charles Michalewicz, Engineer, Water Quality

Meeting Date: March 17, 2026

Item type: Consent Item

---

## **Caption:**

Consider the award of RFQ WU-02-26 Water Treatment Plant—Manganese, Natural Organic Matter and Disinfection Byproduct Control Evaluation to Hazen and Sawyer in the amount of \$167,000 and authorizing the City Manager to negotiate and execute all related documents (John Kaufman)

## **Staff Recommendation:**

Approve

## **Summary/History:**

The City of San Angelo Public Water Utilities Department operates and maintains two drinking water treatment plants — the surface water plant and the Hickory groundwater treatment plant. There are three main raw water sources — the South Concho River, Lake OH Ivie, and the Hickory Sands Aquifer.

The surface water plant is a conventional flocculation, sedimentation, anthracite/sand filtration, and chloramine disinfection treatment facility that receives raw water from Lake OH Ivie and occasionally from the Concho River. The chemistry of the water from these two sources of supply varies considerably due to natural environmental factors. Dry or drought conditions can enhance the formation of brominated disinfection byproducts called trihalomethanes (THMs), while lake turnover from high precipitation events or other factors can result in undesirable color issues in the finished water due to elevated levels of dissolved manganese and natural organic matter in the raw supply. The Water Utilities Department would like a water treatment consultant to perform a comprehensive evaluation of the existing surface water treatment and disinfection processes to determine how best to minimize the formation of brominated THMs and to prevent future color issues caused by dissolved manganese and natural organic matter.

RFQ WU-02-26 received three qualified responses with Hazen and Sawyer receiving the highest review scores.

## **Funding Source(s):**

| Fund:   | Account: | Project Number: | Amount Budgeted: |
|---------|----------|-----------------|------------------|
| 2604200 | 41360    |                 | \$167,000        |

## **Financial Impact:**

These funds are budgeted for in the FY 2026 Water Fund.

**Other Information/Recommendation:**

**Attachments:**

- |    |   |   |
|----|---|---|
| 1. | RFQ Wu-02-26 Scoring  | RFQ Wu-02-26 Scoring.pdf  |
| 2. | RFQ WU-02-26 - Water Treatment Plant - Manganese, Natural Organic Matter, and Disinfection Byproduct Control Evaluation - Scoring Summary | RFQ WU-02-26 - Water Treatment Plant - Manganese, Natural Organic Matter, and Disinfection Byproduct Control Evaluation - Scoring Summary.pdf |

**Presentation:**

John Kaufman

**Approvals/Reviews:**

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



## RFQ WU-02-26 - Water Treatment Plant - Manganese, Natural Organic Matter, and Disinfection Byproduct Control Evaluation Scoring Summary

### Active Submissions

| Supplier                      | Total<br>/ 100 pts | A - Purchasing/Compliance<br>/ 0 pts | A-1 - Compliance<br>Pass/Fail | B - Methods & Procedures<br>/ 100 pts | B-1 - Completeness and conformity of the reply to the RFQ<br>/ 20 pts | B-2 - Overall approach and methodology to be used to accomplish the RFQ requirements<br>/ 35 pts | B-3 - Staff Qualifications and Organization Experience<br>/ 35 pts | B-4 - References<br>/ 10 pts |
|-------------------------------|--------------------|--------------------------------------|-------------------------------|---------------------------------------|---|--|--|------------------------------|
| Hazen and Sawyer              | 92                 | 0                                    | Pass                          | 92                                    | 19.4  | 33.2   | 33.2   | 6.2                          |
| Garver                        | 86.4               | 0                                    | Pass                          | 86.4                                  | 18.8  | 29.4   | 29.4   | 8.8                          |
| Enprotec / Hibbs & Todd, Inc. | 78.6               | 0                                    | Pass                          | 78.6                                  | 18  | 24.8   | 26.6   | 9.2                          |



# RFQ WU-02-26 - Water Treatment Plant - Manganese, Natural Org Scoring Summary

## Active Submissions

|                                  | Total     | A -<br>Purchasing/Compliance | A-1 - Compliance | B - Methods &<br>Procedures | B-1 - Completeness<br>and conformity of<br>the reply to the RFQ |
|----------------------------------|-----------|------------------------------|------------------|-----------------------------|---|
| Supplier                         | / 100 pts | / 0 pts                      | Pass/Fail        | / 100 pts                   | / 20 pts  |
| Hazen and Sawyer                 | 92        | 0                            | Pass             | 92                          | 19.4  |
| Garver                           | 86.4      | 0                            | Pass             | 86.4                        | 18.8  |
| Enprotec / Hibbs &<br>Todd, Inc. | 78.6      | 0                            | Pass             | 78.6                        | 18  |



# anic Matter, and Disinfection Byproduct Control Evaluation

| <b>B-2 - Overall approach and methodology to be used to accomplish the RFQ requirements</b> | <b>B-3 - Staff Qualifications and Organization Experience</b> | <b>B-4 - References</b> |
|---|---|-------------------------|
| <b>/ 35 pts</b>   | <b>/ 35 pts</b>   | <b>/ 10 pts</b>         |
| 33.2  | 33.2  | 6.2                     |
| 29.4  | 29.4  | 8.8                     |
| 24.8  | 26.6  | 9.2                     |

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Jennifer Bellemare, Administrative Office Coordinator , Water Utilities

Meeting Date: March 17, 2026

Item type: Consent Item

---

## **Caption:**

Consider approving a resolution authorizing the City to apply for financial assistance from the Texas Water Development Board's Drinking Water State Revolving Fund Lead Service Line Replacement Program for City of San Angelo's Lead and Galvanized Iron/Steel Service Line Location Inventory (John Kaufman)

## **Staff Recommendation:**

Approve

## **Summary/History:**

The Water Utilities Department is in the process of completing a citywide inventory of lead and galvanized iron/steel water service lines that are connected to the city's water distribution system pursuant to the requirements of the Environmental Protection Agency's (EPA) Lead and Copper Rule. This rule is an unfunded federal mandate. To date, no lead service lines have been identified in the city.

Texas Water Development Board (TWDB) recently invited the City of San Angelo to submit an application for funding through TWDB's Drinking Water State Revolving Fund (DWSRF) Lead Service Line Replacement (LSLR) Program. The city's ongoing inventory project is listed in the TWDB's Intended Use Plan (IUP) as being eligible to receive zero interest loan funding for up to \$9,858,684.00 assuming service line replacement is included.

All financing through the LSLR program will be made available at the ratio of 51 percent principal forgiveness and 49 percent loan/bond. The loan portion of the city's TWDB-approved project covering service line inventory will be at zero percent interest. The loan portion of the financial assistance must include a 2 percent loan origination fee. TWDB recommends consulting with bond counsel about issuing taxable bonds for the inventory portion. A notice of Intent to Apply form was submitted to TWDB on March 2, 2026, as required by TWDB to preserve this opportunity. The loan application must be submitted by March 30, 2026, which must include a resolution by the City Council that authorizes the filing of an application for financial assistance and making certain findings in connection therewith.

Approval of this resolution will enable city staff to complete and file an application for financial assistance in the form of a loan from the DWSRF program that will help fund the city's lead and galvanized iron/steel service line inventory. The principal and payment terms of the loan are not yet defined.

## **Funding Source(s):**

**Financial Impact:**

There is no financial impact of approving this resolution.

**Other Information/Recommendation:**

No financial information is available at this time.

**Attachments:**

- |    |   |   |
|----|---|---|
| 1. | 201A - Resolution Authorizing Application for Financial Assistance v1 | 201A - Resolution Authorizing Application for Financial Assistance v1.pdf |
|----|---|---|

**Presentation:**

John Kaufman

**Approvals/Reviews:**

|                    |                   |
|--------------------|-------------------|
| Jennifer Bellemare | Created/Initiated |
| Patrick Frerich    | Approved          |
| Shane Kelton       | Approved          |
| Brandon Dyson      | Approved          |
| Tina Dierschke     | Approved          |
| Brandon Dyson      | Approved          |
| Heather Stastny    | Final Approval    |

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AUTHORIZING APPLICATION FOR FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD FOR WATER SYSTEM IMPROVEMENTS; EXPRESSING OFFICIAL INTENT TO REIMBURSE COSTS OF SAID PROJECTS; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH**

|                            |          |
|----------------------------|----------|
| <b>THE STATE OF TEXAS</b>  | <b>§</b> |
| <b>COUNTY OF TOM GREEN</b> | <b>§</b> |
| <b>CITY OF SAN ANGELO</b>  | <b>§</b> |

WHEREAS, the City of San Angelo, Texas (the “City”) hereby finds and determines that there is an urgent need for the construction of improvements to the City’s water system; and

WHEREAS, such capital improvements cannot be reasonably financed unless financial assistance is obtained from the Texas Water Development Board (the “TWDB”); and

WHEREAS, the City expects to pay expenditures in connection with the projects described in Section 1 hereof prior to the issuance of bonds or certificates of obligation (“Bonds”);

WHEREAS, this City Council hereby finds, considers and declares that the reimbursement of the payment by the City of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the U.S. Treasury Regulations, to reimburse itself for such payments at such time as it issues Bonds;

WHEREAS, it is hereby officially found and determined: that public notice of the time, place, and purpose of said meeting was given, all as required by Texas Government Code, Chapter 551.

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

1. That an application is hereby approved and authorized to be filed with the TWDB seeking financial assistance in an aggregate amount not to exceed \$10,845,000 for purposes of the planning, acquisition, and design of improvements to the City’s water system, including without limitation water lines, meters, service connections, pumps, valves, fittings, related infrastructure improvements, and related testing and studies.

2. That the Water Utilities Director and City Manager of said City are each hereby designated the authorized representatives of the City for the purpose of furnishing such information and executing such documents as may be required in connection with the preparing and filing of such application for financial assistance and with complying with the rules of the TWDB.

3. That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the City before any hearing held by the TWDB on such application, to-wit:

**Financial Advisor**

Paul Jasin, Managing Director  
Vince Viaille, Managing  
Director  
Specialized Public Finance  
Inc.  
4925 Greenville Avenue  
Ste. 1350  
Dallas, Texas 75206  
Phone: (214) 373-3911  
Fax: (214) 373-3913  
Email: paul@spfmuni.com  
Email: vince@spfmuni.com

**Bond Counsel**

Rodolfo Segura Jr  
McCall, Parkhurst & Horton  
L.L.P.  
717 N. Harwood, 9th Floor  
Dallas, Texas 75201-6587  
Phone: (214) 754-9268  
Fax: (214) 754-9250  
Email: rsegura@mphlegal.com

**Engineer**

Julie Huerta, PE  
Koby Bowman, PE  
Freese and Nichols  
801 Cherry St.  
Suite 2800  
Fort Worth, Texas 76102  
Phone: (817) 735-7300  
Email: julie.huerta@freese.com

4. That all costs to be reimbursed pursuant hereto will be capital expenditures; the proposed Bonds shall be issued within 18 months of the later of (i) the date the expenditures are paid or (ii) the date on which the property, with respect to which such expenditures were made, is placed in service; and the foregoing notwithstanding, the Bonds will not be issued pursuant to this Resolution on a date that is more than three years after the date any expenditure which is to be reimbursed is paid.

5. That this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SAN ANGELO,  
TEXAS, this \_\_\_\_\_ day of March, 2026.

\_\_\_\_\_  
Tom Thompson, Mayor

ATTEST:

\_\_\_\_\_  
Heather Stastny, City Clerk

[CITY SEAL]

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



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

Meeting Date: March 17, 2026

Item type: Consent Item

---

## **Caption:**

Consider a resolution accepting the donation of funds from Skyline Aviation Inc. for training and certification associated with the San Angelo Police Department's Drone as First Responder Program (Craig Thomason)

## **Staff Recommendation:**

Approve

## **Summary/History:**

Skyline Aviation Inc. has offered to donate \$7,050.00 to the City of San Angelo to support training and certification for San Angelo Police Department personnel assigned to the Department's Drone as First Responder (DFR) Program.

The donation will fund a two-day training course, Aviation Supplies & Academics (ASA) training materials and online testing, and Unmanned Aircraft Systems (UAS) testing for thirty-four (34) San Angelo Police Department employees. These training materials and examinations prepare personnel for required licensing associated with operating unmanned aircraft systems.

The Drone as First Responder Program is a grant-funded initiative designed to enhance public safety response capabilities through the deployment of unmanned aircraft systems. Proper training and licensing ensure personnel operate these systems safely and in compliance with applicable aviation regulations.

City Council acceptance of the donation is required before the funds may be received and used for training and certification purposes.

## **Funding Source(s):**

## **Financial Impact:**

Acceptance of this donation will provide \$7,050.00 to the City of San Angelo to support training and certification for the San Angelo Police Department's Drone as First Responder Program. No additional City funds are required.

## **Other Information/Recommendation:**

Recommend approval.

**Attachments:**

1. Skyline Drone Training Donation Resolution Skyline Drone Training Donation Resolution.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    |

**A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL ACCEPTING THE DONATION OF FUNDS FOR TRAINING FOR THE SAN ANGELO POLICE DEPARTMENT DRONE AS FIRST RESPONDER PROGRAM.**

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

**WHEREAS**, Skyline Aviation Inc. has expressed a desire to support the San Angelo Police Department's Drone as First Responder Program by providing funds for training and certification of department personnel; and

**WHEREAS**, the proposed training includes a two-day training course, ASA books and online testing materials, and Unmanned Aircraft Systems (UAS) testing for San Angelo Police Department personnel; and

**WHEREAS**, the total cost of the training and certification for thirty-four (34) San Angelo Police Department employees is \$7,050.00; and

**WHEREAS**, Skyline Aviation Inc. has offered to donate \$7,050.00 to the City of San Angelo to fund this training and certification in support of the Police Department's grant-funded Drone as First Responder Program; and

**WHEREAS**, the San Angelo Police Department will utilize these funds to ensure personnel assigned to the program receive appropriate training and licensing necessary to operate unmanned aircraft systems in accordance with applicable regulations and departmental needs.

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

Part 1: That the City of San Angelo hereby accepts a donation in the amount of \$7,050.00 from Skyline Aviation Inc.

Part 2: That the funds shall be used solely for training, testing, and certification associated with the San Angelo Police Department's Drone as First Responder Program.

**PASSED and APPROVED this 17th 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

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Jesse Benes, Recreation Manager, Recreation

Meeting Date: March 17, 2026

Item type: Consent Item

---

## **Caption:**

Consider a resolution approving non-monetary in-kind support for the San Angelo Girls Fast-Pitch Association hosting of 3 tournaments a year at Texas Bank Sports Complex (Jesse Benes)

## **Staff Recommendation:**

Approve

## **Summary/History:**

San Angelo Girls Fast Pitch Association seeking in-kind request to have fees at complex waived in order to host 3 tournaments a year at Texas Bank Sports Complex for 3 years; from 2026 to 2028. SAGFA typically does in-kind request to host one tournament once every 3 years. We are looking to increase the economic impact of TBSC by increasing Tournament commitment of SAGFA and USA Softball.

## **Funding Source(s):**

## **Financial Impact:**

No direct impact to accounts. With the waiving of these fees, we still project to exceed what we did in previous years in rentals. SAGFA provides own chalk and help for tournaments, strain on staffing and supplies is less than what it would normally be for a full tournament.

Indirect impact would be hotels and spending within the community on a yearly basis instead of once every 3 years. Despite storms and last day getting rained out, San Angelo experienced \$700,000 in economic impact from this past summer's West Texas All Stars Tournament.

## **Other Information/Recommendation:**

## **Attachments:**

1. Resolution Document SAGFA Softball                      Resolution Document SAGFA Softball.docx

## **Presentation:**

Jesse Benes

## **Approvals/Reviews:**

Jesse Benes  
Carl White  
Brandon Dyson  
Tina Dierschke  
Brandon Dyson  
Heather Stastny

Created/Initiated  
Approved  
Approved  
Approved  
Approved  
Final Approval

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

**WHEREAS**, The San Angelo Girls Fast Pitch Association (SAGFA) will be hosting three (3) Tournaments per year, for three (3) years, from 2026 to 2028 at the Texas Bank Sports Complex and

**WHEREAS**, the last time San Angelo hosted the tournament, the estimated impact to the city alone was \$719,200; and

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

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

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

Part 1: That the City of San Angelo is authorized to provide an in-kind donation to the San Angelo Girls Fast Pitch Association for the purpose of hosting the Tournaments in the form of waiver of field rental fees.

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

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

**PASSED and APPROVED THIS \_\_\_\_\_, 2026.**

CITY OF SAN ANGELO, TEXAS

ATTEST:

\_\_\_\_\_  
Tom Thompson, Mayor

\_\_\_\_\_  
Heather Stastny, City Clerk

APPROVED AS TO FORM

\_\_\_\_\_  
Brandon Dyson, City Attorney

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Brandon Dyson, City Attorney, Legal

Meeting Date: March 17, 2026

Item type: Consent Item

---

## **Caption:**

Consider a resolution suspending for 45 days the effective date proposed by Atmos Energy-Mid-Texas Division (Atmos-MidTex) in its application filed on or about February 20, 2026, pursuant to section 104.301 of the Gas Utility Regulatory Act (Brandon Dyson)

## **Staff Recommendation:**

Adopt

## **Summary/History:**

### **ATMOS TEXAS MUNICIPALITIES**

The City is a member of the Atmos Texas Municipalities ("ATM"). The ATM group was organized by a number of municipalities served by Atmos Energy Corporation – MidTex Division ("Atmos Energy") and has been represented by the law firm of Herrera Law & Associates, PLLC to assist in reviewing applications to change rates submitted by Atmos Energy.

### **"GRIP" RATE APPLICATION**

Under section 104.301 of the Gas Utility Regulatory Act ("GURA"), a gas utility is allowed to request increases in its rates to recover a return on investments it makes between general rate cases. This section of GURA is commonly referred to as the "GRIP" statute, that is, the "Gas Reliability Infrastructure Program."

Under a decision by the Supreme Court of Texas, the Court concluded that a filing made under the GRIP statute permitted gas utilities the opportunity to recover return on capital expenditures made during the interim period between general rate cases by applying for an interim rate adjustment and that proceedings under the GRIP statute did not contemplate either adjudicative hearings or substantive review of utilities' filings for interim rate adjustments. Instead, the Court concluded, the GRIP statute provides for a *ministerial* review of the utility's filings to ensure compliance with the GRIP statute and the Railroad Commission's rules, and that it is within the Railroad Commission's authority to preclude cities from intervening and obtaining a hearing before the Railroad Commission.

### **ATMOS ENERGY'S "GRIP" APPLICATION**

On or about February 20, 2026, Atmos Energy filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program ("GRIP"). Atmos Energy's application if approved by the Commission will result in an

increase in the monthly customer charges as shown below:

| Rate Schedule                                 | Current Customer Charge         | Proposed 2026 Interim Rate Adjustment | Adjusted Charge                 | Increase Per Bill |
|---|---------------------------------|---------------------------------------|---------------------------------|-------------------|
| Rate R – Residential Sales                    | \$25.03 per customer per month  | \$10.59 per customer per month        | \$35.62 per customer per month  | \$10.59           |
| Rate C – Commercial Sales                     | \$140.01 per customer per month | \$38.65 per customer per month        | \$178.66 per customer per month | \$38.65           |
| Rate I (Industrial) & Rate T (Transportation) | \$2,100.00 per meter per month  | \$658.18 per meter per month          | \$2,758.18 per meter per month  | \$658.18          |

Also, Atmos Energy’s proposed increase in revenue results in the following approximate percentage increases in a customer’s base-rate bills. Base rates recover Atmos Energy’s costs excluding the cost of gas and are the costs that are directly within Atmos Energy’s control:

Residential Gas Service: 42.31% increase in customer charge per bill  
 Commercial Gas Service: 27.61% increase in customer charge per bill  
 Industrial & Transportation Gas Service: 31.34% increase in customer charge per meter

The increase in an average customer’s bill is shown below:

Residential Gas Service: 20.86% increase in customer bill  
 Commercial Gas Service: 17.28% increase in customer bill  
 Industrial: 21.05% increase in customer bill  
 Transportation: 10.58% increase in customer bill

Atmos Energy’s application, if approved by the Railroad Commission, will result in a systemwide increase in Atmos Energy’s revenue of about \$286.9 million, of which ATM’s portion is about \$28.2 million. Atmos Energy proposed an effective date of April 21, 2026.

**REVIEW AND ACTION RECOMMENDED**

In light of the Texas Supreme Court’s opinion, the City’s ability to review and effectuate a change in Atmos Energy’s requested increase is limited. Nonetheless, to allow for a limited review of Atmos Energy’s GRIP application, and given the limited authority cities have in GRIP cases, it is recommended that the City suspend Atmos Energy’s proposed effective date of April 21, 2026 for forty-five days as allowed by state law, so that the City may evaluate whether the data and calculations in Atmos Energy’s rate application are correctly done.

Therefore, ATM’s Special Counsel, the law firm of Herrera Law & Associates, PLLC recommends that the City adopt a resolution suspending Atmos Energy’s proposed effective date for 45 days. Assuming a proposed effective date of April 21, 2026, Atmos Energy’s proposed effective date is suspended until June 5, 2026.

**Funding Source(s):**

**Financial Impact:**

**Other Information/Recommendation:**

**Attachments:**

- |    |                                  |                                       |
|----|----------------------------------|---------------------------------------|
| 1. | Atmos GRIP Suspension Resolution | Atmos GRIP Suspension Resolution.docx |
|----|----------------------------------|---------------------------------------|

**Presentation:**

Brandon Dyson

**Approvals/Reviews:**

|                 |                   |
|-----------------|-------------------|
| Brandon Dyson   | Created/Initiated |
| Tina Dierschke  | Approved          |
| Brandon Dyson   | Approved          |
| Heather Stastny | Final Approval    |

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION BY THE CITY OF SAN ANGELO, TEXAS, ("CITY") RESPONDING TO THE APPLICATION OF ATMOS ENERGY CORPORATION – MIDTEX DIVISION, TO INCREASE RATES UNDER THE GAS RELIABILITY INFRASTRUCTURE PROGRAM; SUSPENDING THE EFFECTIVE DATE OF THIS RATE APPLICATION FOR FORTY-FIVE DAYS; AUTHORIZING THE CITY TO CONTINUE TO PARTICIPATE IN A COALITION OF CITIES KNOWN AS THE “ATMOS TEXAS MUNICIPALITIES;” DETERMINING THAT THE MEETING AT WHICH THE RESOLUTION WAS ADOPTED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, on or about February 20, 2026, Atmos Energy Corporation – MidTex Division (“Atmos Energy”) filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program (“GRIP”), which if approved, results in an increase in the monthly customer charges as follows:

| <b>Rate Schedule</b>                                     | <b>Current Customer Charge</b>  | <b>Proposed 2026 Interim Rate Adjustment</b> | <b>Adjusted Charge</b>          | <b>Increase Per Bill</b> |
|--|---------------------------------|--|---------------------------------|--------------------------|
| <b>Rate R – Residential Sales</b>                        | \$25.03 per customer per month  | \$10.59 per customer per month               | \$35.62 per customer per month  | \$10.59                  |
| <b>Rate C – Commercial Sales</b>                         | \$140.01 per customer per month | \$38.65 per customer per month               | \$178.66 per customer per month | \$38.65                  |
| <b>Rate I (Industrial) &amp; Rate T (Transportation)</b> | \$2,100.00 per meter per month  | \$658.18 per meter per month                 | \$2,758.18 per meter per month  | \$658.18                 |

**WHEREAS**, Atmos Energy’s application, if approved by the Railroad Commission, will result in a systemwide increase in Atmos Energy’s revenue of about \$286.9 million, of which ATM’s portion is about \$28.2 million; and

**WHEREAS**, the City has a special responsibility to exercise due diligence with regard to rate increases of monopoly utilities who operate within its boundaries; and

**WHEREAS**, the application to increase rates by Atmos Energy is complex; and

**WHEREAS**, the effective date proposed by Atmos Energy is April 21, 2026 but a suspension by the City will mean that the rate increase cannot go into effect prior to June 5, 2026; and

**WHEREAS**, it is necessary to suspend the effective date for the increase in rates for forty-five days, so that the City can assure itself that the data and calculations in Atmos Energy's rate application are correctly done and are in conformity with section 104.301 of the Gas Utility Regulatory Act.

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

**Section 1.** That the statements and findings set out in the preamble to this resolution are hereby in all things approved and adopted.

**Section 2.** The City suspends the requested effective date by Atmos Energy for forty-five days pursuant to the authority granted the City under Section 104.301 of the Texas Utilities Code. The City finds that additional time is needed in order to review the data and calculations that provide the basis for the rate increase application.

**Section 3.** The City shall continue to act jointly with other cities that are part of a coalition of cities known as the Atmos Texas Municipalities ("ATM").

**Section 4.** The City authorizes the law firm of Herrera Law & Associates, PLLC, to act on its behalf in connection with Atmos Energy's application to increase rates.

**Section 5.** To the extent Atmos Energy's application to increase rates under section 104.301 of the Gas Utility Regulatory Act ("GURA") is considered a ratemaking proceeding Atmos Energy is ordered to reimburse the City's reasonable rate case expenses incurred in response to Atmos Energy's rate increase application within 30 days of receipt of invoices for such expenses to the extent allowed by law, or pursuant to agreement between Atmos and ATM.

**Section 6.** A copy of this resolution shall be sent to Mr. Christopher A. Felan, Vice President, Rates & Regulatory Affairs, Atmos Energy Corporation, 5420 LBJ Freeway, Suite

1800, Dallas, Texas 75240; and to Mr. Alfred R. Herrera, Herrera Law & Associates, PLLC, P.O. Box 302799, Austin, Texas 78703, or via email to AHerrera@HerreraLawPLLC.com.

**Section 7.** The meeting at which this resolution was approved was in all things conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

**Section 8.** This resolution shall be effective immediately upon passage.

**PASSED AND APPROVED** this 17<sup>th</sup> day of March 2026.

---

Tom Thompson, Mayor

ATTEST:

---

Heather Stastny, City Clerk

Approved as to form:

---

Brandon Dyson, City Attorney

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Jonathan Flores, Budget Manager, Finance

Meeting Date: March 17, 2026

Item type: Regular Item

---

**Caption:**

Second reading 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 (Tina Dierschke)

**Staff Recommendation:**

Adopt

**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 3<sup>rd</sup> 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**

| <b>Fund</b>                       | <b>Total Revenue<br/>Amendment</b> | <b>Total Expense<br/>Amendment</b> | <b>Net Benefit/(Cost)</b> |
|-----------------------------------|------------------------------------|------------------------------------|---------------------------|
| <b>General Fund</b>               | 1,763,361                          | 1,763,361                          | -                         |
| <b>State Office Building Fund</b> | -                                  | 33,999                             | (33,999)                  |
| <b>Stormwater Fund</b>            | -                                  | 339,000                            | (339,000)                 |
|                                   | <b>\$<br/>1,763,361</b>            | <b>\$<br/>2,136,360</b>            | <b>\$<br/>(372,999)</b>   |

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

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

# 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:

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Jonathan Flores, Budget Manager, Finance

Meeting Date: March 17, 2026

Item type: Regular Item

---

## **Caption:**

Consider accepting the City's fiscal year 2025 Annual Comprehensive Financial Report and Single Audit (Presentation made by Pattillo, Brown & Hill, LLP Audit Manager Clayton Rogers)

## **Staff Recommendation:**

Accept

## **Summary/History:**

The Annual Report is an audited report of the year-end financial statements that provides financial information on the City of San Angelo as well as an opinion by the external auditor on the financial statements as a whole. The Single Audit report is a required audit of an entity that receives greater than \$750,000 in Federal funding awards in a fiscal year. The Annual Report and Single Audit presented are for the fiscal year ending September 30, 2025.

The Audit Committee convened to review the reports with the external auditor on March 9, 2026, before submission to the City Council, and they recommended approval by the City Council of the annual financial reports as presented.

Financial statements and single audits are required and completed annually and cover the City's fiscal year beginning October 1 and ending September 30.

## **Funding Source(s):**

## **Financial Impact:**

## **Other Information/Recommendation:**

## **Attachments:**

## **Presentation:**

**Approvals/Reviews:**

Jonathan Flores  
Tina Dierschke  
Brandon Dyson  
Heather Stastny

Created/Initiated  
Approved  
Approved  
Final Approval

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: March 17, 2026

Item type: Regular Item

---

**Caption:**

Consider approving the purchase of 601 Rio Concho Dr. from Judith E. Horne Living Trust for the purchase price and closing costs not to exceed \$150,000 sourced from General Capital Projects Fund Balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Real Estate Manager Sarah Torres and Parks and Recreation Director Carl White)

**Staff Recommendation:**

Approve

**Summary/History:**

City staff is seeking authorization to purchase 601 Rio Concho Drive for possible future expansion of City Facilities.

**Funding Source(s):**

**Financial Impact:**

**Other Information/Recommendation:**

Staff recommends approval.

**Attachments:**

- |    |                      |                          |
|----|----------------------|--------------------------|
| 1. | BA Memo - Rio Concho | BA Memo - Rio Concho.pdf |
|----|----------------------|--------------------------|

**Presentation:**

Sarah Tackett, Carl White

**Approvals/Reviews:**

|                   |                   |
|-------------------|-------------------|
| Sarah Tackett     | Created/Initiated |
| Sarah Tackett     | Approved          |
| Brandon Dyson     | Approved          |
| Jeffrey Tomlinson | Approved          |

Tina Dierschke  
Brandon Dyson  
Heather Stastny

Approved  
Approved  
Final Approval



# Memo

**To:** Tina Dierschke, Finance Director  
**From:**  
**Date:**  
**Re:** Budget Amendment Request

Purpose of Budget Amendment Request:

Source of Funding:

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

| Project/Need | Fund Description | Revenue | Expense | Net Benefit/(Cost) |
|--------------|------------------|---------|---------|--------------------|
|              |                  |         |         |                    |
|              |                  |         |         |                    |
|              |                  |         |         |                    |
|              |                  |         |         |                    |
|              |                  |         |         |                    |
|              |                  |         |         |                    |

| Org Key | Object Code | Current Budget | Requested Change | Amended Budget |
|---------|-------------|----------------|------------------|----------------|
|         |             |                |                  |                |
|         |             |                |                  |                |
|         |             |                |                  |                |
|         |             |                |                  |                |
|         |             |                |                  |                |
|         |             |                |                  |                |

Additional Comments:

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Jesse Benes, Recreation Manager, Recreation

Meeting Date: March 17, 2026

Item type: Regular Item

---

## **Caption:**

First reading and public hearing of an ordinance approving Standards of Care for Recreation Summer Camp held at Recreation Centers for ages 5 through 13 (Presentation made by Recreation Manager Jesse Benes)

## **Staff Recommendation:**

Approve

## **Summary/History:**

Seeking approval for Standards of Care for 2026 Summer Day Camp. The Standards of Care is required by the State for unlicensed summer camps that are operating as a non-child-care facility. This enables Recreation to receive an exemption for not being a licensed day care facility while holding our annual summer camps. We go to council each year for this item.

## **Funding Source(s):**

## **Financial Impact:**

## **Other Information/Recommendation:**

## **Attachments:**

1. Recreation Summer Camp Resolution 2026      Recreation Summer Camp Resolution 2026.docx

## **Presentation:**

Jesse Benes

## **Approvals/Reviews:**

Jesse Benes

Created/Initiated

Carl White

Approved

Brandon Dyson

Approved

Heather Stastny

Final Approval



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS ESTABLISHING STANDARDS OF CARE FOR YOUTH RECREATION PROGRAMS CONDUCTED BY THE CITY FOR ELEMENTARY AGE CHILDREN THROUGH THE AGES OF 5 THROUGH 13; PROVIDING FOR COMPLIANCE WITH STATE LAW; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of San Angelo Texas (the “City”) is a home rule municipal corporation pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

**WHEREAS**, the City operates recreation programs for children, including elementary age children (ages 5 through 13); and

**WHEREAS**, Section 42.041 of the Texas Human Resources Code provides that no person may operate a child-care facility or a child -placing agency without a license issued by the Texas Department of Family and Protective Services, but provides an exception from that requirement in Section 42.041(b)(14) of the said Code for an elementary age (ages 5 through 13) recreation program operated by a municipality, provided the governing body of the municipality annually adopts standards of care by ordinance after a public hearing for such programs; and

**WHEREAS**, the City Council held a public hearing on March 17, 2026 regarding standards of care for its recreation program for elementary age children (ages 5 through 13) in accordance with Section 42.041(b)(14) of the Human Resources Code; and

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

**SECTION 1.** The findings set forth above are incorporated herein as if set forth verbatim.

**SECTION 2.** The standards of care set forth in **Exhibit “A”** attached hereto and made a part of this Ordinance for all purposes (the “Standards of Care”) are hereby adopted as the standards of care for all elementary age (ages 5 through 13) recreation program operated by the City of San Angelo, Texas (“City”) (collectively “Programs” and each a “Program”) including, without limitation, any summer camp program.

**SECTION 3.** All Programs are to be operated by the City' s Department of Parks and Recreation (“Department”). The Director of the Department, or the Director’s designee, ( individually or collectively, the “Director”), shall administer the Programs in accordance with the Standards of Care. The Director may adopt rules in writing relating to the operation of Programs, which rules may be more restrictive than the Standards of Care. The Programs shall be operated in accordance with the Standards of Care (or, in the event the Director adopts rules that are more restrictive than the Standards of Care, in accordance with such rules).

**SECTION 4.** The Director shall provide the Standards of Care to the parents of each Program participant (and, in the event the Director adopts rules that are more restrictive than the Standards of Care, shall provide such rules to the parents of each Program participant). Further, the Director, or the Director's designee, shall inform the parents of each Program participant that the Program is not licensed by the State of Texas.

**SECTION 5.** The Program shall not be advertised as a child-care facility.

**SECTION 6.** The Director is authorized to take any and all steps, if any, as may be necessary to confirm the Program's exemption from State law as set forth in Section 42.041 of the Texas Human Resources Code.

**SECTION 7.** The above and foregoing recitals and premises to this Ordinance are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 8.** This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance.

**SECTION 9.** The provisions of this Ordinance are severable, and if any section or provision of this Ordinance or the application of any section or provision to any person, firm, corporation, entity, situation or circumstance is for any reason adjudged invalid or held unconstitutional by a court of competent jurisdiction, the same shall not affect the validity of any other section or provision of this Ordinance or the application of any other section or provision to any other person, firm, corporation, entity, situation or circumstance, and the City Council declares that it would have adopted the valid portions of this Ordinance adopted herein without the invalid or unconstitutional parts and to this end the provisions of this Ordinance adopted herein shall remain in full force and effect.

**SECTION 10.** This Ordinance shall take effect upon its passage and approval after second reading.

**INTRODUCED with public hearing on the 17th day of March 2026, and finally PASSED on this \_\_\_\_th 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**

## **EXHIBIT “A”**

### **STANDARDS OF CARE** **FOR ELEMENTARY AGE ( 5 — 13) RECREATION PROGRAMS**

The following Standards of Care are adopted in compliance with Section 42.041(b)(14) of the Texas Human Resources Code. The Standards of Care herein set forth are intended to be minimum standards applicable to all elementary age (ages 5 through 13) recreation programs operated by the City of San Angelo Parks and Recreation Department, including, without limitation, any summer camp program. The Programs are not licensed by the State of Texas and shall not be advertised as a child-care facility. Any requests for accommodations or modifications to these Standards of Care made under the Americans with Disabilities Act shall be forwarded to the ADA Coordinator for review.

#### **GENERAL ADMINISTRATION**

1. Organization.

A. The governing body of the Youth Programs is the City Council of the City of San Angelo, Texas.

B. Implementation of the Youth Programs Standards of Care is the responsibility of the Parks and Recreation Department Director or his or her designee and Department employees.

C. These Standards of Care will apply to all Programs, including, without limitation, the Summer Camp Program.

D. Each Program Site will have available for public and staff review a current copy of the Standards of Care.

E. Parents of participants will be provided a current copy of the Standards of Care during the registration process for a Program. Further, a copy of the Standards of Care shall be placed online on the City's primary website.

F. Criminal background checks will be conducted on prospective Program employees. If results of a criminal background check indicate that a prospective Program employee has been arrested, charged with, or convicted of any of the following offenses, the prospective Program employee will not be considered for employment:

- (1) a felony or a misdemeanor classified as an offense against a person or family member;

- (2) a felony or misdemeanor classified as public indecency;
- (3) any offense for which a person is required to register as a sex offender under Chapter 62, Texas Code of Criminal Procedure;
- (4) a felony or misdemeanor violation of any law intended to control the possession or distribution of any controlled substance;
- (5) any offense involving moral turpitude;
- (6) any offense that would, in the Director' s sole opinion, potentially put youth participants or the City at risk.

2. Definitions. For purposes of these Standards of Care, the following words shall have the respective meanings ascribed to them:

- A. City means the City of San Angelo.
- B. City Council means the City Council of the City.
- C. Department means the Parks and Recreation Department of the City.
- D. Director means the Parks and Recreation Department Director of the City or his or her designee.
- E. Employee(s) means people who have been hired to work for the City of San Angelo and have been assigned responsibility for managing, administering, or implementing some portion of a Program.
- F. Parent(s) means one or both parent(s) or adults who have legal custody and authority to enroll their child(ren) in a Program.
- G. Participant means a youth whose parent(s) have completed all required registration procedures and determined to be eligible for a Program.
- H. Programs means all (and Program means any of the) elementary age (ages 5 through 13) recreation programs operated by the Department, including, without limitation, the City Summer Camp Program ( Summer Camp Program).
- I. Program Manual means a notebook of policies, procedures, required forms, and organizational and programming information relevant to each Program.
- J. Program Site means the area and facilities where a Program is held, consisting of the Southside Recreation Center, 2750 Ben Ficklin Road and Carl Ray Johnson Recreation Center, 1103 N. Farr St.
- K. Program Summer Camp Counselor or Counselor means a Department part-

time or seasonal employee who has been assigned responsibility by the Recreation Manager to implement the City's Summer Camp Program.

L. Recreation Manager means a full-time Department employee and who oversees the Program Coordinator and the operation of all Programs.

### 3. Inspections/ Monitoring/ Enforcement.

A. A written inspection report will be prepared by the Program Coordinator each month to confirm the Standards of Care are adhered to.

1) Each monthly inspection report will be sent by the Program Coordinator to the Recreation Manager for review and kept on record in accordance with the City's records retention policy.

2) The Recreation Manager will review the report and establish deadlines and criteria for compliance with the Standards of Care where failure to comply is determined.

B. The Recreation Manager will make visual inspections of the Programs based on the following schedule:

1) The Summer Camp Program will be inspected a minimum of two times during the Summer Camp Program's schedule.

2) Any other Program will be inspected at least once each week during the schedule for the Program.

C. Complaints regarding enforcement of the Standards of Care will be directed to the Coordinator. The Coordinator will be responsible to take the necessary steps to address any complaints and to resolve the problem(s), if any. Complaints regarding enforcement of the Standards of Care and their resolution will be recorded in writing by the Coordinator. All complaints regarding enforcement of the Standards of Care where a deficiency is determined will be forwarded to the Recreation Manager, with the complaint and the resolution noted.

4. Enrollment. Before a child can be enrolled in a Program, the parents must sign registration forms that contain the following information about the child:

A. name, address, home telephone number;

B. name and address of parent(s) and telephone number(s) during Program hours;

C. the names and telephone numbers of people to whom the child can be released;

D. a statement of the child's physical health, including a current immunization (shot) records, detailing any special problems or needs of the child;

E. proof of residency within the City when appropriate; and

F. a fully executed liability waiver and release.

#### 5. Suspected Abuse.

Program employees will report suspected child abuse or neglect in accordance with the Texas Family Code. In the case where an employee is involved in an incident with a child that could be construed as child abuse, the incident must be reported immediately to the Recreation Manager. The Recreation Manager will then immediately notify the Director, the San Angelo Police Department, and any other agency as may be appropriate.

Texas state law requires the employees of the Programs to report any suspected abuse or neglect of a child to the Texas Department of Protective and Regulatory Services or a law enforcement agency. Failure to report suspected abuse is punishable by fines up to \$1,000 and/or confinement up to 180 days. Confidential reports may be made by calling 1-800-252-5400.

### **STAFFING - RESPONSIBILITIES AND TRAINING**

#### 1. Program Coordinator Qualifications.

- A. The Coordinator will be a part-time, employee of the Department, either hired for summer or filled by a current Recreation part-time staff member.
- B. The Coordinator must be at least 21 years old.
- C. The Coordinator must have at least two years experience planning and implementing recreational activities.
- D. The Coordinator must pass a background investigation, including, including testing for alcohol and illegal and unauthorized drugs.
- E. The Coordinator must have successfully completed a course in first aid and cardiopulmonary resuscitation (CPR) based on either American Heart Association or American Red Cross standards.

#### 2. Coordinator' s Responsibilities.

- A. The Coordinator is responsible to administer the Programs' daily operations in compliance with the adopted Standards of Care.
- B. The Coordinator is responsible to recommend for hire, supervise, and evaluate Program seasonal employees.
- C. The Coordinator is responsible to plan, implement, and evaluate Programs.

### 3). Program Summer Camp Counselor Qualifications.

- A. Counselors will be part-time or seasonal employees of the Department.
- B. Counselors working with children must be age 16 or older.
- C. Counselors must be able to consistently exhibit competency, good judgment, and self-control when working with children.
- D. Counselors must relate to children with courtesy, respect, tolerance, and patience.
- E. Counselors must have successfully completed a course in first aid and CPR based on either American Heart Association or American Red Cross standards.
- F. Counselors must pass a background investigation, including testing for alcohol and illegal and unauthorized drugs.

### 4. Counselor Responsibilities.

- A. Counselors will be responsible to provide Program participants with an environment in which they can feel safe, can enjoy wholesome recreation activities, and can participate in appropriate social opportunities with their peers.
- B. Counselors will be responsible to know and follow all City, Department, and Program standards, policies, and procedures that apply to the Program.
- C. Counselors must ensure that Program participants are released only to a parent or an adult designated by the parent. The Program Site will have a copy of the approved plan to verify the identity of a person authorized to pick up a Program participant if that person is not known to the Counselor.

### 5. Training/ Orientation.

- A. The Department is responsible for providing training and orientation to Program employees working with children and for specific job responsibilities. The Coordinator will provide each Counselor with a Program manual specific to the applicable Program.
- B. Program employees must be familiar with the Standards of Care for Program operation as adopted by the City Council.
- C. Program employees must be familiar with the Program's policies, including discipline, guidance, and release of Program participants as outlined in the Program Manual.

D. Program employees will be trained in appropriate procedures to handle emergencies.

E. Program employees will be trained in areas including City, Department, and Program policies and procedures, provision of recreation activities, safety issues, and organization goals.

F. Program employees will be required to sign an acknowledgement that they received the required training.

## **OPERATIONS**

### 1. Staff -Participant Ratio.

A. The standard ratio of Program participants to employees will be 15 to 1. In the event an employee assigned to a Program is unable to report to the Program Site, a replacement will be assigned.

B. Each participant shall have a Program employee who is responsible for the participant and who is aware of the participant' s habits, interests, and any special problems as identified by the participant' s parent( s) during the registration process.

### 2. Discipline.

A. Program employees will implement discipline and guidance in a consistent manner based on the best interests of Program participants.

B. There must be no cruel, harsh or corporal punishment or treatment used as a method of discipline.

C. Program employees may use brief, supervised separation from the group if necessary.

D. As necessary, Program employees will initiate discipline reports to the parent(s) of participants. Parents will be asked to sign discipline reports to indicate they have been advised about specific problems or incidents.

E. A sufficient number and/ or severe nature of discipline reports as detailed in the Program Manual may result in a participant being suspended or removed from the Program or all Programs.

F. In instances where there is a danger to participants or employees, offending participants will be removed from the Program Site as soon as possible.

### 3. Programming.

- A. Program employees will attempt to provide activities for each Program Group according to the participants' ages, interests, and abilities. The activities must be appropriate to participants' health, safety, and well-being. The activities also must be flexible and promote the participants' emotional, social, and mental growth.
  
- B. Program employees will attempt to provide indoor and outdoor time periods that include:
  - 1) alternating active and passive activities;
  - 2) opportunity for individual and group activities, and
  - 3) outdoor time each day weather permits.
  
- C. Program employees will be attentive and considerate of participants' safety on field trips and during any transportation provided by the Program.
  - 1) During trips, Program employees supervising participants must have immediate access to emergency medical forms and emergency contact information for each participant.
  - 2) Program employees must have a written list of the participants in the Program group and must check the roll frequently.
  - 3) Program employees must have first aid supplies and a guide to first aid and emergency care available on field trips.

### 4. Communication.

- A. The Program Site will have a cell phone to allow the Program employees to be contacted by Department recreation employees and vice versa.
  
- B. The Coordinator will post the following telephone numbers adjacent to a telephone accessible to all Program employees:
  - 1) City ambulance or emergency medical services;
  - 2) City Police Department
  - 3) City Fire Department
  - 4) The Parks and Recreation Office; and

5) Numbers at which parents may be reached.

5. Transportation.

A. Before a participant may be transported to and from City -sponsored activities, a transportation form, completed by the parent of the participant, must be filed with the Coordinator.

B. First aid supplies and a first aid and emergency care guide will be available in all Program vehicles that transport children.

C. Program employees will carry a cell phone at all times.

**FACILITY STANDARDS**

1. Safety.

A. Program employees will inspect program sites daily to detect sanitation and safety concerns that might affect the health and safety of the participants.

B. Buildings, grounds, and equipment on the Program Site will be inspected, cleaned, repaired, and maintained to protect the health of the participants.

C. Program equipment and supplies must be safe for the participants' use.

D. Program employees must have first aid supplies readily available at the Program Site, during transportation to an off-site activity, and for the duration of any off site activity.

2. Fire.

A. In case of fire, danger of fire, explosion, or other emergency, Program employees' first priority is to evacuate the participants to a designated safe area.

B. The Program Site will have an annual fire inspection by the local Fire Marshal, and the resulting report will detail any safety concerns observed. The report will be forwarded to the Recreation Manager who will review and establish deadlines and criteria for compliance if any deficiencies or concerns are determined to exist.

C. The Program Site must have at least one fire extinguisher readily available to all Program employees. All Program employees will be trained in the proper use of fire extinguishers.

D. Fire drills will be initiated at Program Sites based on the following schedule:

- 1) Summer Camp Program: A fire drill twice during the session.
- 2) Other Programs: A fire drill at least once during the session.

### 3. Health.

#### A. Illness or Injury

- 1) A participant who is considered to be a health or safety concern to other participants or employees will not be admitted to a Program.
- 2) Illnesses and injuries will be handled in a manner to protect the health of all participants and employees.
- 3) Program employees will follow plans to provide emergency care for injured participants with symptoms of an acute illness as specified in the Program Manual.

B. Program employees will follow the recommendation of the Texas Department of Health concerning the admission or readmission of any participant after a communicable disease.

- 1) Program employees will administer medication (limited only to an epinephrine pen (auto -injector) and an asthma inhaler) to participants only if: Parent(s) complete and sign a medication form provided by the City to include, among other things, an indemnity and hold harmless provision, and a waiver and release provision) that provides authorization for Program employees to dispense the medication, with details as to time and dosages.
- 2) The medication is in its original container labeled with the participant's name, a date, directions, and the physician's name. Program employees will administer the medication only as stated on the label. Program employees will not administer medication after the medication's expiration date.

Program employees will not administer any other medication.

#### C. Toilet Facilities.

- 1) The Program Site will have inside toilets located and equipped so participants can use them independently and Program employees can supervise as needed.
- 2) An appropriate and adequate number of lavatories will be provided.

#### D. Sanitation.

- 1) The Program facilities will have adequate light, ventilation, and heat.

2) The Program will have an adequate supply of water meeting the standards of the Texas Department of Health for drinking water and ensure that it will be supplied to the participants in a safe and sanitary manner.

3) Program employees will see that garbage is removed from buildings daily.

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 17, 2026

Item type: Regular Item

---

## **Caption:**

First reading and public hearing of an ordinance for Z26-02, a request for a zone change from the Light Manufacturing zoning district to the General Commercial zoning district for 13 tracts over 5.384 acres generally located around 1297-1309 N. Bryant Blvd. (Presentation by Planning & Development Services Director Aaron Vannoy)

## **Staff Recommendation:**

Adopt

## **Summary/History:**

The request is to convert undeveloped land just north of Houston Harte on the west side of Bryant BLVD to commercial land for future development of retail space and a potential hotel. This area had previously been an overgrown area with multiple ownership proving a challenge to control development. At this time, a developer has unified the development into 3 lots to provide a pad site for future development. This is continued growth of our historic downtown and the Central Business District along our major corridor cutting through San Agelo. The Planning Commission saw the replat of the area and heard the rezoning case on February 23, 2026, with a recommendation to approve with a 5-0 vote.

## **Funding Source(s):**

## **Financial Impact:**

## **Other Information/Recommendation:**

## **Attachments:**

- |    |  |  |
|----|--|--|
| 1. | Z26-02 - 1297-1309 N Bryant Staff Report | Z26-02 - 1297-1309 N Bryant Staff Report.pdf |
| 2. | 001 Plat                                 | 001 Plat.pdf                                 |
| 3. | Z26-02 - Ordinance                       | Z26-02 - Ordinance.docx                      |

## **Presentation:**

Aaron Vannoy

**Approvals/Reviews:**

Aaron Vannoy

Aaron Vannoy

Holly Crooks

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval

**STAFF REPORT**  
**PLANNING COMMISSION – February 23, 2026**  
*City Council First Reading – March 17, 2026*

|  |                             |   |              |
|--|-----------------------------|---|--------------|
| <b>APPLICATION TYPE:</b>   |                             | <b>CASE:</b>  |              |
| Zone Change  |                             | Z26-02: 1297-1309 N Bryant Blvd   |              |
| <b>SYNOPSIS:</b>   |                             |   |              |
| A request for approval of a zone change from Light Manufacturing (ML) to General Commercial (CG) for 4.971 acres of property roughly located between 1297 and 1309 North Bryant Boulevard. |                             |   |              |
| <b>LOCATION:</b>   |                             | <b>LEGAL DESCRIPTION(S):</b>  |              |
| West of the intersection of N Bryant and W 11 <sup>th</sup> St.  |                             | 13 different legal descriptions which are intended to be consolidated under a subsequent plat into Lots 3, 4, and 5 of Block 1 of the Windmill Addition |              |
| <b>SM DISTRICT:</b>  | <b>ZONING:</b>              | <b>FUTURE LAND USE:</b>   | <b>SIZE:</b> |
| SMD #4 – Patrick Keely Neighborhood – Blackshear   | Current: ML<br>Proposed: CG | Commercial  | 4.971 acres  |
| <b>THOROUGHFARE PLAN:</b>  |                             |   |              |
| N Bryant Blvd – Major Arterial<br>W 11 <sup>th</sup> St – Local Road   |                             |   |              |
| <b>NOTIFICATIONS:</b>  |                             |   |              |
| 34 notices were mailed. At the time of this report, no notices have been returned.   |                             |   |              |
| <b>STAFF RECOMMENDATION:</b>   |                             |   |              |
| Staff recommend <b><u>APPROVAL</u></b> of the zone change from Light Manufacturing (ML) to General Commercial (CG)   |                             |   |              |
| <b>PROPERTY OWNER/PETITIONER:</b>  |                             |   |              |
| Owner: Sejal Investments, LLC  |                             |   |              |
| <b>STAFF CONTACT:</b>  |                             |   |              |
| Austin Reed<br>Senior Planner<br>(325) 657-4210, Ext. 1550<br><a href="mailto:austin.reed@sanangelo.gov">austin.reed@sanangelo.gov</a>   |                             |   |              |

**Information:**

This zone change request encompasses several vacant properties over roughly 5 acres which have an accompanying replat. The resulting properties are intended to be developed for commercial purposes. The vision plan determined this area to be “Commercial”, which this request aligns with. Surrounding this property is more manufacturing and commercial zoning.

**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 the request for General Commercial.
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 properties in their current and proposed shapes and sizes would be consistent with CG 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 the subject property is located along a major thoroughfare (N Bryant) and has never developed for manufacturing unlike its neighbors south of W 11<sup>th</sup> Street. The mix of existing nearby CG/CH, CH, and residential could serve a commercial development here well.
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 applicant’s plans to develop the property for commercial 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 and a drainage study may come as a result of the accompanying replat.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**  
The development of this property for commercial may be more aligned with community needs as the property never developed under ML zoning.
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.**  
CG zoning at this location would result in a logical and orderly pattern of development where a commercial business would lie along a major corridor in proximity to other commercial development.

**Recommendation:**

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

**Attachments:**

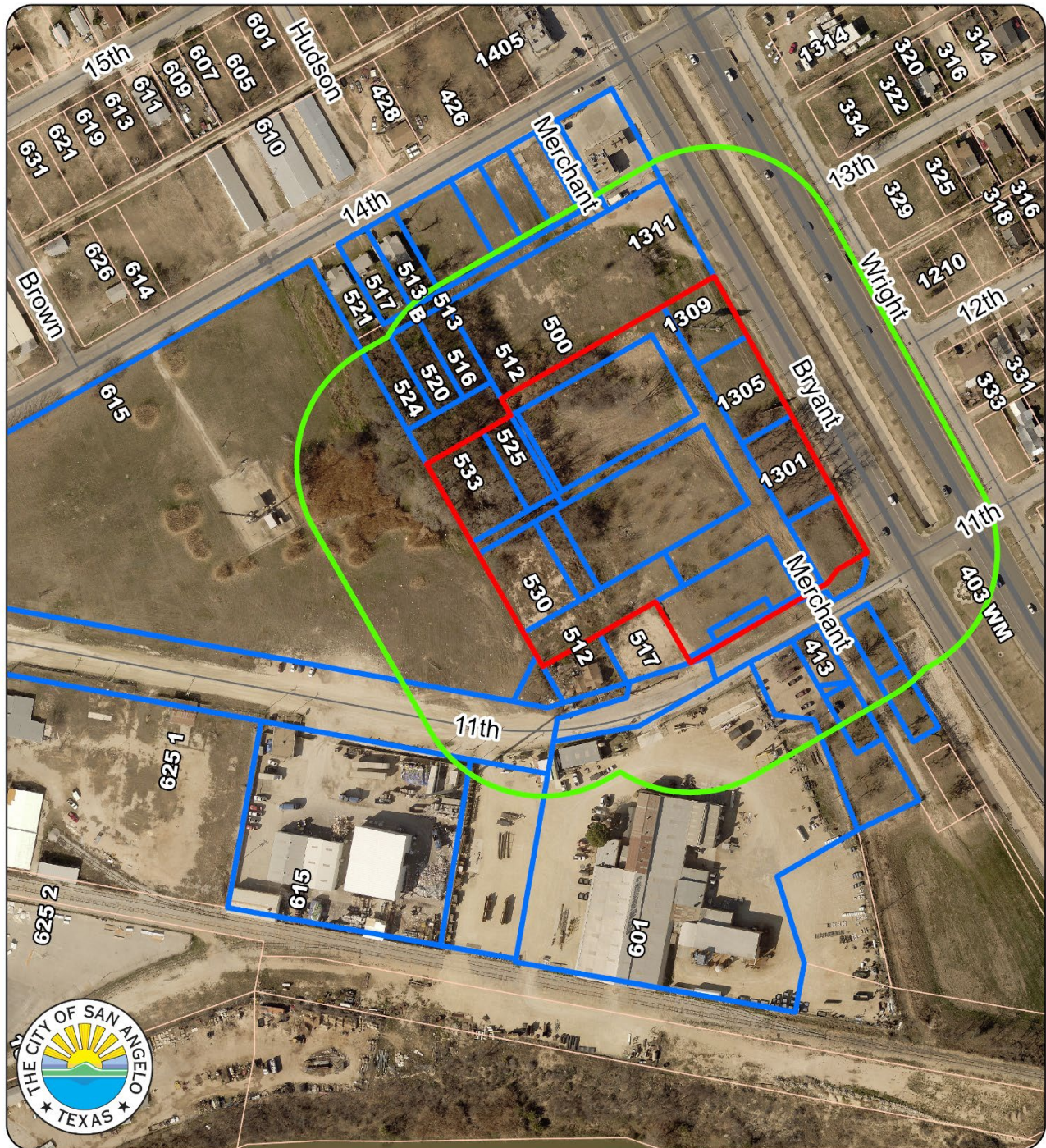
Notification Map

Aerial Map

Zoning Map




Vision Map


Notification Map




**Notification Map**  
**Z26-02: 1297 - 1309 N Bryant**  
Council District: #4 - Patrick Keely  
Neighborhood: Blackshear

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

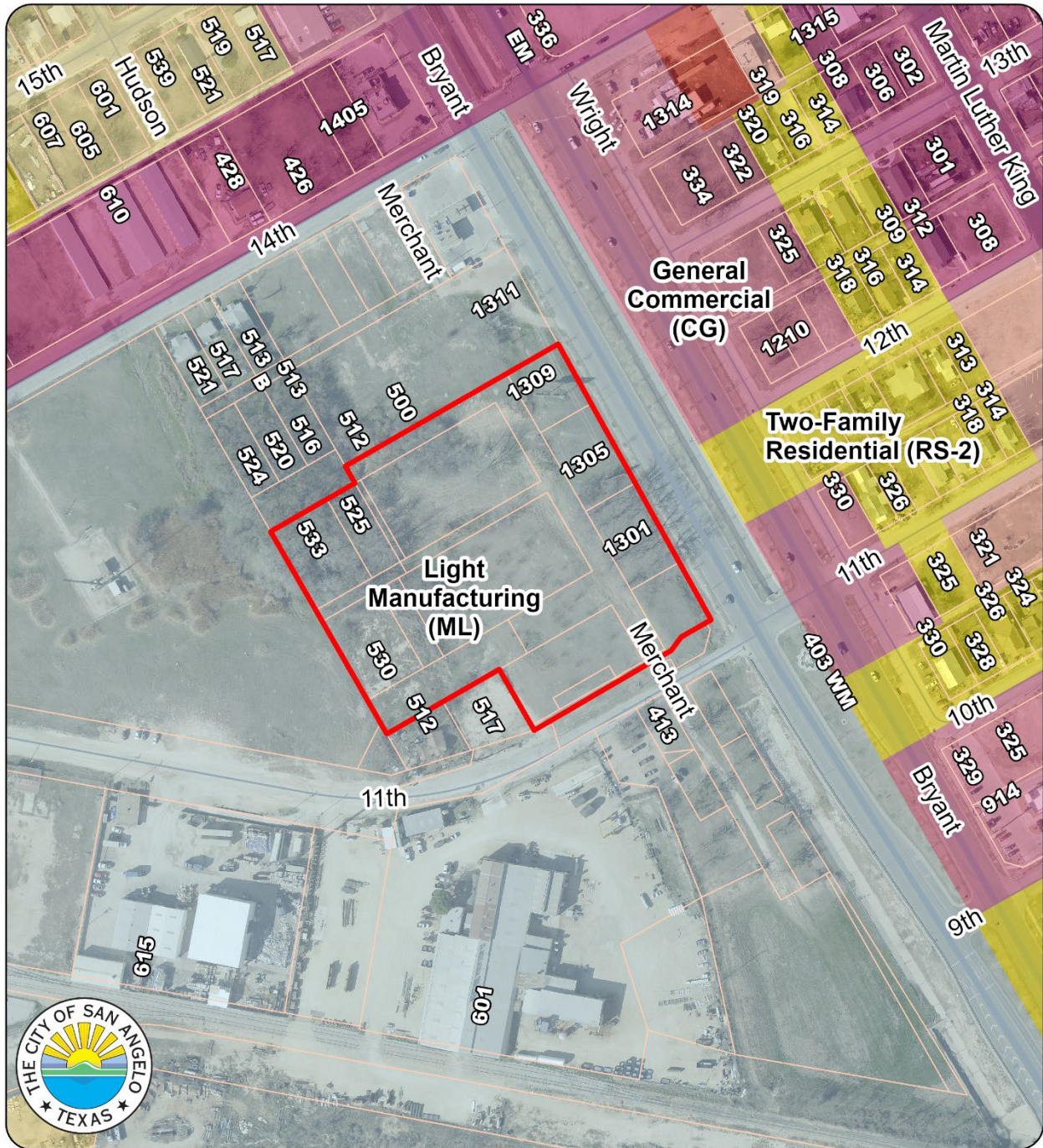
200' Range:   
Subject Property:   
Notified Properties: 







Zoning Map



**Zoning Map**

**Z26-02: 1297 - 1309 N Bryant**

Council District: #4 - Patrick Keely

Neighborhood: Blackshear

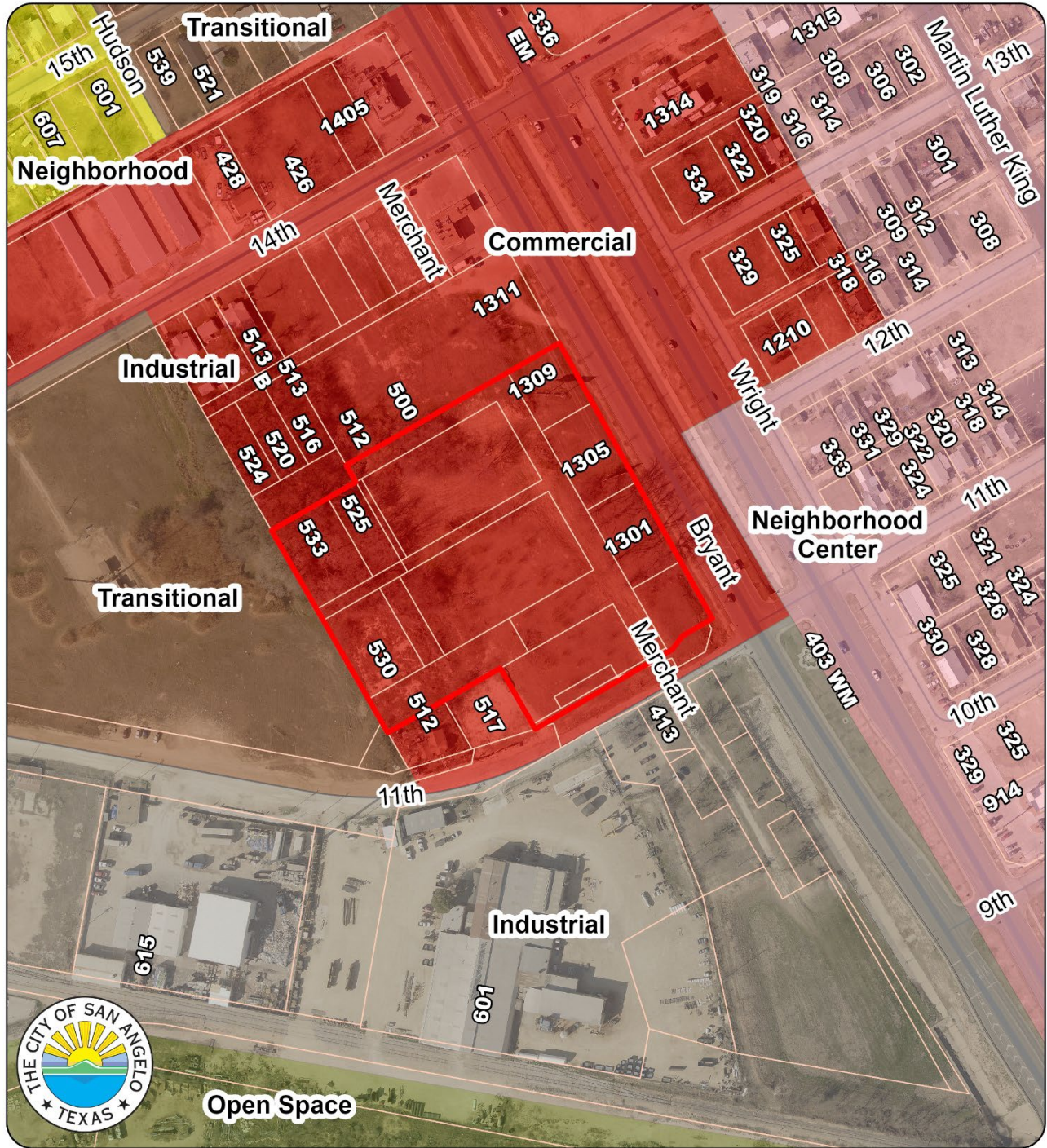
Subject Property: 

Scale:  Miles

N



Vision Plan

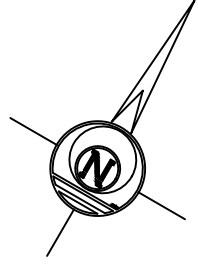


**Vision Map**  
**Z26-02: 1297 - 1309 N Bryant**  
Council District: #4 - Patrick Keely  
Neighborhood: Blackshear

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

Subject Property: —

N



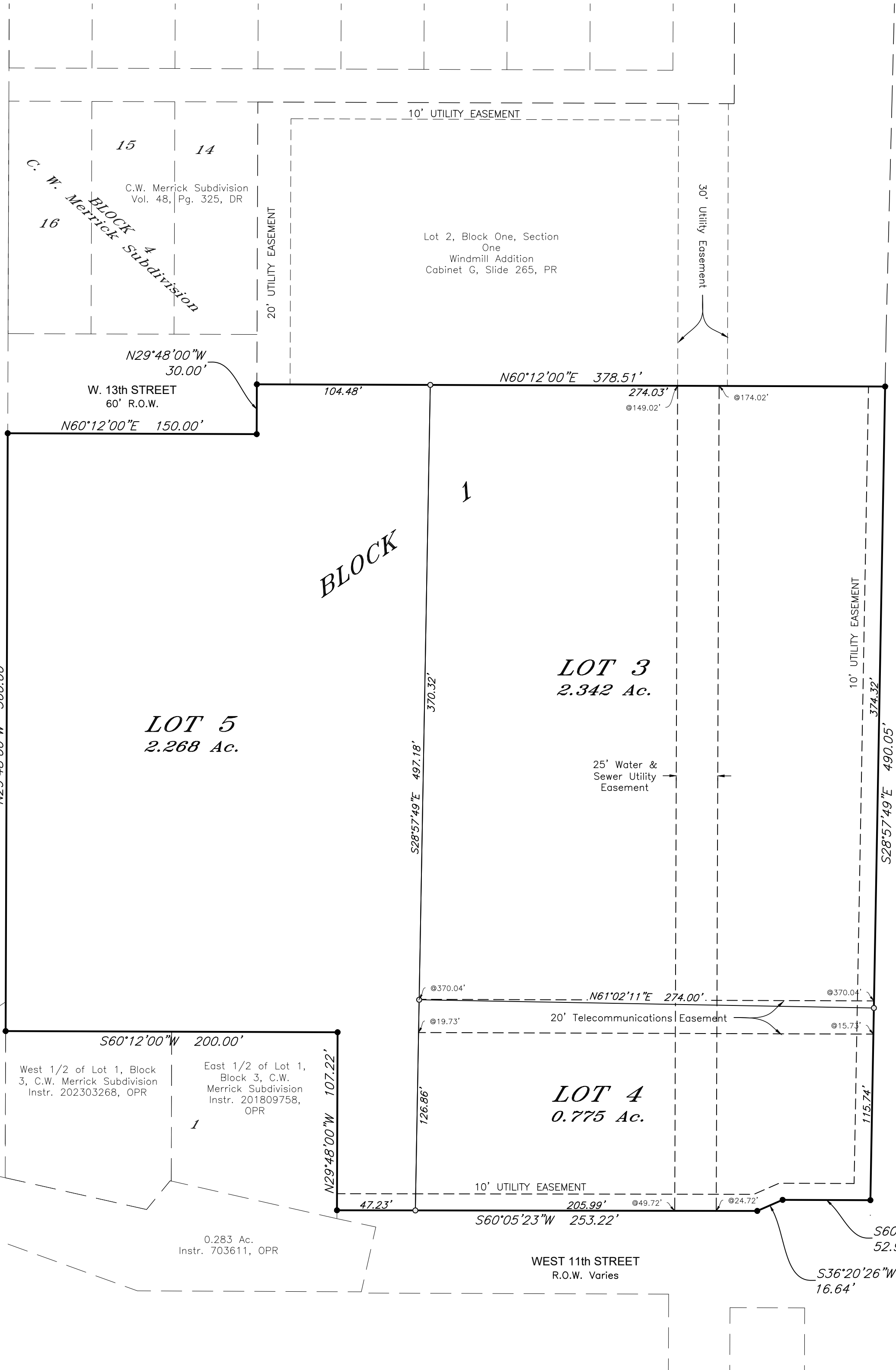
SCALE: 1" = 50'

GRAPHIC SCALE : FEET  
0 25 50 100

NOTE : Bearings shown hereon are based on the Texas Coordinate System - Central Zone. Distances shown are surface horizontal.

**LEGEND:**

- Found 1/2" Iron Pipe or Rod (unless otherwise noted)
- Set 1/2" Iron Rod with Cap



PLANNING COMMISSION  
Approved for recording this \_\_\_ day of \_\_\_, 20\_\_\_, City Planning Commission of San Angelo, Texas.

By: \_\_\_\_\_  
Chairman  
Secretary

DEPARTMENT OF WATER UTILITIES  
Approved for recording this \_\_\_ day of \_\_\_, 20\_\_\_.

By: \_\_\_\_\_  
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS  
Approved for recording this \_\_\_ day of \_\_\_, 20\_\_\_.

By: \_\_\_\_\_  
Director of Public Works

COUNTY CLERK  
Filed for record this \_\_\_ day of \_\_\_, 20\_\_\_, @  
County Clerk of Tom Green Co., Tx.

By: \_\_\_\_\_

This Plat is Filed in Cabinet \_\_\_, Slide \_\_\_,  
Plat Records of Tom Green County, Texas.

Field Notes are filed as Instrument No. \_\_\_\_\_  
Official Public Records, Tom Green County, Texas.

Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process.

ACKNOWLEDGEMENT/DEDICATION  
We, SEJAL INVESTMENTS, LLC, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the easements shown hereon.

Niraj Patel  
Owner

STATE OF TEXAS  
COUNTY OF TOM GREEN  
This instrument was acknowledged before me on \_\_\_\_\_  
by Niraj Patel in the capacity shown.

Notary Public, State of Texas

# WINDMILL ADDITION SECTION TWO

City of San Angelo, Tom Green County, Texas.  
OWNER/DEVELOPER: SEJAL INVESTMENTS, LLC

DESCRIPTION: Being 5.384 acres of land comprised of the following tracts:

4.328 acres of land out of C.W. Merrick Subdivision, Blocks 2, 3, and 4, City of San Angelo, Tom Green County, Texas, according to the plat recorded in Volume 48, Page 325, Deed Records of Tom Green County, Texas and out of Pulliam & Johnson Subdivision of Acre Lots 3, 4, 5, and 6 according to the plat recorded in Volume 26, Pages 321, Deed Records of Tom Green County, Texas, described and recorded in Instrument Number 202510897, Official Public Records of Tom Green County, Texas;

Lots 1 and 2, Block 2, Merrick's Subdivision of a part of 10-acre Lot No. 10/19, Pulliam & Johnson Subdivision, described and recorded in Instrument Number 202506527, Official Public Records of Tom Green County, Texas;

Lots 15 and 16, Block 2, Merrick's Subdivision of a part of 10-acre Lot No. 10/19, Pulliam & Johnson Subdivision, described and recorded in Instrument Number 202506604, Official Public Records of Tom Green County, Texas;

Closed and abandoned alley north of West 12th Street from the west line of Block 2, C.W. Merrick Subdivision, East 150 feet according to quitclaim deed recorded in Instrument Number \_\_\_\_\_, Official Public Records of Tom Green County, Texas;

Closed and abandoned West 12th Street from the west line of Blocks 2 and 3, C.W. Merrick Subdivision, East 250 feet according to quitclaim deed recorded in Instrument Number \_\_\_\_\_, Official Public Records of Tom Green County, Texas.

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.

**SURVEYOR'S CERTIFICATE**  
Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the city limits of the City of San Angelo, Texas.

**SKG ENGINEERING, LLC**  
SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET  
SAN ANGELO, TEXAS 76903  
Firm No. 10102400  
www.skge.com

PHONE: 325.655.1288  
FAX: 325.657.8189

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 5.384 ACRES LOCATED AT 1297-1309 NORTH BRYANT BOULEVARD, MORE ACCURATELY DESCRIBED IN EXHIBIT “B” (LEGAL DESCRIPTIONS);** FROM LIGHT MANUFACTURING (ML) TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z26-02: 1297-1309 N Bryant Blvd

WHEREAS, on the 23<sup>rd</sup> 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 17<sup>th</sup> day of March 2026, City Council held a public hearing on Z26-02, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

**The real property of 5.384 acres located at 1297-1309 North Bryant Boulevard, described in Exhibit “B” (Legal Descriptions), 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 **17<sup>th</sup> day of March 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **7<sup>th</sup> day of April 2026**.

THE CITY OF SAN ANGELO

\_\_\_\_\_  
Tom Thompson, Mayor

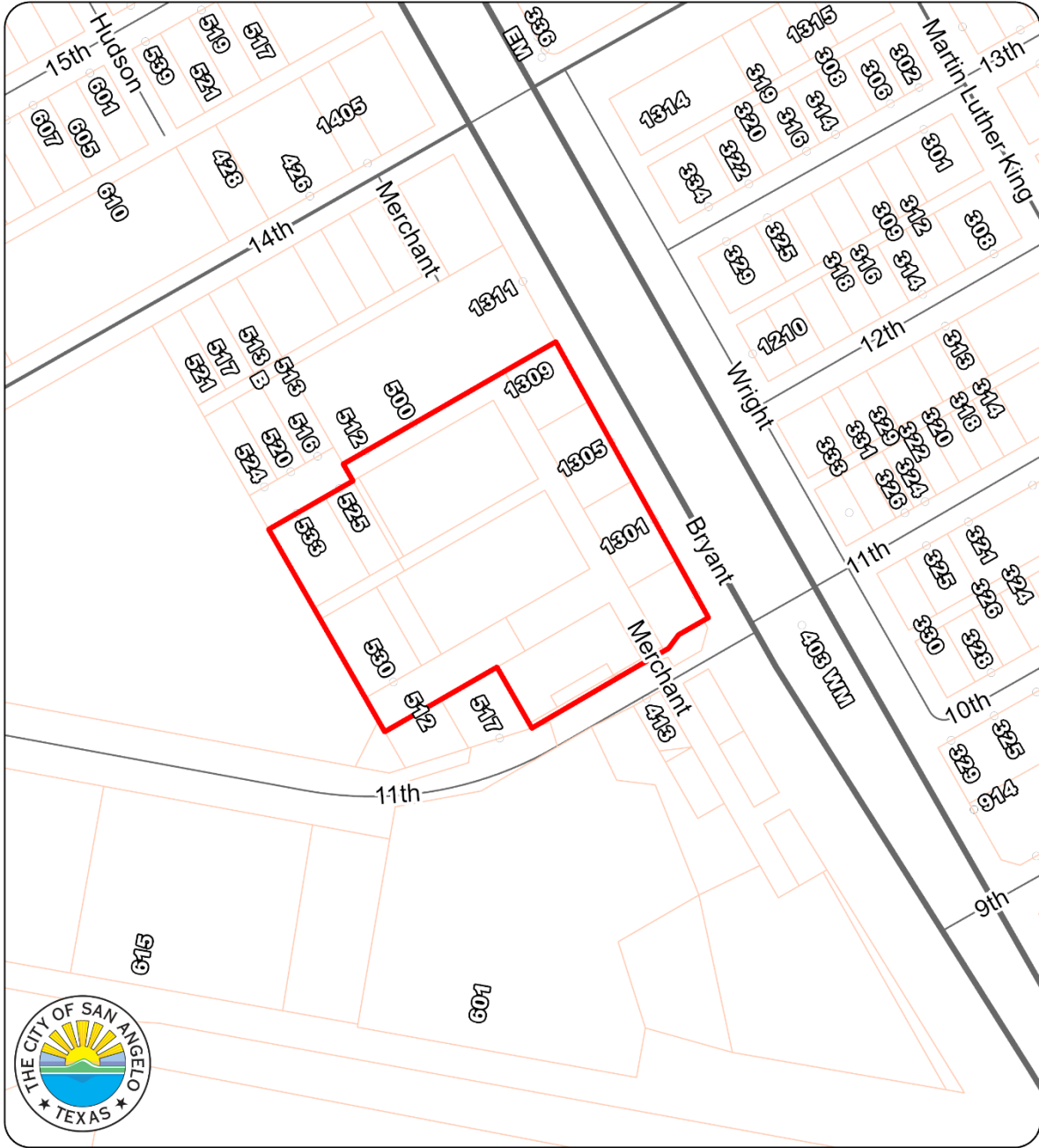
ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Heather Stastny, City Clerk

\_\_\_\_\_  
Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



**Ordinance Map**  
**Z26-02: 1297 - 1309 N Bryant**

Council District: #4 - Patrick Keely  
Neighborhood: Blackshear

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

Subject Property: 

Zone Change: ML to CG



## Exhibit "B" (Legal Descriptions)

Acres: 0.209, Lot: 3, Blk: 3, Subd: PULLIAM & JOHNSON ADDN, S 105' OF W PART OF LOT 3

Acres: 0.989, Blk: 2, Subd: MERRICK S/D, VARIOUS ABANDONED STREETS & ALLEYS IN BLKS 2 3 & 4 BEING 0.989 ACRES \*\*\*(TRACTS 1-4)

Acres: 0.321, Lot: 1 & 2, Blk: 2, Subd: MERRICK S/D

Acres: 0.161, Lot: 3, Blk: 2, Subd: MERRICK S/D, LESS SOUTHEAST 19.1' X 19.1'

Acres: 1.727, Subd: MERRICK S/D, 1.727 ACRES BEING PART OF BLK 2

Acres: 0.286, Blk: 4, Subd: PULLIAM & JOHNSON ADDN, W100' OF ACRE LOT 4

Acres: 0.321, Lot: 15 & 16, Blk: 2, Subd: MERRICK S/D

Acres: 0.275, Blk: 5, Subd: PULLIAM & JOHNSON ADDN, W PART OF LOT 5

Acres: 0.388, Blk: 3, Subd: MERRICK S/D, BEING 2ND TRACT

Acres: 0.047, Blk: 2, Subd: MERRICK S/D, W10' OF 4 & W35.5' OF 14 BLK 2 & S20.4' OF 3 & 4 BLK 3 (BEING 5TH TR

Acres: 0.040, Abst: A-0355 S-0321, Survey: M HIMMER, 0.040 ACRES

Acres: 0.206, Blk: 6, Subd: PULLIAM & JOHNSON ADDN, 0.206 ACRES IN THE WEST PART

CLOSED AND ABANDONED ALLEY NORTH OF WEST 12<sup>TH</sup> STREET FROM THE WEST LINE OF BLOCK 2, C.W. MERRICK SUBDIVISION, E150'

CLOSED AND ABANDONED WEST 12<sup>TH</sup> STREET FROM THE WESTLINE OF BLOCKS 2 AND 3, C.W. MERRICK SUBDIVISION, E250'

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 17, 2026

Item type: Regular Item

---

## **Caption:**

Consider a resolution calling a joint public hearing of the City Council and the Planning Commission and establishing alternative notice procedures regarding the following Zoning Ordinance Sections:

1. Section 501 "Residential District Standards";
2. Section 314 "Residential Structure Types";
3. Section 313 "Use Table" of the Zoning Ordinance;
4. Section 511 "Off-Site Parking Standards";
5. Section 419 "Mobile Food Units";
6. Section 211 "Historic Overlay Zone"; and
7. Section 212 "River Corridor District Overlay Zone, Downtown District Overlay Zone, and Cultural District Overlay Zone" of the Zoning ordinance (Presentation made by Planning & Development Services Director Aaron Vannoy)

## **Staff Recommendation:**

Adopt

## **Summary/History:**

This is a request to call for a joint meeting of the Planning Commission and the City Council on April 21st, 2026 and to allow for an alternative notice process for the Zoning Ordinance items.

## **Funding Source(s):**

## **Financial Impact:**

## **Other Information/Recommendation:**

## **Attachments:**

1. CC and PC Joint Hearing Zoning Resolution - final CC and PC Joint Hearing Zoning Resolution - final (1) (1).docx

## **Presentation:**

Aaron Vannoy

**Approvals/Reviews:**

Aaron Vannoy

Aaron Vannoy

Rae Lineberry

Holly Crooks

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, CALLING A JOINT PUBLIC HEARING OF CITY COUNCIL AND THE PLANNING COMMISSION AND PRESCRIBING THE TYPE OF NOTICE TO BE GIVEN FOR THE JOINT PUBLIC HEARING**

**WHEREAS**, regarding changes in zoning classifications, Texas Local Government Section 211.007(d) provides an alternative notice procedure by which a governing body may, by two-thirds vote, prescribe the type of notice to be given of the time and place of a public hearing held jointly by the governing body and the Planning Commission; and,

**WHEREAS**, the San Angelo Zoning Ordinance Section 201(K) provides for this alternative notice procedure as well; and,

**WHEREAS**, under both sections the alternative notice prescribed by City Council is in lieu of, and an alternative to, the standard written and published notice requirements that must normally be satisfied under the Local Government Code and Zoning Ordinance; and,

**WHEREAS**, City Council desires to call a joint public hearing with Planning Commission to consider and take action on the matters detailed herein.

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

Section 1. A joint public hearing with City Council and Planning Commission shall be held Tuesday, April 21<sup>st</sup> 2026, at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of consideration and possible action on the following agenda items:

- a. First reading and public hearing of an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 3 “Use Regulations,” Section 314 “Residential Structure Types,” regarding the type of structures allowed in residential zoning districts.
- b. First reading and public hearing of an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 5 “General Development Standards,” Section 501 “Residential District Standards,” regarding expansion and modification of the Residential Zoning Districts, and modification of additional standards for front and side yards.
- c. First reading and public hearing of an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 3 “Use regulations,” Section 313 “Use Table,” regarding updates to the Residential Zoning Districts.

- d. First reading and public hearing of an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 5 “General Development Standards,” Section 511 “Off-Street Parking Standards,” regarding the amount of spaces required in certain residential zoning districts.
- e. First reading and public hearing of an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 4 “Specific Use Standards,” Section 419 “Mobile Food Units,” regarding the location and distances for separation in certain areas of the community.
- f. First reading and public hearing of an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 2 “Development Review,” Section 211 “Historic Overlay Zone,” regarding review of temporary mobile food units.
- g. First reading and public hearing of an ordinance amending Chapter 12 “Planning & Development,” Exhibit A “Zoning Ordinance,” Article 2 “Development Review,” Section 212, “River Corridor District Overlay Zone, Downtown District Overlay Zone, and Cultural District Overlay Zone” regarding the review of temporary mobile food units.

Section 2. In accordance with Texas Local Government Section 211.007(d) and San Angelo Zoning Ordinance Section 201(K), notice of the above joint public hearing shall be provided as follows:

- a. Posting of a Special Joint Agenda in accordance with the Texas Open Meetings Act.
- b. As to all agenda items in Section 1 above, notice of the time and place of the joint public hearing shall be published in an official newspaper or a newspaper of general circulation in the City of San Angelo before the 10<sup>th</sup> day before the date of the joint public hearing.

PASSED and APPROVED this 17<sup>th</sup> day of March, 2026.

THE CITY OF SAN ANGELO, TEXAS:

\_\_\_\_\_  
Tom Thompson, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Heather Stastny, City Clerk

\_\_\_\_\_  
Brandon Dyson, City Attorney

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 17, 2026

Item type: Regular Item

---

## **Caption:**

Discussion and direction for modification to the Mobile Food Unit Section 419 of the Zoning ordinance (Presentation by Planning & Development Services Director Aaron Vannoy)

## **Staff Recommendation:**

Direction from Council

## **Summary/History:**

This is a collaboration with the food truck industry to better serve San Angelo. The current zoning rules are very restrictive and do not allow mobile food trucks to operate like other businesses. We have worked through several meetings to discuss the options and ways to move forward which still protects the community but allows mobile food trucks to begin to thrive again in our community. This is a discussion item to make sure we are on the right track for this City Council's decisions and perspectives. These items are also to resolve conflicts with a new State law which does not require mobile food trucks to register with the local Health Department they register with the State.

Allow Mobile Food Units in residential areas up to 6 hours, no more than 3 times per year unless approved by City Council. Often, mobile food units are asked to cater for celebrations. Our current ordinance restricts them from entering a residential neighborhood, while other businesses are allowed to do the same. We have current noise ordinances, lighting ordinances and other mechanisms to assist with control within neighborhoods; all enforced by Code Enforcement and SAPD.

Removes the distance between the current permanent food service establishment and where a mobile food vendor is located. One proposal is to reduce it from 100' to 50'; the staff believes if a property's available for lease in a commercial area, a mobile food unit should not be restricted by distance due to an established food service. If the intention was to talk about right of way and a mobile food vendor parking in front of an establishment, then we should word the ordinance as such.

Movement of a Mobile Unit should be controlled by either State Law or Local Health Department. State law requires ability to move.

For planning purposes, we tried to establish a temporary event and a permanent placement of a mobile food unit. History has shown temporary events take care of themselves. Long-term placement in a design district might need reviewed by the Design and Historic Review Commission or the Planning Director, depending on the amount of renovation or new construction.

Mobile Food vendors are seeking normalized and consistent design requirements for mobile food parks; we have worked through the items and come together on a set of requirements to develop a mobile food truck park.

**Funding Source(s):**

**Financial Impact:**

**Other Information/Recommendation:**

**Attachments:**

- |    |  |   |
|----|--|---|
| 1. | San Angelo MFU Park Draft rules          | San Angelo MFU Park Draft rules.docx          |
| 2. | Revised Sec 419 Zoning ordinance - Draft | Revised Sec 419 Zoning ordinance - Draft.docx |

**Presentation:**

Aaron Vannoy

**Approvals/Reviews:**

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

## Food Truck Parks

1. The City shall allow Food Truck Parks. Food Truck Park shall be considered a primary use on a property and therefore is subject to all development standards applicable to the zoning of the property, including off-street parking requirements. All Food Truck Parks shall require a Certificate of Occupancy and be subject to the following requirements:

a. All Food Truck Parks shall comply with all applicable regulations of the Health Department, adopted building codes, International Fire Code, this chapter, and all other applicable federal state and local laws. All Food Truck Parks shall be on legally platted lots.

b. On-site Manager: There must be a designated manager of the site that is responsible for the orderly organization of Mobile Food Units, the cleanliness of the site, and the site's compliance with all rules and regulations during business hours.

c. Restrooms: At least one permanent restroom within 500 feet of each Mobile Food Unit must be made accessible to Food Truck Park patrons while the Food Truck Park is open.

e. Food Truck Parks may be standalone establishments or may be located on a property with other permanent uses (i.e. retail establishments). These properties shall be designed to be able to accommodate all required development standards for all primary uses.

f. Food Truck Parks that are eligible to sell alcohol may do so provided they meet the requirements of the Texas Alcoholic Beverage Code, Texas Alcoholic Beverage Commission and City Code of San Angelo. Alcohol shall only be sold from a fixed location.

g. Mobile Food Units shall be parked on approved surfaces under the zoning ordinance and at a minimum be parked on compacted gravel base.

h. Signs: One on-premises sign is permitted at the entrance(s) identifying the Food Truck Park subject to the sign regulations for the applicable zoning district. Each Mobile Food Unit may have attached signage.

i. Distance requirements (property line measurement): A Food Truck Park shall not be less than 100 feet from another Food Truck Park.

l. All Food Truck Parks not located in the Central Business District (CBD), or the Arts and Culture District shall provide off-street parking (see Sec. 511).

m. Park owners are encouraged to provide for an aesthetically pleasing environment which includes shade and seating elements in addition to pervious groundcover. The Planning Director may allow for alternative compliance as it pertains to landscaping requirements for standalone Food Truck Parks.

n. All Food Truck Parks shall comply with the noise regulations in City Code Section 8.01.005.

- o. All Food Truck Parks shall comply with all adopted floodplain regulations.

2. Food Truck Parks shall consist of four or more Mobile Food Units (MFUs) and are generally allowed as a by-right use in all commercial and industrial zoning districts (see Section 313 Use Table). The site plan required for a Food Truck Park shall provide the following information for review:

- a. The land area included within the property, the zoning classification of adjacent properties, and all public and private rights-of-way and easements bounding and intersecting the site;
- b. A legal description of the platted lots of the proposed site and the boundaries thereof;
- c. The location of each proposed permanent structure on the site and pads for Mobile Food Units, and identification of any proposed outdoor entertainment locations and fixed seating areas.
- d. The location, width, and surface material of driving lanes and Mobile Food Unit pads;
- e. The location of fire hydrants;
- f. The dimensions and capacities of parking areas and loading areas;
- g. All pedestrian walks, patios and open areas for use by tenants or the public;
- h. The location, height, and materials of all screening mechanisms;
- i. The location, size, height, and orientation of all lighting and signs;
- j. Location and screening of refuse containers, mechanical equipment, and outside storage or display;
- k. Location and number of seating and eating areas provided, including the number of fixed seats and tables;
- l. All proposed phasing of the park (if applicable);
- m. Location, height, separation of buildings, including location of restrooms;
- n. Location and type of electrical outlets provided for each corresponding pad site. Major Food Truck Parks are required to provide electrical for each MFU and may provide water hookups; and (
- o. Any other items are required by the Planning and Zoning Commission and City Council.

---

## Sec. 419. Mobile Food Units

### A. Purpose

1. To establish the requirements for Mobile Food Units in order to:
  - a. Maintain and improve property values by ensuring a minimum level of development quality relating to mobile food units.
  - b. Provide direction to business owners that have the opportunity to increase jobs and business.
  - c. Offer opportunities for new and existing food establishments to provide food choices where full restaurants may not be possible.
  - d. Adapt to an evolving economy and support local entrepreneurship.

### B. Applicability

1. The provisions of this section shall apply to the operation of mobile food units within the city limits.
2. No new food service permits for a mobile food unit may be ~~operated~~ approved within the city limits unless the applicable provisions of this section are met.
3. No Certificate of Occupancy shall be issued for any property unless the applicable provisions of this section are met.
4. Reoccupying a structure that has been vacant for more than two years requires compliance with applicable provisions of this section.
5. The Provisions of this section shall not apply to private catering activities which are not open to the public.

### C. General Requirements - Mobile Food Units

1. Mobile food units are permitted to conduct business in all commercial and manufacturing zoning districts, the Central Business District and Office-Warehouse zoning districts and where Industrial uses are permitted.
2. Mobile food units may operate on residentially zoned properties that have approved conditional/special uses for non-residential uses specific to mobile food units.
3. Mobile food units may operate up to six hours in a 24 hour period in residentially zoned areas on non-residential use properties that do not have an approved conditional/special use ~~and, except for snow cone and prepackaged vendors, must be at least 100 feet from a residential structure.~~
  - a. no more than 3 times per years;
  - b unless approved by City Council via special permit.
4. Mobile food units may operate up to six hours in a 24 hour period within a multi-family residentially zoned property with the property manager's written permission as to location and times of operation. A copy of the written permission shall be kept within the mobile food unit at all times.

---

5. A mobile food unit shall not locate on any private or public property other than as legally permitted in parks or within street right-of-way, without written permission of the property owner to do so. A copy of the owner's written permission to operate in a specific location shall be kept within the mobile food unit at all times.

~~6. A mobile food unit can operate from one location for up to three consecutive days but must then vacate that location for at least three days.~~

7. A mobile food unit located on private property, except for a commissary location, shall require a minimum of an improved all-weather parking surface.

8. A mobile food unit shall not occupy one location within the public right-of-way for more than 12 hours, or as limited by current parking regulations including downtown, except with an approved special event or street closure permit.

~~9. A mobile food unit shall not operate in the public right-of-way within 100 feet of a public entrance of a permanent food service establishment when open for business. This buffer may be reduced upon written consent from the owner of that food service establishment agreeing to location and times of operation of the mobile food unit. A copy of the written agreement shall be kept within the mobile food unit at all times.~~

~~10. Mobile food units shall not operate within 200 feet of a public or private school without written consent as to location and times for operation from the authorized school authority. A copy of the school's written consent shall be kept within the mobile food unit at all times.~~

~~11. Except for snow cone and prepackaged vendors, mobile food units shall not park in the right-of-way within 200 feet of a residential structure, except in the Central Business District (CBD) zoning district.~~

12. Mobile food units shall only be allowed to park in compliance with current parking regulations.

13. A mobile food unit shall not locate in such a manner or location that obstructs, or can reasonably be expected to result in the obstruction of, any sidewalk, street, alley or other public place by causing people or vehicles to congregate at or about the mobile food unit, unless in accordance with an approved special event or street closure permit.

14. A mobile food unit shall not block any fire lane, drive aisle, or access to any parcel or alley.

15. No mobile food unit shall locate in such a manner as to restrict or obstruct line of sight visibility at or near an intersection of a driveway, approach or alleyway with a street, or at or near a street intersection within an adequate line of sight visibility.

16. Each mobile food unit operator shall be responsible for proper disposal of solid waste associated with the business.

17. Mobile food units shall only be allowed in designated areas within City parks.

18. Mobile food units shall not operate in residentially zoned areas or parks between the hours of 10:30 p.m. and 7:00 a.m.

D. *Mobile Food Unit at Commissary*

1. ~~A mobile food unit may only operate at a location for more than three consecutive days if located at their commissary, except in accordance with an approved special event or street closure permit.~~

- 
2. A mobile food unit operating from its commissary shall be parked on a paved surface.
  3. A mobile food unit operating from its commissary must comply with all setback lines established by the subject property's zoning district.

E. *Commissary Requirements*

1. A commissary is only allowed in a zoning district that allows retail sales and service, either by right or with an approved conditional or special use for retail sales and service.
2. Mobile food unit commissaries shall comply with regulations contained in the zoning ordinance.
3. Mobile food units shall submit a site plan for a commissary location when:
  - a. New certificate of occupancy or change of occupancy for a new commissary is needed.
  - b. Expansion or other improvements to a commissary that would normally trigger site plan review for any building/site expansion is proposed.
  - c. There is an intent to operate a food truck from the commissary for more than three days per week.
4. A mobile food unit commissary that is located within an overlay zone, or other established district, shall comply with all district standards and shall obtain all necessary approvals if the mobile unit is located more than three consecutive days.

F. Mobile Food Parks requirements

(Ord. No. 2019-030, § 3, 3-5-19)

Edit section:

Sec 211 G. J – Historic oversight

G. *Review by Planning Director.* The Planning Director, or designee, may:

1. Review and approve, conditionally approve, or disapprove applications for the following:
  - a. Like-for-like replacement, using the same material and design as the original and does not require structural modifications;
  - b. Signage:
    - i. All signs under 50 square feet;
    - ii. Replacement of an existing sign that is substantially similar.
  - c. Fences or walls that do not include any signage or message, nor contain any graphics, video, or television display;
  - d. Landscaping associated with a private park, or within a public street right-of-way;

(Supp. No. 8)

---

Created: 2025-05-14 14:59:24 [EST]

- 
- e. Exterior painting or repainting of any part of a structure;
  - f. All telecommunication towers and related facilities less than or equal to 35 feet in height;
  - g. Any construction not visible from a public street right-of-way;
  - h. Construction which is required by law, for the purpose of safety and access, including parking areas, driveways, sidewalks and walkways;
  - i. Temporary structures and/or signs that will be in place no longer than thirty consecutive days;
  - j. A food truck ~~with a temporary food permit at a permanent location with an associated structure on the lot~~ with no new or renovated external construction

Sec 212 C. i. and Section 212 D. e -- DHRC oversight of Mobile Food unit

C. *Review by Planning Director.* The Planning Director, or designee, may:

1. Review and approve, conditionally approve or disapprove applications for the following work:
  - a. Signage:
    - i. All signs under 50 square feet;
    - ii. Replacement of an existing sign that is substantially similar.
  - b. Fences or walls that do not include any signage or message, nor contain any graphics, video, or television display;
  - c. Landscaping associated with a private park, or within a public street right-of-way;
  - d. Exterior painting or repainting of any part of a structure;
  - e. All telecommunication towers and related facilities less than or equal to 35 feet in height;
  - f. Any construction not visible from a public street right-of-way;
  - g. Construction which is required by law, for the purpose of safety and access;
  - h. Temporary structures and/or signs that will be in place no longer than thirty consecutive days;
  - i. A food truck ~~with a temporary food permit at a permanent location with an associated structure on the lot~~ with no new or renovated external construction

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 17, 2026

Item type: Regular Item

---

## **Caption:**

Discussion and direction for modification to the Land Development and Subdivision ordinance to impact affordability of housing and development (Presentation by Director of Operations Patrick Frerich and Senior Planner Austin Reed)

## **Staff Recommendation:**

Direction from Council

## **Summary/History:**

The Development Task Force has requested the City look at several items within the Land Development and Subdivision Ordinance with impacts on the affordability of housing. Planning has looked at road classifications for Right of Way and Paving Width as well as simplifying the language for sidewalks. Operations have revised the subdivision lighting language as well as included street signs during development. These impacts may assist in reducing, simplifying and streamlining the development rules to assist in creating new developments and supporting old areas for new development.

## **Funding Source(s):**

## **Financial Impact:**

## **Other Information/Recommendation:**

## **Attachments:**

1. LDSO Redline 2-25 LDSO Redline 2-25.pdf

## **Presentation:**

Patrick Frerich, Austin Reed

## **Approvals/Reviews:**

Aaron Vannoy

Created/Initiated

Patrick Frerich  
Brandon Dyson  
Heather Stastny

Approved  
Approved  
Final Approval

### SECTION III: WIDTHS AND GRAPHIC SPECIFICATIONS

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

A. *Widths.*

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

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

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

|                        | <del>Standard Width</del> <u>New Street Width</u>   | <del>Minimum Width</del> <u>Existing Street Width</u>       |
|------------------------|---|---|
| Local Street           | <del>40 feet</del><br><del>or 36 feet with a sidewalk meeting City sidewalk requirements on at least one side of the street</del> | 26 feet <u>or 20 feet within the designated infill area</u> |
| Minor Collector Street | <del>48 feet</del><br><del>or 40 feet with a sidewalk meeting City sidewalk requirements on at least one side of the street</del> | 36 feet   |
| Major Collector Street | 48 feet   | 36 feet   |
| Minor Arterial Street  | 56 feet   | 48 feet   |
| Major Arterial Street  | 62 feet   | 56 feet   |
| Alley                  | 20 feet   | 20 feet   |
| Cul-de-Sac             | 96 feet diameter  | 96 feet diameter  |

3. *Arterial and Collector Streets.* When extra width is required by the City, the City will pay for the two inches of hot mix, ten inches of crushed limestone base and 0.25 gallons per square yard of asphalt prime in the center portion of the street for that width of street pavement over fifty feet (50') in width.

4. *Rural Subdivisions.* Curb and gutter construction is not required in a rural subdivision. However, alternative curbing may be required by the City Engineer.

---

~~5. *Standard and Minimum widths.* In the tables above, "standard width" means the width generally required for street construction and "minimum width" is a reduced width that may be allowed to accommodate pre-existing situations in developed areas where it is impractical to require the standard width.~~

- B. *Construction Standards and Specifications.* The Public Works Director shall hereby be authorized to promulgate appropriate methods, materials and specifications (including graphic specifications) for improving public streets, alleys and drainage facilities within the City of San Angelo and its extraterritorial jurisdiction.
1. Said methods, materials and specifications shall be in furtherance of (and shall not conflict with) the requirements and policies expressed in this subdivision ordinance or any other applicable ordinance of the City of San Angelo, Texas.
  2. Said methods, materials and specifications may include consideration of particular physiographic conditions which may vary from one specific location to another, within the City limits of San Angelo and its extraterritorial jurisdiction.
  3. Said methods, materials and specifications (as promulgated by the Public Works Director) shall become effective upon ratification by the governing body for the City of San Angelo, with an appropriate resolution therefor.
  4. Upon effectuation by resolution of the governing body, said methods, materials and specifications shall be applicable only to construction and/or improvement of facilities installed and/or required in conjunction with (re)subdivisions shown on final (re)plats approved after the effective date of such resolution by the governing body.
  5. Said methods, materials and specifications shall be reviewed and, if necessary, revised by the governing body for the City of San Angelo, on an annual basis. As a prelude to such review by the governing body, the Public Works Director shall solicit advice from an ad hoc review committee of civil engineers, some of whom work in the private sector and others of whom work in the public sector.
    - a. Any updates or revisions to the compilation of methods, materials and specifications (as recommended by the ad hoc review committee) shall be presented for ratification by the governing body, with an appropriate resolution therefor.
    - b. In years when no updates or revisions are recommended by the ad hoc review committee, the existing compilation of methods, materials and specifications (for public works improvements) shall be presented for ratification by the governing body, with an appropriate resolution therefor.
- C. *Administrative Exceptions to Street Standards.* Upon agreement of both the Planning Director and City Engineer, street right-of-way width and pavement standards may be reduced based on the following criteria and standards. If not approved administratively, any such request may proceed to the Planning Commission as a plat variance request.
1. *Criteria.* Exceptions to street standards are intended for the following purposes and circumstances and are not intended as a general alternative to the variance process.
    - a. Re-subdivisions where lots in a pre-existing subdivision are re-subdivided to re-orient existing lots.
    - b. New subdivisions within areas that have been identified by City plans or policies as "infill" areas.
    - c. Pre-existing subdivisions where streets were never constructed and no current obligation exists for such construction.

- 
- d. Small-scale residential development, including single-family, two-family, and up to 8-unit apartment buildings. Generally not intended for larger scale development such as apartment complexes and non-residential development.
  - e. Situations where the City has constructed or reconstructed a street to a lesser standard with no intention of future widening.
  - f. Notwithstanding the above, such exceptions may be considered on a case-by-case basis anywhere within the City but are intended for unique circumstances based on existing development patterns and not simply as a shortcut to the normal variance process.
2. *Standards and limitations.*
- a. An existing street may be approved to remain at its current width, or a width less than the full standard width required.
  - b. If a street does not exist, a street at a lesser width than the full standard width may be approved based on the predominant existing street construction on adjacent and nearby blocks, with particular acknowledgement of any street that is a continuation of the subject street.
  - c. Curb and gutter may be waived or a header curb may be required in lieu of a standard curb and gutter based on the predominant existing street construction on adjacent and nearby blocks, as well as drainage and pavement management considerations.
  - d. In no case shall a street be approved with less than 26 feet of pavement width except within the City's designated infill area where the minimum requirement is 20 feet.

(Ordinance adopted 2-7-06, § 3; subsection B. added by Ordinance adopted 4-18-06, § 2; Ord. No. 2019-150, § 4, 11-19-19; Ord. No. 2022-021, § 1, 3-15-22)

---

## SECTION V: SIDEWALKS

### A. Purpose

1. The purpose of these sidewalk standards is to promote the health, safety, and welfare of residents, property owners, and visitors to the City of San Angelo and to implement the vision and strategies of the San Angelo Comprehensive Plan.
2. These standards will:
  - a. Improve the safety of walking by providing separation from motorized transportation and improving travel surfaces for pedestrians.
  - b. Improve public welfare by providing an alternate means of access to transportation and social interaction, especially for children, other citizens without personal vehicles, or those with disabilities.
  - c. Facilitate walking as a means of physical activity recognized as an important provider of health benefits.
  - d. Establish minimum criteria for the development of sidewalks as a part of the pedestrian element of the transportation system within the City and the area within the extraterritorial jurisdiction (ETJ) in which the City reviews subdivisions per agreement with the County.

### B. Policy Statements

1. Where this document is silent, the design of pedestrian facilities shall follow standards applicable under State and Federal laws and regulations, including but not limited to Texas Accessibility Standards (Texas Department of Licensing and Regulation) and Public Right-of-Way Accessibility Guidelines (US Access Board), as amended.
2. Public sidewalks in the public right-of-way or public access easement must comply with the City's Standard Specifications and Details for Construction, as promulgated by the City Engineer.
3. These requirements are intended to apply within the City and the area within the extraterritorial jurisdiction (ETJ) in which the City reviews subdivisions per agreement with the County.
4. These requirements are intended to apply to both public and private streets.
5. These requirements do not apply to residential infill developments located within the City of San Angelo where there are existing streets adjacent to the property except when meeting criteria in Section D.2.

### C. General Requirements

1. Except for permitted waivers and deviations as provided under Part F of this Section V, sidewalks, where required by this ordinance, shall have a minimum clear path width of four feet on local and minor collector streets in districts zoned for primarily single-family residential purposes and a minimum clear path width of five feet in all other zoning districts.
2. The timing of sidewalk construction shall be as required by this Ordinance, or as approved by the Planning Commission.
3. Except for permitted waivers and deviations as provided under Part F of this Section V, at any time an existing sidewalk is removed from a location that would be required to have a sidewalk per this ordinance, the property owner shall contemporaneously construct a new sidewalk to standards required under this ordinance, unless such removal is authorized in writing by both the City Engineer and Planning Director.

- 
4. Except as otherwise provided under this Section V or adopted City policy, the property owners shall be responsible for maintenance of the sidewalks within the parkway adjacent to their property, or within a public sidewalk easement on their property, in a safe, functional condition consistent with applicable sidewalk design standards, unless such maintenance is explicitly performed by another entity, such as on roadways maintained by the Texas Department of Transportation.
  5. Internal pedestrian circulation shall be provided by sidewalk(s) or other like improvement in any development serving commercial, retail, office, service or similar use and at any publicly accessible governmental facility, school, church, or other place of public assembly. Sidewalks, or other accessible pedestrian routes, shall be designed and installed to connect buildings to one another and to handicap-accessible parking spaces, and to connect the development to the public street system. All such sidewalks or routes serving commercial, retail, office, service or similar use and at any publicly accessible governmental facility, school, church, or other place of public assembly shall be protected from encroachment by parked vehicles so that a minimum clear path width of four feet is maintained.
  6. Where it is not possible, or not desirable, to locate a public sidewalk within the public right-of-way, the sidewalk may be placed within a public access easement.
  7. The clear path of a required sidewalk shall be separated from the back of curb or edge of pavement by a minimum of 5 feet along arterial and major collector streets.
  8. Sidewalks may be adjacent to the back of curb on local and minor collector streets if 5 feet in width or may be 4 feet in width if separated 3 feet from back of curb.
  9. Sidewalks are not required for a property with RS zoning, except when meeting criteria in Section D.2.
  10. Sidewalks existing as of January 1, 2022 with a clear path width of at least 3 feet will satisfy sidewalk requirements regardless of placement within the external right-of-way until redevelopment, replacement or reconstruction at which time the sidewalks should be brought into full compliance.

D. *Where Sidewalks are Required*

1. Sidewalks shall be required to be constructed with new development on both sides of major collector streets, arterial streets, and the external sides of the frontage roads of freeways. The property owner or developer is only responsible for the required sidewalk on the side of the street or streets adjacent to their property.
2. Sidewalks shall be required along block faces of local streets or minor collector streets in the following areas:
  - a. The Central Business District designated by the San Angelo Comprehensive Plan or the City's Zoning Ordinance.
  - b. Designated pedestrian routes in a corridor plan or Safe Routes to School Plan adopted by the City Council of the City of San Angelo.
  - c. Locations in which a property has a public sidewalk along at least 50% of the same block face within the same zoning district.
  - d. Locations extending from ~~commercial developments~~, schools, and parks, ~~and churches~~ along abutting street to the next street intersection, up to but not to exceed a maximum of 300 feet measured as a direct path along abutting street right-of-way from the nearest point of the new development.
  - e. Street frontage abutting a property in the Multifamily (RM), Neighborhood Commercial (CN), Office Commercial (CO), General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) zoning districts.

---

E. *When Sidewalks are Required*

1. Sidewalks shall be constructed concurrently at the time of road construction on streets where the street abuts non-development areas such as common areas, drainage features, utility rights-of-way, or publicly owned areas. Otherwise, sidewalks may be deferred by the Planning Commission, the City Council, a Performance Agreement, or a Developer's Agreement, to until such time improvements are constructed on the property.
2. No site plan may be approved for development on any property unless provisions for sidewalks are included on the site plan where required by this ordinance.
3. A certificate of occupancy may not be issued until sidewalks where required by this ordinance are installed or brought up to applicable standards, except per an approved deferral guaranteed by a performance agreement or financial guarantee.

F. *Waivers & Deviations*

1. A complete waiver of the requirement for sidewalks should be allowed only where there are unusual factors or circumstances. The waiver must be defined in writing, include data supporting the basis for granting the waiver, and be approved by both the Planning Director and the City Engineer. Unusual factors or circumstances may include:
  - a. projects where the cost of establishing sidewalks or walkways would be unreasonably disproportionate to the cost of the associated roadway construction or overall project costs (however a partial waiver may be granted in lieu of a full waiver to reduce the cost of required sidewalks such that the costs will not be unreasonably disproportionate);
  - b. areas with topography or other natural constraints that make proper implementation of this ordinance impractical;
  - c. situations inherently adverse to pedestrian traffic, such as substantial truck traffic or other circumstances that present health and safety concerns, more prone in agricultural, heavy commercial, and industrial developments; or
  - d. other factors or circumstances constituting reasonably justifiable good cause to support such waiver.
2. Deviations from the requirements of this Section V or from the city's Sidewalk Design Standards may be allowed when necessary due to the physical circumstance of the street, or when necessary to accomplish adopted development goals of the City, or in situations where an applicant can show other factors or circumstances amounting to reasonably justifiable good cause to support such a deviation.
  - a. The specific nature and justification for permitting a deviation must be described in writing, include data supporting the basis for granting the described deviation, and approved by both the Planning Director and the City Engineer.
  - b. Deviations should be minimal and consist primarily of changes to required width of clear path or alignment within the right-of-way.
  - c. Deviations shall not allow a minimum clear path width of less than 3 feet.
3. A denial in whole or part of a request for a waiver or deviation of these requirements may be appealed to the Planning Commission.
  - a. A written appeal must be filed with the Planning Director within 30 days of service upon the property owner or developer of a written notice of the denial of the requested waiver or deviation.

- 
- b. The written notice of appeal must provide justification for the requested waiver or deviations based on the criteria described in F.1. and F.2. above. The Commission shall make findings based on these criteria. The Commission may sustain the denial or grant the application for waiver or deviation in whole or in part.
  4. The applicant or Planning Director may appeal the decision of the Planning Commission to the City Council.
    - a. A written appeal must be filed with the Planning and Development Services Department within 30 days of service of the Planning Commission decision on the property owner or developer.
    - b. The appeal must provide justification based on the criteria described in F.1. and F.2. of this Section V. The Council may sustain the decision of the Planning Commission or deny or grant the application for waiver or deviation in whole or in part. The Council shall make findings based on criteria described in F.1. and F.2. of this Section V.

(1959 Code, title 9, ch. 4, ex. A; Ord. No. 2022-020, § 1, 3-15-22)

|

# REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

---



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 17, 2026

Item type: Regular Item

---

## **Caption:**

Discussion and direction for modifications to the Zoning ordinance allowing for additional residential zoning districts impacting affordable housing (Presentation made by Lead Planner Rae Lineberry)

## **Staff Recommendation:**

Direction from Council

## **Summary/History:**

The request from the Development Task Force was to allow smaller lot sizes than what is currently allowed in the Zoning ordinance. City staff created a committee to review the RS zoning district standards and create additional standards for new and infill development. While these new zoning districts, double frontage lots were also considered to be revised to meet today's housing needs while continuing to provide safety and continuity within neighborhoods.

New Districts considered:

RS-4, RS-5, RS-6 and rename RM-1 to RM-1 L for legacy as we are eliminating the structure types and moving them to Section 314 of the ordinance. This eliminates a zoning district which all structure types can be built and helps protect the RS Districts from multiple STR properties.

These are the first steps in assisting more flexibility for developers and individual home builders.

## **Funding Source(s):**

## **Financial Impact:**

## **Other Information/Recommendation:**

## **Attachments:**

1. Sec.\_314.\_\_\_Residential\_Structure\_Types\_Red line v2\_032026      Sec.\_314.\_\_\_Residential\_Structure\_Types\_Red line v2\_032026.docx

2. Sec.\_501.\_\_\_\_Red line v3\_032026

Sec.\_501.\_\_\_\_Red line v3\_032026.docx

**Presentation:**

Rae Lineberry

**Approvals/Reviews:**

Aaron Vannoy  
Brandon Dyson  
Heather Stastny

Created/Initiated  
Approved  
Final Approval



**Sec. 314. Residential Structure Types**

Household and Group Living uses must comply with the following table in regard to location of individual structure types. Residential Household and Group Living uses must comply with the following table in regard to location of individual structure types. Residential uses allowed in nonresidential districts may be housed in any type of residential structure except single-family detached and mobile and manufactured homes. All structure types are defined in Article 8, and additional standards are included in Section 501 for zero lot line dwellings, twinhomes and townhouses.

| Structure Type           | Zoning District |      |      |     |     |      |     |      |          |     |          |     |
|--------------------------|-----------------|------|------|-----|-----|------|-----|------|----------|-----|----------|-----|
|                          | R&E             | RS1  | RS2  | RS3 | RS4 | RS5* | RS6 | RM1L | RM1      | RM2 | MHP      | MHS |
| Single-Family Detached   | A               | A    | A    | -   | A   | A    |     | A    | <u>A</u> | -   | -        | A   |
| Accessory Apartment      | -               | -    | A    | -   | -   | -    | -   | A    | <u>A</u> | -   | -        | -   |
| Two-Family Dwelling      | -               | -    | A    | -   | -   | A    | -   | A    | <u>A</u> | -   | -        | -   |
| Zero Lot Line Dwelling*  | -               | -    | -    | A   | -   | A    | -   | A    | <u>A</u> | -   | -        | -   |
| Twinhome*                | -               | -    | A    | A   | -   | A    | -   | A    | A        | -   | -        | -   |
| Townhouse*               | -               | -    | -    | A   | -   | A    | -   | A    | A        | -   | -        | -   |
| Triplex/Quadraplex       | -               | -    | -    | -   | -   | -    | A   | -    | -        | -   | -        | -   |
| Multifamily Dwelling     | -               | -    | -    | -   | -   | -    | -   | A    | A        | A   | -        | -   |
| Manufactured Home        | S***            | S*** | S*** | -   | -   | -    | -   | -    | -        | -   | A        | A   |
| Industrialized House     | A               | A    | A    | A   | A   | A    | A   | -    | A        | -   | <u>A</u> | -   |
| Group Living Structure** | -               | -    | -    | -   | -   | -    | -   | A    | A        | A   | -        | -   |

\*Refer to Section 501 for additional standards.

\*RS5 only allowed within designated infill areas.

\*\*Structure type allowed only with approved group living use.

\*\*\* Refer to Section 501.F and Article 12.03 for additional standards.

(Ordinance adopted 1-4-00; Ordinance 2017-09-131, § 4, adopted 9-5-17; Ord. No. 2019-121, § 2, 9-17-19)

Editor's note(s)—Former Sec. 311, see editor's note at Sec. 312.

**Sec. 501. Residential District Standards**

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

| Development Standard   | Single-Family |        |        |        |                    |                    |                 | Multifamily |        |         | Manufactured |        |
|--|---------------|--------|--------|--------|--------------------|--------------------|-----------------|-------------|--------|---------|--------------|--------|
|  | R&E           | RS-1   | RS-2   | RS-3   | RS-4**             | RS-5**             | RS-6            | RM-1L       | RM-1   | RM-2    | MHP          | MHS    |
| <b>Minimum Lot Area</b><br>(sq. ft.) [1]                         | 43,560        | 5,000  | 6,500  | 2,100  | 3,000<br>Max 5,500 | 2,500<br>Max 6,000 | 5,000<br>7,000* |             | 7,000  | 43,560  | [6]          | 4,600  |
| Single-Family Unit   | 43,560        | 5,000  | 5,000  | -      | -                  |                    |                 | 5,000       | 5,000  | -       | -            | -      |
| Two-Family Unit  | -             | -      | 6,500  | -      |                    |                    |                 | 6,500       | 6,500  | -       | -            | -      |
| Zero Lot Line or Twinhome Unit                                   | -             | -      | -      | 2,500  |                    |                    |                 | 2,500       | 2,500  | -       | -            | -      |
| Townhouse Unit   | -             | -      | -      | 1,875  |                    |                    |                 | 1,875       | 1,875  | -       | -            | -      |
| Multifamily Project or Group Home                                | -             | -      | -      | -      |                    |                    |                 | 7,000       | 7,000  | 20,000  | -            | -      |
| Manufactured Home  | 43,560        | 5,000  | 5,000  | -      |                    |                    |                 |             | -      | -       | [6]          | 4,600  |
| Mobile Home  | -             | -      | -      | -      |                    |                    |                 |             | -      | -       | [6]          | -      |
| <b>Minimum Lot Dimensions</b><br>(feet in width x feet in depth) | 120'          | 50'    | 50'    | 30'    | 35'                | 35'                | 35'<br>50'*     |             | 50'    | 200'    | [6]          | 40'    |
| Single-Family Unit   | 150x150       | 50x100 | 50x100 | -      |                    |                    |                 | 50x100      | 50x100 | -       | -            | -      |
| Two-Family Unit  | -             | -      | 50x100 | -      |                    |                    |                 | 50x100      | 50x100 | -       | -            | -      |
| Zero Lot Line or Twinhome Unit                                   | -             | -      | -      | 40x60  |                    |                    |                 | 40x60       | 40x60  | -       | -            | -      |
| Townhouse Unit   | -             | -      | -      | 25x75  |                    |                    |                 | 25x75       | 25x75  | -       | -            | -      |
| Multifamily Project or Group Home                                | -             | -      | -      | -      |                    |                    |                 | 60x100      | 60x100 | 100x150 | -            | -      |
| Manufactured Home  | 150x150       | 50x100 | 50x100 | -      | -                  | -                  | -               | -           | -      | -       | [6]          | 40x100 |
| Mobile Home  | -             | -      | -      | -      | -                  | -                  | -               | -           | -      | -       | [6]          | -      |
| <b>Minimum Front Yard</b> (feet)                                 | 40            | 25-20  | 25-20  | 15 [2] | [2]                | 15                 | 15              | [2L]        | [2]    | 25-20   | 20           | 25     |
| <b>Minimum Side Yard</b> (feet)                                  |               |        |        |        |                    |                    |                 |             |        |         |              |        |
| One side yard (minimum)  | 15            | 5      | 5      | [3]    | 5                  | 5                  | 5               | [3L]        | [3]    | 10-20   | 20           | 5      |
| The other side yard (minimum)                                    | 15            | 5      | 5      |        | 5                  | 5                  | 5               |             |        | 10-20   | 20           | 5      |

|  |     |     |     |     |       |       |       |       |     |      |    |     |
|--|-----|-----|-----|-----|-------|-------|-------|-------|-----|------|----|-----|
| <b>Minimum Rear Yard</b> (feet)              | 20  | [4] | [4] | 10  | 10    | 10    | 15    | [5L]  | [5] | 20   | 20 | 20  |
| <b>Maximum Floor Area Ratio</b>              | .20 | .40 | .50 | .60 | -     | -     | -     | -     | .75 | 1.00 | -  | .40 |
| <b>Maximum Height</b>                        |     |     |     |     |       |       |       |       |     |      |    |     |
| In feet                                      | 35  | 35  | 35  | 35  | 35    | 35    | 35    | 35    | 35  | -    | -  | -   |
| In stories                                   | 2-½ | 2-½ | 2-½ | 2-½ | 2-1/2 | 2-1/2 | 2-1/2 | 2-1/2 | 2-½ | -    | -  | -   |
| <b>Maximum Density</b><br>(units/gross acre) | -   | -   | -   | -   |       |       |       | 25    | 25  | 35   | 10 | -   |

NOTES:

\*Triplex is minimum lot size of 5,000 sq ft and minimum lot frontage of 35' and minimum of 6 parking spaces. Quadraplex is minimum lot size of 7,000 sq ft and minimum lot frontage of 50' and minimum of 8 parking spaces.

\*\*RS-4 zoning has a minimum of 1 parking space required. RS-5 zoning has a minimum of 1 space per unit required.

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

[2] ~~Single family and two family units require a minimum 25-foot front yard; RS-3 and RS-4 require a minimum 18' front yard or 15' with rear entry; multifamily residential and group living structures require a minimum 25-foot front yard; zero lot line, twin home units and townhouse units require a minimum 15-foot front yard, except on arterial streets, where the minimum front yard shall be 25 feet.~~

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

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

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

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

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

---

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

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

B. *Additional Standards for Zero Lot Line Dwellings*

1. Development of a zero lot line dwelling shall occur only on a lot that has been specifically platted in accordance with the provisions of the San Angelo Subdivision Ordinance to accommodate such a use.
2. Side yards on lots with a zero lot line dwelling shall meet the following requirements.
  - a. One side yard must be a minimum of ten feet.
  - b. The remaining side yard may range from 0 feet, up to a maximum of one foot, except for lots where minimum setbacks required from side streets or from adjoining lots in other zoning districts necessitate this remaining side yard to be a minimum of 5 feet. In no circumstance shall the separation between a zero lot line home and any dwelling on an adjoining lot be less than ten feet.
  - c. Any side yard abutting a street right-of-way must be a minimum of 5 feet.
  - d. Any side yard abutting a lot in a different zoning district must be a minimum of 5 feet.
  - e. A maximum 2-foot eave overhang is allowed within these required side yards.
3. A perpetual easement with a minimum width of four feet shall be provided on the adjacent lot, for the maintenance of the wall of the dwelling with the zero lot line. This required easement shall be in favor of the lot on which a zero lot line is planned at or near the boundary to which this easement is adjacent. This required easement shall extend along the entire length of the side boundary to which the easement is adjacent.
4. Except as permitted by subparagraphs a and b below, no doors or window openings of any kind (and no air conditioning units, utility meters and electric panel boxes) shall be allowed on the wall of a dwelling or accessory building that lies on or faces a zero lot line.
  - a. Any portion of an exterior wall which lies at least three feet from and substantially parallel to the zero lot line side boundary shall not be considered on the zero lot line, and any portion of an exterior wall which lies substantially perpendicular to a zero lot line side boundary shall also

---

not be considered on the zero lot line. Doors and windows shall generally be permitted on such walls, subject to the following limitation(s) and requirement(s):

- (1) If a door and/or window opens onto a courtyard substantially framed by a dwelling's exterior walls on at least three sides, and such door or window would offer the only practicable means of exterior access to and from a bedroom, then such door or window shall not be permitted.
- (2) If a door and/or window opens onto a courtyard which is substantially framed by a dwelling's exterior walls on at least three sides, and the remaining side(s) of such courtyard open(s) onto a zero lot line side boundary, then the remaining side(s) of such courtyard shall be enclosed by a privacy wall extending along that zero lot line side boundary. Said privacy wall shall be at least six feet (6') but no more than eight feet (8') in height and, furthermore, shall be composed of solidly opaque materials which are substantially the same as those comprising the adjoining exterior walls on the residence.

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

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

5. The roof of each unit must be designed to prevent stormwater runoff from draining onto the adjacent lot.

6. Required easements shall be shown on the final plat. If required easements are not shown on the final plat of lots for zero lot line homes, then such easements shall be created by means of a replat or other separate legal instrument filed with the Clerk of Tom Green County, before permits for building are granted by the City.

7. In no case shall the owner of any zero lot line dwelling be granted an easement on the adjoining property for the use or enjoyment of any portion of that property, except for a 4-foot maintenance easement in number 3 above.

C. *Additional Standards for Twinhomes*

1. Only one twinhome dwelling shall be allowed on a single lot.

2. Any lot occupied by a twinhome dwelling shall have a minimum side yard of ten feet along any side boundary not adjacent to another twinhome structure.

D. *Additional Standards for Townhouses*

1. Only one townhouse dwelling shall be allowed on a single lot.

2. For the purposes of this subsection, a cluster of attached townhouse dwellings shall be referred to as a townhouse structure. The minimum space required between townhouse structures shall be as follows.

a. If the end walls are ~~4-hour rated firewalls (or better)~~ as defined by the city's building code, no minimum space shall be required.

b. In all other cases, a minimum spacing of ten feet shall be required. A maximum 2-foot eave overhang is allowed within this required separation area.

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

E. *Additional Standards for Industrialized Housing.*

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

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

- (a) An applicant that seeks to place a manufactured home on a property may do so provided that a previous mobile home or manufactured home existed on the premises within one year (365 days) of the date of the application. The applicant shall provide evidence satisfactory to the Planning Director, or his designee, that a previous mobile home or manufactured home existed on the premises within the one year period.

- (b) All manufactured homes shall comply with city building setbacks, subdivision control, square footage, and other site requirements applicable for the applicable Zoning District and housing type.
  - (c) The owner of an existing manufactured home may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer manufactured home and is at least as large in living space as the prior manufactured home.
- G. *Standards for Nonresidential Uses Allowed in Residential Districts.* Principal nonresidential uses allowed in residential zoning districts identified in the table below shall be subject to the same General Development Standards as that certain type of housing which corresponds to such residential district, as follows.

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

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

---

~~yard on the corner lot.~~ For the purpose of this subsection, any separation by an alley, utility-owned right-of-way, watercourse or other drainage feature with a minimum width of ten feet shall cause nearby lots to not be abutting.

a. Street Frontage

- i. Front yard determined by the developer is the standard front yard for the zoning district in which the lot is located in.
- ii. Side yard adjacent to the second street will be a minimum of 10 feet.
- iii. A variance can only be requested if more than 10 feet of Right-of-Way is present.

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