City Council Agenda
7/7/2026

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held July 7, 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. Recognition of San Angelo being a Tourism Friendly Texas Community
   b. Recognition of the 100th Anniversary of the San Angelo Association of Realtors
   c. Recognition of City Manager Daniel Valenzuela for his distinguished career and years of dedicated service to the City of San Angelo
4. **Reception**

A reception for City Manager Daniel Valenzuela will immediately follow Recognitions. The meeting will resume in approximately 30 minutes.

5. **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.

6. **Consent Agenda**
   a. Consider approving the June 16, 2026 City Council regular meeting minutes (Heather Stastny)
   b. Consider approving various Board nominations:
      Airport Advisory Board: Paul Rothband (SMD 4) to a second term ending October 2027
      Civil Service Commission: Michael Hegwood (CM) to a first term ending January 2029
      Planning Commission: Mark Clark, current Alternate 1, (SMD 1) to a first regular term ending January 2028 (Heather Stastny)
   c. Consider amending Civic Events policies and recommending any related matters (Sidney Walker)
   d. Consider conveying a 30-ft. wide utility easement to AEP Texas Inc. in the W Spornhaun Survey and authorizing an Assistant City Manager to negotiate and execute all related documents (Sarah Torres, Justin Fletcher)
   e. Consider accepting a .597 acre Water and Sewer Utility Easement from Southwest Orient Properties, LLC, for the 18' Randolph Water Line Replacement Project, and authorizing an

Assistant City Manager to negotiate and execute all related documents (Sarah Torres, Zeferino Mendoza)

f. Consider a resolution finding a public purpose and approving a request by Southland Hills, Inc. and Duncan Group Southland, LLC., for the City to pay for the material cost differential of $33,989 between an 8-inch diameter and a 12-inch diameter water line extension and street size increase of Valleyview Blvd. with a cost differential of $146,920 within Sections 29 & 30, Southland Hills Addition-Southland Hills, Inc, that will serve the planned subdivision expansion and potential future development in the area, and authorizing an Assistant City Manager to negotiate and execute all necessary documents (Zeferino Mendoza)

g. Consider an amended resolution requesting financial assistance from the Texas Water Development Board's Water Supply and Infrastructure Grant program for the Randolph Street Transmission Line Replacement Project, approving the Signatory Authority Delegation form, and authorizing the City Manager or his designee to negotiate and execute all related documents (Danielle Rix)

h. Consider authorizing the Fire Department to apply for the FEMA Assistance to Firefighter Grant program in the amount of $1,646,190, a cost share match of $149,654 for the purchase of 112 Self-Contained Breathing Apparatus, 110 Face pieces, and 288 SCBA cylinders, and authorizing an Assistant City Manager to negotiate and execute all related documents (Patrick Brody)

i. Consider ratifying a COSADC resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed $34,000 for an Airport Catchment Analytics Study, a project authorized under Chapters 501 & 505 of the Texas Development Corporation Act and recommending approval by City Council (Ryan Gaddy)

j. Consider a resolution authorizing the Animal Services division to accept a donation of $90,000 for NexGard from People Assisting Animal Control (Angela Bloss)

k. Consider approving a resolution to release an underground utility easement at 5050 Red Oaks and authorizing an Assistant City Manager to negotiate and execute all related documents (Aaron Vannoy)

l. Consider acceptance by dedication deed, right-of-way from Southland Hills, Inc. for the planned construction of College Hills Dr. south of the intersection with Valleyview Blvd., south to Maplewood Dr. (Aaron Vannoy)

m. Second reading of an ordinance for ROW26-03, a request to abandon 0.328 acres of street right-of way around Central High School beginning at 655 Caddo St.(Aaron Vannoy)

n. Second reading of an ordinance for ROW26-04, a request to abandon 7,449-sq. ft. of street and alley right-of-way around the 200 Block of W. 5th St. (Aaron Vannoy)

o. Second reading of an ordinance for Z26-05, a request for a zone change from the Two-family Residential zoning district to the Low-rise Multifamily zoning district for 0.195 acres of property located at 411 W. Ave. H (Aaron Vannoy)

p. Second reading of an ordinance for Z26-06, a request for a zone change from the Two-family Residential, General Commercial, and General Commercial/Heavy Commercial zoning districts to the Low-rise Multifamily zoning district for 0.78 acres of property located at 309-333 W. 8th St. (Aaron Vannoy)

7. 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. Public hearing and possible action to approve a 5-year Tax Abatement Agreement within Reinvestment Zone No. 24-1 with Technology Towers, LLC, pursuant to Chapter 312 of the Texas Tax Code, and authorizing an Assistant City Manager to negotiate and execute all related documents (Presentation made by Economic Development Director Ryan Gaddy)

b. Consider accepting the proposed 2026 Annual Action Plan for the allocation of approximately $648,017 in CDBG funds, $260,143 in HOME funds, approximately $8,000 in anticipated program income, and approximately $55,000 in uncommitted HOME funds from prior program years, and the proposed update to the Citizen Participation Plan, last revised in 2015 (Presentation made by Neighborhood & Family Services Director Angela Bloss)

c. Consider an amendment to the TIRZ Incentive Policy to allow for owners of multiple properties within the Zone to apply for funding on each property and allow for owners who own structures with multiple valid addresses to apply for funding per address (Presentation made by Planning & Development Services Director Aaron Vannoy)

d. Consider a resolution approving an encroachment with Downton San Angelo, Inc. for the construction of the Chadbourne St. Downtown archway and consider a fee waiver for the encroachment application and authorizing an Assistant City Manager to negotiate and execute all related documents (Presentation made by Planning & Development Services Director Aaron Vannoy)

e. First reading and public hearing of an ordinance for PD26-01, a request for a zone change from the Single-family Residential zoning district to a Planned Development zoning district with base zoning of the Infill Residential zoning district to allow for fifteen single-family homes located at 620 E. 43rd St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

f. 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 Animal Shelter operational needs (Presentation made by Finance Director Jonathan Flores)

8. Closed Session

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

a. Section 551.071 — Consultation with attorney regarding Texas Local Government Code Chapter 380 and Texas Tax Code Chapter 312

b. Section 551.071 - Consultation with attorney regarding the Ch. 380 agreement with the San Angelo Stock Show and Rodeo concerning the Coliseum renovation

c. Section 551.074 — Personnel matters to deliberate the appointment, employment, and duties of the City Manager

9. **Follow Up and Administrative Issues**

   a. Consider items discussed in Executive Session, if needed

      i. Consider appointing Phillip Urrutia as City Manager of the City of San Angelo effective August 1, 2026, and authorizing the Mayor to negotiate and execute an employment agreement governing the conditions of the City Manager's employment (Presentation made by City Attorney Brandon Dyson and Human Resources Director Veronica Sanchez)

   b. Announcements and consideration of Future Agenda Items

10. **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 30th day of June 2026, at 5:02 p.m.

hstastny

Heather Stastny, City Clerk

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

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

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

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

Recognition

The San Angelo Association of REALTORS® was established in July 1926 by a group of local real estate professionals dedicated to promoting ethical business practices, protecting private property rights, and advancing the orderly growth and development of the San Angelo community.

For one hundred years, the Association and its members have played an important role in helping families achieve the dream of homeownership, supporting local businesses, fostering economic growth, and contributing to the quality of life enjoyed by residents throughout San Angelo and the surrounding region.

The San Angelo Association of REALTORS® has continuously upheld a strong commitment to professionalism, education, and service, while advocating for policies that strengthen property rights, expand housing opportunities, and promote vibrant neighborhoods.

Throughout its history, the Association has partnered with community leaders, local governments, charitable organizations, and businesses to support initiatives that enhance the prosperity and well-being of the citizens of San Angelo.

The San Angelo Association of REALTORS® has successfully adapted to a century of change in the real estate industry, embracing new technologies, evolving market conditions, and changing consumer needs while remaining steadfast in its commitment to serving the public and its members.

2026 marks the Centennial Anniversary of the San Angelo Association of REALTORS®, providing an opportunity to celebrate its rich history, honor the contributions of generations of real estate professionals, and recognize its lasting impact on the community.

Now, therefore, I, Tom Thompson, Mayor of the City of San Angelo, on behalf of the City Council, do hereby recognize the

100th ANNIVERSARY OF THE SAN ANGELO ASSOCIACTION OF REALTORS

and extends its appreciation and congratulations to the Association, its members, past and present leaders, and affiliated partners for 100 years of dedicated service, leadership, advocacy, and commitment to the citizens and property owners of San Angelo and the Concho Valley.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 7th day of July 2026.

Tom Thompson
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, June 16, 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 regular session of the San Angelo City Council to order at 8:31 a.m. on Tuesday, June 16, 2026, at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

An invocation was provided by Chaplain Gary Jenkins, and the pledges were led by Layne Futvoye.

3. Proclamations/Recognitions

No Proclamations/Recognitions

4. Public Comment

Gil Beanez (County resident), Betty Damron (SMD 3), Heather Wylie (SMD 3), Spencer Matthews (SMD 5), Antonio Martinez (SMD 4), Liz Landers (SMD 5), made public comments regarding data centers.

David Duncan (SMD 1) made public comments regarding short-term rentals.

China Young (SMD 4) made public comments regarding economic development.

Jamal Schumpert (SMD 3) made public comments regarding wastewater and TCEQ.

Planning and Development Services Director Aaron Vannoy announced promotions for Austin Reed as the Planning and Development Services Administrator, and Austin Ayers as the Planning and Development Building Official.

Economic Development Coordinator Samuel Helm announced the start of the San Angelo Business Plan Competition.

Council Member Coffey made public comments regarding action taken in response to the public's concerns.

5. Consent Agenda

a. Approval of May 27, 2026, City Council special meeting minutes and the June 2, 2026, City Council regular meeting minutes (Heather Stastny)

b. Approval of various Board nominations:
Zoning Board of Adjustment: Shane Mize (SMD5) to a first term ending January 2028 (Heather Stastny)

c. Approval of a .571-acre Water and Sewer Utility Easement from Southwest Orient Properties, LLC, for the 18' Randolph Water Line Replacement Project (Zeferino Mendoza, Sarah Torres

d. Approval of TIPS Contract #23010402 for CC3 Construction Consultants of Abilene, Texas for the repair of the Airport's Air Traffic Control Tower in the amount of $210,481.51 and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

e. Award of AP-02-26 Airport Engineering Services to Woolpert, Inc., and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

f. Award of RFB FS-01-26 Trucks to TNTX Truck Group in the amount of $479,959, budgeted in FY26, for the purchase of three units, and authorizing the City Manager to negotiate and execute all related documents; or in the alternative, rejecting all bids (Ryan Kramer)

g. Approval of Change Order 4 for the Chadbourne Street CACP Project in the total amount of $354,395.71 pending TxDOT concurrence and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich

h. Adoption of a resolution to find a public purpose in support of affordable housing and approving a request by Triple T Abilene, LLC, for the City to participate in the cost of an 820 foot, 8-inch diameter C900 water main to finish a loop in the Ellison Estates Section Seven-D subdivision along Willow Circle that will serve 34 new homes, and authorizing the City Manager to negotiate and execute all related documents (John Kaufman)

i. Adoption of an ordinance for Data Center regulations for water use in the San Angelo Code of Ordinances by amending Chapter 11 "Utilities," Article 11.02 "Water and Sewer Systems," Division 2 "Water Service," by adding Section 11.02.043 "Data Center" (John Kaufman)

Jamal Schumpert (SMD 3) made public comments regarding items 5b., 5d., 5h., and 5i.

Allie Devereaux (County resident), Rebeccas Ridge (SMD 5), Cynthia Rutledge (SMD 5) made public comments regarding item 5i.

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

6. Regular Agenda

a. Discussion regarding the potential establishment of a Community Impact Review Committee to address issues related to data center development (Presentation made by Assistant City Manager Shane Kelton)

No action taken.

Jamal Schumpert (SMD 3) made public comments regarding item 6a.

b. Approval of a grant awarded by the Natural Resources Conservation Service under the Emergency Watershed Protection Program in the amount of $755,156.25 with a $228,219 local match sourced from Stormwater Fund Balance and authorizing the City Manager to negotiate and execute all related documents (Presentation by Operations Director Patrick Frerich)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve Item 6b. as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

c. Approval for the proposed plan of finance for the City of San Angelo, Texas Tax Notes, Series 2026, and direct Specialized Public Finance, Inc. to proceed with such plan of finance

(Presentation made by Finance Director Jonathan Flores and Specialized Public Finance, Inc. Managing Director Paul Jasin)

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

d. Adoption of a resolution approving the 2027-2031 Capital Improvement Plan for the City of San Angelo (Presentation made by Finance Director Jonathan Flores)

Jamal Schumpert (SMD 3) made public comment on item 6d.

Motion: Council Member Thomas made a motion, seconded by Council Member Hesse Smith to approve item 6d. as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

e. Adoption of a resolution amending the Schedule of Fees and Charges for the addition, removal, and update of language for the following sections:
1. Animal Control Services
2. Building And Construction
3. Business Related Fees
4. Parks And Recreation
5. Planning Related Fees
6. Fire And Rescue Service
7. Fire Safety Inspection
8. Health And Sanitation
9. Cemetery
10. Facility Use
11. Airport (Presentation made by Finance Director Jonathan Flores)

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

f. 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 health insurance claims (Presentation made by Finance Director Jonathan Flores)

Jamal Schumpert made public comment on item 6f.

Motion: Mayor Thompson made a motion, seconded by Council Member Hesse Smith, to table item and be placed for consideration on a future agenda. The motion carried unanimously (7) ayes to (0) nays.

g. Approval of the following grants for assistance with the Comprehensive Plan:
1. Tax Increment Investment Zone support of $50,000 equally split between the North and South zones; and
2.Development Corporation support of $50,000 for the Economic Development policies of the Comprehensive Plan, and ratifying COSADC's approval of the same as a project pursuant to Chapters 501 & 505 of the Texas Development Corporation Act (Presentation made by Finance Director Johnathan Flores and Planning & Development Services Director Aaron Vannoy

DRAFT

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

h. Approval of RFQ PL-01-26 Comprehensive Plan update to Olsson, Inc. in an amount not to exceed $900,000 with $100,000 sourced from TIRZ and COSADC funds, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Planning & Development Services Director Aaron Vannoy

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

i. Approval for an appeal of the Planning Commission's action on April 20, 2026, to deny application CU26-03, a short-term rental located at 404 S. Monroe St. (Presentation made by Planning & Development Services Director Aaron Vannoy

Joseph Stahl, applicant, (SMD 5) gave a comment regarding 6i.

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

j. First reading and public hearing of an ordinance for ROW26-03, a request to abandon a total of 0.328 acres along several portions of street right-of-way around Central High School beginning at 655 Caddo St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

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

k. First reading and public hearing of an ordinance for ROW26-04, a request to abandon 7,449-sq. ft. of street and alley right-of-way around the 200 Block of W. 5th St. (Presentation made by Planning & Development Services Director Aaron Vannoy

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

l. First reading and public hearing of an ordinance for Z26-05, a request for a zone change from the Two-family Residential zoning district to the Low-rise Multifamily zoning district for 0.195 acres of property located at 411 W. Ave. H (Presentation made by Planning & Development Services Director Aaron Vannoy

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

m. First reading and public hearing of an ordinance for Z26-06, a request for a zone change from the Two-family Residential, General Commercial, and General Commercial/Heavy Commercial zoning districts to the Low-rise Multifamily zoning district for 0.78 acres of property located at 309-333 W. 8th St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

DRAFT

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

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 551.071 — Consultation with attorney regarding Texas Local Government Code Chapter 380 and Texas Tax Code Chapter 312

b. Section 551.074 - Personnel matters to deliberate the appointment, employment, and duties of the City Manager

8. Follow Up and Administrative Issues

c. Consideration of items discussed in Closed Session, if needed

Motion: Mayor Thompson made a motion to authorize the termination of the employment agreement with the City Manager Daniel Valenzuela without cause to be effective July 15, 2026, seconded by Council Member Keely. The motion carried unanimously (7) ayes to (0) nays with no public comment.

d. Announcements and consideration of Future Agenda Items

Mayor Thompson announced the last City Council meeting Daniel Valenzuela will be attending as the City Manager will be on July 7, 2026, and a retirement party will be in the East Mezzanine on July 10, 2026.

Mayor Thompson announced the July 21, 2026, City Council meeting will be at 6:00pm.

Mayor Thompson requested an update on Kirby Park on a future agenda.

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 1:16 p.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.)

DRAFT

Outlook

Online Form Submittal: Board and Commissions Application

From noreply@civicplus.com <noreply@civicplus.com>
Date Wed 6/3/2026 10:03 PM
To Stastny, Heather <heather.stastny@sanangelo.gov>; Stallworth, Barbara <barbara.stallworth@sanangelo.gov>

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

Board and Commissions Application

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

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

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

Name	Michael Hegwood
Email Address	[redacted]
Address	[redacted]
City	San Angelo
State	Texas
Zip Code	76901
Phone Number	[redacted]
Registered San Angelo voter? (yes or no)	Yes

Resident of San Angelo since: (year)	1968
City Council Single-member District in which you reside:	4
Occupation/business affiliation:	Security Professional
Occupation/business address:	4001 Sunset Dr
Title/position:	Patrol Supervisor
By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.	Yes
Today's date and time	6/3/2026 10:00 PM
Applying for:	Civil Service Commission
Recommended by:	Karen Hesse Smith
Based on your board selection, do you meet the membership criteria outlined on the PDF version of the application/Board Ordinance?	Yes
If no, which criteria?	N/A
Tell us about yourself	
Education and/or professional licenses	BS in Criminal Justice from Lamar University Certification from John Hopkins University School of Medicine Certification from John Hopkins University Bloomberg School of Social Health.
Current municipal and civic organization memberships (positions and dates)	San Angelo Performing Arts Coalition (2016-Current) Concho Christmas Celebration Lights of Christmas Parade committee member (2022-Current)

Previous municipal experience (positions, dates, where)	Terrorism Instructor for Community Emergency Response Team (2003-2012) San Angelo, TX Member of Federal Bureau of Investigation Central Texas Anti-Terrorism Task Force (2001) Austin, TX
What personal qualifications can you bring to the board?	22 years military service - U.S. Navy 3 years as a military Force Protection Officer. 3 years as a military Security Officer. 12 years as a Retail Asset Protection Officer/Supervisor. 2 years in private security working VIP, high-risk banks, gated communities, and commercial sites.
What is your personal vision for the City?	I would like to see the citizens of San Angelo not have to question whether or not the SAPD or SAFD would "be there" for them in their moment of need. I would like for the SAPD and SAFD to have the backing of their local government and that each member of these organizations are in compliance with all established regulations. I wish to play a part in seeing that those guiding regulations are up-to-date and followed with ease.
Why do you want to serve on this board?	I would like to assist in moving San Angelo's civil service employees forward with a growing city, while ensuring they are in compliance with all local and state ordinances and guidance.
Is there anything else you would like to share about yourself?	I am a fourth generation San Angeloan and take great pride in our city. I believe all civil service employees should understand, follow, and obey those rules and regulations which have been established for their service.

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

Email not displaying correctly? View it in your browser.

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

Survey Details

Page 1

NOTE: This application is a public record.

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

1. Personal information

Name:	Mark Clark
Address:	[redacted]
ZIP code:	76904
Home/mobile phone:	[redacted]
Office/mobile phone:	[redacted]
Resident of San Angelo since: (year)	1976
City Council Single-member District in which you reside:	1
Registered San Angelo voter? (yes or no)	Yes
Occupation/business affiliation:	Commercial Banker
Occupation/business address:	3505 Wildewood Drive
Title/position:	Vice President
Email:	[redacted]

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

(○) Yes

3. Date

2/28/2024

4. Applying for:

(○) Planning Commission

5. Recommended by:

(Name): Various

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

(○) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:

As a 48-year resident of San Angelo, I have been very active, serving on numerous city boards and commissions, along with other entities including church committees, the Chamber of Commerce Board, Downtown San Angelo Board, and others. Currently, I serve on the Airport Advisory Board, the San Angelo Cultural Affairs Board, the Concho Christmas Celebration Board, and the Twin Mountain Tonesmen Board where I have also served as the Music Director for 33 years.

I also volunteer for the ASU and Central bands as halftime announcer and have emceed many events around the state including the Chamber's 20 Under 40 banquet and other Chamber and ASU events.

I perform in a quartet that has sung the National Anthem at various Texas Ranger games and many events in San Angelo.

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

Airport Advisory Board - Member since 2021

Twin Mountain Tonesmen - Member since 1976

San Angelo Cultural Affairs Council Board - Latest term began in 2023

Concho Christmas Committee - Member since 1985 (or first year of existence)

Previous municipal experience (positions, dates, where):

Airport Advisory Board is my first actual municipal (city) board. I have served on many other boards and committees which benefit the city but may not be actual municipal.

What personal qualifications can you bring to the board?

As a banker and former sales executive, I know the city extremely well. I have many years of experience in building relationships and have an outgoing personality.

I am a strong team player with a positive, glass half-full attitude. However, I am not afraid to ask the hard questions when necessary. I am organized, thorough, and dependable.

What is your personal vision for the City?
To help make living and working in San Angelo a positive, straight-forward, and fruitful experience. Our city has much to offer and as we grow, we must develop new, modern options and opportunities for our citizens as well as visitors while at the same time preserve our past and heritage in order for our younger generation to appreciate how we came to be what we are.

Why do you want to serve on this board?
As nearly a life-long citizen of this city, I care deeply about the current and future path and plans for San Angelo. I want to be a part of the planning process and see the results of the efforts of residents who share the passion I have.

Is there anything else you would like to share about yourself?
I take the privilege of serving San Angelo very seriously and will be a dependable and professional addition to this or any board. I have always exhibited a friendly and sincere demeanor while avoiding drama.

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

Thank you,
City of San Angelo, TX

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REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Sidney Walker, Civic Events Manager, Civic Events

Meeting Date: July 7, 2026

Item type: Consent Item

Caption:

Consider amending Civic Events policies and recommending any related matters (Sidney Walker)

Staff Recommendation:

Approve

Summary/History:

Civic Events staff, in conjunction with the Civic Events Advisory Board and City Staff, have worked together to recommend changes to the current facility policies. The proposed revisions to the Civic Events Facility Policies are intended to clarify procedures, improve operational efficiency, strengthen risk management practices, and align policies with current Civic Events operations. Changes include:

• **Advertising and Naming Rights** - the City no longer utilizes an exclusive agent for advertising, sponsorships, or naming rights, making this section obsolete.

• **Alcohol** - removed "The Civic Events Manger will determine the number of officers".

• **Booking** - Civic Events facilities may be booked up to two (2) years in advance, beginning on the first business day of each month for all events. Also, added that fees are due within 30 days of invoice issuance. Any balance remaining unpaid after 60 days of the invoice date may be referred to the City Attorney's office for collection or further action.

• **Booking Schedule** - removed Convention & Visitors Bureau and added Destination Marketing Organization.

• **Camper Hookups** - removed language that included the Indoor Arena.

• **Concessions** - removed Tiered Plaza.

• **Convention Center Kitchen** - modified Convention Center kitchen policies by replacing the fixed daily kitchen fee with the applicable fee established in the City's adopted fee schedule.

• **Facility Discounts** - removed Convention & Visitors Bureau and added Destination Marketing Organization.

• **Insurance** - updated insurance requirements and corrected timelines for submission of proof of insurance.

• **Novelties** - replaced novelties with merchandise.

• **Restrictions** - added restrictions on staking, approved anchoring methods, and designated approved staking locations.

• **Security** - Updated security policies to allow the Civic Events Manager to use private security when SAPD officer positions remain unfilled within 72 hours prior to an event. The customer would still pay the security company directly.

• **Special Events** - Clarified special event permit requirements and reinforced the responsibility of event organizers to obtain all necessary permits before an agreement is considered valid.

• **Tents** - tents, canopies, and temporary structures are not permitted to be staked into the ground and must be secured by using sandbags or water-filled weights only.

Funding Source(s):

Financial Impact:

No fiscal impact directly associated with this item.

Other Information/Recommendation:

None to report.

Attachments:

1. Civic Events Policies 2026 - Redline Draft Civic Events Policies 2026 - Redline Draft .pdf

Presentation:

Sidney Walker

Approvals/Reviews:

Sidney Walker	Created/Initiated
Carl White	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved

Brandon Dyson	Approved
Heather Stastny	Final Approval

CIVIC EVENTS

FACILITY POLICIES

(Approved by City Council on October 17, 2023)

Purpose Statement:

The purpose of this document is to provide procedures and guidelines to follow in the Civic Events Department. These procedures and guidelines should be viewed as directional, informative, and provide guidance for all involved with Civic Events, unless specific policies are negated by existing ordinances.

The development and review of the Civic Events Policies should originate with the Civic Events Departments with recommendations from the Civic Events Advisory Board and approved by City Council.

Definitions:

Booking – an event with a fully executed Short-Term Facilities Agreement and required payment according to the fee schedule.

Capped Payment – A payment that is allowed to fluctuate, but which cannot surpass a stated amount.

Hold – a request from a lessee for a date.

Required Payment – the payment of all required fees according to the fee schedule for the requested event.

Scheduled – an event date held with a required payment, but no executed agreement.

Ticketed Events – Any event that requires a fee for admission including trade shows, tool sales, boat shows, etc.

Total Gross – all earnings from all revenue sources for an event, before deductions.

~~**ADVERTISING AND NAMING RIGHTS**~~

~~The City's contracted agent for marketing, naming rights, sponsorships, and advertising on City properties holds the exclusive right to solicit and make such contracts on the City's behalf. All such transactions must be conducted by and through the contracted advertising agent.~~

~~The City's contracted advertising agent holds the exclusive right to place City advertising (other than public notices and employment ads) with media outlets.~~

ALCOHOL

The City's contracted Concessionaire holds exclusive rights to provide alcohol at all Civic Events venues (Coliseum, Convention Center, River Stage, Paseo, and Farmer's Market). Except for non-ticketed events at the River Stage, the Paseo, and Pecan Creek Pavilion no alcoholic beverages may be brought on the premises of any Civic Event venue unless purchased by the City's Concessionaire for resale. No glass containers are allowed in Civic Events venues. Per the Concessionaire contract, the Concessionaire agrees to "provide full and complete alcoholic beverage service, including ice, for each event held on the Premises for which alcoholic beverage service is requested by the client and which service is approved by the City Manager or his designee."

Alcoholic beverages may be brought into the River Stage, the Paseo, and Pecan Creek Pavilion during non-ticketed events. Lessee must provide liquor liability insurance that names the City of San Angelo as additional insured. Lessee must employ at Lessee's sole expense, a local off-duty uniformed SAPD certified peace officer(s) or as security at all functions at which alcohol is present. If SAPD cannot provide an officer(s) the Civic Events Manager has the authority to hire private security. ~~The Civic Events Manager will determine the number of officers.~~

All local ordinances and state laws pertaining to alcoholic beverages must be adhered to.

BOOKING

Use of Civic Events facilities may be booked up to two (2) years in advance, beginning on the first business day of each month, for all events, unless otherwise approved by the Civic Events Manager and documented for the Civic Events Advisory Board. ~~With the exception of conventions and public events attended by at least 500 people, the use of facilities may be booked up to one (1) year in advance unless otherwise approved by the Civic Events Manager and documented for the Civic Events Advisory Board.~~

Facilities and dates are considered a contractual or confirmed commitment only upon the execution of the Short-Term Public Facility Agreement by the event sponsor and the Civic Events Manager specifying all details of the commitment and the receipt of the required payment. All fees are due within thirty (30) days of invoice issuance. Any balance remaining unpaid sixty (60) days after the invoice date may be referred to the City Attorney's Office for

collection or further action. The City reserves the right to cancel future bookings or deny additional reservations until all outstanding balances are paid in full.

Staff will inform promoters of any like or similiar events that are booked to occur one (1) month prior to or after their planned event.

BOOKING SCHEDULE

For non-ticketed events, a fully executed Short-Term Facilities Agreement and required payment must be received within 10 days of the Lessees request. If the full fee and executed contract is not received by such date, the booked date may be released.

For ticketed events, a fully executed agreement and a payment in the amount of the facilities rent fee must be received within 10 days of booking.

The Destination Marketing Organization ~~Convention & Visitors Bureau~~ is allowed to hold dates no more than five years in advance unless agreed upon with Civic Events Manager. If less than a year out, Civic Events shall inform DMO ~~CVB~~ of pending convention dates to ensure that they are released in a timely manner for open public or private bookings.

CAMPER HOOKUPS

PASEO GROUNDS – There are electrical hookups available at a rate by the Council approved fee schedule. There are no water or sewer connections. The charge for camper hookups will be included in the event's settlement agreement. ~~Prices will be adjusted to match those charge at the Indoor Arena anytime rates change there.~~

CANCELLATION/REFUNDS

If the Civic Events Manager cancels a Short-Term Public Facility Agreement at any time, Lessee will receive a full refund of all payments made. If Lessee cancels the Public Facilities Agreement prior to ninety (90) days before the event, Lessee will receive a refund equal to one-half of the required payment. If the Lessee cancels the Public Facilities Agreement within ninety (90) days of the event, Lessee will forfeit the entire payment.

CAPPED RATE FOR PUBLIC TICKETED EVENTS

The Civic Events Manager has the authority to negotiate a capped payment of the Civic Event's facility being rented by a promoter or event company for ticketed events. The capped payment cannot be less than the rental rate that is stated on the Fee Schedule and cannot exceed 10% of the total gross.

CARSHOWS

Shows involving the display of cars, motorcycles and/or other motorized vehicles must place drip pans under all vehicles and must comply with all fire codes.

CATERER REQUIRMENT AND PAYMENTS

All caterers must sign and adhere to a Catering Agreement with the City of San Angelo. Lessees can use only those caterers that are on the City's Approved Caterer's List.

Reinstatement of catering privileges lost because of non-payment requires full payment of outstanding balances and late fees, and approval by the Civic Events Manager. The Civic Events Manager reserves the right to require a payment in advance on future bookings from caterers who have been delinquent in payment.

Lessees may provide their own food at private events if neither the preparer of the food is paid any fee nor anyone attending the event is charged for eating the food.

CONCESSIONS

The City's contracted concessionaire holds exclusive rights to provide food and non-alcoholic beverages at the Coliseum, Convention Center, ~~River~~and River Stage~~., and Tiered Plaza.~~

The City's contracted concessionaire holds exclusive rights to sell alcohol at ticketed events at the Coliseum, Convention Center, Farmer's Market, Indoor, Paseo Pavilions, Pecan Creek Pavilion and Park, River Stage, and Tiered Plaza.

CONVENTION CENTER KITCHEN

The Convention Center kitchen is a "catering kitchen" that may be used by caterers only if they have signed a Catering Agreement with the City of San Angelo and are on the City's Approved Caterers List. Any lessee who rents the Convention Center is allowed access to the Convention Center's ice machine and reverse osmosis water system. Any Lessee who

is not a City approved caterer wishing to bring food into the Convention Center for their function may use the kitchen upon payment of the applicable kitchen use fee, as established in the City's adopted fee schedule in effect at the time of the booking, and paid in advance. ~~after paying a $200/day fee in advance.~~ The fee includes use of the Convention Center's refrigerator, freezer, tea and coffee makers, warmers and food preparation areas. Cooking by anyone other than a City-approved caterer is not allowed.

If Lessees fail to clean the kitchen to the satisfaction of the Civic Events Manager of the Manager's designee, the amount of staff time and cleaning materials associated with the cleanup will be billed to the lessee.

DAMAGE/ CLEANING COST

Lessees shall be responsible for returning Civic Events property to pre-event condition and agree to compensate Civic Events for damages or clean-up costs. Clients renting El Paseo, Pecan Creek Pavilion, or the Farmers Market must clean up after the event has ended. Civic Events employees will conduct a pre-and post-event survey of City property with the applicant to verify condition of City property. Cost for clean-up will be charged at hourly staff rates plus the direct cost of any repairs. All damages will be assessed by the Risk Manager and the cost will be billed to the Event applicant.\

DONATION vs. TICKETED EVENT

Any monetary amount suggested or required for entrance or admission into an event shall be considered a ticketed event, which is subject to a rental rate of 10 percent of gross ticket sales. If admission to an event consists of "Donations Only," the base rental for the facility will apply.

EMERGENCIES

Civic Events staff will be available or on call at all times during an event. Certified peace officers must ~~will~~ be on the premises if required. (See "Security.")

FACILITY DISCOUNTS

Organizers/promoters of existing established events will be offered a 50-percent discount from the daily rental rates of Civic Events facilities if:

· They show a history of using an average of at least 200 hotel rooms per night during their event. "Existing, established events" are defined as events that have met at least annually for a minimum of the past three years.

· They work through the San Angelo Chamber of Commerce's Convention and Visitors Bureau to book and plan their event.

· They offer documented proof within 10 working days of the end of their event, either through themselves or the Destination Marketing Organization~~Convention and Visitors Bureau~~, that an average of 200 San Angelo hotel rooms per night were booked and used during the course of the event. After the event, rooms will be tracked based on pick up reports returned to DMO ~~the CVB~~ by the hoteliers.

Organizers/promoters of existing established events could earn larger facility rental discounts at the rate of 1 percentage point for every 15 rooms above the average of 200 San Angelo hotel rooms per night.

Organizers/promoters of existing established events must pay a required payment equal to the contracted discount of the facility's rental fee. Failure to provide documented proof within 10 working days from the end of their event of the average number of San Angelo hotel rooms booked and used per night during the course of the event will result in the loss of the required payment.

Organizers/promoters of new events can earn a 50-percent discount off the daily rental rates of Civic Events facilities by following the same procedure as existing events. New events must pay a required payment equivalent to the full rental rate. If they provide documented proof within 10 working days from the end of their event, either through themselves or the Destination Marketing Organization~~Convention and Visitors Bureau~~, that an average of 200 San Angelo hotel rooms were booked and used during the course of the event, 50 percent of the required payment will be refunded to the organizer/promoter as part of the event's settlement agreement.

If they provide documented proof within 10 working days from the end of their event, either through themselves or the Destination Marketing Organization~~Convention and Visitors Bureau~~, that an average of 150 San Angelo hotel rooms were booked and used during the course of the event, 33 percent of the required payment will be refunded to the organizer/promoter as part of the event's settlement agreement.

If they provide documented proof within 10 working days from the end of their event, either through themselves or the Destination Marketing Organization~~Convention and Visitors Bureau~~, that an average of 100 San Angelo hotel rooms were booked and used during the course of the event, 25 percent of the required payment will be refunded to the organizer/promoter as part of the event's settlement agreement.

Deviations from this policy must be reviewed and approved by City Council with the recommendation from the Civic Events Advisory Board.

FACILITY USE FEE

A facility fee per ticket is charged on all tickets sold as shown on the fee schedule.

Promoters may comp only 10% of the total amount of sold tickets. If a promoter comps more than 10% of the sold amount, the promoter must pay the Facility Use Fee on each ticket above the 10% threshold.

GLASS CONTAINERS

Glass containers are prohibited in Civic Events facilities per city ordinance, with the exception of wine glasses, wine bottles and punch bowls in the Convention Center.

INSURANCE

The sponsor of an event is required to have commercial general liability insurance for bodily injury or death in the minimum amount of $1,000,000 and property damage to rented premises in the minimum amount of $100,000. Such coverage shall name the City of San Angelo as additional insured and provide for a waiver of subrogation of all claims in favor of the City. The insurance must be issued by a company licensed to do business in the State of Texas. Lessee must furnish proof of coverage to the Civic Events Manager or his designee at least thirty~~ten~~ (30~~10~~) business days prior to the event. ~~In the event Lessee wishes to purchase insurance through the City's Risk Manager, estimated payment of insurance is due/payable at the time the Public Facilities Agreement is signed~~.

INTERNAL USE POLICY

The use of Civic Events facilities by City departments and divisions is governed by the City's internal use policy, approved by the City Manager on August 18, 2009.

MULTIPLE USE

A client contracting for a minimum of ten (10) events in a calendar year (January – December) for use of the small meeting rooms (those other than the 12,000-square-foot large meeting room in the center of the facility) at the Convention Center will be granted a

twenty-five percent (25%) discount per room, during weekday business hours, provided additional labor is not required or other costs are not imposed on the City. In the event additional labor is required of other costs are imposed, Lessee will pay such costs at the regular rates.

A client contracting for a minimum of four (4) public ticketed events at one time at the River Stage, Convention Center or Coliseum within a 12-month span will be deemed a multiple user. A rental rate of 50% off of the facilities rental rate will be applied to the fourth concert. The fourth concert must be held at either the River stage or the Coliseum. The discount will apply if one of the concerts is cancelled by circumstances beyond the promoter's control, including weather, an act of God, the unavailability of the venue because of a natural disaster or other emergency operation, or the health of the performer.

Multiple use for all other events is defined in the "facility use fee" policy.

MERCHANDISE ~~NOVELTIES~~

The percentage of all after tax revenue from sale of merchandise~~novelties~~, or a flat fee for merchandise~~novelty~~ sales negotiated prior to the event by the Civic Events Manager, is due and payable to Lessor immediately following the completion of sales or no later than the day of the event if a flat fee is negotiated. These merchandise ~~novelty~~ items include printed programs, souvenirs, tapes, CDs, books, T-shirts and other items identified as merchandise ~~a novelty~~ by the Civic Events Manager. Exhibitors and vendors directly related to a convention or trade show are exempt from this policy.

OUTSIDE FOOD AND BEVERAGE

Unless approved by the Civic Events Manager, the public is prohibited from bringing food and beverages that are not purchased on site into the Coliseum, Convention Center, and River Stage during events at which concessions are offered for sale.

POST-EVENT BREAKDOWN – (OUTSIDE VENUES)

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If Lessee chooses to pay for pickup of litter and/or removal of decorations at any outside venue, Lessee will pay the hourly staff rate. Should the breakdown require staff overtime, Lessee will be charged the resulting overtime rate.

RESTRICTIONS – (OUTSIDE VENUES)

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FARMER'S MARKETS – No painting will be done in or around the Farmer's Market. Any violations of this policy will result in the Lessee's being billed at cost to return the venue to its prior condition.

PASEO GROUNDS – No painting will be done in or around the Paseo Grounds. No motor vehicles, with the exception of RV's, are allowed on the Paseo Grounds. Only golf cart-type vehicles and power-operated vehicles for ~~handicapped~~ individuals with disabilities are allowed on the Grounds. Any exceptions require prior approval by the Civic Events Manager or the Manager's designee. Care must be taken with those exceptions to prevent damage to park infrastructure (i.e. irrigation systems and sprinkler heads). Tents, canopies, and temporary structures are not permitted to be staked into the ground. All tents, canopies, and temporary structures must be secured using sandbags or water-filled weights only. Staking into turf, soil, or landscaped areas is prohibited. ~~Tents may be staked on the Paseo grounds only at designated or approved locations.~~

Neither coals, grease, briquettes, charcoal nor any other remnant from a grill, fryer or other cooking appliance may be dumped on the Paseo grounds.

Any violations of this policy will result in the Lessee being billed at cost to return the venue to its prior condition.

PASEO PAVILIONS – No nails, tacks, pins, or tape will be put in or on any structure. Decorations may be attached with strings or zip ties, provided they are not attached to fans and all strings and zip ties are removed after the event. No painting will be done in or around the Pavilions. No motor vehicles are allowed in the Pavilions. Only golf cart-type vehicles and power-operated vehicles for ~~handicapped~~ individuals with disabilities are allowed in the Pavilions. Any exceptions require prior approval by the Civic Events Manager or the Manager's designee. Tents may not be staked in the pavers between the pavilions.

Tents may not be anchored by tying to any fixture, including light poles, flagpoles, monuments or the pavilions. Tents may be anchored with water barrels.

Neither coals, grease, briquettes, charcoal nor any other remnant from a grill, fryer or other cooking appliance may be dumped in the Paseo pavilions.

Any violations of this policy will result in the Lessee being billed at cost to return the venue to its prior condition.

RIVER STAGE – No nails, tacks, pins, or tape will be put on any wall. Decorations may be attached with strings and zip ties, provided all strings and zip ties are removed after the event. No painting will be done in or around the River Stage. Tents, canopies, and temporary structures are not permitted to be staked into the ground. All tents, canopies, and temporary structures must be secured using sandbags or water-filled weights only. Staking into turf, soil, or landscaped areas is prohibited. ~~Tents may be staked on the River Stage grounds only at designated or approved locations~~.

Any violations of this policy will result in the Lessee being billed at cost to return the venue to its prior condition.

SECURITY

Lessees and/or sponsors of an event must have Texas State certified police officers present, if required by the Civic Events Manager. This requirement, as well as the number of officers needed, will depend on the type of event (including activities), number of anticipated attendees at the event, whether or not alcohol will be consumed at the event, as well-as other factors.

If certified police officers are required for an event, at least one of the officers must be a City of San Angelo officer. If certified police officers other than City of San Angelo officers provide security at an event, the event sponsor must coordinate those officers and inform the Civic Events division that the officers have been secured for the event and provide a point of contact. If the job isn't filled within 72 hours prior to the event, the Civic Events Manager has the authority to hire private security to replace SAPD officers.

The San Angelo Police Department will work with the Civic Events Division to coordinate SAPD security officers for the event. SAPD is responsible for collecting payment from the lessee at the conclusion of the event.

All public ticketed events must provide private security for bags and guest checks.

Prohibited Items: alcohol, animals, bottles, cans, and beverage containers of any kind, costumes (unless prior approval by Civic Events Manager), firearms permitted by law, flasks, inflatable objects, laser pointers, mace (pepper spray or tear gas), outside food or beverage, poles, sticks, or rods of any kind, swords, video cameras (*only at public ticketed events).

Exceptions will be made for those with medical requirements and/or special needs. Only approved clear bags will be allowed in the venues for public ticketed events. The approved clear bags are:

Clear Plastic Bag 12" x 6" x 12"

Plastic Freezer Bag - One Gallon

Small Clutch Bag – 4.5" x 6.5" (no longer)

Exceptions to the clear bag policy will be made for medically necessary items after proper inspection.

All "Short-Term Public Facility Agreements" must abide by the prohibited items list.

SMOKING

City ordinance prohibits smoking in all indoor and outdoor venues and at the River Stage. Smoking is prohibited underneath the Paseo, Farmers Market, and Pecan Creek Pavilion. Smoking is allowed in designated areas.

SPECIAL EVENTS

If an event that utilizes a Civic Events venue also makes use of other public properties, the organizers of that event must seek a Special Events permit and comply with the City's Special Events policy.

It is the sole responsibility of clients leasing all facilities to obtain and pay for all necessary permits to meet the City of San Angelo's requirements. These include but are not limited to street closure, health and sign permits. The agreement shall not be considered complete or valid until all required permits and applications have been approved and issued.

TENTS

Tents, canopies, and temporary structures are not permitted to be staked into the ground. All tents, canopies, and temporary structures must be secured using sandbags or water-filled weights only. Staking into turf, soil, or landscaped areas is prohibited at all Civic Event venues. ~~Tents may be utilized at the Coliseum and Convention Center parking lots as long as the stake holes are filled and the lot is returned to the pre-tent condition at the conclusion of the event. Tents may be staked on the Paseo and River Stage grounds only at~~

~~designated or approved locations. Stake holes must be filled with dirt and the grounds returned to the pre-tent condition at the conclusion of the event.~~

TICKET VENDOR GUIDELINES

General – The City of San Angelo is requesting qualifications from vendors for facility ticketing services. All qualified vendors will be added to a non-exclusive, approved vendor list that promoters will be allowed to select from for ticketed events at City facilities.

Scope of Services – In order for a qualification to be considered, the vendor must demonstrate a capacity to perform all of the services describer below to provide ticket sales and services for public events. The qualified vendors will then be able to provide ticketing services for City events upon request.

When booking a ticketed event, promoters are allowed to pick a ticketing vendor who has the authority to sell tickets for events at our Civic Event Facilities. The ticketing vendor must meet the requirements below to be added to the vendor list.

1. The provider shall not be a third party ticket distributor or affiliate.

2. The provider shall staff events with Box Office sale the day of and during the event at no cost to the City of San Angelo ("City"). Provided staff cannot be a relation/family member of the promoter of the event.

3. The provider shall be able to provide the City with all equipment needed for day-of operations (ie. ticket scanners) for all public events for which tickets are sold. The City will provide one ticket taker at no charge. Provider shall bear all costs of any additional staff needed to take tickets on the day of the event.

4. The provider shall be able to build the event with the promoter and Civic Events based on the venue, design, and print tickets. No tickets shall go on sale until the venue set up is approved in writing by the Civic Events Manager.

5. The provider shall be able to provide detailed reports with information on the amount of tickets sold, event revenue, and customer demographics to Civic Events at the conclusion of every event. The provider shall provide the Civic Events Manager with full access into the backend system to track ticket sales and run reports on the events for revenue and customer demographics.

6. The provider shall be able to provide “cash advance” on the day of the event for promoters, if requested. “Cash advance” must not be greater than what is owed to the City from the current tickets sold.

7. The provider shall be able to settle with the City Civic Events division ~~department~~ after the box office is closed or at a time agreed upon in writing with the Civic Events Manager. The provider shall be able to settle with the City Civic Events department after the event, including facility fees and venue rental fees and any other agreed fees. At settlement the City will be paid by company check by the ticketing provider. If the total outstanding balance to the City is under $1,000, then the promoter is allowed to write the check.

8. The provider shall provide a phone or online customer ticketing order and information service to answer any ticketing questions.

~~9. The provider shall provide at minimum one ticket outlet with all equipment necessary to ring up ticket sales in real time.~~

10. The provider shall be able to provide refunds within 10 business days to the customers, if the event is cancelled.

11. The provider shall be able to handle all cash sales of public ticketed events. The City will not be involved with any cash dealings or purchasing of tickets.

12. The provider must provide the current insurance requirements to be operational at our facilities.

Commercial General Liability:
Minimum Limits: $1,000,000 Each Occurrence
$1,000,000 Personal and Advertising Injury
$2,000,000 General Aggregate
$1,000,000 Products/Completed Operations Aggregate
$100,000 Fire Damage

Business Auto Liability for any auto:
Minimum Limits: $1,000,000 Combined Single Limits

Workers Compensation:
Minimum Limits: WC EL Statutory Limits
Disease $500,000 each accident
Disease $500,000 each employee $500,000 policy limit

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: July 7, 2026

Item type: Consent Item

Caption:

Consider conveying a 30-ft. wide utility easement to AEP Texas Inc. in the W Spornhaun Survey and authorizing an Assistant City Manager to negotiate and execute all related documents (Sarah Torres, Justin Fletcher)

Staff Recommendation:

Approve

Summary/History:

AEP is performing a significant upgrade to the electric loop around the airport. The upgrade involves additional switches, underground wiring and additional power poles in compliance with the FAA's Part 77 airspace requirements. The additional switches will provide AEP more flexibility to isolate power outages and quickly restore the airport's electrical power. The electrical upgrades are scheduled to begin in 2027. This utility access easement will allow AEP access to the airport from S. Concho Drive.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Staff recommends approval.

Attachments:

1.	DRAFT - UTILITY EASEMENT_AEP	DRAFT - UTILITY EASEMENT_AEP.docx
2.	EXHIBIT - UTILTIY EASEMENT	EXHIBIT - UTILTIY EASEMENT.pdf

Presentation:

Sarah Tackett, Justin Fletcher

Approvals/Reviews:

Sarah Tackett	Created/Initiated

Sarah Tackett	Approved
Brandon Dyson	Approved
Justin Fletcher	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

CP 460 (OH/UG) Rev. (01/24)
Town: San Angelo TX261124
Submitted by: JDC WR#92056596

EASEMENT AND RIGHT OF WAY

CITY OF SAN ANGELO, ("Grantor"), for and in consideration of public benefit that will accrue to Grantor's Property and other good and valuable consideration to Grantor in hand paid by **AEP TEXAS INC**., a Delaware Corporation, whose address is P.O. Box 2121, Corpus Christi, Texas 78403 ("Grantee") the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto Grantee, its successors and assigns, a perpetual easement and right of way for electric distribution lines, consisting of poles made of wood, metal, or other materials, cross arms, static wires, guys, wire circuits, underground cables and conduits, communication circuits, metering equipment and all necessary or desirable appurtenances (including, but not limited to, transformers, meters, vaults, and service pedestals) over, under, across, and upon a portion of the following described land located in Tom Green County, Texas, to wit:

A thirty foot wide easement lying wholly within 117.604 acres out of Abstract 1881, W Spornhaun Survey 0644 as Recorded in Tom Green County, Texas.

More specifically, the strip of land covered by this Easement and Right of Way shall be 30 feet in width, as described by GPS waypoints as depicted on Exhibit "A", attached hereto, made a part hereof and incorporated herein for all applicable purposes. Notwithstanding the foregoing, the actual as-built location of the electric line shall locate, define and establish the easement. (the "Easement Area")

Together with the right of ingress and egress over, under, across and upon the Easement Area and Grantor's adjacent land for the purpose of constructing, operating, reconstructing on poles or burying and replacing underground cables and conduits (including necessary ditching and backfilling), enlarging, inspecting, patrolling, repairing, maintaining, upgrading and removing said lines, circuits, underground cables and conduits, poles, wires and appurtenances; the right to relocate along the same general direction of said lines, cables, and conduits; and the right to remove from the Easement Area all structures, obstructions, trees and parts thereof, using generally accepted vegetation management practices, (whether from the Easement Area or that could grow into the Easement Area) which may, in the reasonable judgment of Grantee, endanger or interfere with the safe and efficient operation and/or maintenance of said lines, cables, conduits or appurtenances or ingress and egress to, from or along the Easement Area.

Grantor reserves the right to use the Easement Area subject to said Easement and Right of Way in any way that will not interfere with Grantee's exercise of the rights hereby granted. However, Grantor shall not construct or permit to be constructed any house or other above ground structure on or within the Easement Area containing Grantee's improvements without the express written consent of Grantee.

Should it become necessary for the Grantee Facilities to be removed and relocted, then the party requesting such removal and relocation agrees to provide an alternate site on the Grantor's property to relocate the Grantees Facilities and reimburse the Grantee for resonable costs of removal and subsequent relocation of any segments of the Grantee Facilities. The Grantee will make the best efforts to accomplish aa relocation within a reasonable time to satisfy the Grantor's requirements.

TO HAVE AND TO HOLD the above-described easement and rights unto the Grantee, its successors and assigns forever. Grantor binds itself, assigns, and legal representatives to warrant and forever defend all and singular the above-described easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, 2026.

[Rest of this page intentionally left blank-Signature page follows]

TX261124
WR#92056596

GRANTOR:
City of San Angelo

By: _____
Daniel Valenzuela, City Manager, City of San Angelo

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TOM GREEN

This instrument was acknowledged before me on this _____ day of _____, 2026, by Daniel Valenzuela, City Manager, City of San Angelo.

_____
NOTARY PUBLIC, State of

(Seal)

TX261124
WR#92056596

By: _____

By: _____

ACKNOWLEDGMENT

STATE OF
COUNTY OF

This instrument was acknowledged before me on this _____ day of _____ , 2026, by .

_____
NOTARY PUBLIC, State of

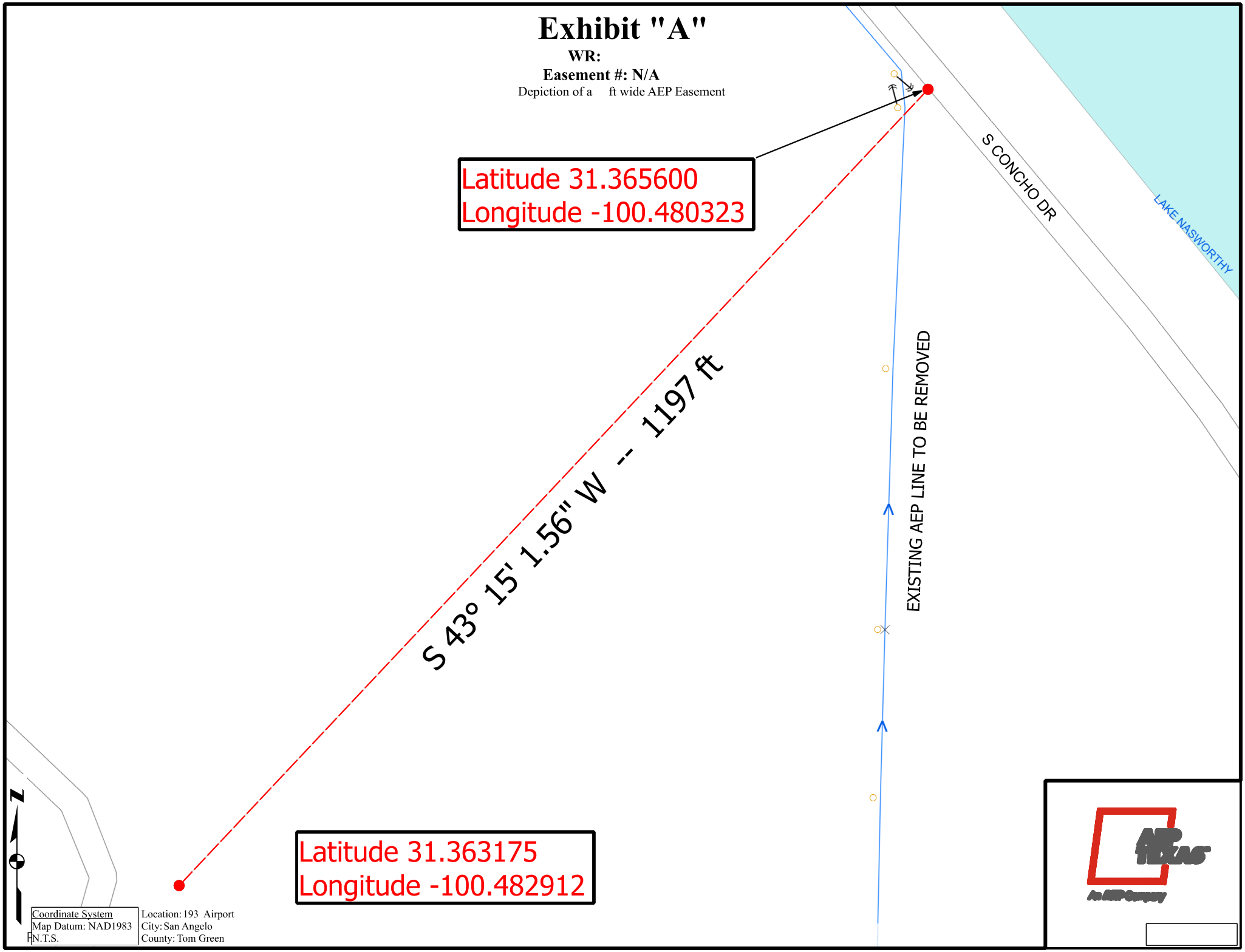
(Seal)

Exhibit "A"

WR:

Easement #: N/A

Depiction of a ft wide AEP Easement



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: July 7, 2026

Item type: Consent Item

Caption:

Consider accepting a .597 acre Water and Sewer Utility Easement from Southwest Orient Properties, LLC, for the 18' Randolph Water Line Replacement Project, and authorizing an Assistant City Manager to negotiate and execute all related documents (Sarah Torres, Zeferino Mendoza)

Staff Recommendation:

Accept

Summary/History:

The proposed 0.597-acre water and sewer easement is necessary for the 18-Inch Randolph Street Water Line Replacement Project and is a required component of the Water Supply and Infrastructure Grant program. City Council authorized the City Manager to submit the grant application and complete all associated documentation at the May 5th Council meeting.

Project Description:
The 18-Inch Randolph Street Water Line Replacement Project will replace an aging and existing water line. It begins at West 8th Street and MLK Boulevard, proceeds to College Street, and continues south along Randolph Street until it reconnects to an existing 18-inch water line located west of South Hill Street and West Avenue I.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Staff recommends approval.

Attachments:

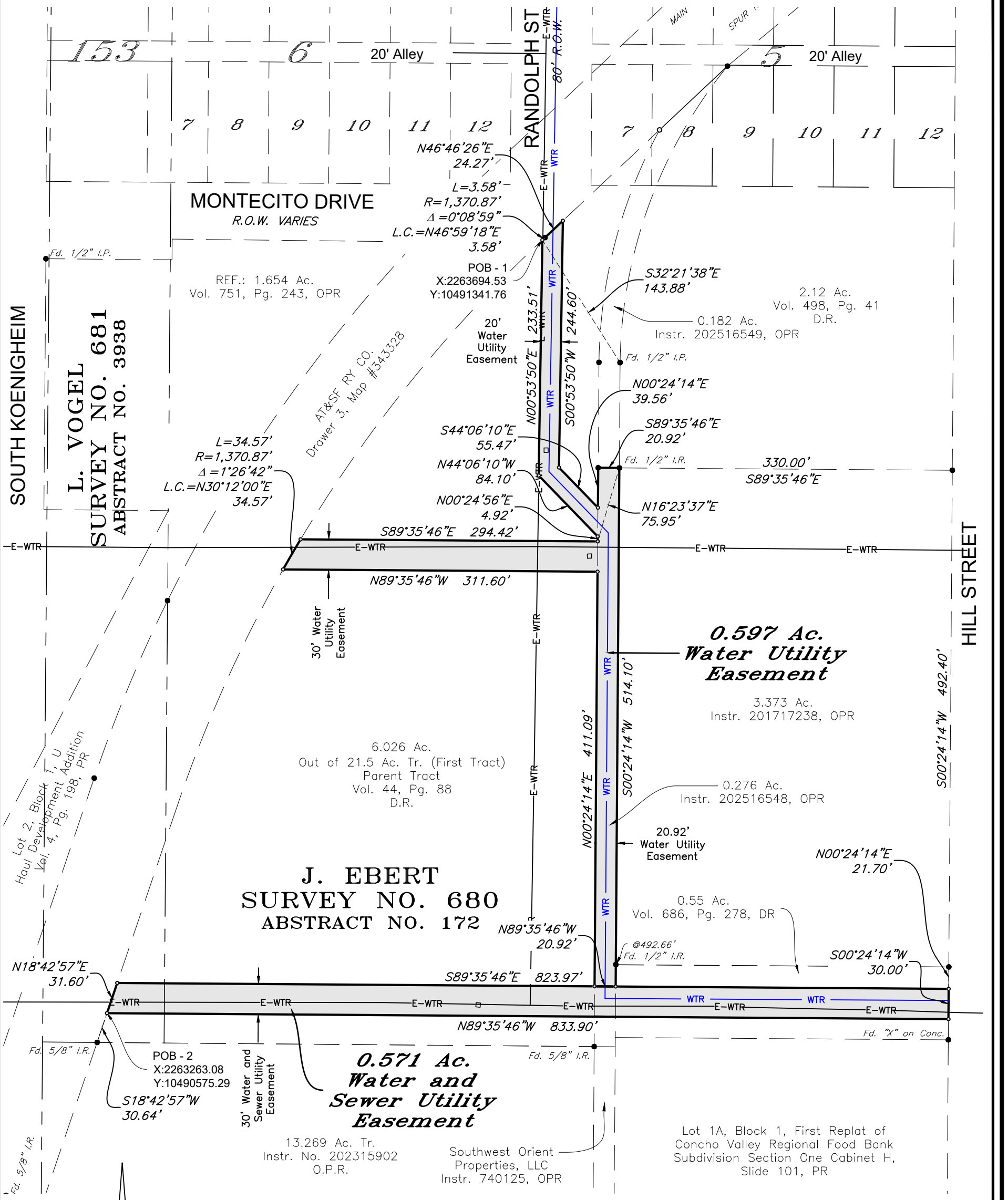
1. 23S0265_Easement_.597 ACRE EASEMENT 23S0265_Easements_.597 ACRE EASEMENT.pdf

Presentation:

Sarah Tackett, Zeferino Mendoza

Approvals/Reviews:

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



BEARINGS SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983 – CENTRAL ZONE BY GPS OBSERVATION.

LEGEND

- ● FD. 1/2" I.R. (unless noted otherwise)
- ○ POINT FOR CORNER (no monument set)
- E–WTR EXISTING WATER LINE
- WTR PROPOSED WATER LINE

PLAT SHOWING A SURVEY OF A 0.597 WATER UTILITY EASEMENT AND A 0.571 ACRE WATER AND SEWER UTILITY EASEMENT OUT OF J. EBERT SURVEY NO. 680, ABSTRACT NO. 172, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS. SEE ATTACHED FIELD NOTES.

Certification is hereby made that a survey was made on the ground under my supervision according to the minimum standards of the Professional Land Surveying Practices Act and the General Rules of Procedures and Practices set forth by the Texas Board of Professional Land Surveying.

This survey is prepared for the exclusive use and benefit of the parties listed. Use of this survey by a third party may not be transferred or assigned. Not valid without the original signature and seal of a Registered Professional Land Surveyor.

Dated: June 3, 2026.

RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636

STATE OF TEXAS
REGISTERED
RUSSELL T. GULLY
5636
PROFESSIONAL
LAND SURVEYOR

SKG ENGINEERING, LLC FIRM NO.: 10102400 – 706 S. ABE STREET, SAN ANGELO, TEXAS 76903

23–S–0265

FIELD NOTES

0.597 Ac. Water Utility Easement

June 3, 2026
23-S-0265_0.597Ac

Being a 0.597 acre water utility easement out of a certain 6.026 acre tract of land out of a certain 21.5 acre tract (First Tract) described in Volume 44, Page 88, Deed Records of Tom Green County, Texas, and a certain tract of land shown on the corridor exhibit to the State of Texas acting by and through the Texas Department of Transportation described and recorded in Volume 819, Page 915, Official Public Records of Tom Green County, Texas, and out of a certain 0.276 acre tract described and recorded in Instrument Number 202516548, Official Public Records of Tom Green County, Texas, and being out of J. Ebert Survey No. 680, Abstract No. 172, City of San Angelo, Tom Green County, Texas and said 0.597 acres being more particularly described by metes and bounds as follows:

Beginning at a point for the northwest corner of this easement and on the southeast right of way line of a railroad spur of Texas Pacifico Railroad according to AT&SF Ry. Co. San Angelo, Tom Green County, TXCEO Amarillo Station Map #343328, recorded in Map Drawer 3, Tom Green County, Texas, from which a ½" iron pipe found on the west line of a certain 2.12 acre tract described and recorded in Volume 498, Page 41, Deed Records of Tom Green County, Texas bears S. 33°21'38" E. a distance of 143.88 feet, and said beginning point having coordinates of **N:10491341.76**, **E:2263694.53** based on Texas Coordinate System of 1983, Central Zone;

Thence with the northwest line of this easement and said southeast Railroad right of way as follows:

> In a northeasterly direction with a non-tangent curve turning to the right, having a radius of 1370.87 feet, central angle of 00°08'59", arc length of 3.58 feet, whose long chord bears **N. 46°59'18" E.** a distance of **3.58** feet to a point of tangency at a ½" iron rod found;
>
> **N. 46°46'26" E.** a distance of **24.27** feet to a point for a northeast corner of this easement;

Thence with an east line of this easement and crossing said 6.026 acre tract as follows:

> **S. 00°53'50" W.** a distance of **244.60** feet to an angle corner of this easement;
>
> **S. 44°06'10" E.** a distance of **55.47** feet to the east line of said 6.026 acre tract and on the west line of said 0.276 acre tract, and an angle corner of this easement;

Thence with a west line of this easement and said 0.276 acre tract, **N. 00°24'14" E.** a distance of **39.56** feet to a ½" iron rod found for the northwest corner of said 0.276 acre tract and the southwest corner of a certain 0.182 acre tract described and recorded in Instrument Number 202516549, Official Public Records of Tom Green County, Texas and an angle corner of this easement;

Thence with a north line of this easement and said 0.276 acre tract, **S. 89°35'46" E.** a distance of **20.92** feet to a ½" iron rod found for the southeast corner of a said 0.182 acre tract and the southwest corner of said 2.12 acre tract and the northwest corner of a certain 3.373 acre tract described and recorded in Instrument Number 201717238, Official Public Records of Tom Green County, Texas and a northeast corner of this easement;

Thence with an east line of this easement and west line of said 3.373 acre tract and west line of a certain 0.55 acre tract described and recorded in Volume 686, Page 278, Deed Records of Tom Green County, Texas, **S. 00°24'14" W.** at a distance of 492.66 feet passing a ½" iron rod found for the southwest corner

of said 3.373 acre tract and northwest corner of said 0.55 acre tract, in all a total distance of **514.10** feet to a point for the southeast corner of this easement,

Thence with the south line of this easement and crossing said 0.276 acre tract, **N. 89°35'46" W.** a distance of **20.92** feet to a point for the southwest corner of this easement;

Thence with a west line of this easement and said 0.276 acre tract and east line of said 6.026 acre tract,crossing said 6.026 acre tract, **N. 00°24'14" E.** a distance of **411.09** feet to a point for an angle corner;

Thence with a south line of this easement and crossing said 6.026 acre tract, **N. 89°35'46" W.** a distance of **311.60** feet to a point for a southwesterly corner of this tract and on the southeast right of way line of a railroad spur of Texas Pacifico Railroad according to AT&SF Ry. Co. San Angelo, Tom Green County, TXCEO Amarillo Station Map #343328, recorded in Drawer 3, Tom Green County, Texas;

Thence with a west line of this easement and said southeast railroad spur right of way, in a northeasterly direction with a non-tangent curve turning to the right, having a radius of 1370.87 feet, central angle of 01°26'42", arc length of 34.57 feet, whose long chord bears **N. 30°12'00" E.** a distance of **34.57** feet to a point for a northwest corner of this easement;

Thence with a north line of this easement and crossing said 6.026 acre tract, **S. 89°35'46" E.** a distance of **294.42** feet to the east line of said 6.026 acre tract and west line of said 0.276 acre tract and an angle corner of this easement;

Thence with a west line of this easement and said 0.276 acre tract and east line of said 6.026 acre tract, **N. 00°24'56" E.** a distance of **4.92** feet to an angle corner of this easement;

Thence with a west line of this easement and crossing said 6.026 acre tract as follows:

N. 44°06'10" W. a distance of **84.10** feet to an angle corner;

N. 00°53'50" E. a distance of **233.51** feet to the point of beginning and containing **0.597** acres.

Bearings recited hereon are based on Texas Coordinate System of 1983 - Central Zone by GPS observation.

See Attached Plat of Survey.

Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Charles Michalewicz, Engineer, Engineering Services

Meeting Date: July 7, 2026

Item type: Consent Item

Caption:

Consider a resolution finding a public purpose and approving a request by Southland Hills, Inc. and Duncan Group Southland, LLC., for the City to pay for the material cost differential of $33,989 between an 8-inch diameter and a 12-inch diameter water line extension and street size increase of Valleyview Blvd. with a cost differential of $146,920 within Sections 29 & 30, Southland Hills Addition-Southland Hills, Inc, that will serve the planned subdivision expansion and potential future development in the area, and authorizing an Assistant City Manager to negotiate and execute all necessary documents (Zeferino Mendoza)

Staff Recommendation:

Adopt

Summary/History:

This is an official request by Southland Hills, Inc. (the developer of Section 30, Southland Hills Addition, which includes the northern one-half of Valleyview Blvd.) and Duncan Group Southland, LLC (the developer of Section 29, Southland Hills Addition, which includes the south one-half of Valleyview Blvd.)

Construction of this subdivision will require the extension of necessary water infrastructure. The Water Utilities Department is requesting the extension of an existing 12-inch water line that is to serve the proposed subdivision development and potential future land development in the area. The City ordinance states that the developer is responsible for the purchase and installation of necessary waterline infrastructure with the provision that the City will be responsible for the material cost difference between the City's standard 8-inch pipe size and the requested larger pipe size.

The 12-inch vs 8-inch pipe material, including appurtenances, cost difference is approximately $33,989.00.

The basis of the request is that the developer will purchase the materials and install the 12-inch water line and the street construction that is necessary to provide water service and access for the planned Southland Hills subdivision and potential land development that may occur in the area. This will directly benefit the City of San Angelo as future growth occurs in the area and ensure that there is sufficient water availability and traffic flow for that future development. The developer would be responsible for labor, equipment, placement of bedding material, and any testing associated with the installation of the 12-inch water line.

Construction of this subdivision also requires the construction of a street. Per the subdivision ordinance, the developer is responsible for half the roadway width. Valleyview is classified as minor collector in the Master Thoroughfare Plan, giving it a construction width of 51' in total. Staff has worked with the developer to pay

for the roadway costs above the cost of a 40' of roadway (the standard for a local road); a total sum of $146,920. This quantity is above that allowed by current ordinance, but aligns with Section 212.072 of the TX Local Government Code and a future proposal for overbuilds that staff is putting together that would allow the City to participate in construction of roadways in new developments if such roadway is over 40' in width and if funding is available. Such partnerships provide a public purpose to ensure that the City constructs and owns roadways that properly handle traffic volumes while ensuring growth and development, and subsequently tax revenues, are not constrained by increasing infrastructure installation costs. In this particular instance, This assistance will also ensure that Valleyview will be built to its full width now, instead of waiting until some time in the future when the property owners to the north decide to develop, leaving a 1/2 width roadway and unsafe traffic conditions in the meantime.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Water Capital			$33,989
Street funds			$146,920

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	C-O San Angelo 8_ Materials RFQ_San Angelo_TX_Bid#_5017306_6-18-2026_0244_PM	C-O San Angelo 8_ Materials RFQ_San Angelo_TX_Bid#_5017306_6-18-2026_0244_PM.pdf
2.	C-O San Angelo 12_ Materials RFQ_San Angelo_TX_Bid#_5017949_6-18-2026_0252_PM	C-O San Angelo 12_ Materials RFQ_San Angelo_TX_Bid#_5017949_6-18-2026_0252_PM.pdf
3.	Letter Request for City of San Angelo (003)	Letter Request for City of San Angelo (003).pdf
4.	Resolution approving water main & street oversizing - Southland Hills	Resolution approving water main & street oversizing - Southland Hills.docx

Presentation:

Zeferino Mendoza

Approvals/Reviews:

Charles Michalewicz	Created/Initiated
Zeferino Mendoza	Approved
John Kaufman	Approved
Patrick Frerich	Approved
Shane Kelton	Approved
Brandon Dyson	Approved
Jonathan Flores	Approved

Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

Bid Proposal for C/O San Angelo 8" Materials RFQ

CUSTOMER

CITY OF SAN ANGELO
1948 Saint Ann St
San Angelo, TX 76905

Job
C/O San Angelo 8" Materials RFQ
San Angelo, TX
Bid Date: 06/26/2026
Bid #: 5017306

CONTACT

Sales Representative
Ethan Meacham
(M) 325-245-1760
(T) 325-653-7659
Ethan.Meacham@coreandmain.com

Core & Main
5791 Loop 306 S
San Angelo, TX 76905
(T) 3256537659

NOTES

Bid Proposal for C/O San Angelo 8" Materials RFQ

CITY OF SAN ANGELO
Job Location: San Angelo, TX
Bid Date: 06/26/2026
Core & Main Bid #: 5017306

Core & Main
5791 Loop 306 S
San Angelo, TX 76905
Phone: 3256537659
Fax: 3256578136

Seq#	Qty	Description	Units	Price	Ext Price
30	1680	8 PVC C900 DR18 PIPE 20' BLUE GSKT PC235	FT	15.50	26,040.00
40	2	2X1000' DET TAPE MK: WATER	EA	19.85	39.70
50	1	421-08540985-031 8X8 CPLG EPXY 304SS B&N 8.54-9.85 OD	EA	315.00	315.00
60	4	8 MJ 45 C153 IMP	EA	178.75	715.00
70	2	8 MJ 22-1/2 C153 IMP	EA	192.00	384.00
80	10	8 EBAA 2008PEC MEGALUG F/PVC C900/IPS W/EBAA SEAL GSKT ACC	EA	98.00	980.00
		USA			
90	2	8X6 MJ ANCH TEE C153 IMP	EA	250.00	500.00
100	4	8 EBAA 2008PEC MEGALUG F/PVC C900/IPS W/EBAA SEAL GSKT ACC	EA	98.00	392.00
		USA			
110	2	6 MJ REG ACC SET L/GLAND IMP	EA	28.00	56.00
120	2	6 AFC 2506-1 MJ RW GV OL NDZ STEM W/304SS B&N 2606BLAFMMU	EA	815.00	1,630.00
130	2	562-S VALVE BOX W/2" SKIRTED LID IMP	EA	95.00	190.00
140	4	6 EBAA 2006PEC MEGALUG F/PVC C900/IPS W/EBAA SEAL GSKT ACC	EA	80.00	320.00
		USA			
150	17	202B-962-IP7 8X2IP BRS SAD DBL BRZ STRAPS 9.05-9.62 OD	EA	188.00	3,196.00
160	17	2X3 BRASS NIPPLE NO LEAD (I)	EA	16.75	284.75
170	17	2 BRASS TEE NO LEAD (I)	EA	40.00	680.00
180	34	C18-47-NL 1X2 BRS BUSH FIPTXMIPT NO LEAD	EA	27.60	938.40
190	34	C44-44-Q-NL 1 BRS CPLG QJ CTSXQJ CTS NO LEAD	EA	27.25	926.50
200	1	202B-962-CC4 8X1CC BRS SAD DBL BRZ STRAPS 9.05-9.62 OD	EA	165.00	165.00
210	1	F1000-4-Q-NL 1 KEY CORP STOP CCXQJ CTS NO LEAD	EA	68.00	68.00
220	35	BA43-444W-Q-NL 1 ANG BALL MTR VLV QJ CTSXMNUT LW NO LEAD	EA	152.00	5,320.00
230	70	INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID	EA	1.60	112.00
240	300	1X100 CTS MUNICIPEX PIPE BLUE 200 PSI NSF 261076-100	FT	2.10	630.00
				SUBTOTAL	**43,882.35**
				Sub Total	**43,882.35**
				Tax	0.00
				Total	**43,882.35**

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: https://coreandmain.com/terms-of-sale/

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

Bid Proposal for C/O San Angelo 12" Materials RFQ

CUSTOMER

CITY OF SAN ANGELO
1948 Saint Ann St
San Angelo, TX 76905

Job
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NOTES

Bid Proposal for C/O San Angelo 12" Materials RFQ

CITY OF SAN ANGELO
Job Location: San Angelo, TX
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50	1	421-12621367-031 12 CPLG EPXY 304SS B&N 12.62-13.67 OD	EA	500.00	500.00
60	4	12 MJ 45 C153 IMP	EA	415.00	1,660.00
70	2	12 MJ 22-1/2 C153 IMP	EA	350.00	700.00
80	10	12 EBAA 2012PEC MEGALUG F/PVC C900/IPS W/EBAA SEAL GSKT ACC	EA	188.00	1,880.00
		USA			
90	2	12X6 MJ ANCH TEE C153 IMP	EA	415.00	830.00
100	4	12 EBAA 2012PEC MEGALUG F/PVC C900/IPS W/EBAA SEAL GSKT ACC	EA	188.00	752.00
		USA			
110	2	6 MJ REG ACC SET L/GLAND IMP	EA	28.00	56.00
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		USA			
150	17	202B-1438-IP7 12X2IP BRS SAD DBL BRZ STRAPS 13.20-14.38 OD	EA	280.00	4,760.00
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170	17	2 BRASS TEE NO LEAD (I)	EA	40.00	680.00
180	34	C18-47-NL 1X2 BRS BUSH FIPTXMIPT NO LEAD	EA	27.60	938.40
190	34	C44-44-Q-NL 1 BRS CPLG QJ CTSXQJ CTS NO LEAD	EA	27.25	926.50
200	1	202B-1438-CC4 12X1CC BRS SAD DBL BRZ STRAPS 13.20-14.38 OD	EA	238.00	238.00
210	1	F1000-4-Q-NL 1 KEY CORP STOP CCXQJ CTS NO LEAD	EA	68.00	68.00
220	35	BA43-444W-Q-NL 1 ANG BALL MTR VLV QJ CTSXMNUT LW NO LEAD	EA	152.00	5,320.00
230	70	INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID	EA	1.60	112.00
240	300	1X100 CTS MUNICIPEX PIPE BLUE 200 PSI NSF 261076-100	FT	2.10	630.00
				SUBTOTAL	**77,871.35**
				Sub Total	**77,871.35**
				Tax	0.00
				Total	**77,871.35**

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: https://coreandmain.com/terms-of-sale/

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Shane Kelton
Assistant City Manager/
Public Works Director
72 W. College, fourth floor
City Hall Annex
San Angelo, Texas 76903

via email: shane.kelton@sanangelo.gov

Aaron Vannoy
Planning & Development
52 W. College Ave.
San Angelo, Texas 76903

via e-mail: aaron.vannoy@sanangelo.gov

Zeferino Mendoza
Interim City Engineer
301 W. Beauregard/ Annex
San Angelo Texas 76903

via e-mail: Zeferino.mendoza@sanangelo.gov

Mr. Kelton, Mr. Vannoy, and Mr. Mendoza:

Please accept this correspondence as the official request of Southland Hills, Inc. (the developer of Section 30, Southland Hills Addition, which includes the north one-half of Valleyview Blvd.) and Duncan Group Southland, LLC (the developer of Section 29, Southland Hills Addition, which includes the south one-half of Valleyview Blvd.).

Regarding the above referenced developments, the developers request the following:

VALLEYVIEW BLVD.

The parties request that the City of San Angelo contribute the additional cost of the "oversizing " of the street from that of a local neighborhood street (41' wide) to that of a minor collector street (51' wide) by paying for the cost of the center 10' of street, payable to the parties or to the parties' street contractor, Goode Construction Inc. This should be payable to or on behalf of each developer for the respective 5' of additional pavement required of each developer. (I.e., paid to the developers' contractor on their behalf, or paid one-half to each developer.)

The cost for this improvement comes from the street contractor, Goode Construction, Inc. (See attached copy of email.)

Center 10' of Valleyview :	$102,920.00
Center 10' of concrete terminus strips/valley gutters:	$ 2,553.00

(NOTE: 51' wide street BOC to BOC, less 2' curb and gutter, each side, leaves a 47' concrete strip) $6,000.00 per strip / 47' = $127.66 / foot ; $127.66/' x 10' = $1276.60 per terminus strip; $1276.60 x 2 strips = $2,553.20 ; say,$2,553.00

Total for center 10' of street, including concrete terminus strips/valley gutters:

$102,920.00	Center 10' of street, exclusive of concrete strips / valley gutters
2,553.00	Center 10' of concrete terminus strips / valley gutters
$105,473.00	TOTAL CENTER 10' OF STREET AND CONCRETE STRIPS

OVERSIZE 12" WATER MAIN LINE

As allowed for by city ordinance, the developers' request that the City of San Angelo effectively pay for the cost of oversizing the water main from an 8" line (required for their respective development(s) to the 12" water line requested/required by the City for the benefit of the city water system). Developers request that the difference in the cost of the pipe, as well as that of (the difference in the cost of) any appurtenances necessary for water to flow through the pipe, such as connectors, tees, "els" or elbows, joints, fittings, valves, service taps or tapping devices such as service saddles, etc. be reimbursed to or paid on behalf of the developers. Please pay one half to or for the benefit of each developer. The utility contractor installing the water main line is M & R Construction. Alternatively, perhaps more accurately, if the city purchases the above referenced 12" materials (for the 12" water main pipe and 12" appurtenances), then each developer will reimburse the city for one-half of the cost for 8" pipe and associated 8" appurtenances. Each developer will pay for their respective service lines, curb stops and tap/meter connections, etc. servicing their lots off of the 12" main.

Assuming the city purchases the 12" materials for the water main, and the developers reimburse the city for the cost of the 8" water main materials, then:

The quotes obtained by the city are as follows:

12" materials	$77,871.35
8" materials	$43,882.35

Each developer will reimburse or pay to the city one-half of the cost of the 8" water main materials: $43,882.35 / 2 = $21,941.175

So, each developer will reimburse or pay to the city approximately $21,941.00. (Either $21,941.17 or $21,941.18)

SIDEWALK(S)

We understand that any sidewalk requirement has already been waived by the Planning and Zoning Commission for the south side of Valleyview Blvd. (This would be included in Section 29). We also request equal treatment for the sidewalk on the north side of Valleyview Blvd., which is included in Section 30.

HIGH POINT

The developers request that High Point Street NOT continue south toward Valleyview Blvd. beyond the existing alley south of Grandview. For any necessary drainage, the request is made to allow a drainage easement to be created by plat, improved by a swale or other appropriate mechanism, to provide for storm water drainage between the Grandview alley and Valleyview Blvd.

REGIONAL DETENTION BASIN USE BY SECTION 30:

The parties request that Southland Hills, Inc. be allowed to utilize the "Regional Detention Basin" currently being constructed at the northeast corner of Valleyview Blvd. and College Hills Blvd. for the necessary stormwater detention required for Section 30 without any payment, expense or charge being due or assessed against Southland Hills, Inc. for its Section 30 property.

COLLEGE HILLS BLVD. MATCHING R.O.W DEDICATION AND STREET CONSTRUCTION SOUTH OF VALLEYVIEW:

The developers request that Southland Hills, Inc. be allowed to dedicate the R.O.W. for the eastern half of College Hills Blvd. extending from Valleyview Blvd. south to Maplewood Drive by separate instrument and by metes and bounds field note description. Southland Hills, Inc. will be permitted to construct the eastern half of College Hills Blvd. within this dedicated R.O.W. without filing a plat on the adjoining property to the East.

CONCRETE VALLEY GUTTERS AND CONCRETE SPANDRELS AT INTERSECTIONS:

Finaly, the developers request that the City pay for the cost of the concrete valley gutters and/or concrete terminus strips and the concrete spandrels at the intersection of Valleyview Blvd. and College Hills Blvd. (including the remaining "half" of the concrete valley gutter and concrete spandrel at College Hills Blvd. extending south from Valleyview), and at the intersection of Valleyview Blvd. and Stone Canyon Trail.

Per the street cost breakdown provided by the street contractor, Goode Construction, Inc., the cost for these items is:

4 Spandrels = 32,000.00 , or $8,000.00 each
2 Concrete terminus strips / valley gutters = $12,000.00 or $6,000.00 each.

The balance of the concrete terminus strips / valley gutters remaining after deducting the center 10' (as detailed above) is $12,000.00 - $2,553.00 = $9,447.00

So the total requested for the spandrels and remaining amount of concrete strips is:

$32,000.00
9,447.00
$41,447.00

We appreciate your consideration of this request.

Sincerely,

Scott Allison, Partner
Southland Hills Inc.

James Duncan, President
JAD Interests Inc., the Manager of
Duncan Group Southland, LLC

P.S. Shane, et al: Could you please forward this request to any additional city officials that should receive a copy.

James Duncan

From: Mike Martin <MMartin@goodeconst.com>
Sent: Wednesday, June 24, 2026 1:11 PM
To: James Duncan
Subject: Fw: Valleyview Breakdown

From: Mike Martin <MMartin@goodeconst.com>
Sent: Wednesday, June 24, 2026 1:11 PM
To: shane.kelton@cosatx.com <shane.kelton@cosatx.com>
Subject: Valleyview Breakdown

Shane, the breakdown for Valleyview is:

1. The center 10 feet by 1660 feet will cost $102,920.00. That is $6.20 a sq/ft for the rough grade, sub prep, base install, prime and pave of the street.
2. Curb and gutter is $35.54 a running foot for 3320 linear feet of curb so $118,000.00
3. 4 spandrels are $32,000.00 or $8000 each
4. Street terminus strips or valley gutters as needed are $12,000 for 2 or $6000.00 each.

Let me know if this helps

MIKE MARTIN
JAMES D GOODE CONSTRUCTION, INC
4918 CHRISTOVAL RD
SAN ANGELO, TEXAS 76904
OFFICE: 325-653-3202
FAX: 325-651-3500

Bid Proposal for C/O San Angelo 12" Materials RFQ

CITY OF SAN ANGELO
Job Location: San Angelo, TX
Bid Date: 06/26/2026
Core & Main Bid #: 5017949

Core & Main
5791 Loop 306 S
San Angelo, TX 76905
Phone: 3256537659
Fax: 3256578136

Seq#	Qty	Description	Units	Price	Ext Price
30	1680	12 PVC C900 DR18 PIPE 20' BLUE GSKT PC235	FT	32.95	55,356.00
40	2	2X1000' DET TAPE MK: WATER	EA	19.85	39.70
50	1	421-12621367-031 12 CPLG EPXY 304SS B&N 12.62-13.67 OD	EA	500.00	500.00
60	4	12 MJ 45 C153 IMP	EA	415.00	1,660.00
70	2	12 MJ 22-1/2 C153 IMP	EA	350.00	700.00
80	10	12 EBAA 2012PEC MEGALUG F/PVC C900/IPS W/EBAA SEAL GSKT ACC USA	EA	188.00	1,880.00
90	2	12X6 MJ ANCH TEE C153 IMP	EA	415.00	830.00
100	4	12 EBAA 2012PEC MEGALUG F/PVC C900/IPS W/EBAA SEAL GSKT ACC USA	EA	188.00	752.00
110	2	6 MJ REG ACC SET L/GLAND IMP	EA	28.00	56.00
120	2	6 AFC 2506-1 MJ RW GV OL NDZ STEM W/304SS B&N 2606BLAFMMU	EA	815.00	1,630.00
130	2	562-S VALVE BOX W/2" SKIRTED LID IMP	EA	95.00	190.00
140	4	6 EBAA 2006PEC MEGALUG F/PVC C900/IPS W/EBAA SEAL GSKT ACC USA	EA	80.00	320.00
150	17	202B-1438-IP7 12X2IP BRS SAD DBL BRZ STRAPS 13.20-14.38 OD	EA	280.00	4,760.00
160	17	2X3 BRASS NIPPLE NO LEAD (I)	EA	16.75	284.75
170	17	2 BRASS TEE NO LEAD (I)	EA	40.00	680.00
180	34	C18-47-NL 1X2 BRS BUSH FIPTXMIPT NO LEAD	EA	27.60	938.40
190	34	C44-44-Q-NL 1 BRS CPLG QJ CTSXQJ CTS NO LEAD	EA	27.25	926.50
200	1	202B-1438-CC4 12X1CC BRS SAD DBL BRZ STRAPS 13.20-14.38 OD	EA	238.00	238.00
210	1	F1000-4-Q-NL 1 KEY CORP STOP CCXQJ CTS NO LEAD	EA	68.00	68.00
220	35	BA43-444W-Q-NL 1 ANG BALL MTR VLV QJ CTSXMNUT LW NO LEAD	EA	152.00	5,320.00
230	70	INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID	EA	1.60	112.00
240	300	1X100 CTS MUNICIPEX PIPE BLUE 200 PSI NSF 261076-100	FT	2.10	630.00
				SUBTOTAL	**77,871.35**
				Sub Total	**77,871.35**
				Tax	0.00
				Total	**77,871.35**

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Bid Proposal for C/O San Angelo 8" Materials RFQ

CITY OF SAN ANGELO
Job Location: San Angelo, TX
Bid Date: 06/26/2026
Core & Main Bid #: 5017306

Core & Main
5791 Loop 306 S
San Angelo, TX 76905
Phone: 3256537659
Fax: 3256578136

Seq#	Qty	Description	Units	Price	Ext Price
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50	1	421-08540985-031 8X8 CPLG EPXY 304SS B&N 8.54-9.85 OD	EA	315.00	315.00
60	4	8 MJ 45 C153 IMP	EA	178.75	715.00
70	2	8 MJ 22-1/2 C153 IMP	EA	192.00	384.00
80	10	8 EBAA 2008PEC MEGALUG F/PVC C900/IPS W/EBAA SEAL GSKT ACC USA	EA	98.00	980.00
90	2	8X6 MJ ANCH TEE C153 IMP	EA	250.00	500.00
100	4	8 EBAA 2008PEC MEGALUG F/PVC C900/IPS W/EBAA SEAL GSKT ACC USA	EA	98.00	392.00
110	2	6 MJ REG ACC SET L/GLAND IMP	EA	28.00	56.00
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				Sub Total	**43,882.35**
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A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL APPROVING THE CITY'S PARTICIPATION IN THE COST OF OVERSIZING INFRASTRUCTURE IMPROVEMENTS, INCLUDING A 12" WATER LINE EXTENSION AND STREET WIDENING OF VALLEYVIEW BLVD TO SERVE THE SOUTHLAND HILLS SUBDIVISION ADDITION SECTIONS 29 AND 30 AND FUTURE DEVELOPMENTS, FINDING A PUBLIC PURPOSE FOR SUCH PARTICIPATION, AND AUTHORIZING AN ASSISTANT CITY MANAGER TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS WITH SOUTHLAND HILLS, INC. AND DUNCAN GROUP SOUTHLAND, LLC.

WHEREAS, a final plat for the Southland Hills Addition – Section 29 & 30 subdivision approval is conditioned on the installation of water and street infrastructure necessary to serve such subdivision; and

WHEREAS, an 8" water main would adequately serve the subdivision, but City has requested that the water main be oversized to 12" to plan for future development; and

WHEREAS, a local neighborhood street (41' wide) would adequately serve the subdivision, but City has requested that Valleyview Blvd. be oversized to a minor collector street (51' wide) to plan for future development; and

WHEREAS, Chapter 11 of the San Angelo Land Development and Subdivision Ordinance allows for the City's participation in 100% of the cost difference in oversizing mains and lift stations; and

WHEREAS, Chapter 10 of the San Angelo Land Development and Subdivision Ordinance allows for the City's participation in the cost of materials for widening street pavement over 50'; and

WHEREAS, Section 212.072 of the Texas Local Government Code likewise allows for the City's participation of up to 100% of the cost for oversizing of improvements required by the municipality, including but not limited to increased capacity of improvements to anticipate other future development in the area; and

WHEREAS, Southland Hills, Inc and Duncan Group Southland, LLC, owner and developer of the Southland Hills – Section 29 & 30 subdivision, has requested City's participation in paying costs currently estimated at $33,989 for materials to oversize the water main to 12"; and

WHEREAS, Southland Hills, Inc and Duncan Group Southland, LLC, owner and developer of the Southland Hills – Section 29 & 30 subdivision, has requested City's participation in paying costs currently estimated at $146,920 for materials and installation to increase the size of Valleyview Blvd. from a local neighborhood street (41') to that of a minor collector street (51'); and

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

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

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

Part 1: That City Council finds a valid public purpose exists in participating in the costs of oversizing the public infrastructure improvements detailed herein. That oversizing said infrastructure

will primarily serve and directly benefit the City of San Angelo as future development occurs in the area.

Part 2: That the Department of Public Works is authorized to participate in the costs as detailed herein (estimated at $180,909.00) but not to exceed 100% of the cost difference to oversize the water main and street width increase. Southland Hills, Inc and Duncan Group Southland, LLC would still be responsible for all other costs and expenses related to labor, equipment, gravel embedment, and testing associated with the water main installation and street construction.

Part 3: That an Assistant City Manager is authorized to negotiate and execute any necessary documents with Southland Hills, Inc. and Duncan Group Southland, LLC, to effectuate City's participation as detailed herein.

PASSED and APPROVED this 7th day of July, 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: Jennifer Bellemare, Grants Administrator , Water Utilities

Meeting Date: July 7, 2026

Item type: Consent Item

Caption:

Consider an amended resolution requesting financial assistance from the Texas Water Development Board's Water Supply and Infrastructure Grant program for the Randolph Street Transmission Line Replacement Project, approving the Signatory Authority Delegation form, and authorizing the City Manager or his designee to negotiate and execute all related documents (Danielle Rix)

Staff Recommendation:

Approve

Summary/History:

The City Council previously approved Resolution 2026-053 at the May 5th, 2026 council meeting, authorizing the City to apply for financial assistance from the WSIG program for the Randolph Street Transmission Line Replacement Project in an amount not to exceed $9,000,000; named the City Manager as the authorized representative for the City for the purposes of furnishing information and executing required documents for such financial assistance application; and authorized individuals and firms named in the resolution to assist in the preparation and submission of the application, and to represent the City before any hearing held by the TWDB.

TWDB requires the governing body to take official action in delegating authorized positions via the Signatory Authority Delegation form, as part of its WSIG application process. These delegations will ensure required project-related documents will be executed in a timely manner. As such, consider amending and superseding Resolution 2026-053 to authorize the City Manager or his designee as the authorized representative of the City of San Angelo for the purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board; and additionally delegate, by and through the attached Exhibit A - Signatory Authority (Form TWDB-0201D), the Department Staff authorized by City Council to approve, sign, execute, or certify certain documents throughout the life of the Randolph Street Transmission Line Replacement Project, should funding be received under the WSIG program.

All other terms of the original resolution will remain unchanged.

Funding Source(s):

Financial Impact:

There is no fiscal impact to this item.

Other Information/Recommendation:

Attachments:

1.	TWDB 0201A Resolution	TWDB 0201A Resolution.docx
2.	Exhibit A - Signatory Authority (Form TWDB-0201D)	Exhibit A - Signatory Authority (Form TWDB-0201D).docx

Presentation:

Danielle Rix

Approvals/Reviews:

Jennifer Bellemare	Created/Initiated
Shane Kelton	Approved
Brandon Dyson	Approved
Jonathan Flores	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

RESOLUTION 2026-____

AN AMENDED RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SAN ANGELO REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD; AUTHORIZING THE FILING OF AN APPLICATION FOR ASSISTANCE; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH

WHEREAS, City Council previously adopted Resolution 2026-053 on May 5, 2026, regarding the above captioned matter; and

WHEREAS, Resolution No. 2026-053 inadvertently omitted City Council's approval of a Signatory Authority Delegation form required to be filed with the City's application for assistance; and

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

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed $9,000,000 to provide for the costs of Randolph Street Transmission Line Replacement Project.

SECTION 2: That the City Manager or his designee be and is hereby designated the authorized representative of the City of San Angelo for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 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 of San Angelo before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor:
Paul Jasin, Managing Director - Specialized Public Finance, Inc.
Vince Viaille, Managing Director - Specialized Public Finance, Inc.

Engineer:
Mark Evans, Engineer - Freese & Nichols

Bond Counsel:
Rodolfo Segura Jr., Partner - McCall, Parkhurst & Horton L.L.P

SECTION 4: That the Signatory Authority Delegation form attached hereto as **Exhibit "A"** is approved; that the individuals holding positions with the City of San Angelo as detailed in Exhibit "A" are hereby authorized to approve, sign, execute, or certify those documents listed in Exhibit "A"; and that the City Manager may delegate signatory authority to his designee to

approve, sign, execute, or certify such other documents that may be required in connection with City's application for assistance.

SECTION 5: That this Resolution shall amend and replace Resolution No. 2026-053.

ADOPTED, this the 7th day of July, 2026.

CITY OF SAN ANGELO, TEXAS

ATTEST:

_____
Tom Thompson, Mayor

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM

_____
Brandon Dyson, City Attorney

Water Supply & Infrastructure Grant
SIGNATORY AUTHORITY DELEGATION

This form must be submitted to TWDB attached to the official action taken by the governing body of the Applicant when requesting TWDB Water Supply and Infrastructure Grant funds.

The following positions have been delegated the authority by the governing body of
City of San Angelo City Council
to approve, sign, execute, or certify the following documents through the life of the
Randolph Street Transmission Line Replacement Project

Document Type	Responsible Position(s) (Titles Only- not individuals' names) Authorized to Approve/ Sign/ Execute/ Certify Each Document
Paying Agent Agreement	City Manager or City Manager's designee
Escrow Agreement	City Manager or City Manager's designee
Funding Release Requests	Water Utilities Director of Finance Director
Engineering Contract(s)	City Manager or City Manager's designee
Other Professional Services Contracts	City Manager or City Manager's designee
Project Budget Changes	Water Utilities Director or City Engineer or Acting City Engineer
Construction Contract(s)	City Manager or City Manager's designee
Construction Contracts Change Orders	City Manager or City Manager's designee
Environmental Affidavit (TWDB-0802)	City Engineer or Acting City Engineer
Monthly US Iron & Steel Certifications (TWDB-1105-A)	City Engineer or Acting City Engineer
Final US Iron & Steel Certifications (TWDB-1105-B)	City Engineer or Acting City Engineer
Final Construction Work Acceptance	City Engineer or Acting City Engineer

If any of these delegations change during the course of the project, the governing body agrees to inform TWDB in writing of the change(s) within five business days of their occurrence.

Signed by (type name and title): **Daniel Valenzuela, City Manager**

Signature _____ **Date:** _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Patrick Brody, Fire Chief, Fire Department

Meeting Date: July 7, 2026

Item type: Consent Item

Caption:

Consider authorizing the Fire Department to apply for the FEMA Assistance to Firefighter Grant program in the amount of $1,646,190, a cost share match of $149,654 for the purchase of 112 Self-Contained Breathing Apparatus, 110 Face pieces, and 288 SCBA cylinders, and authorizing an Assistant City Manager to negotiate and execute all related documents (Patrick Brody)

Staff Recommendation:

Approve

Summary/History:

The Fire Department is requesting authorization to apply for the FEMA Assistance to Firefighter Grant (AFG) program for the purchase of 112 Self-Contained Breathing Apparatus (SCBA), 110 Face pieces, and 288 SCBA cylinders.

These units will replace the current fleet of SCBA's within the department. The Fire Department is requesting grant funding in the amount of $1,646,190.00 with a cost share match of $149,654.00. If awarded this grant, the Fire Department will request from City Council authorization to accept the grant prior to obligating the city to matching funds.

Funding Source(s):

Financial Impact:

None at this time. If awarded the grant, staff will bring a budget amendment back to City Council with a request to accept the grant.

Other Information/Recommendation:

Attachments:

Presentation:

Patrick Brody

Approvals/Reviews:

Patrick Brody	Created/Initiated
Patrick Brody	Approved
Brandon Dyson	Approved
Jonathan Flores	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development

Meeting Date: July 7, 2026

Item type: Consent Item

Caption:

Consider ratifying a COSADC resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed $34,000 for an Airport Catchment Analytics Study, a project authorized under Chapters 501 & 505 of the Texas Development Corporation Act and recommending approval by City Council (Ryan Gaddy)

Staff Recommendation:

Approve

Summary/History:

At the May 13th,2026 COSADC Board Meeting, Airport Director Justin Fletcher made a presentation at the request of the Board regarding additional air service either by adding a flight or flights or perhaps adding another carrier to the current air service. Mr. Fletcher recommended the following:
Catchment Analytics Study

- Passenger Market Study by zip code
- Origin/Destination Analysis
- Demand – Market Opportunities

Estimated Cost — $ 34,000

The COSADC Board requested this item be brought back for possible action. The item was brought back and approved by the Board at their June 10th meeting.

Funding Source(s):

Financial Impact:

$34,000 from Future Projects to a new project. Budget amendment required.

Other Information/Recommendation:

Attachments:

Presentation:

Ryan Gaddy

Approvals/Reviews:

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Angela Bloss, Director of Neighborhood & Family Services, Neighborhood and Family Services

Meeting Date: July 7, 2026

Item type: Consent Item

Caption:

Consider a resolution authorizing the Animal Services division to accept a donation of $90,000 for NexGard from People Assisting Animal Control (Angela Bloss)

Staff Recommendation:

Approve

Summary/History:

People Assisting Animal Control (PAAC) has generously donated a six-month supply of NexGard flea and tick prevention for animals housed at the San Angelo Animal Shelter. The donation includes approximately 1,500 feline doses and 1,500 canine doses. Based on current retail pricing, the feline doses are valued at approximately $25 each ($37,500 total) and the canine doses are valued at approximately $35 each ($52,500 total), for a combined estimated value of $90,000.

Acceptance of this donation will help improve the health and well-being of shelter animals while reducing operational expenses associated with parasite prevention and treatment.

Funding Source(s):

Financial Impact:

There is no fiscal impact to the budget.

Other Information/Recommendation:

Attachments:

1. 2600707 Donation Resolution - Nexgard 2600707 Donation Resolution - Nexgard.docx

Presentation:

Angela Bloss

Approvals/Reviews:

Angela Bloss	Created/Initiated
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Jonathan Flores	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 $90,000 WORTH OF NEXGARD TO THE SAN ANGELO ANIMAL SERVICES DIVISION

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, People Assisting Animal Control has offered the City of San Angelo Animal Services Division $90,000 worth of Nexgard for program use; and

WHEREAS, the San Angelo Animal Services division has use for the $90,000 to further the mission and purpose of the program.

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

Part 1: That the City of San Angelo hereby accepts a donation of $90,000 worth of Nexgard from People Assisting Animal Control.

Part 2: That the $90,000 worth of Nexgard shall be used in the San Angelo Animal Services Division for program purposes.

PASSED and APPROVED THIS 7th Day of July 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: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: July 7, 2026

Item type: Consent Item

Caption:

Consider approving a resolution to release an underground utility easement at 5050 Red Oaks and authorizing an Assistant City Manager to negotiate and execute all related documents (Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This is a request from the property owner and contractor. A pool permit was pulled in 2024 but not finalized by the contractor. It was discovered the pool built did not match the plans and encroachment into the utility easement. This process is to release a portio of that utility easement. American Electric Power (AEP) utilized the easement for underground utilities when the subdivision was built. They investigated the property and determined they could release 3 feet of the easement which would give clearance for the pool to remain and not be rebuilt. There is an overhead structure or porch awning which must be removed and was not properly permitted for construction.

City Staff have reviewed this utility easement release and are supportive. All third party utility companies were sent the request and have either responded with approval or in the case of AEP a partial easement release.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	001 Exhibit	001 Exhibit.pdf
2.	Application	Application .pdf
3.	AEP Response	AEP Response.docx
4.	Twin Oaks Addition Section 27	Twin Oaks Addition Section 27.pdf

5.	Resolution - 5050 Red Oaks Utility Easement release - 6-30-26	Resolution - 5050 Red Oaks Utility Easement release - 6-30-26.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

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0 15 30 FEET 60 GRAPHIC SCALE 120

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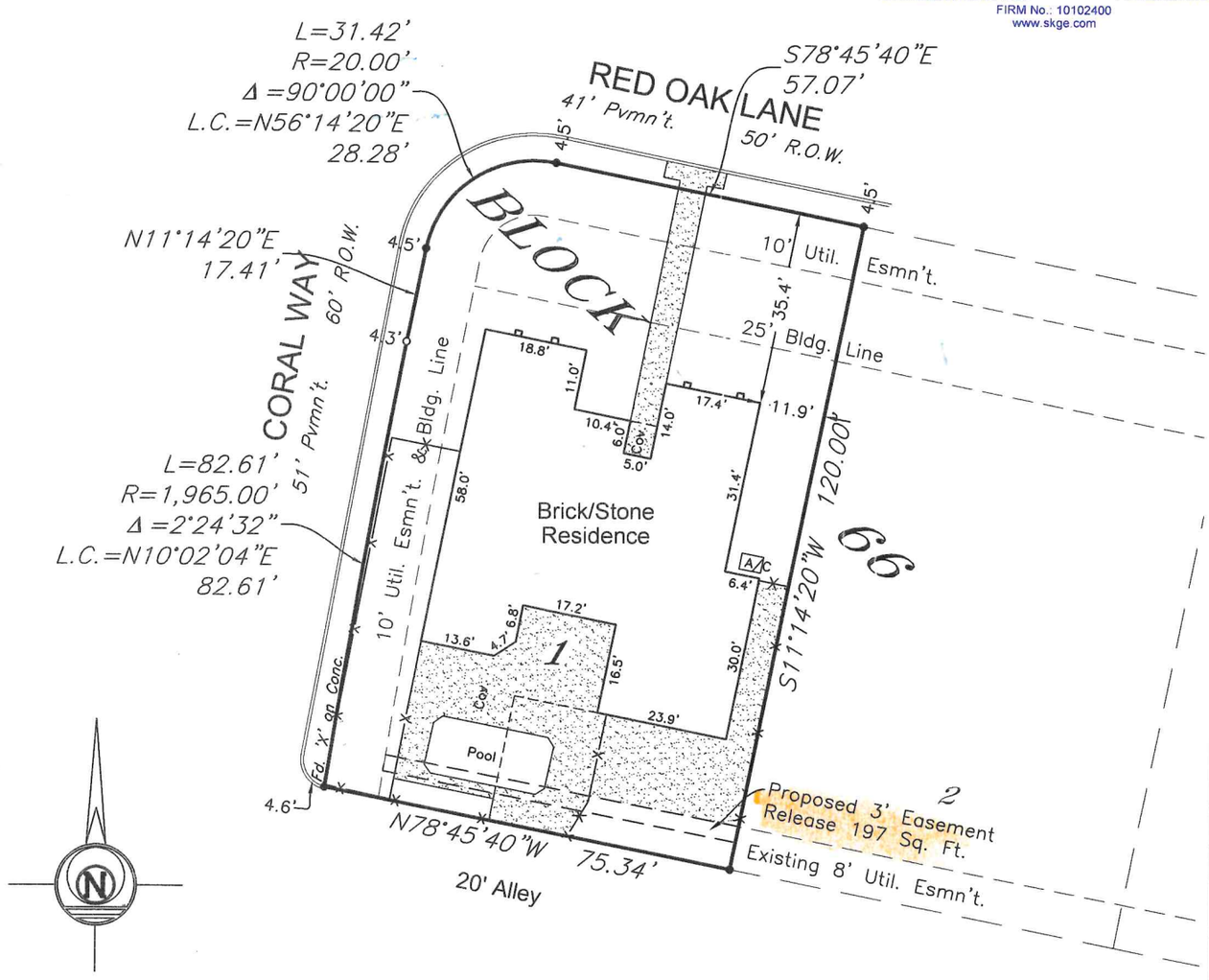
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
FIRM No.: 10102400
www.skge.com



SCALE: 1"= 30'

BEARINGS ARE BASED UPON THE PLAT OF RECORD.

LEGEND

- ● *Fd. 1/2" I.R. w/cap Mkd. "SKG ENGINEERS" Unless Noted Otherwise*
- ○ *Set 1/2" I.R. w/cap Mkd. "SKG ENGINEERS"*

5050 RED OAK LANE

LEGAL DESCRIPTION OF THE LAND:

LOT 1, BLOCK 66, SECTION 27, TWIN OAKS ADDITION, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, PER MAP OR PLAT RECORDED IN PLAT CABINET "A", SLIDE #28, PLAT RECORDS OF TOM GREEN COUNTY, TEXAS.

This survey is prepared for the exclusive use and benefit of the purchaser of this survey and for the specific transaction for which this survey is intended. Use of this survey cannot be transferred or assigned to a third party. Not valid without the original signature and seal of a Registered Professional Land Surveyor.

This is to certify that this map or plat and the survey on which it is based were in accordance with the requirements set forth in the Professional Land Surveying Practices Act in effect as of the date of this survey.

Dated: April 16, 2026.

STATE OF TEXAS REGISTERED RUSSELL T. GULLY 5636 PROFESSIONAL LAND SURVEYOR

STROMAN TITLE
GF NO.: 42773
Taylor/Koochek (buyer)
JD

RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636

City of San Angelo, Texas – Planning Division
52 West College Avenue

Application for Easement Release

Section 1: Basic Information

Name of Applicant(s): Ted + Kate Schwarz

☑ Owner ☐ Representative (Affidavit Required)

1209 Ashford Dr	San Angelo	Tx	76901
Mailing Address	City	State	Zip Code

706 832 4822	Tedschwarz18@yahoo.com
Contact Phone Number	Contact E-mail Address

5050 Red Oak Lane	San Angelo Tx		
Subject Property Address	City	State	Zip Code

Legal Description (*can be found on property tax statement or at www.tomgreencad.com*)
Lot 1, Block 66, Sec. 27, Twin Oaks, Addn.

Size of Easement (in acreage or square feet): 197 Sq. Ft. 3' wide Zoning: RS-1

Easement Type:

☒ City Utility Easement within a recorded subdivision plat

☐ City Utility Easement *not* within a recorded subdivision plat

☐ Easement not used by City (i.e. private utility easement)

Section 2: Site Specific Details

General Description of Location*: Alley @ Coral Way & Red Oak Lan
Release North 3 Ft of 8 Ft. Utility Easement

Subdivision Name, Lots and Blocks Affected (if applicable): Lot 1, Block 66, Sec. 27, Twin Oaks Addn

Reason for Easement Release*: Encroachment with Pool

*Use attachment if necessary.

Section 3: Applicant's acknowledgement

(By checking the boxes you indicate that you understand the following regulations)

☑ An application for Easement Release may only be made by the owner of that property, or an authorized representative of the property owner. An authorized representative shall present a notarized affidavit from the property owner.

☑ Removal of the easement shall require a resolution and official release from City Council. Removal of City utility easements within a recorded plat shall also require approval of a Subdivision Application removing said easement from the plat.

Section 3 continued: Applicant's acknowledgement

I/We the undersigned acknowledge that the information provided above is true and correct.

Signature of licensee or authorized representative affirming the truth of the above statement.

4/24/2024
Date

Printed name of licensee or authorized representative

Name of business/Entity of representative

FOR OFFICE USE ONLY:

Date of Application: _____/_____/_____ ☐ **Application Form complete** ☐ **Attached Checklist complete**

Affidavit attached? ☐ **Yes** ☐ **No** ☐ **N/A**

Nonrefundable fee: $_____ **Receipt #:** _____ **Date paid:** _____/_____/_____

Reviewed/Accepted by: _____ **Date:** _____/_____/_____

CHECKLIST FOR EASEMENT RELEASE

To accompany all Application Forms:

☒ **Survey or Layout Plan** drawn to scale showing the entirety of the easement area and adjoining property, including all dimensions (length and width) of these areas and setbacks to property lines. ***If the easement was part of a recorded plat, a copy of the recorded plat showing the easement may be submitted in lieu of a survey or layout plan.***

☐ **Field Notes / Legal Meets-and-Bounds Description of Easement Area** encompassing boundaries of easement area with a surveyor's seal. ***If the easement was part of a recorded plat, this is not required.***

☐ **Other details** that will assist the Commission to understand the request, such as photographs, engineering specifications, etc.

☐ **Notarized Affidavit** from the property owner, if different from the applicant

I certify that all general requirements as listed above have been provided, in addition to all project-specific requirements. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

Owner or Representative

4/24/2026
Date

Good morning, Uni,

I hope you are doing well.

I am writing to provide an update regarding the easement reduction request.

AEP requested that Oasis Pools, Rodney Drgac, contact 811 to have all utilities located at the residence. Following completion of the locates, AEP Line Department and Engineering reviewed the results to assess the impact of the pool installation and the request to reduce the easement from 8 feet to 5 feet (a total reduction of 3 feet) in the area where the pool has been installed.

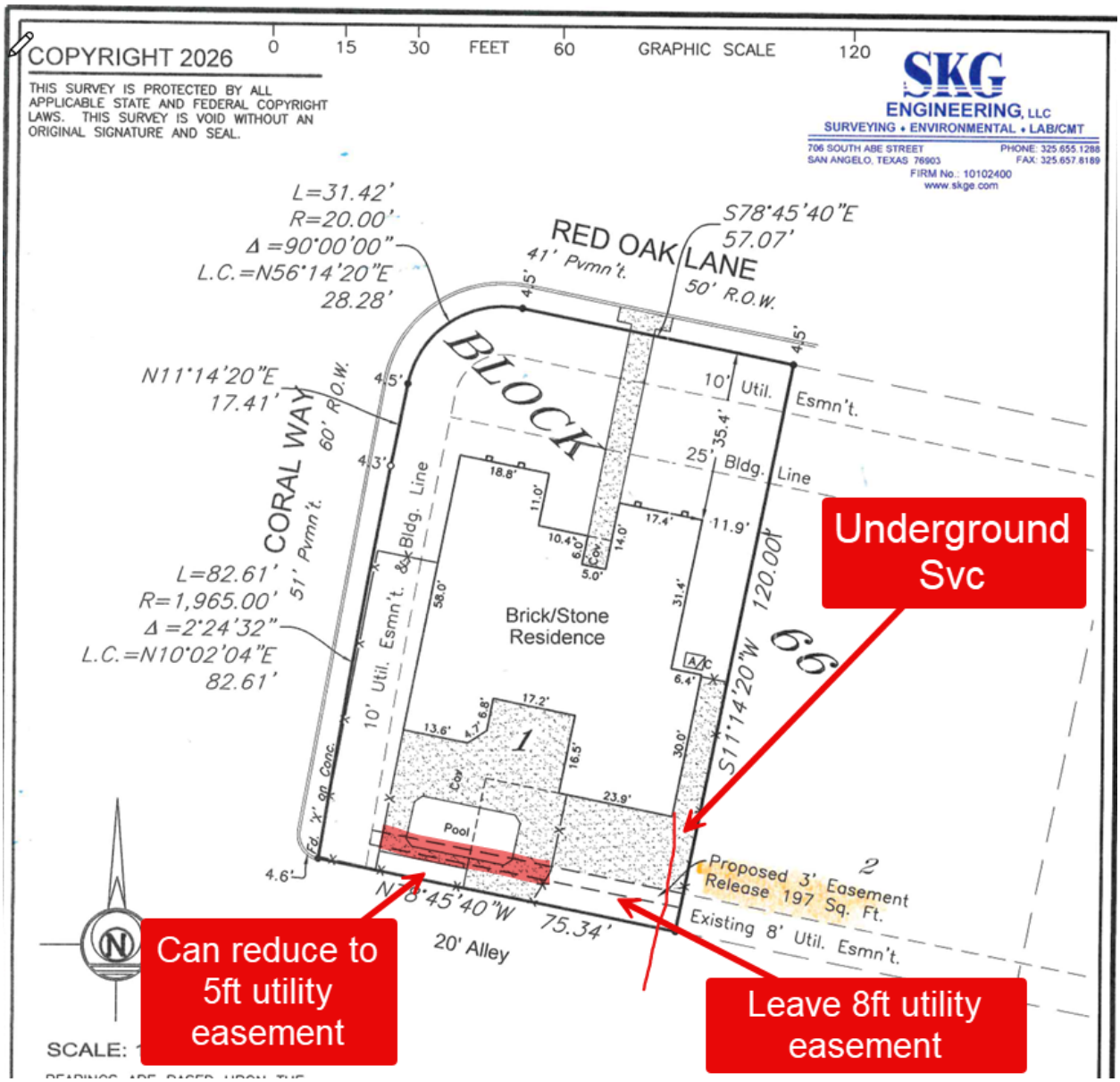
Based on this review, AEP supports the requested reduction in the immediate pool area. However, we request that the remaining easement area to the east of the pool remain unchanged, as the service line crosses this portion of the utility easement and is subject to the guidelines previously provided.

Please see the image below depicting the proposed adjustment.

If you have any questions or need additional information, please let me know.

Respectfully,

ADRIAN P BENAVIDES | CUSTOMER DESIGN MGR
APBENAVIDES@AEP.COM | D:325.657.2724
930 W 19TH STREET, SAN ANGELO, TX 76903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0 15 30 FEET 60 GRAPHIC SCALE 120
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PHONE: 325.655.1288
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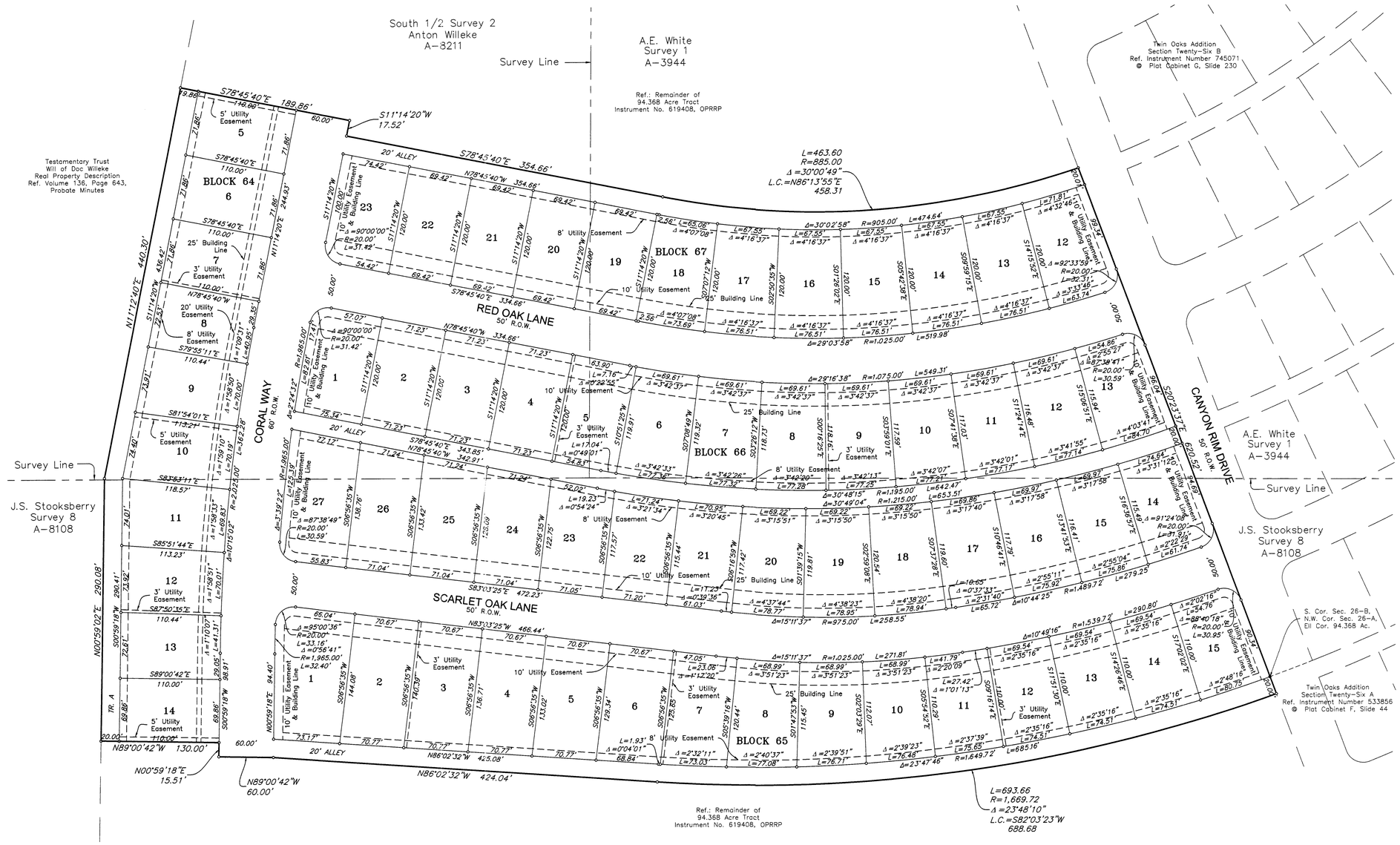
FIRM No.: 10102400
www.skge.com
L=31.42'
R=20.00'
Δ=90°00'00"
L.C.=N56°14'20"E
28.28'
RED OAK LANE
50' R.O.W.
41' Pvmn't.
S78°45'40"E
57.07'
BLOCK
CORAL WAY
60' R.O.W.
51' Pvmn't.
N11°14'20"E
17.41'
L=82.61'
R=1,965.00'
Δ=2°24'32"
L.C.=N10°02'04"E
82.61'
10' Util. Esmn't.
Bldg. Line
25'
10' Util. Esmn't.
35.4'
Brick/Stone Residence
58.0'
31.4'
120.00'
S11°14'20"W
66
Pool
Fd. 'X' on Conc.
4.6'
N78°45'40"W
75.34'
20' Alley
Proposed 3' Easement Release 197 Sq. Ft.
Existing 8' Util. Esmn't.
1
2
Underground Svc
Can reduce to 5ft utility easement
Leave 8ft utility easement
SCALE:

201901066 PLAT Total Pages: 1



SCALE: 1"= 60'

0 30 60 120

GRAPHIC SCALE : FEET

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

LEGEND:

- ● Found ½" Iron Pipe or Rod (unless otherwise noted)
- ○ Set ½" Iron Rod with Cap Mkd. "SKG ENGINEERS"

PLANNING COMMISSION
Approved for recording this 28th day of January 20 19 City Planning Commission of San Angelo, Texas.
By: _____ Chairman
_____ Secretary

DEPARTMENT OF WATER UTILITIES
Approved for recording this 28th day of January 20 19
By: _____ Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
Approved for recording this 28 day of January 20 19
By: _____ Director of Public Works

COUNTY CLERK
Filed for record this 29th day of JAN 20 19 @ 2:45 PM
County Clerk of Tom Green Co., Tx.
By: _____ DEPUTY

TRACT A IS NOT A BUILDABLE TRACT AND IS RESERVED AS A UTILITY AND DRAINAGE EASEMENT.

TWIN OAKS ADDITION
SECTION TWENTY-SEVEN
City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Rimrock Development Co., LLC

DESCRIPTION: Being 17.669 acres of land out of that certain 94.368 acre tract described and recorded as Instrument No. 619408, Official Public Records of Real Property of Tom Green County, Texas and being 4.335 acres out of Anton Willeke South 1/2 Survey 2, Abstract No. 8211, 4.318 acres out of A.E. White Survey 1, Abstract No. 3944 and 9.016 acres out of J.S. Stooksberry Survey 8, Abstract No. 8108, City of San Angelo, Tom Green County, Texas.

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

Tony Jones
President

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on 1-22-19
by Tony Jones in the capacity shown.

Notary Public, State of Texas

EDDIE ENRIQUEZ, JR.
Notary Public, State of Texas
Comm. Expires 05-03-2021
Notary ID 3995225

This Plat is Filed in Cabinet A, Slide 28 Plat Records of Tom Green County, Texas.

Field Notes are filed as Instrument No. 20190106 Official Public Records of Real Property, Tom Green County, Texas.

SKG ENGINEERING, LLC
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SAN ANGELO, TEXAS 76903 FAX: 325.657.8189
FIRM NO. 10102400 & F-7608
www.skge.com

STATE OF TEXAS
RUSSELL T. GULLY
5636
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

17-E-0830

Final Plat/Replat Standard Operating Procedures (SOP) Check List
(Planning Commission has authority for final approval.)

Date
☑ Completed: Steps:

Planner:

☑ 7/26/17 1. Accept application and explain process to applicant, along with date of their hearing:
   a. Application must be complete, signed and dated;
   b. Determine application fee;
   c. Determine if notification is needed for the request (all replats in residentially-zoned areas require notification)
   d. Accept payment (check or cash only) and give the applicant the white copy from the receipt book;

☑ 8/2/17 2. Put together case folder:
   a. Place application and related case info into a case file folder.
   b. Tabs for final plats, replats, and amended plats are blue;
   c. Enter case on H: drive tracking spreadsheet;

☑ 8/3/17 3. Create an overview map, a lot map, and an aerial map of the subject property
   Example of text box on top of map(s)

☐	Jane Doe Subdivision, Section Three – or – Jane Doe Subdivision, Replat of Lots 3-8, Section Five – or – Jane Doe Subdivision, Amended Plat of Lots 5 & 6

☑ 7/27/17 4. Give Planning & Development Administrator a copy of the plat application and plat document to distribute for utility/development staff comment;

☑ 8/2/17 5. Staff review;

☐ N/A 6. If notification is required, send a letter stating time, date and place of meeting to every owner of property within 200' and the same subdivision, notifying them of the Planning Commission meeting; Send legal notice to paper (legals@gosansngelo.com) at least 15 days before meeting.

☑ 8/4/17 7. Begin report:
   a. <u>Reports should take into account the following, at a minimum:</u>
      - Transportation impacts
      - Street network/length of streets
      - Infrastructure to serve the use
      - Minimum lot size/lot configurations
      - Criteria from zoning ordinance for this type of case & how it does or does not meet the criteria

- Additional physical limitations or concerns

☑ 8/4/17 8. Development staff review meeting to discuss potential issues;

☑ 8/4/17 9. Staff review to conclude staff recommendation, discuss rationale;

☑ 8/4/17 10. Complete report, taking into account comments from staff review;

☑ 8/16/17 11. Email report to Manager for review by deadline - once returned, make corrections as instructed and print document to .pdf for use in posting to website;

☑ 8/16/17 12. Prepare Planning Commission's agenda and place item on the agenda and assemble agenda packet, as well as post agenda at least 72 hours in advance of meeting at the Municipal Building and on COSA website;

☑ 8/17/17 13. Mail a copy of the staff report and agenda to proponent;

☑ 8/18/17 14. Insert slides into PowerPoint presentation template for Planning Commission meeting;

☑ 8/21/17 15. Present PowerPoint presentation to Planning Commission, giving thorough information and persuasively presenting the staff recommendation;

☑ 8/22/17 16. Mail a letter to the proponent, informing them of the Commission's decision ("results letter"). Also include with the letter the Plat Conditions Checklist, customized to that specific approval. IF SUBDIVISION IS IN THE ETJ, also send a copy of the approval letter, along with a copy of the approved plat, to Charla Putnam with Tom Green County at charla.putnam@cvcog.org.

☑ 8/22/17 17. Send email to Planning & Development Administrator, attaching to the email a scan of the signed approval letter and Plat Conditions checklist.

☑ 8/22/17 18. Update H: drive tracking spreadsheet, and place file in Planning & Development Administrator's incoming mail box.

Planning & Development Administrator:

☐ __/__/__ 19. Once copies for signature are submitted, review accompanying checklist, to verify that Plat Conditions Checklist is in fact complete & conditions met; if not, return to applicant immediately.

☐ __/__/__ 20. Obtain signature of the Director of Planning & Development Services; (date of approval is same as date of approval letter in file).

☐ __/__/__ 21. Obtain signature of the Director of Water Utilities; (date of approval is date they sign).

☐ __/__/__ 22. Obtain signature of the City Engineer; (date of approval is date they sign).

☐ __/__/__ 23. Obtain signature of the Planning Commission Chair.

☐ __/__/__ 24. Call representative/applicant to pick up signed copies; maintain 2 paper copies for office file;

☐ __/__/__ 25. Representative/applicant will call with recording information; write this information on the 2 copies retained in our office.

☐ __/__/__ 26. Transfer one paper copy to Maxine in 911 Addressing.

Planner:

☑ 8/22/19 27. Update H: drive tracking spreadsheet;

☑ 6/27/19 28. Complete file (as described below) and scan to Y:/ Drive to the "Ready to Archive" folder.

File should include (front to back):

- ☑ Signed Plat
- ☑ Tax Certificate(s)
- ☑ Completed SOP Checklist
- ☑ Results Letter & Plat Conditions Checklist
- ☑ Staff Report
- ☑ Maps of area
- ☑ Planning Commission minute record
- ☑ Planning Commission report
- ☑ Applicant letter
- ☑ Copy of receipt from receipt book showing payment for request
- ☑ Application

Other documents should be interspersed throughout the file in chronological order.

PLAT SUBMITTAL FOR SIGNATURES - CHECKLIST OF REQUIRED ITEMS

PLAT NAME: FINAL PLAT OF TWIN OAKS ADDITION, SECTION TWENTY-SEVEN

The following items were conditions of approval and must be addressed **before** copies are provided for signature by City officials. Your initials next to each item below serve as verification that each item has already been submitted and approved, or addressed, in its entirety.

☑ ✓ BA 1. Provide the Planning Division staff with a copy of certification from the Tom Green County Appraisal District, indicating there to be no delinquent taxes on the subject property of this subdivision, per Subdivision Ordinance, Chapter 7.II.A.

☑ ✓ BA 2. A drainage study shall be submitted, consistent with Stormwater Ordinance, Section 12.05.001 and Stormwater Design Manual, Section 2.13. If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval, per Stormwater Ordinance, Section 12.05.001 and Stormwater Design Manual, Section 2.13.

I certify that all items checked above have been provided and addressed, and recognize that the signature of City officials (required for recording) are not obtainable until every item above has been correctly addressed. I furthermore recognize that permits will not be issued until recording information is provided, and that the recording data will be provided to the Planning & Development Administrator within seven calendar days, in accordance with San Angelo's Subdivision Ordinance.

Applicant _____ Date 1.14.19

FOR OFFICE USE ONLY:

Reviewed/Accepted by: _____ **Date:** _____

☐ **Verified Complete** ☐ **Verified Incomplete (action needed:** _____

_____)

TOM GREEN APPRAISAL DISTRICT

TAX CERTIFICATE

ID: R000070981 REF:

TOM GREEN APPRAISAL DISTRICT
2302 PULLIAM ST
SAN ANGELO, TX 76905
PHONE: (325)658-5575
FAX: (325)657-8197
EMAIL: TGCAD1@WCC.NET

Owner Information
RIMROCK DEVELOPMENT CO LLC 3402 GREEN MEADOW DR STE A SAN ANGELO, TX 76904-4448

Amount Due $284.48

IF PAID IN DECEMBER 2018

Paid in Month	*Addn Fees	Tax Due
January 2019	0.00	284.48
February 2019	19.92	304.40
March 2019	25.60	310.08

Mail to **SKG ENGINEERING**
706 SOUTH ABE STREET
SAN ANGELO, TX 76903

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information
ID: R000070981 GEOID: 38-08211-0001-000-00 OWNER INTEREST: 1.0	LEGAL: ABST: A-8211 S-0002, SURVEY: ANTON WILLEKE, 8.6480 ACRES ACRES: 8.648

Market Values		Summary	
Land	11,240	Total Market	11,240
		Total Assessed	11,240

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2016	CR TOM GREEN COUNTY	57.60	57.60	0.00	0.00	0.00	0.00	0.00
2016	CT CITY OF SAN ANGELO	87.22	87.22	0.00	0.00	0.00	0.00	0.00
2016	SA SAN ANGELO ISD	137.13	137.13	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2016	**281.95**	**281.95**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
2017	CR TOM GREEN COUNTY	60.13	60.13	0.00	0.00	0.00	0.00	0.00
2017	CT CITY OF SAN ANGELO	87.22	87.22	0.00	0.00	0.00	0.00	0.00
2017	SA SAN ANGELO ISD	136.00	136.00	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2017	**283.35**	**283.35**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
2018	CR TOM GREEN COUNTY	61.26	0.00	61.26	0.00	0.00	0.00	61.26
2018	CT CITY OF SAN ANGELO	87.22	0.00	87.22	0.00	0.00	0.00	87.22
2018	SA SAN ANGELO ISD	136.00	0.00	136.00	0.00	0.00	0.00	136.00
	TOTAL FOR 2018	**284.48**	**0.00**	**284.48**	**0.00**	**0.00**	**0.00**	**284.48**
		849.78	**565.30**	**284.48**	**0.00**	**0.00**	**0.00**	**284.48**

Quick Link:

Amount Due $284.48

IF PAID IN DECEMBER 2018

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Signature of Collections Officer

12/3/2018
Date of Tax Certificate

TOM GREEN COUNTY APPRAISAL DISTRICT

Print Date : 12/3/2018

TOM GREEN APPRAISAL DISTRICT

ID: R000070988

TAX CERTIFICATE

REF:

TOM GREEN APPRAISAL DISTRICT
2302 PULLIAM ST
SAN ANGELO, TX 76905
PHONE: (325)658-5575
FAX: (325)657-8197
EMAIL: TGCAD1@WCC.NET

Owner Information
RIMROCK DEVELOPMENT CO LLC 3402 GREEN MEADOW DR STE A SAN ANGELO, TX 76904-4448

Amount Due $10,030.36

IF PAID IN DECEMBER 2018

Paid in Month	*Addn Fees	Tax Due
January 2019	0.00	10,030.36
February 2019	702.13	10,732.49
March 2019	902.74	10,933.10

Mail to **SKG ENGINEERING**
706 SOUTH ABE STREET
SAN ANGELO, TX 76903

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information
ID: R000070988 GEOID: 38-08238-0023-300-00 OWNER INTEREST: 1.0	LEGAL: ABST: A-8238 S-0008, SURVEY: D W CHRISTIAN, 39.630 ACRES IN ABS 8238 & ABS 8108 ACRES: 39.630

Market Values		Summary	
Land	396,300	Total Market	396,300
		Total Assessed	396,300

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2016	CR TOM GREEN COUNTY	2,031.04	2,031.04	0.00	0.00	0.00	0.00	0.00
2016	CT CITY OF SAN ANGELO	3,075.29	3,075.29	0.00	0.00	0.00	0.00	0.00
2016	SA SAN ANGELO ISD	4,834.86	4,834.86	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2016	**9,941.19**	**9,941.19**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
2017	CR TOM GREEN COUNTY	2,125.50	2,125.50	0.00	0.00	0.00	0.00	0.00
2017	CT CITY OF SAN ANGELO	3,082.97	3,082.97	0.00	0.00	0.00	0.00	0.00
2017	SA SAN ANGELO ISD	4,807.21	4,807.21	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2017	**10,015.68**	**10,015.68**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
2018	CR TOM GREEN COUNTY	2,159.84	0.00	2,159.84	0.00	0.00	0.00	2,159.84
2018	CT CITY OF SAN ANGELO	3,075.29	0.00	3,075.29	0.00	0.00	0.00	3,075.29
2018	SA SAN ANGELO ISD	4,795.23	0.00	4,795.23	0.00	0.00	0.00	4,795.23
	TOTAL FOR 2018	**10,030.36**	**0.00**	**10,030.36**	**0.00**	**0.00**	**0.00**	**10,030.36**
		29,987.23	**19,956.87**	**10,030.36**	**0.00**	**0.00**	**0.00**	**10,030.36**

Quick Link:

Amount Due $10,030.36

IF PAID IN DECEMBER 2018

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Signature of Collections Officer

12/3/2018
Date of Tax Certificate

TOM GREEN COUNTY APPRAISAL DISTRICT

Print Date : 12/3/2018

TOM GREEN APPRAISAL DISTRICT

ID: R000072054

TAX CERTIFICATE

REF:

TOM GREEN APPRAISAL DISTRICT
2302 PULLIAM ST
SAN ANGELO, TX 76905
PHONE: (325)658-5575
FAX: (325)657-8197
EMAIL: TGCAD1@WCC.NET

Owner Information
RIMROCK DEVELOPMENT CO LLC 3402 GREEN MEADOW DR STE A SAN ANGELO, TX 76904-4448

Amount Due $2,908.62

IF PAID IN DECEMBER 2018

Paid in Month	*Addn Fees	Tax Due
January 2019	0.00	2,908.62
February 2019	203.60	3,112.22
March 2019	261.78	3,170.40

Mail to **SKG ENGINEERING**
706 SOUTH ABE STREET
SAN ANGELO, TX 76903

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information
ID: R000072054 GEOID: 38-03944-0023-400-00 OWNER INTEREST: 1.0	LEGAL: ABST: A-3944 S-0001, SURVEY: A E WHITE, 11.492 ACRES IN A E WHITE SUR 1 & D W CHRISTIAN SUR 8 ACRES: 11.492

Market Values		Summary	
Land	114,920	Total Market	114,920
		Total Assessed	114,920

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2016	CR TOM GREEN COUNTY	588.96	588.96	0.00	0.00	0.00	0.00	0.00
2016	CT CITY OF SAN ANGELO	891.78	891.78	0.00	0.00	0.00	0.00	0.00
2016	SA SAN ANGELO ISD	1,402.02	1,402.02	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2016	**2,882.76**	**2,882.76**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
2017	CR TOM GREEN COUNTY	620.12	620.12	0.00	0.00	0.00	0.00	0.00
2017	CT CITY OF SAN ANGELO	899.46	899.46	0.00	0.00	0.00	0.00	0.00
2017	SA SAN ANGELO ISD	1,402.51	1,402.51	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2017	**2,922.09**	**2,922.09**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
2018	CR TOM GREEN COUNTY	626.31	0.00	626.31	0.00	0.00	0.00	626.31
2018	CT CITY OF SAN ANGELO	891.78	0.00	891.78	0.00	0.00	0.00	891.78
2018	SA SAN ANGELO ISD	1,390.53	0.00	1,390.53	0.00	0.00	0.00	1,390.53
	TOTAL FOR 2018	**2,908.62**	**0.00**	**2,908.62**	**0.00**	**0.00**	**0.00**	**2,908.62**
		8,713.47	**5,804.85**	**2,908.62**	**0.00**	**0.00**	**0.00**	**2,908.62**

Quick Link:

Amount Due $2,908.62

IF PAID IN DECEMBER 2018

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Terry Carraway
Signature of Collections Officer

12/3/2018
Date of Tax Certificate

TOM GREEN COUNTY APPRAISAL DISTRICT

The City Of

San Angelo, Texas

Planning Division
52 West College Avenue, 76903

SKG Engineering, LLC
Attention: Mr. Russell Gully
706 S. Abe Street
San Angelo, TX 76903

Subject: A request for approval of a Final Plat of Twin Oaks Addition, Section Twenty-seven.

Property: An unaddressed tract; generally located south of the intersection of Canyon Rim Drive and Scarlet Oak Lane/Red Oak Lane in the City of San Angelo, being 17.669 acres of land out of that certain 94.368 acre tract described and recorded as Instrument No 619408, Official Public Records, Tom Green County, Texas and being 4.335 acres out of Anton Willeke South ½ Survey 2, 4.318 acres out of A.E. White Survey 1 and 9.016 acre out of J.S. Stooksberry Survey 8, City of San Angelo, Tom Green County, Texas.

Dear Mr. Gully,

At its meeting on Monday, August 21, 2017, the Planning Commission for the City of San Angelo **APPROVED** your request for the Final Plat of Twin Oaks Addition, Section Twenty-seven, determining that the replat plat generally conforms with the City's Comprehensive Plan and Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance.

The Conditions of Approval for the approved replat are as follows:

1. Provide the Planning Division staff with a copy of certification from the Tom Green County Appraisal District, indicating there to be no delinquent taxes on the subject property of this subdivision, per Subdivision Ordinance, Chapter 7.II.A.

2. A drainage study shall be submitted, consistent with Stormwater Ordinance, Section 12.05.001 and Stormwater Design Manual, Section 2.13. If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval, per Stormwater Ordinance, Section 12.05.001 and Stormwater Design Manual, Section 2.13.

When you are ready to have this replat recorded with the Tom Green County Clerk, please present the Planning Division with suitably corrected copies for signature by City officials, in the form and manner prescribed on an attached instruction sheet. A minimum of three (3) Mylar film copies and three (3) paper copies are required. Instructions are included on the following page.

Please contact the Planning Division for further assistance at telephone number (325) 657-4210.

Sincerely,

Hillary Bueker, RLA
Senior Planner

CITY OF SAN ANGELO, TEXAS
PLANNING DIVISION:

SPECIFICATIONS REGARDING SUBMISSION OF FINAL (RE)PLAT DOCUMENTS FOR SIGNATURE BY CITY OFFICIALS AND, EVENTUALLY, FOR RECORDING WITH THE TOM GREEN COUNTY CLERK

Any City-approved subdivision or resubdivision is not considered to have been completed, until fully-executed film and paper copies of the plat or replat are filed for recording with the County Clerk. Prior to any such filing, **at least** six positive copies of each plat or replat must be furnished to the City's Planning Division. These six positive copies must have incorporated all formal modifications previously itemized by City officials as a condition for the (re)subdivision's approval. These same six copies must also be as specified below:

A. Three of these positive copies must be made of Mylar film (or a comparable substitute) at least .003 inch thick and with a matte finish on the front side.

    1. The print on each film must be a "black line" suitable for permanent recording with the Tom Green County Clerk.

B. The remaining three positive copies must be made of paper.

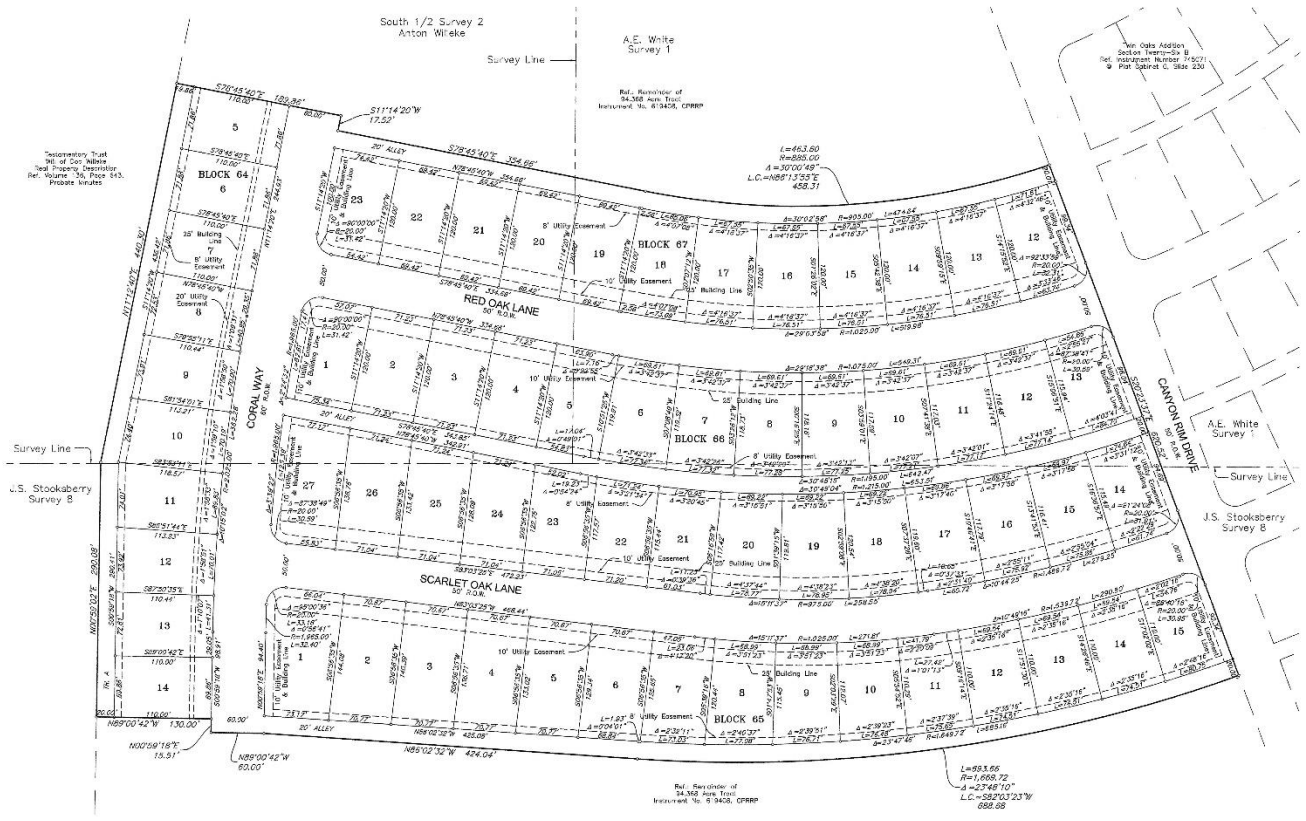
C. All six required positive copies must include a signed certificate of ownership and dedication, acknowledged by notary.

    2. At least one film copy **must** bear original signatures certifying ownership and dedication.

    3. The owners' signature and acknowledgment by notary appearing on other required film and paper copies **may** be photocopies from original signatures.

Two film copies and one paper copy of each plat or replat will be returned to the proponents, with all signatures of municipal officials necessary for recording this document with the Tom Green County Clerk. Other required film and paper copies will remain at San Angelo's City Hall, in the records of various municipal agencies. Municipal officials will sign additional film or paper copies of approved (re)plats, in excess of the minimum six copies specified above, which may be desired for the proponents' personal or business records.

NOTE: Improvements to streets, drainage, water or sewer utilities are sometimes required in conjunction with an approved (re)subdivision. If so, then City officials will not sign any copies of the plat or replat, until those required improvements are actually installed or are otherwise ensured by an appropriate financial guarantee held by the City's Engineering Services Division and/or Water Utilities Department.



PLANNING COMMISSION
Approved for recording this ____ day
of _____, 20__, City Planning
Commission of San Angelo, Texas.
By: _____
(Title)
_____
(Print Name)

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__, at ____
County Clerk of Tom Green Co., Tx.
By: _____

TWIN OAKS ADDITION
SECTION TWENTY-SEVEN
City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Riverbank Development Co., LLC

DESCRIPTION: Being 17.909 acres of land out of that certain 54.368 acre tract described and recorded as Instrument No. 619408, Official Public Records of Real Property of Tom Green County, Texas and being 4.335 acres out of Anton Wilieke South 1/2 Survey 2, 4.316 acres out of A.E. White Survey 1 and 9.259 acres out of J.S. Stooksberry Survey 8, City of San Angelo, Tom Green County, Texas.

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

_____
Tony Jones
President

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before
me on _____
by Tony Jones in the capacity shown.

_____
Notary Public, State of Texas

TRACT A IS NOT A BUILDABLE TRACT
AND IS RESERVED AS A UTILITY AND
DRAINAGE EASEMENT.

This Plat is Filed in Cabinet ___, Slide ____
Plat Records of Tom Green County, Texas.

Field Notes are filed as instrument No.
Official Public Records of Real Property, Tom Green
County, Texas.

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
709 SOUTH ABE STREET PHONE: 325.655.1289
SAN ANGELO, TEXAS 76903 FAX: 325.657.8168
FIRM NO. 10102400 & F-7606
www.skge.com

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. Gaby 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.

17-E-080

PLAT SUBMITTAL FOR SIGNATURES - CHECKLIST OF REQUIRED ITEMS

PLAT NAME: FINAL PLAT OF TWIN OAKS ADDITION, SECTION TWENTY-SEVEN

The following items were conditions of approval and must be addressed **before** copies are provided for signature by City officials. Your initials next to each item below serve as verification that each item has already been submitted and approved, or addressed, in its entirety.

☐ _____ 1. Provide the Planning Division staff with a copy of certification from the Tom Green County Appraisal District, indicating there to be no delinquent taxes on the subject property of this subdivision, per Subdivision Ordinance, Chapter 7.II.A.

☐ _____ 2. A drainage study shall be submitted, consistent with Stormwater Ordinance, Section 12.05.001 and Stormwater Design Manual, Section 2.13. If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval, per Stormwater Ordinance, Section 12.05.001 and Stormwater Design Manual, Section 2.13.

I certify that all items checked above have been provided and addressed, and recognize that the signature of City officials (required for recording) are not obtainable until every item above has been correctly addressed. I furthermore recognize that permits will not be issued until recording information is provided, and that the recording data will be provided to the Planning & Development Administrator within seven calendar days, in accordance with San Angelo's Subdivision Ordinance.

_____ _____

Applicant Date

FOR OFFICE USE ONLY:

Reviewed/Accepted by: _____ Date: _____

☐ **Verified Complete** ☐ **Verified Incomplete (action needed: _____**

_____)

MINUTE RECORD OF THE CITY OF SAN ANGELO PLANNING COMMISSION MEETING HELD ON MONDAY, AUGUST 21, 2017, AT 9:00 AM IN THE SOUTH MEETING ROOM OF THE MCNEASE CONVENTION CENTER, 501 RIO CONCHO DRIVE, SAN ANGELO, TEXAS

PRESENT: VALERIE PRIESS (CHAIR), TERI JACKSON (VICE CHAIR), SAMMY FARMER, MARK CRISP, TRAVIS STRIBLING, JOE SPANO

ABSENT: RYAN SMITH

STAFF: Jon James, AICP, Director of Planning and Development Services
Rebeca Guerra, AICP, LEED-AP, CPD, Planning Manager
Dan Saluri, Deputy City Attorney
Charlie Kemp, Deputy Building Official
Lance Overstreet, Assistant City Engineer
Jeff Fisher, Senior Planner
Hillary Bueker, Senior Planner
Kristina Heredia, Planner

I. Call to order.

Chairperson Valerie Preiss called the meeting to order at 9:00 a.m. and established that a full quorum of seven was present.

II. Prayer and Pledge.

The prayer was delivered by Ms. Ara Rahman, Peace Ambassador. The pledge was led by Commissioner Stribling.

III. Consent Agenda:

A. Consideration of approving modifications to the June 19, 2017 Planning Commission Regular Meeting minutes.

B. Consideration of approving the July 17, 2017, Planning Commission Regular Meeting minutes.

C. **Final Plat of Twin Oaks Addition, Section Twenty-Seven**

A request for approval of a Final Plat of Twin Oaks Addition, Section Twenty-Seven, on an unaddressed tract generally located at the west side of the intersections of Canyon Ridge Drive and Scarlet Oak Lane/Red Oak Lane; and being 17.669 acres of land out of that certain 94.368 acre tract described and recorded as Instrument No 619408, Official Public Records, Tom Green County, Texas and being 4.335 acres out of Anton Willeke South ½ Survey 2, 4.318 acres out of A.E. White Survey 1 and 9.016 acre

out of J.S. Stooksberry Survey 8, City of San Angelo, Tom Green County, Texas.

A Motion to APPROVE the Consent Agenda was made by Commissioner Crisp and seconded by Commissioner Spano. The motion carried unanimously, 6-0.

IV. Regular Agenda:

1. Subdivision Plats

The Planning Commission has final authority for approval; appeals may be directed to City Council.

A. Fifth Replat in Sunset Mall Addition, Section One

Public hearing and consideration of a request for approval of the Fifth Replat in Sunset Mall Addition, Section One; generally located along the north side of State Highway Loop 306, between Houston Harte Expressway and Southwest Boulevard; being 3.75 acres in the Sunset Mall Addition, Section 1, Block 9A, City of San Angelo, Tom Green County, Texas.

Kristina Heredia, Planner, presented the proposed replat case. She explained that the proposed replat would create three new lots out of the original lot adjacent to the West Loop 306 Frontage Road. Ms. Heredia outlined Staff's recommendation to approve the subject replat subject to the conditions contained in the Staff Report.

Chairperson Priess opened the meeting for public comment.

Mr. Russell Gully, with SKG Engineering, who represented the applicant, requested the removal of Condition #2 requiring delineation of the frontage road, and a modification of Condition #5 deferring the drainage study to the permitting stage.

Commissioner Stribling asked why the frontage road was not normally included on a subdivision plat.

Mr. Gully responded that the plat acts as a survey document and typically frontage roads were not shown as boundaries were subject to change.

Jon James, Planning and Development Services Director, indicated that Planning Staff would deem the proposed changes by Mr. Gully acceptable, provided that the frontage road was shown on a separate document, and that the drainage study deferment was acceptable by Engineering Services.

Commissioner Stribling asked if the CG/CH zoning on the property could be eliminated as a condition of approval of the subject replat.

PLANNING COMMISSION –August 21, 2017
STAFF REPORT

APPLICATION TYPE:	CASE:
Final Plat	Final Plat of the Twin Oaks Addition, Section Twenty-Seven

SYNOPSIS:

This is an application to plat approximately 17.669 acres into 64 residential home lots located in the southwest portion of San Angelo. The vacant project area is part of an overall 197-acre preliminary plat for the Twin Oaks Addition approved by the Planning Commission in November 1996. No unusual physical features are associated with the property, and the site is relatively flat, oriented east-to-west, and has frontage along Canyon Rim Drive. All the lots comply with the minimum lot area, lot frontage, and lot depth of the RS-1 Zoning District.

LOCATION:	LEGAL DESCRIPTION:
An unaddressed tract generally located at the west side of the intersections of Canyon Ridge Drive and Scarlet Oak Lane/Red Oak Lane	Being 17.669 acres of land out of that certain 94.368 acre tract described and recorded as Instrument No 619408, Official Public Records, Tom Green County, Texas and being 4.335 acres out of Anton Willeke South ½ Survey 2, 4.318 acres out of A.E. White Survey 1 and 9.016 acre out of J.S. Stooksberry Survey 8, City of San Angelo, Tom Green County, Texas

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FLU:	SIZE:
SMD District #6 – Billie DeWitt Bonham Neighborhood	RS-1 – Single Family Residential	Neighborhood	17.669 acres

THOROUGHFARE PLAN:

Coral Way – Minor Collector, 60' min. ROW Required (Proposed), 50' min. pavement Required
Scarlet Oak Lane – Local Street, 50' min. ROW Required (Proposed), 40' min. pavement Required
Red Oak Lane – Local Street, 50' min. ROW Required (Proposed), 40' min. pavement Required

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the Final Plat of the Twin Oaks Addition, Section Twenty-Seven , subject to **two Conditions of Approval**

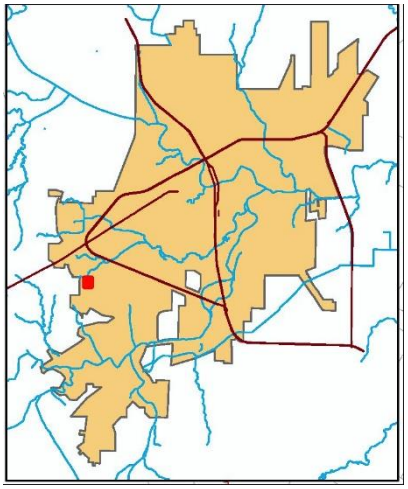
PROPERTY OWNER/PETITIONER:

Property Owner(s):
Rimrock Development, Tony Jones - Manager

Agent:
Russell Gully, SKG Engineering, LLC

STAFF CONTACT:

Hillary Bueker, RLA
Senior Planner
(325) 657-4210, Ext. 1547
hillary.bueker@cosatx.us



Conformity with Comprehensive Plan and Intent of Purpose Statements: Chapter 5.III.A.3(3) of the Subdivision Ordinance states that the Planning Commission may "deny approval of the final plat, if the Commission finds the final plat does not comply with requirements of this or other applicable municipal ordinances, or if in the Commission's opinion, the proposal would not be in conformance with the City's Comprehensive Plan and/or with the intent of purpose statements set forth in Chapter 2 of this Ordinance."

The subject property is designated "Neighborhood" in the City's Comprehensive Plan which intends to "promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices." As indicated above, the purpose of the Replat is to facilitate future construction of single-family dwellings. The proposed plat would provide additional housing in this area which contains exclusively residential dwellings, consistent with the above policy.

The proposed plat will also conform to the Intent of Purpose Statements of Chapter 2 of the Subdivision Ordinance. The plat will provide for the orderly development of the land (Statement C); will assist in guiding future growth and development, extending logically from the existing streets in Section One (Statement E); and will insure the proper and efficient layout of lots and blocks to insure orderly and harmonious development (Statement O). The new lot configurations will be consistent with the lots direct east along the frontages of Red Oak Lane and Scarlet Oak Lane, providing a unified streetscape.

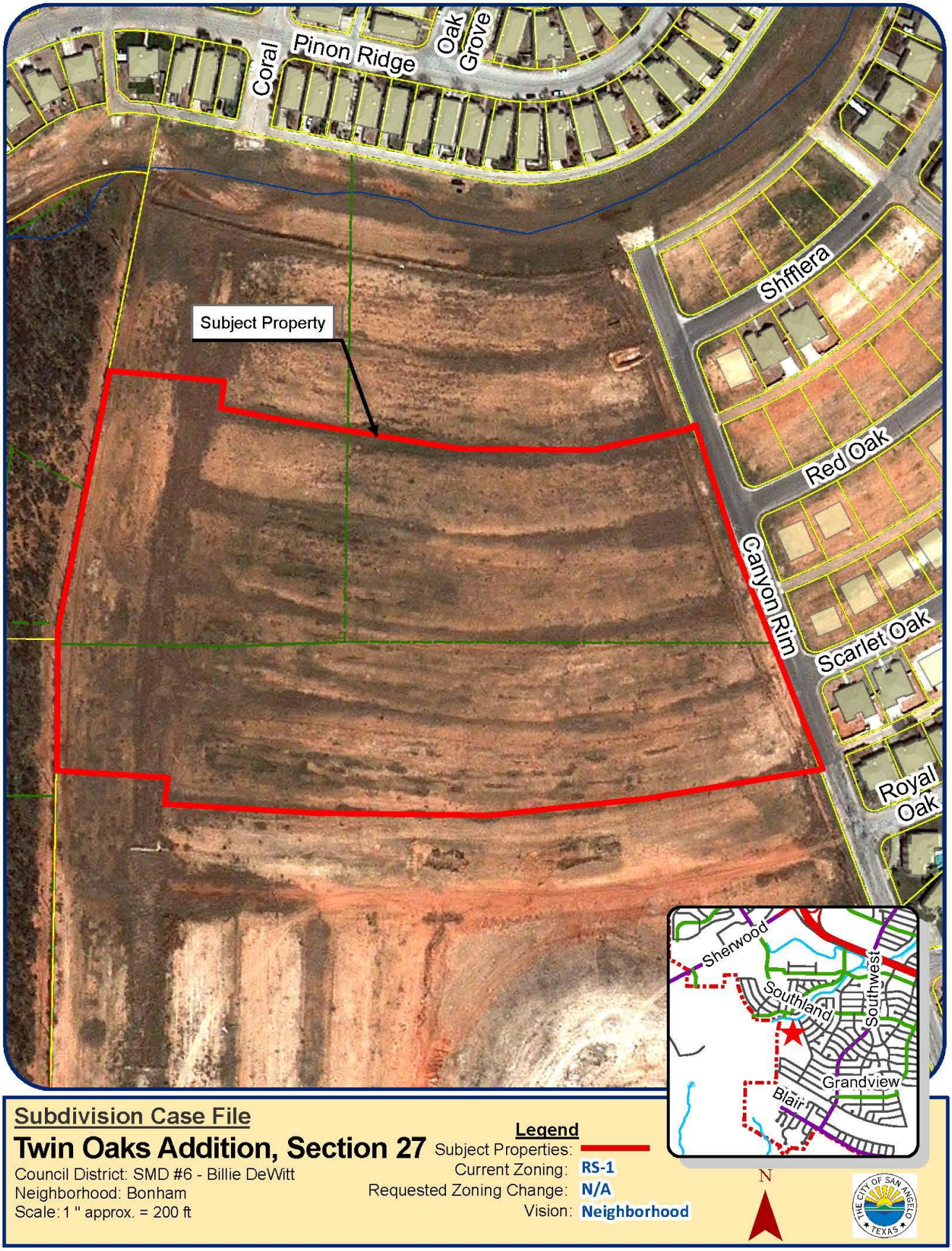
Recommendation: Staff recommends that the Planning Commission **APPROVE** the Final Plat of the Twin Oak Addition, Section Twenty-Seven, subject to two **Conditions of Approval**:

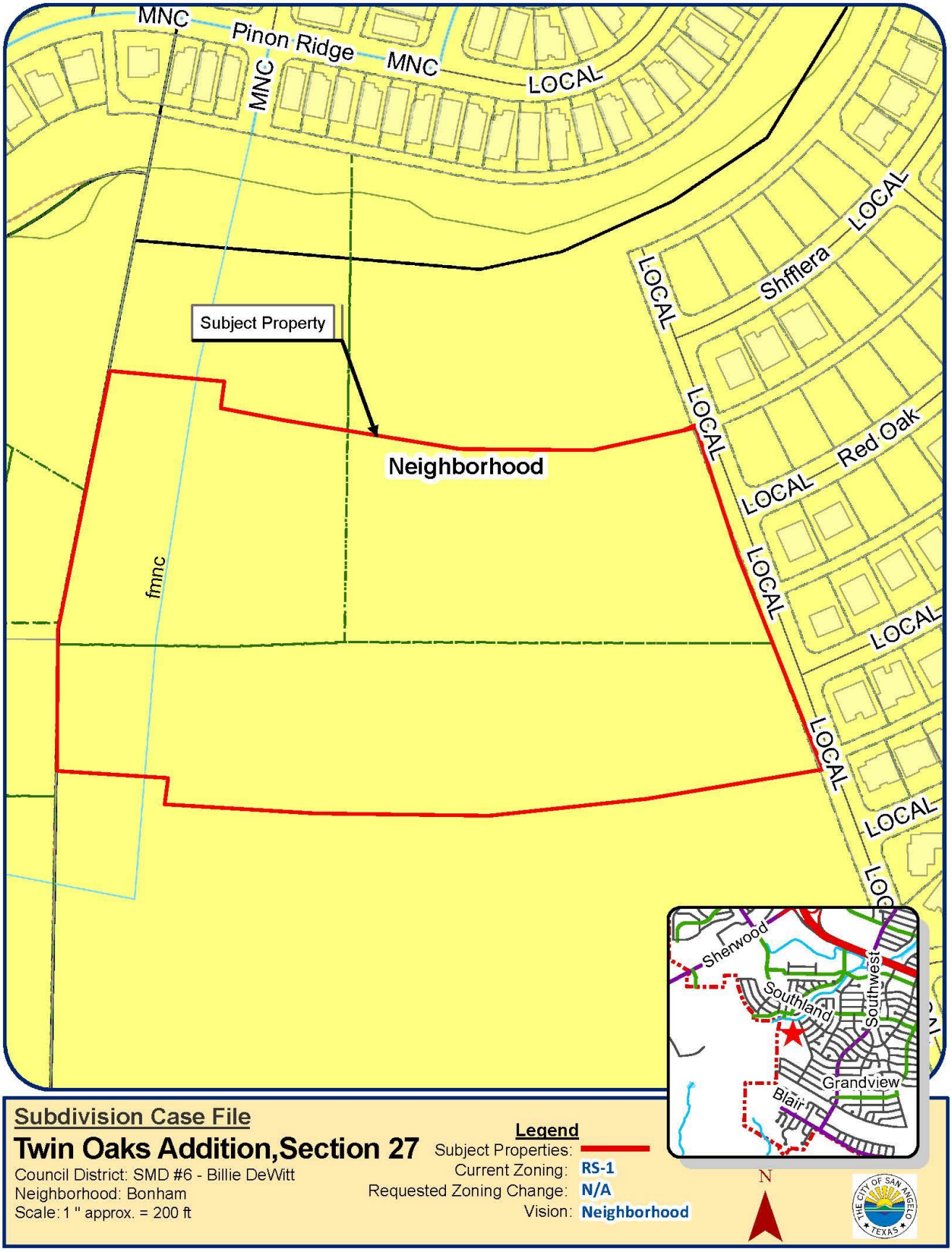
1. Provide the Planning Division staff with a copy of certification from the Tom Green County Appraisal District, indicating there to be no delinquent taxes on the subject property of this subdivision, per *Subdivision Ordinance, Chapter 7.II.A.*

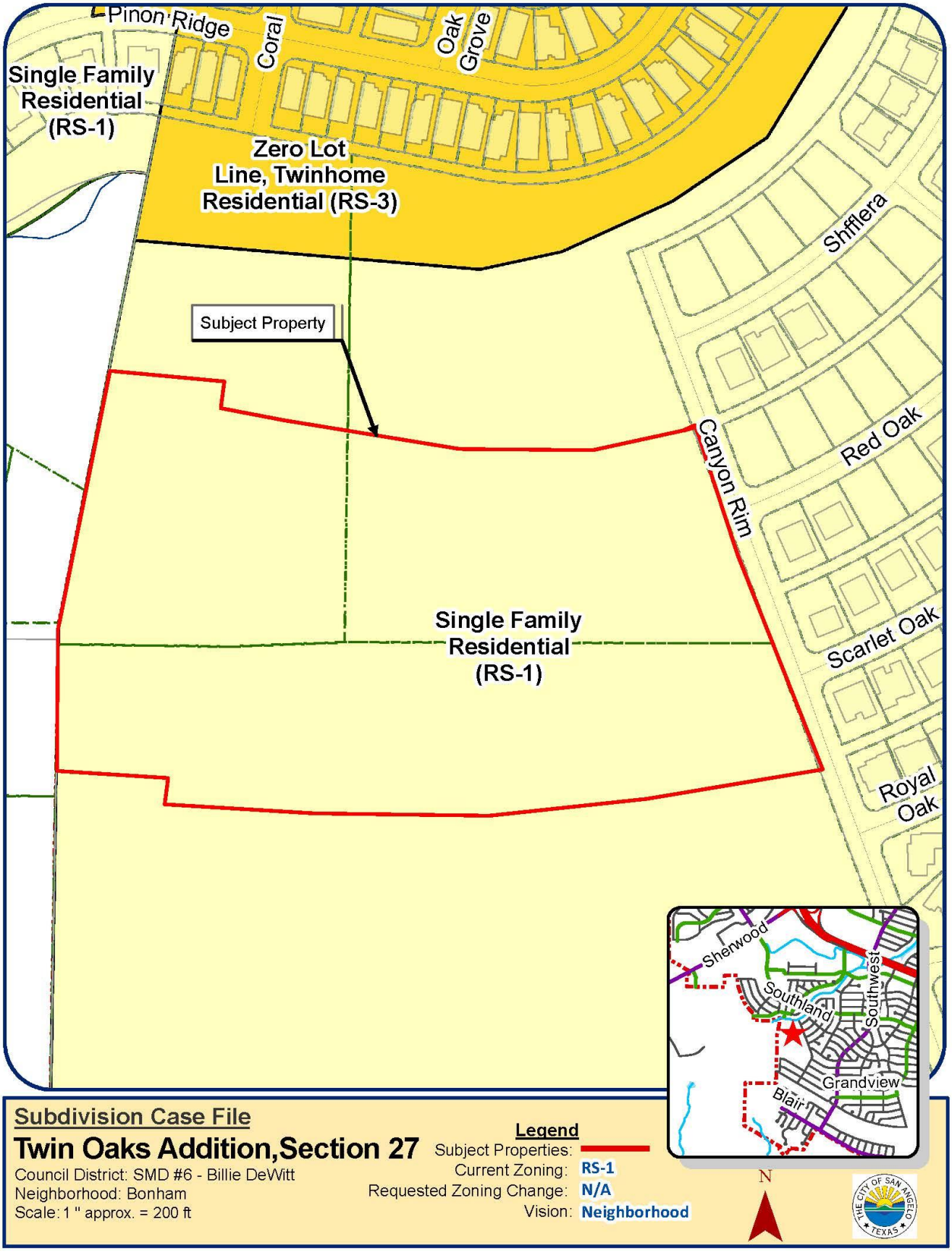
2. A drainage study shall be submitted, consistent with *Stormwater Ordinance, Section 12.05.001 and Stormwater Design Manual, Section 2.13.* If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval, per *Stormwater Ordinance, Section 12.05.001 and Stormwater Design Manual, Section 2.13.*

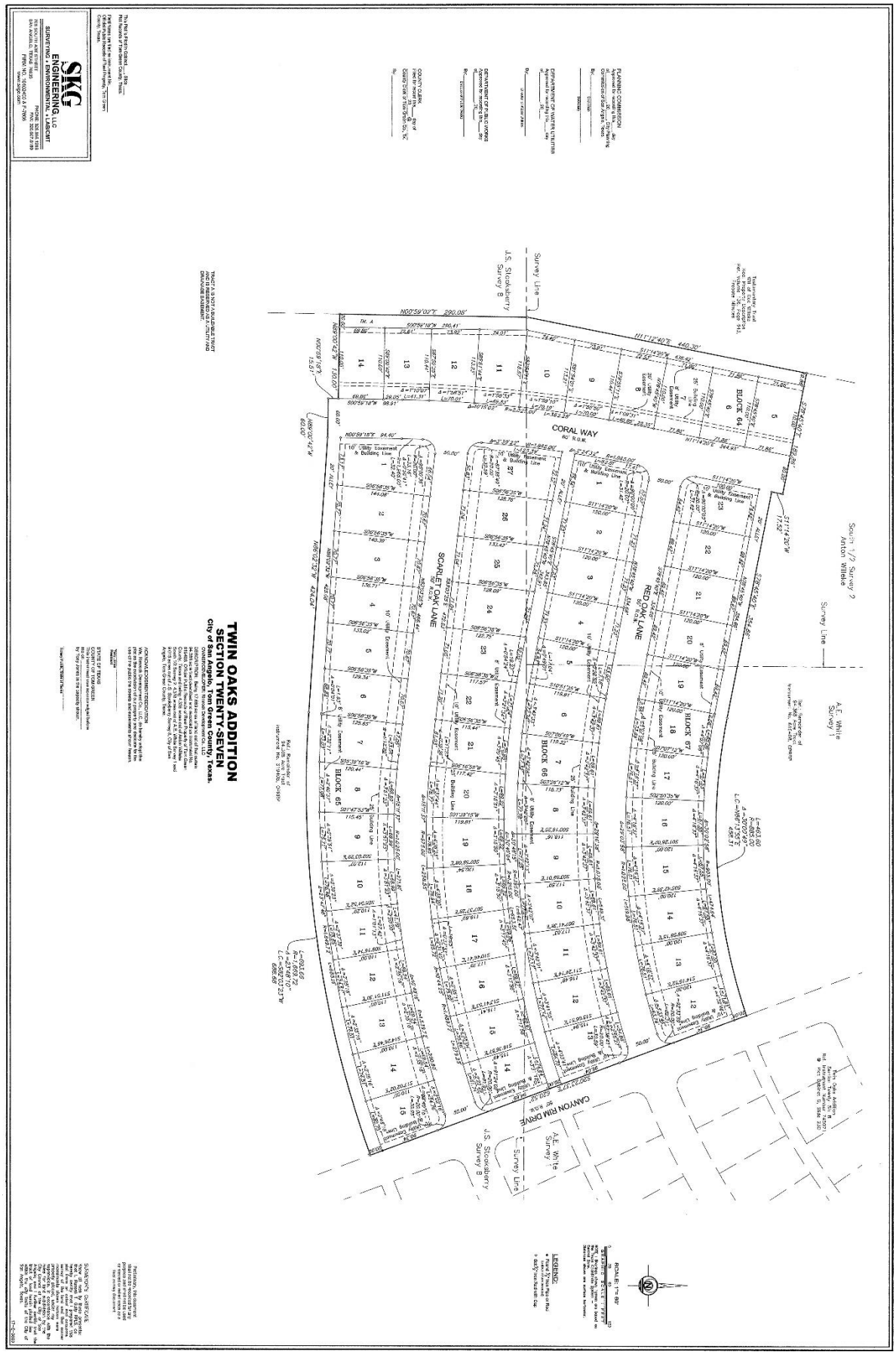
Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Proposed Final Plat
Application


Coral
Pinon Ridge
Oak Grove
Shefflera
Subject Property
Red Oak
Canyon Rim
Scarlet Oak
Royal Oak
Sherwood
Southland
Southwest
Grandview
Blair
N
Subdivision Case File
Twin Oaks Addition, Section 27
Council District: SMD #6 - Billie DeWitt
Neighborhood: Bonham
Scale: 1 " approx. = 200 ft
Legend
Subject Properties:
Current Zoning: RS-1
Requested Zoning Change: N/A
Vision: Neighborhood


MNC
Pinon Ridge
MNC
MNC
LOCAL
LOCAL
Shefflera
LOCAL
LOCAL
Red Oak
LOCAL
LOCAL
LOCAL
LOCAL
LOCAL
LOCAL
Subject Property
Neighborhood
fmnc
Sherwood
Southwest
Southland
Grandview
Blair
Subdivision Case File
Twin Oaks Addition,Section 27
Council District: SMD #6 - Billie DeWitt
Neighborhood: Bonham
Scale: 1 " approx. = 200 ft
Legend
Subject Properties:
Current Zoning: RS-1
Requested Zoning Change: N/A
Vision: Neighborhood
N
THE CITY OF SAN ANGELO TEXAS


Pinon Ridge
Coral
Oak Grove
Single Family Residential (RS-1)
Zero Lot Line, Twinhome Residential (RS-3)
Shefflera
Subject Property
Canyon Rim
Red Oak
Single Family Residential (RS-1)
Scarlet Oak
Royal Oak
Sherwood
Southland
Southwest
Grandview
Blair
Subdivision Case File
Twin Oaks Addition,Section 27
Council District: SMD #6 - Billie DeWitt
Neighborhood: Bonham
Scale: 1 " approx. = 200 ft
Legend
Subject Properties:
Current Zoning: RS-1
Requested Zoning Change: N/A
Vision: Neighborhood
N
THE CITY OF SAN ANGELO TEXAS


TWIN OAKS ADDITION
SECTION TWENTY-SEVEN
City of San Angelo, Tom Green County, Texas.
CORAL WAY
SCARLET OAK LANE
RED OAK LANE
CANYON RIM DRIVE
BLOCK 64
BLOCK 65
BLOCK 66
BLOCK 67
J.S. Shrodberry Survey 8
A.E. White Survey 1
South 1/2 Survey 2 Anton Wilelle
Survey Line
SURVEYING / ENVIRONMENTAL / LASERCAT
ENGINEERING, LLC
LEGEND:
SCALE: 1"= 80'

City of San Angelo, Texas - Planning

Land Subdivision Application

NOTE: Incomplete applications will not be accepted. All required fields must be filled in adequately. The Authorized Representative (as designated in Section 1) will be notified of any changes in status & contacted with any questions. Use "N/A" where an item is not applicable.

Section 1: Basic Information

Twin Oaks Addition, Section Twenty-Seven
Proposed Subdivision Name

A-8211 S-0002, ANTON WILLEKE, 8.6480 ACRES; A-3944 S-0001, A E WHITE, 11.492 ACRES IN AE WHITE SUR 1 & DW CHRISTIAN SUR 8; A-8238 S-0008, DW CHRISTIAN, 39.630 ACRES IN ABS 8238 & ABS 8108
Current Legal Description (*can be found on property tax statement or at www.tomgreencad.com*)

38-038211-0001-000-00; 38-03944-0023-400-00; 38-08238-0023-300-00
Tax ID Number(s) (*can be found on property tax statement or at www.tomgreencad.com under Geographic ID*)

One Authorized Representative must be selected below. All communications regarding this application will be conducted with this individual.

Authorized Representative: ☐ Tenant ☐ Property Owner ☐ Contractor ■ Engineer

	Name	Phone Number	Email Address
Tenant:			
Property Owner:	Tony Jones - Rimrock Development	325-942-9977	tjhomes@wcc.net
Architect/Engineer/Design Professional:	SKG Engineering	325-655-1288	rg@skge.com

Subdivision Type: ■ Final Plat ☐ Replat - requiring Planning Commission approval ☐ Plat Vacation
☐ Preliminary Plat ☐ Replat - administratively eligible* ☐ Amended Plat

*If claiming eligibility for administrative approval, please note that ***all of the following criteria*** must be met; otherwise, the application will be scheduled for hearing by Planning Commission according to the adopted COSA submittal schedule.

- ■ includes no more than four new lots or tracts;
- ■ no dedication of land (including right-of-way, right-of-way expansion, corner clip dedication, etc) is required;
- ■ all new lots or tracts front onto an existing public street right-of-way which is fully improved to City specifications;
- ■ no extension of water or sewer mains are required to furnish service to the new lots or tracts;
- ■ there is an absence of need for a detailed drainage plan;
- ■ existing easement(s) for utilities are not removed or realigned without the express written permission from each utility service, or without the formalized release of said easement(s); and,
- ■ in the case of replats requiring notification, no written opposition is received before the close of the public hearing.

Section 2: Utility & Easement Information

Water:	■ City - requesting new services	Proposed size? 1" and 2"
	☐ City - utilizing existing services	Existing size? _____
	☐ Other	Please specify: _____
Sewer:	■ City - requesting new services	Proposed size? 4"
	☐ City - utilizing existing services	Existing size? _____
	☐ Other	Please specify: _____
	☐ Septic System	Lot size? _____

(NOTE: Please see Tom Green County Health Department for Septic System Permit 325-658-1024)

Are any off-site drainage, access or other types of easements necessary for this subdivision? ☐ Yes ■ No

If yes, briefly describe each, including the use and size: _____

Section 3: Property Characteristics

17.669 — Total Acreage of Proposed Subdivision/Resubdivision

64 — Total Number of Lots Proposed

Existing Zoning:

☒ RS-1 ☐ RS-2 ☐ RS-3 ☐ RM-1 ☐ RM-2 ☐ PD *(include case number: _____)*

☐ R&E ☐ CN ☐ CO ☐ CG ☐ CG/CH ☐ CBD ☐ OW ☐ ML ☐ MH

Has the zoning or deed restrictions for this property limited each lot to no more than two dwelling units?* ☐ Yes ■ No
**NOTE: if so, notification is required, and an additional notification fee is required.*

Existing Land Use (Include the number of acres devoted to this use):

☒ Vacant 17.669 ☐ Single-Family Residential _____ ☐ Office _____

☐ Multi-Family Residential _____ ☐ Industrial/Manufacturing _____ ☐ Commercial/Retail _____

Proposed Land Use (Include the number of acres devoted to this use):

☐ Vacant _____ ☒ Single-Family Residential 17.669 ☐ Office _____

☐ Multi-Family Residential _____ ☐ Industrial/Manufacturing _____ ☐ Commercial/Retail _____

Are there existing structures on the property? ☐ Yes ■ No

If yes, how many structures exist? _____ What type of structures exist currently? _____

_____

If yes, are any of the structures planned to remain? ☐ Yes (*NOTE: requires one copy of proposed plat showing structures to remain*)

☐ No

Are there existing deed restrictions? ☐ Yes ■ No

If yes, provide deed reference information: _____

Is this proposed plat within the ETJ?* ☐ Yes ■ No
**NOTE: The ETJ (Extra-Territorial Jurisdiction) is an area outside the City limits but encompassing all land within 3 ½ miles of it..*

Section 4: Variance Requests

Are any variances for this application being requested? ☐ Yes ■ No

If yes, provide all of the following information:

Request 1: Section & subsection from Subdivision Ordinance from which variance is requested: _____

☐ Full variance requested ☐ Partial variance requested (*proposed variation from standard*): _____

Check which of the following criteria apply, & include a detailed explanation of how each item applies to this request. Attach additional sheets if necessary to provide more explanation, or if additional variances are requested.

☐ The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.

_____

_____

_____

☐ The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.

_____

_____

_____

(Section 4 continues on next page)

Section 4, continued

☐ Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

☐ The variance will not, in any significant way, vary the provisions of applicable ordinances.

The owner understands that upon approval of this submitted plat, certain site improvements may be required and that no plats will be released for recording or building permits issued until such improvements are installed and accepted by the City or a suitable performance guarantee is/has been accepted by the City. Furthermore, the owner is aware of all fees and costs involved in applying for subdivision approval and that the subdivision processing fee is payable to the City regardless of the outcome of this request. Lastly, the owner/representative agree to provide recording information of the plat in writing within seven calendar days, as required by Chapter 7.II of the Subdivision Ordinance.

The undersigned hereby applies for subdivision plat approval in accordance with the subdivision policies and regulations of the City of San Angelo and certifies that the information contained on this application is true and accurate to the best of my knowledge.

Owner's Signature _____ Date 7.25.17

Representative's Signature _____ Date 7.25.17

FOR OFFICE USE ONLY:

Submitted to front desk: 7/25/17 (Date) *Deemed preliminary complete:* 7/25/17 (Date) 4:50pm (Time) JF (Initials)

Received by Development Services Technician for completeness review: 7/26/17 (Date) 2:01pm (Time) JF (Initials)

Completeness review passed? ☑ Yes 7/26/17 (Date) ☐ No _____ (Date)

If yes, when was application scheduled for staff review, if applicable? 8/2/17 (Date) JF (Initials)

If no, when was rejection & list of deficiencies (attach copy) sent to Authorized Representative? _____ (Date) _____ (Initials)

Resubmittal received by Development Services Technician for completeness review: _____ (Date) _____ (Initials)

Completeness review passed? ***(Note: If resubmittal still incomplete after a second review, schedule appointment with Authorized Representative.)***

☐ Yes _____ (Date) ☐ No _____ (Date)

Approvals required for this application:

	Approval Date	Case Number	Notes
Administrative Approval			
Planning Commission			
City Council (cases with appeal)			

Date of Approval Expiration: _____

Date Recorded: _____

The City Of

San Angelo, Texas

Planning Division
52 West College Avenue, 76903

August 10, 2017

SKG Engineering, LLC
Attention: Mr. Russell Gully
706 S. Abe Street
San Angelo, TX 76903

Subject: A request for approval of a Final Plat of Twin Oaks Addition, Section Twenty-seven.

Property: An unaddressed tract; generally located south of the intersection of Canyon Rim Drive and Scarlet Oak Lane/Red Oak Lane in the City of San Angelo, being 17.669 acres of land out of that certain 94.368 acre tract described and recorded as Instrument No 619408, Official Public Records, Tom Green County, Texas and being 4.335 acres out of Anton Willeke South ½ Survey 2, 4.318 acres out of A.E. White Survey 1 and 9.016 acre out of J.S. Stooksberry Survey 8, City of San Angelo, Tom Green County, Texas.

Dear Mr. Gully:

The Planning Commission will hear your particular request, as described above, at its next regular meeting on **Monday, August 21, 2017.** This meeting is scheduled to begin at **9:00 AM** in the McNease Convention Center, located at 501 Rio Concho Drive.

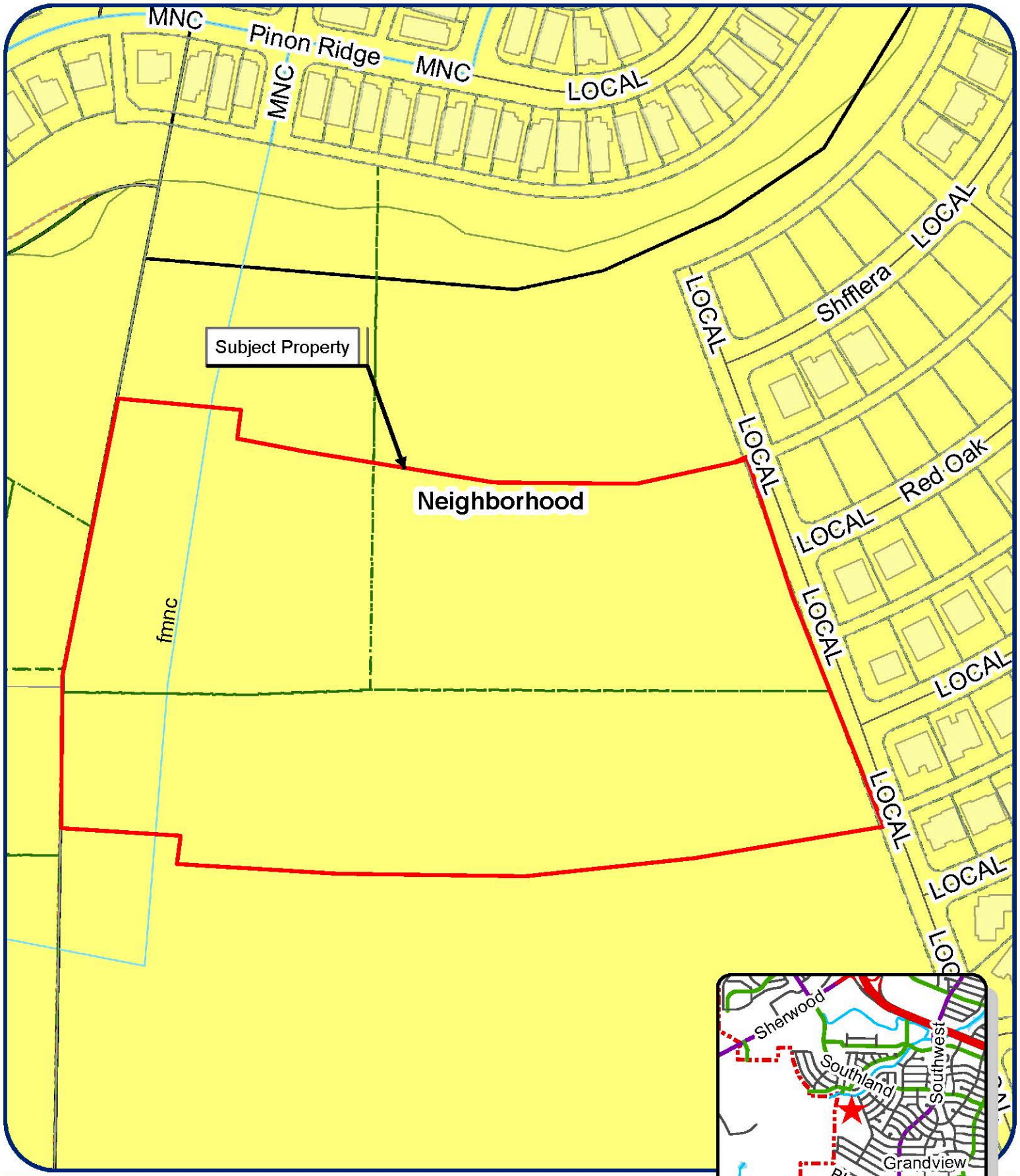
You or another representative should attend this hearing, prepared to present your case, explain why you feel it should be approved, and to answer questions from the Planning Commission.

The week prior to the meeting, the Planning Division staff will mail you a copy of the staff report and the Planning Division's recommendation on this matter. If you have any questions concerning these proceedings, please contact Hillary Bueker, Senior Planner, at (325) 657-4210, Ext. 1547.

Sincerely,

Hillary Bueker

Hillary Bueker, RLA
Senior Planner



Subdivision Case File

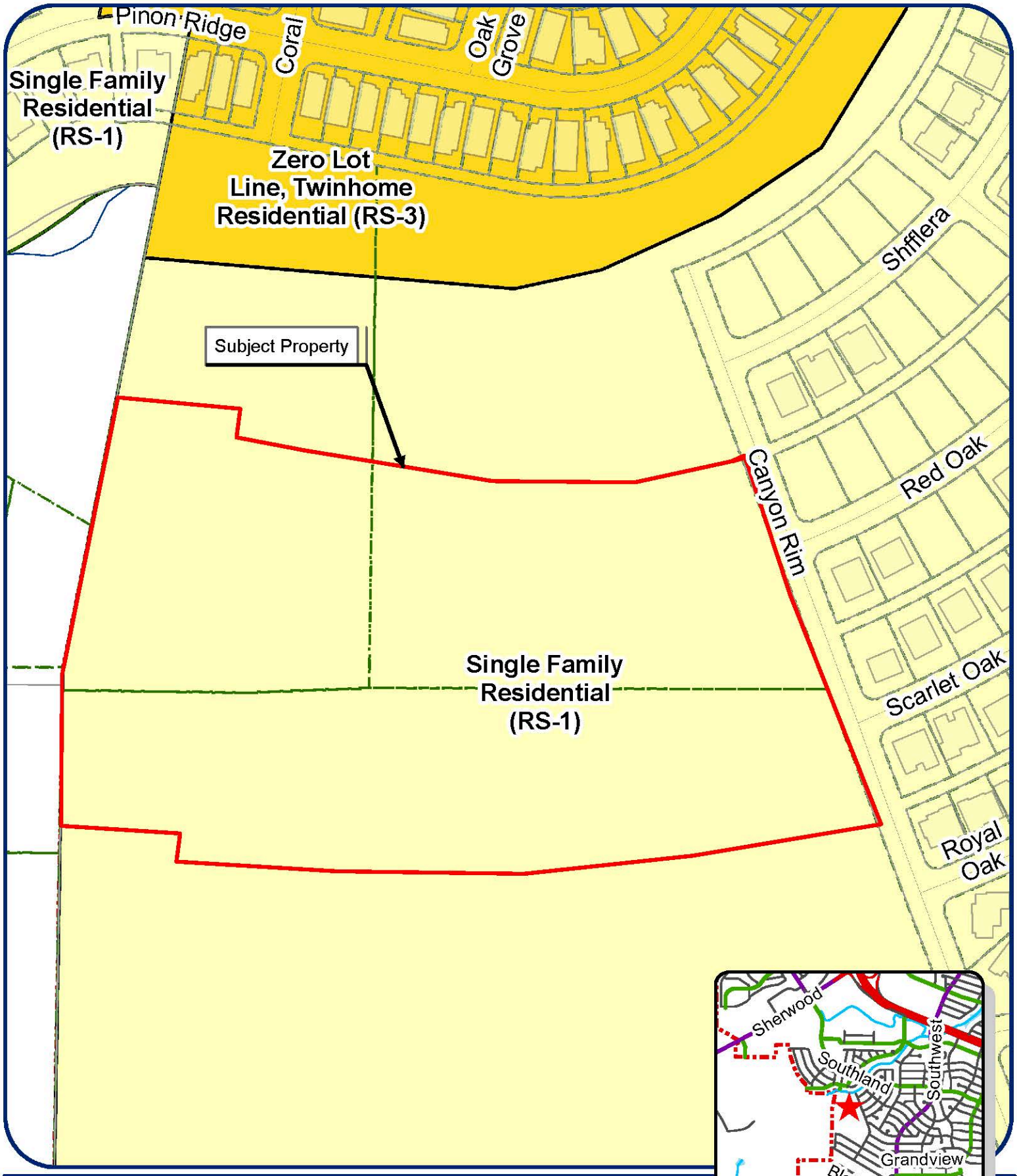
Twin Oaks Addition,Section 27

Council District: SMD #6 - Billie DeWitt
Neighborhood: Bonham
Scale: 1 " approx. = 200 ft

Legend

Subject Properties:
Current Zoning: **RS-1**
Requested Zoning Change: **N/A**
Vision: **Neighborhood**

N



Subdivision Case File

Twin Oaks Addition,Section 27

Council District: SMD #6 - Billie DeWitt
Neighborhood: Bonham
Scale: 1 " approx. = 200 ft

Legend

Subject Properties:
Current Zoning: **RS-1**
Requested Zoning Change: **N/A**
Vision: **Neighborhood**

N

Subdivision Case File

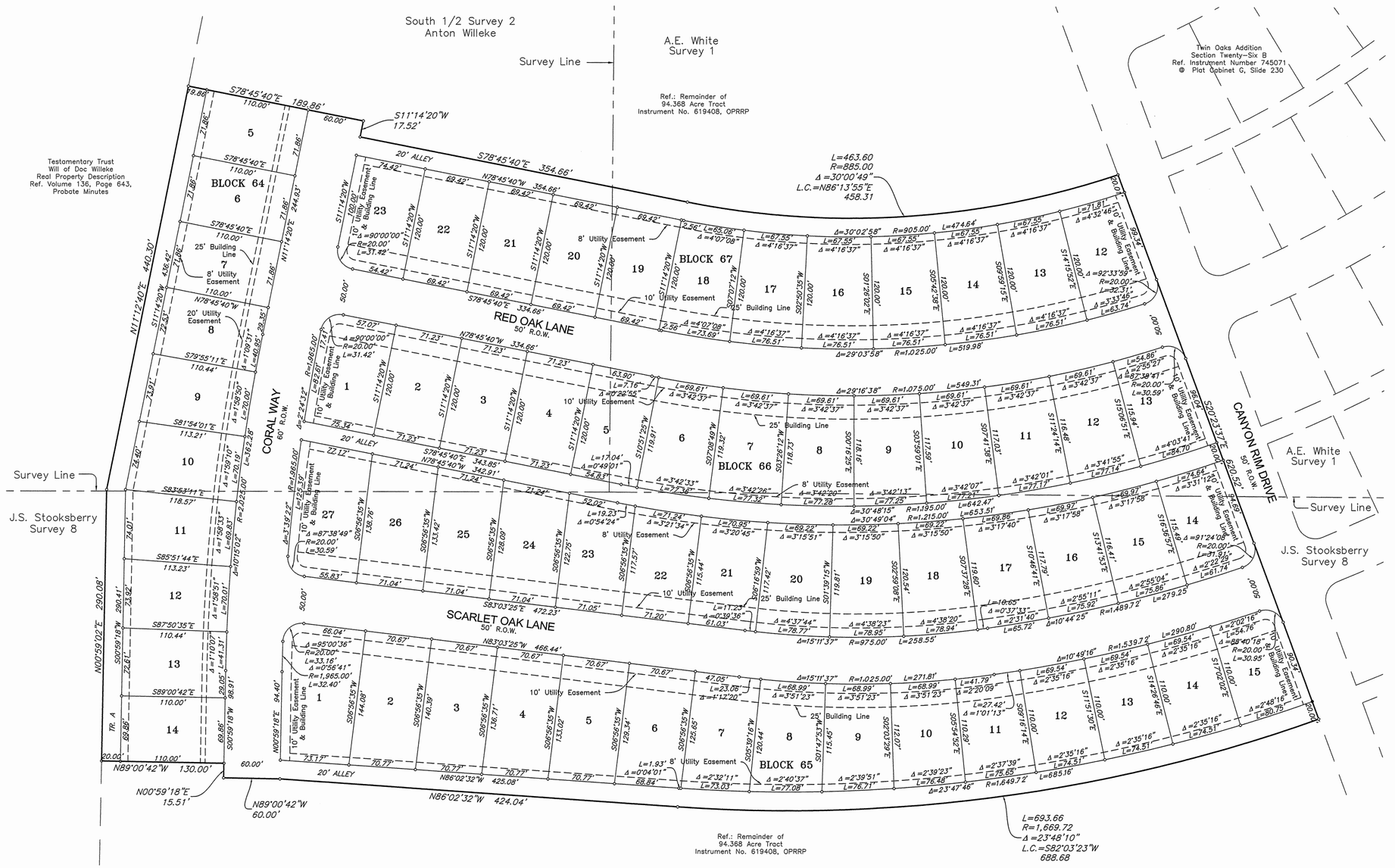
Twin Oaks Addition, Section 27

Council District: SMD #6 - Billie DeWitt
Neighborhood: Bonham
Scale: 1 " approx. = 200 ft

Legend

Subject Properties:
Current Zoning: **RS-1**
Requested Zoning Change: **N/A**
Vision: **Neighborhood**

N



TWIN OAKS ADDITION
SECTION TWENTY-SEVEN
City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Rimrock Development Co., LLC

DESCRIPTION: Being 17.669 acres of land out of that certain 94.368 acre tract described and recorded as Instrument No. 619408, Official Public Records of Real Property of Tom Green County, Texas and being 4.335 acres out of Anton Willeke South 1/2 Survey 2, 4.318 acres out of A.E. White Survey 1 and 9.016 acres out of J.S. Stooksberry Survey 8, City of San Angelo, Tom Green County, Texas.

TRACT A IS NOT A BUILDABLE TRACT AND IS RESERVED AS A UTILITY AND DRAINAGE EASEMENT.

ACKNOWLEDGEMENT/DEDICATION

We, Rimrock Development Co., LLC, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the streets and easements shown hereon.

Tony Jones
President

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on _____ by Tony Jones in the capacity shown.

Notary Public, State of Texas

This Plat is Filed in Cabinet____, Slide____
Plat Records of Tom Green County, Texas.

Field Notes are filed as Instrument No._____
Official Public Records of Real Property, Tom Green County, Texas.

SKG ENGINEERING, LLC
SURVEYING ♦ ENVIRONMENTAL ♦ LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
FIRM NO. 10102400 & F-7608
www.skge.com

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.

17-E-0800

City of San Angelo, Texas - Planning

Land Subdivision Application

NOTE: Incomplete applications will not be accepted. All required fields must be filled in adequately. The Authorized Representative (as designated in Section 1) will be notified of any changes in status & contacted with any questions. Use "N/A" where an item is not applicable.

Section 1: Basic Information

Twin Oaks Addition, Section Twenty-Seven

Proposed Subdivision Name

A-8211 S-0002, ANTON WILLEKE, 8.6480 ACRES; A-3944 S-0001, A E WHITE, 11.492 ACRES IN AE WHITE SUR 1 & DW CHRISTIAN SUR 8; A-8238 S-0008, DW CHRISTIAN, 39.630 ACRES IN ABS 8238 & ABS 8108

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

38-038211-0001-000-00; 38-03944-0023-400-00; 38-08238-0023-300-00

Tax ID Number(s) (*can be found on property tax statement or at www.tomgreencad.com under Geographic ID)*

One Authorized Representative must be selected below. All communications regarding this application will be conducted with this individual.

Authorized Representative: ☐ Tenant ☐ Property Owner ☐ Contractor ■ Engineer

	Name	Phone Number	Email Address
Tenant:			
Property Owner:	Tony Jones - Rimrock Development	325-942-9977	tjhomes@wcc.net
Architect/Engineer/Design Professional:	SKG Engineering	325-655-1288	rg@skge.com

Subdivision Type: ■ Final Plat ☐ Replat - requiring Planning Commission approval ☐ Plat Vacation ☐ Preliminary Plat ☐ Replat - administratively eligible* ☐ Amended Plat

*If claiming eligibility for administrative approval, please note that ***all of the following criteria*** must be met; otherwise, the application will be scheduled for hearing by Planning Commission according to the adopted COSA submittal schedule.

- ■ includes no more than four new lots or tracts;
- ■ no dedication of land (including right-of-way, right-of-way expansion, corner clip dedication, etc) is required;
- ■ all new lots or tracts front onto an existing public street right-of-way which is fully improved to City specifications;
- ■ no extension of water or sewer mains are required to furnish service to the new lots or tracts;
- ■ there is an absence of need for a detailed drainage plan;
- ■ existing easement(s) for utilities are not removed or realigned without the express written permission from each utility service, or without the formalized release of said easement(s); and,
- ■ in the case of replats requiring notification, no written opposition is received before the close of the public hearing.

Section 2: Utility & Easement Information

Water:
- ■ City - requesting new services — Proposed size? 1" and 2"
- ☐ City - utilizing existing services — Existing size? _____
- ☐ Other — Please specify: _____

Sewer:
- ■ City - requesting new services — Proposed size? 4"
- ☐ City - utilizing existing services — Existing size? _____
- ☐ Other — Please specify: _____
- ☐ Septic System — Lot size? _____

(NOTE: Please see Tom Green County Health Department for Septic System Permit 325-658-1024)

Are any off-site drainage, access or other types of easements necessary for this subdivision? ☐ Yes ■ No

If yes, briefly describe each, including the use and size: _____

Section 3: Property Characteristics

17.669 — Total Acreage of Proposed Subdivision/Resubdivision

64 — Total Number of Lots Proposed

Existing Zoning:

☒ RS-1 ☐ RS-2 ☐ RS-3 ☐ RM-1 ☐ RM-2 ☐ PD *(include case number: _____)*

☐ R&E ☐ CN ☐ CO ☐ CG ☐ CG/CH ☐ CBD ☐ OW ☐ ML ☐ MH

Has the zoning or deed restrictions for this property limited each lot to no more than two dwelling units?* ☐ Yes ■ No
**NOTE: if so, notification is required, and an additional notification fee is required.*

Existing Land Use (Include the number of acres devoted to this use):

☒ Vacant 17.669 ☐ Single-Family Residential _____ ☐ Office _____

☐ Multi-Family Residential _____ ☐ Industrial/Manufacturing _____ ☐ Commercial/Retail _____

Proposed Land Use (Include the number of acres devoted to this use):

☐ Vacant _____ ☒ Single-Family Residential 17.669 ☐ Office _____

☐ Multi-Family Residential _____ ☐ Industrial/Manufacturing _____ ☐ Commercial/Retail _____

Are there existing structures on the property? ☐ Yes ■ No

If yes, how many structures exist? _____ What type of structures exist currently? _____

_____

If yes, are any of the structures planned to remain? ☐ Yes (*NOTE: requires one copy of proposed plat showing structures to remain*)

☐ No

Are there existing deed restrictions? ☐ Yes ■ No

If yes, provide deed reference information: _____

Is this proposed plat within the ETJ?* ☐ Yes ■ No
**NOTE: The ETJ (Extra-Territorial Jurisdiction) is an area outside the City limits but encompassing all land within 3 ½ miles of it..*

Section 4: Variance Requests

Are any variances for this application being requested? ☐ Yes ■ No

If yes, provide all of the following information:

Request 1: Section & subsection from Subdivision Ordinance from which variance is requested: _____

☐ Full variance requested ☐ Partial variance requested (*proposed variation from standard*): _____

Check which of the following criteria apply, & include a detailed explanation of how each item applies to this request. Attach additional sheets if necessary to provide more explanation, or if additional variances are requested.

☐ The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.

_____

_____

_____

☐ The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.

_____

_____

_____

(Section 4 continues on next page)

Section 4, continued

☐ Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

_____

_____

_____

☐ The variance will not, in any significant way, vary the provisions of applicable ordinances.

_____

_____

_____

The owner understands that upon approval of this submitted plat, certain site improvements may be required and that no plats will be released for recording or building permits issued until such improvements are installed and accepted by the City or a suitable performance guarantee is/has been accepted by the City. Furthermore, the owner is aware of all fees and costs involved in applying for subdivision approval and that the subdivision processing fee is payable to the City regardless of the outcome of this request. Lastly, the owner/representative agree to provide recording information of the plat in writing within seven calendar days, as required by Chapter 7.II of the Subdivision Ordinance.

The undersigned hereby applies for subdivision plat approval in accordance with the subdivision policies and regulations of the City of San Angelo and certifies that the information contained on this application is true and accurate to the best of my knowledge.

Owner's Signature _____ Date 7.25.17

Representative's Signature _____ Date 7.25.17

FOR OFFICE USE ONLY:

Submitted to front desk: 7/25/17 (Date) *Deemed preliminary complete:* 7/25/17 (Date) 4:50pm (Time) JF (Initials)

Received by Development Services Technician for completeness review: 7/26/17 (Date) 2:01pm (Time) JF (Initials)

Completeness review passed? ☑ Yes 7/26/17 (Date) ☐ No _____ (Date)

If yes, when was application scheduled for staff review, if applicable? 8/2/17 (Date) JF (Initials)

If no, when was rejection & list of deficiencies (attach copy) sent to Authorized Representative? _____ (Date) _____ (Initials)

Resubmittal received by Development Services Technician for completeness review: _____ (Date) _____ (Initials)

Completeness review passed? ***(Note: If resubmittal still incomplete after a second review, schedule appointment with Authorized Representative.)***

☐ Yes _____ (Date) ☐ No _____ (Date)

Approvals required for this application:

	Approval Date	Case Number	Notes
Administrative Approval			
Planning Commission			
City Council (cases with appeal)			

Date of Approval Expiration: _____

Date Recorded: _____

FINAL PLAT CHECKLIST

General Requirements

- ☒ Must be prepared in a clear and readable manner.
- ☒ All figures and letters shown must be plain, distinct, and of sufficient size.
- ☒ The paper copies submitted must be of sufficient quality so that all features are easily read.
- ☒ Shall generally conform to the preliminary plat, as approved by the City Planning Commission.
- ☒ A scale of one inch (1") to one hundred feet (100') shall be used, with a maximum sheet size of 18" x 24".
- ☒ Completed application & applicable fee.

Recording Requirements

- ☐ After approved, the Planning Division shall be furnished at least four positive copies of the approved plat;
  - ☐ two made of Mylar film .003" thick and with a matte finish on the front side, with the print on at least one film being a "black line" suitable for permanent recording, and
  - ☐ two made of paper.
- ☐ A certificate (not a tax receipt) from the Tom Green County Appraisal District will be provided, showing there to be no delinquent taxes upon the property to be subdivided.
- ☐ The applicant or a representative shall notify the Planning Division within seven calendar days of the date of recording, providing all appropriate recording data.

Each final plat shall contain the following information:

- ☒ The proposed name of the subdivision, which must not replicate or be similar to an existing subdivision.
- ☒ The names of the owners of all property being subdivided, all of which must appear beneath the proposed name or title of the subdivision.
- ☒ Orientation with north toward the top of the sheet, with a north arrow.
- ☒ Numerical or written scale and graphic scale.
- ☒ Location of subdivision by city, county and state.
- ☒ Location of the subdivision with respect to an original survey corner, together with reference to a corner in a recorded subdivision, if applicable, or satisfactory locatable title data, all by courses and distances.
- ☒ The boundaries of each adjoining street, alley, easement, lot or tract, shown by dotted or dashed lines.

SKG Engineering, LLC
706 South Abe Street
San Angelo, TX 76903

First Financial Bank
111301122

9746

Check date: 07/19/17

Pay to the order of: CITY OF SAN ANGELO $ **********350.00

Three Hundred Fifty And 00/100 Dollars********

CITY OF SAN ANGELO
72 W. COLLEGE AVENUE
SAN ANGELO, TX 76903

Suzie K Floyd

⑈0000009746⑈ ⑆111301122⑆ 631100536 16⑈

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SAN ANGELO, TEXAS, ABANDONING, VACATING AND RELEASING A 3-FOOT WIDE BY 40 FOOT LONG UTILITY EASEMENT TOTALING 0.00275 +/- ACRES, LOCATED AT LOT 1, BLOCK 66, TWIN OAKS ADDITION, SECTION 27; AUTHORIZING THE ASSISTANT CITY MANAGER TO EXECUTE A RELEASE OF EASEMENT AND RELATED DOCUMENTS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE; AND, AUTHORIZING RECORDING OF THE RELEASE.

WHEREAS, on January 29, 2019, a final plat of Twin Oaks Addition, Section 27, City of San Angelo, Tom Green County, Texas, was recorded as Instrument No. 201901065 of the Plat Records of Tom Green County, Texas (the "Plat"); and,

WHEREAS, said Plat created an 8-foot wide by 65-foot long "Utility Easement" adjacent to the southern boundary line of Lot 1, Block 66, Twin Oaks Addition, Section 27, Tom Green County, Texas, being 0.01 +/- acres (hereinafter the "Property"); and,

WHEREAS, Ted Schwartz, the owner of the Property, has requested partial abandonment of the described Utility Easement for purposes of constructing a pool on Lot 1; and

WHEREAS, the City has determined that neither City-owned utilities nor third-party utilities are located within the portion of the Utility Easement Property proposed to be released, and recommends a partial release of the easement, retaining a 5-foot-wide easement for the first 40 feet and the original 8-foot width for the remaining 25 feet; and,

WHEREAS, the City Council finds that the Utility Easement proposed to be released is no longer needed for any identifiable public purpose now or in the foreseeable future, and that it is in the public interest to abandon, vacate and release said portion of the Utility Easement;

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

(a) The City Council of the City of San Angelo, Texas, hereby abandons, vacates and releases the Utility Easement, being a 3 foot wide by 40 foot long "Utility Easement" adjacent to the southern boundary line of Lot 1, Block 66, Twin Oaks Addition, Section 27, recorded as Instrument No. 201901065, Plat Records of Tom Green County, Texas, containing 0.00275 +/- acres of land, as described and depicted on **Exhibit "A",** attached hereto.

(b) The Assistant City Manager of the City of San Angelo is hereby authorized and directed to execute and deliver a release of easement in a form approved by the City Attorney's Office officially abandoning, vacating and releasing the Utility Easement described at subparagraph (a) above and depicted on **Exhibit "A"**, insofar as the right, title and easement of the public are concerned, the recording of which is hereby authorized.

ADOPTED on this the 7th day of July, 2026.

THE CITY OF SAN ANGELO, TEXAS

_____
Tom Thompson, Mayor

ATTEST:

_____
Heather Stasny, City Clerk

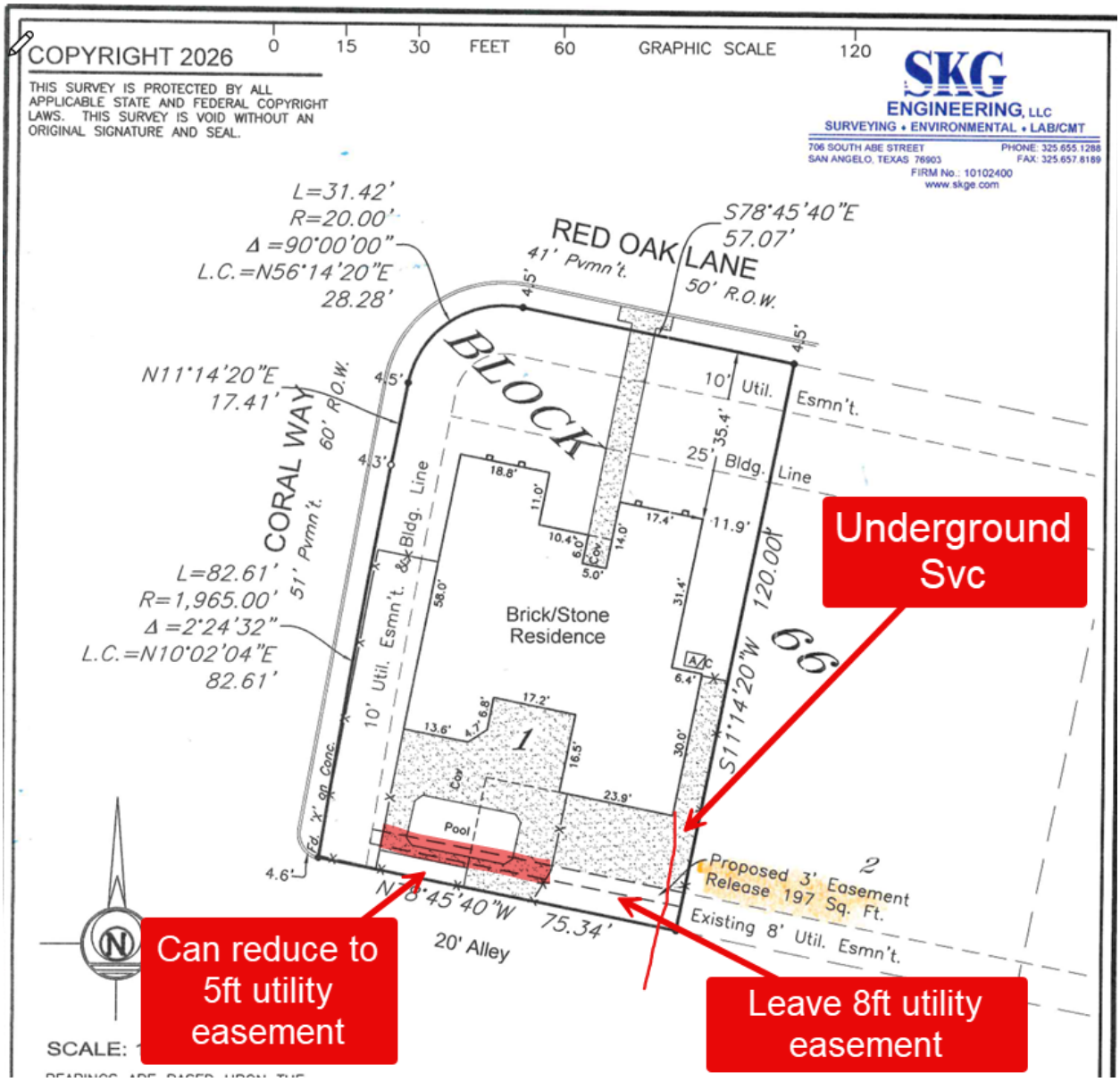
APPROVED AS TO CONTENT:

_____
Aaron Vannoy, Director of
Planning and Development Services

APPROVED AS TO FORM:

_____
Brandon Dyson,
City Attorney

Exhibit "A",


COPYRIGHT 2026
THIS SURVEY IS PROTECTED BY ALL APPLICABLE STATE AND FEDERAL COPYRIGHT LAWS. THIS SURVEY IS VOID WITHOUT AN ORIGINAL SIGNATURE AND SEAL.
0 15 30 FEET 60 GRAPHIC SCALE 120
SKG ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
FIRM No.: 10102400
www.skge.com
L=31.42'
R=20.00'
Δ=90°00'00"
L.C.=N56°14'20"E
28.28'
RED OAK LANE
50' R.O.W.
41' Pvmn't.
S78°45'40"E
57.07'
BLOCK
N11°14'20"E
17.41'
CORAL WAY
60' R.O.W.
51' Pvmn't.
10' Util. Esmn't.
25' Bldg. Line
35.4'
L=82.61'
R=1,965.00'
Δ=2°24'32"
L.C.=N10°02'04"E
82.61'
10' Util. Esmn't. & Bldg. Line
Brick/Stone Residence
120.00'
S11°14'20"W
N78°45'40"W
75.34'
20' Alley
Pool
Proposed 3' Easement Release 197 Sq. Ft.
Existing 8' Util. Esmn't.
Underground Svc
Can reduce to 5ft utility easement
Leave 8ft utility easement
SCALE:

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: July 7, 2026

Item type: Consent Item

Caption:

Consider acceptance by dedication deed, right-of-way from Southland Hills, Inc. for the planned construction of College Hills Dr. south of the intersection with Valleyview Blvd., south to Maplewood Dr. (Aaron Vannoy)

Staff Recommendation:

Accept

Summary/History:

This request from Southland Hills, Inc. is to dedicate the remaining half of College Hills Blvd. from the intersection of Valleyview Blvd. and College Hills. Heading south to Maplewood Dr. This will give College Hills Blvd the full right-of-way and paving width for a local road as classified. Southland Hills, Inc. will be providing the paving for College Hills, and it is a cost benefit for them at this time to add it to their portion of Valleyview Blvd. street construction. This allows their property to the east of College Hills to have two bordering streets (Valleyview and College Hills) to be constructed and completed for future development.

City staff have reviewed and are in favor of this dedication.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

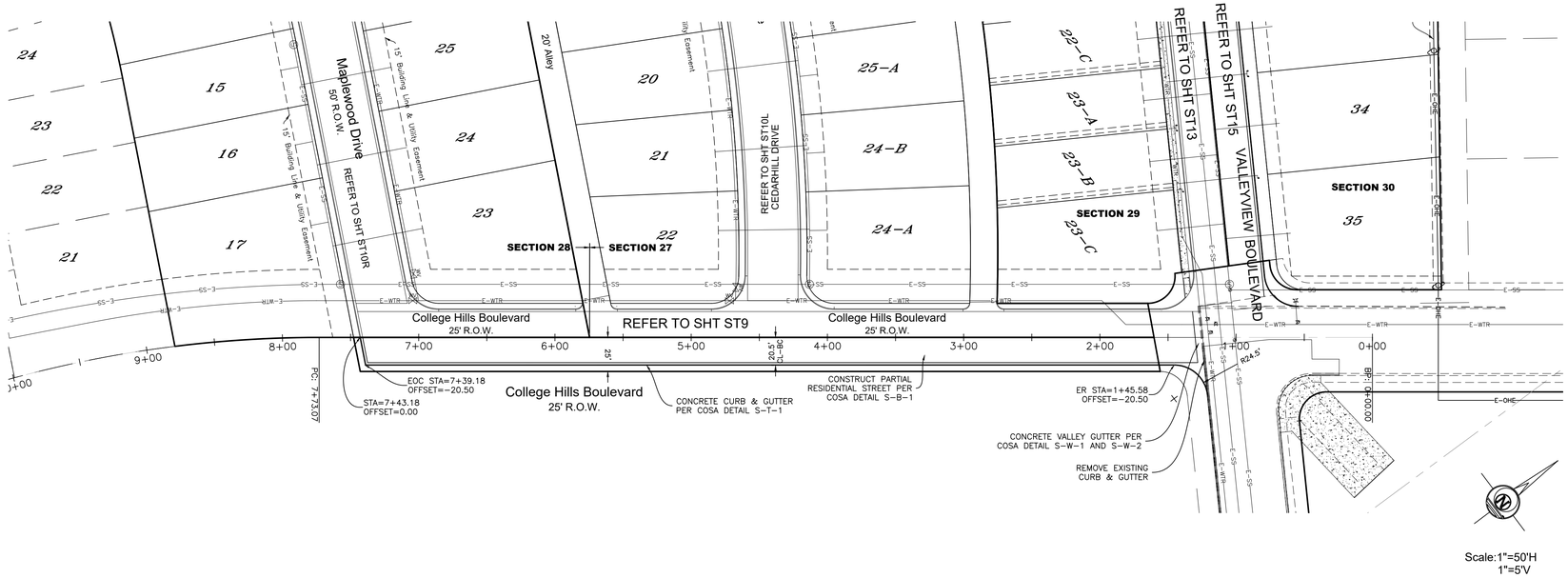
1.	002 ST17 Sec 30	002 ST17 Sec 30.pdf
2.	[http][XJCOQ2IS0D14R7][][v][Subdivision Application Colleg] (1)	[http][XJCOQ2IS0D14R7][][v][Subdivision Application Colleg] (1).pdf

Presentation:

Aaron Vannoy

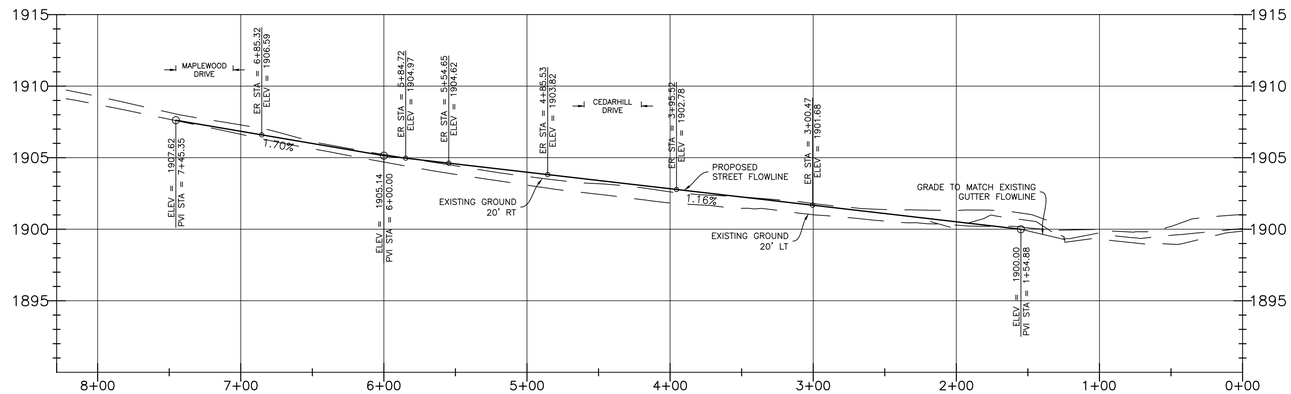
Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Aaron Vannoy	Approved
Zeferino Mendoza	Approved
Patrick Frerich	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



Scale:1"=50'H
1"=5'V

COLLEGE HILLS BOULEVARD PROFILE



| | | |

City of San Angelo, Texas - Planning

Land Subdivision Application

NOTE: Incomplete applications will not be accepted. All required fields must be filled in adequately. The Authorized Representative (as designated in Section 1) will be notified of any changes in status & contacted with any questions. Use "N/A" where an item is not applicable.

Section 1: Basic Information

SOUTHLAND HILLS ADDITION - College Hills ROW Dedication

Proposed Subdivision Name

0.337 Acres, Abst: A-0141 S-0180, Survey: C DAMMANN

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

38-00141-0002-000-00

Tax ID Number(s) (*can be found on property tax statement or at www.tomgreencad.com under Geographic ID)*

One Authorized Representative must be selected below. All communications regarding this application will be conducted with this individual.

Authorized Representative: ☐ Tenant ☐ Property Owner ☐ Contractor ■ Engineer

	Name	Phone Number	Email Address
Tenant:			
Property Owner:	Southland Hills, Inc.	325-234-7443 325-374-2142	scott@sallison.com lance@lacyco.com
Architect/Engineer/Design Professional:	SKG Engineering	325-655-1288	rg@skge.com

Subdivision Type:

☐ Final Plat ☐ Replat - requiring Planning Commission approval ☐ Plat Vacation

☐ Preliminary Plat ☐ Replat - administratively eligible* ☐ Amended Plat

*If claiming eligibility for administrative approval, please note that ***all of the following criteria*** must be met; otherwise, the application will be scheduled for hearing by Planning Commission according to the adopted COSA submittal schedule.

- includes no more than four new lots or tracts;
- no dedication of land (including right-of-way, right-of-way expansion, corner clip dedication, etc) is required;
- all new lots or tracts front onto an existing public street right-of-way which is fully improved to City specifications;
- no extension of water or sewer mains are required to furnish service to the new lots or tracts;
- there is an absence of need for a detailed drainage plan;
- existing easement(s) for utilities are not removed or realigned without the express written permission from each utility service, or without the formalized release of said easement(s); and,
- in the case of replats requiring notification, no written opposition is received before the close of the public hearing.

Section 2: Utility & Easement Information

Water:

☐ City - requesting new services Proposed size? _____

☐ City - utilizing existing services Existing size? _____

☐ Other Please specify: _____

Sewer:

☐ City - requesting new services Proposed size? _____

☐ City - utilizing existing services Existing size? _____

☐ Other Please specify: _____

☐ Septic System Lot size? _____

(NOTE: Please see Tom Green County Health Department for Septic System Permit 325-658-1024)

Are any off-site drainage, access or other types of easements necessary for this subdivision? ☐ Yes ■ No

If yes, briefly describe each, including the use and size: _____

Section 3: Property Characteristics

0.337 — Total Acreage of Proposed Subdivision/Resubdivision

0 — Total Number of Lots Proposed

Existing Zoning:

☒ RS-1 ☐ RS-2 ☐ RS-3 ☐ RM-1 ☐ RM-2 ☐ PD *(include case number: _____)*

☐ R&E ☐ CN ☐ CO ☐ CG ☐ CG/CH ☐ CBD ☐ OW ☐ ML ☐ MH

Has the zoning or deed restrictions for this property limited each lot to no more than two dwelling units?* ☐ Yes ☐ No
**NOTE: if so, notification is required, and an additional notification fee is required.*

Existing Land Use (Include the number of acres devoted to this use):

☒ Vacant 0.337 ☐ Single-Family Residential _____ ☐ Office _____

☐ Multi-Family Residential _____ ☐ Industrial/Manufacturing _____ ☐ Commercial/Retail _____

Proposed Land Use (Include the number of acres devoted to this use):

☐ Vacant _____ ☐ Single-Family Residential _____ ☐ Office _____

☐ Multi-Family Residential _____ ☐ Industrial/Manufacturing _____ ☐ Commercial/Retail _____

Are there existing structures on the property? ☐ Yes ■ No

If yes, how many structures exist? _____ What type of structures exist currently? _____

_____

If yes, are any of the structures planned to remain? ☐ Yes (*NOTE: requires one copy of proposed plat showing structures to remain*)

☐ No

Are there existing deed restrictions? ☐ Yes ■ No

If yes, provide deed reference information: _____

Is this proposed plat within the ETJ?* ☐ Yes ■ No
**NOTE: The ETJ (Extra-Territorial Jurisdiction) is an area outside the City limits but encompassing all land within 3 ½ miles of it..*

Section 4: Variance Requests

Are any variances for this application being requested? ☐ Yes ■ No

If yes, provide all of the following information:

Request 1: Section & subsection from Subdivision Ordinance from which variance is requested: _____

☐ Full variance requested ☐ Partial variance requested (*proposed variation from standard*): _____

Check which of the following criteria apply, & include a detailed explanation of how each item applies to this request. Attach additional sheets if necessary to provide more explanation, or if additional variances are requested.

☐ The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.

_____

_____

_____

☐ The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.

_____

_____

_____

(Section 4 continues on next page)

Section 4, continued

☐ Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

_____

_____

_____

☐ The variance will not, in any significant way, vary the provisions of applicable ordinances.

_____

_____

_____

The owner understands that upon approval of this submitted plat, certain site improvements may be required and that no plats will be released for recording or building permits issued until such improvements are installed and accepted by the City or a suitable performance guarantee is/has been accepted by the City. Furthermore, the owner is aware of all fees and costs involved in applying for subdivision approval and that the subdivision processing fee is payable to the City regardless of the outcome of this request. Lastly, the owner/representative agree to provide recording information of the plat in writing within seven calendar days, as required by Chapter 7.II of the Subdivision Ordinance.

The undersigned hereby applies for subdivision plat approval in accordance with the subdivision policies and regulations of the City of San Angelo and certifies that the information contained on this application is true and accurate to the best of my knowledge.

Scott Allison — May 20, 2026

Owner's Signature — Date

cn=Russell Gully, o, ou, email=rg@skge.com, c=US 2024.08.19 17:28:49 -05'00' — May 20, 2026

Representative's Signature — Date

FOR OFFICE USE ONLY:

Submitted to front desk: _____ *Deemed preliminary complete:* _____
Date *Date* *Time* *Initials*

*Received by Development Services Technician for completeness review:*_____
Date *Time* *Initials*

Completeness review passed? ☐ *Yes* _____ ☐ *No* _____
Date *Date*

If yes, when was application scheduled for staff review, if applicable? _____
Date *Initials*

*If no, when was rejection & list of deficiencies (attach copy) sent to Authorized Representative?*_____
Date *Initials*

Resubmittal received by Development Services Technician for completeness review: _____
Date *Initials*

*Completeness review passed? (**Note: If resubmittal still incomplete after a second review, schedule appointment with Authorized Representative.**)*

☐ *Yes* _____ ☐ *No* _____
Date *Date*

Approvals required for this application:

	Approval Date	*Case Number*	*Notes*
Administrative Approval	_____	_____	_____
Planning Commission	_____	_____	_____
City Council (cases with appeal)	_____	_____	_____

Date of Approval Expiration: _____

Date Recorded: _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: July 7, 2026

Item type: Consent Item

Caption:

Second reading of an ordinance for ROW26-03, a request to abandon 0.328 acres of street right-of way around Central High School beginning at 655 Caddo St.(Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This is a request from SAISD which will allow for better redevelopment of the Central High school campus. The abandonment does not impact the required right-of-way for the street standards and does not impact utilities. This was presented to the Planning Commission on May 18th, and they recommend approval with a 6-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	ROW26-03 - Staff Report	ROW26-03 - Staff Report.pdf
2.	ROW26-03 - Ordinance	ROW26-03 - Ordinance.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Aaron Vannoy	Approved
Brandon Dyson	Approved

Heather Stastny	Final Approval

PLANNING COMMISSION – May 18, 2026
STAFF REPORT

City Council 1st reading: June 16, 2026

APPLICATION TYPE:	CASE:
Street Right-of-Way Abandonment	ROW26-03: 655 Caddo

SYNOPSIS:

The applicant has requested the abandonment of a total of 0.328 acres along several portions of street right-of-way around Central High School beginning at 655 Caddo St.

LOCATION:	LEGAL DESCRIPTION:
Right-of-Way along Mesquite St, Hickory St, San Antonio St, & Cottonwood St	Blocks 8, 9, 20, 21, 25, 26, 27 in Angelo Heights Addition

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #5 Karen Hesse Smith Neighborhood: Central	Single-Family Residential (RS-1)	Neighborhood/Campus Institutional	0.328 acres

THOROUGHFARE PLAN:

Mesquite St. – Local Road
Hickory St. – Local Road
San Antonio St. – Local Road
Cottonwood St. – Local Road

NOTIFICATIONS:

10 notifications mailed on 05/04/2026.
Zero (0) received in support or in opposition.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the Right-of-Way Abandonment subject to **three (3) conditions**.

PROPERTY OWNER/PETITIONER:

Owners: San Angelo ISD

STAFF CONTACT:

Rae Lineberry
Lead Planner
(325) 657-4210, Extension 1533
Rae.lineberry@sanangelo.gov

Additional Information:
The involved City departments have expressed their support for the abandonment. The school would like to enclose the campus and this is the first step in the process.

Rationale:
- *Traffic patterns: Planning* Staff believe that existing or anticipated traffic patterns would not be affected in any way by the current request.
- *Utilities*: There are no existing City utilities in the street right-of-way.
- *Community Impact:* The Planning staff has sent adjacent owners public notice of the meeting. There have been no responses to date.
- *Public Benefit:* Unused right-of-way can help the school with enclosing the campus as there are not any plans to widen those streets in the future.

Recommendation:
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

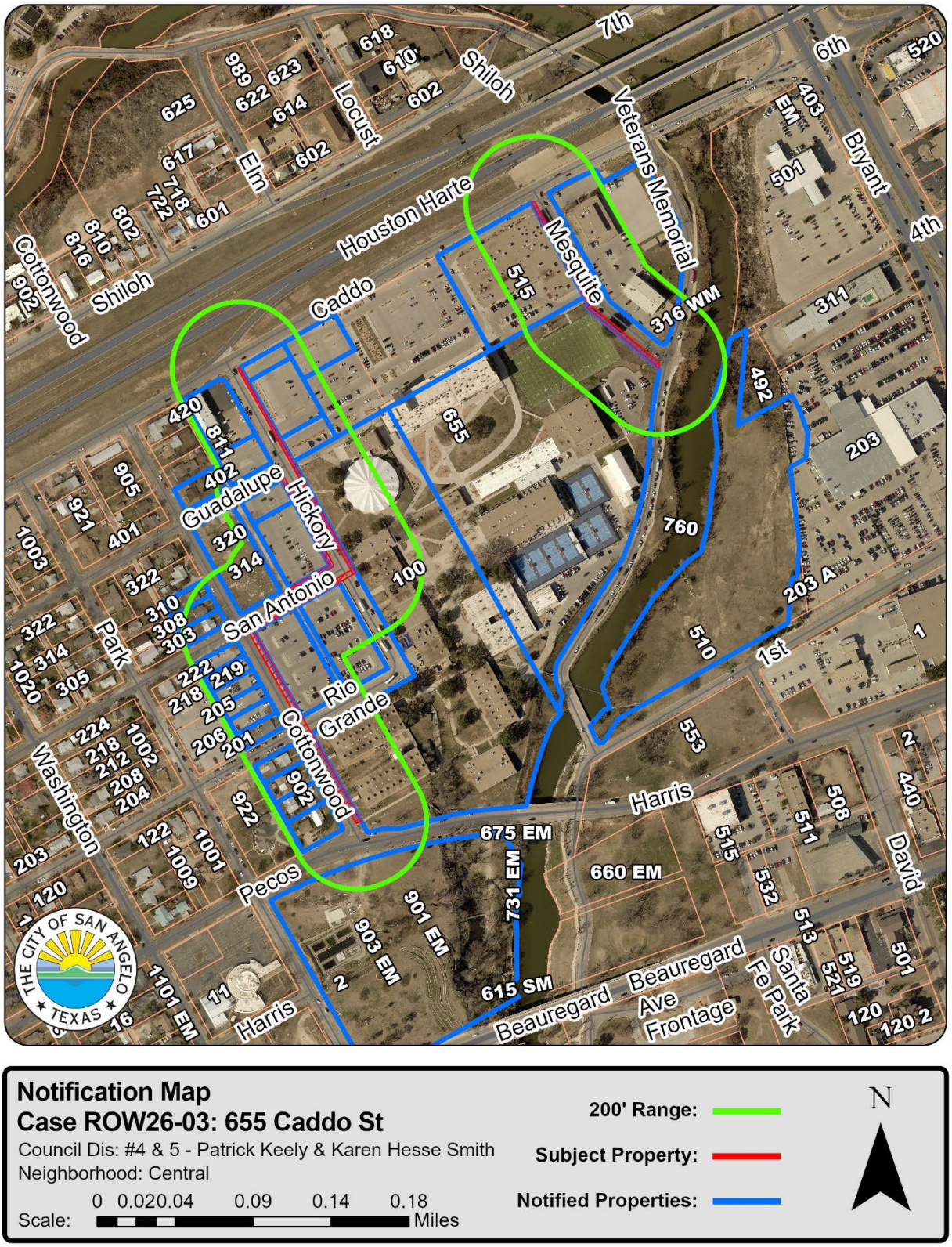
1. Per the most current Schedule of Fees and Charges adopted by City Council, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way.

2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned right-of-way.

3. Submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.

Attachments:
Notification Map
Aerial Map
Exhibit

Notification Map



Exhibit

SHOOT STREET
U.S. HIGHWAY 67 – ROBERT E. LEE FREEWAY
CADDO STREET
MESQUITE STREET
HOOVER STREET
GUADALUPE STREET
SAN ANTONIO STREET
COTTONWOOD STREET
RIO GRANDE STREET
PECOS STREET
CIVIC LEAGUE PARK
RIVER DRIVE
NORTH CONCHO RIVER
RIGHT-OF-WAY
ABANDONMENT
Blocks 8, 9, 20, 21, 25, 26, 27, Angelo Heights Addition
City of San Angelo, Tom Green County, Texas
SCALE: 1" = 80'
SKG
ENGINEERING LLC

AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF STREET RIGHT-OF-WAY COMPRISED OF A TOTAL OF 0.328 ACRES OF RIGHT-OF-WAY ALONG MESQUITE STREET, HICKORY STREET, SAN ANTONIO STREET, AND COTTONWOOD STREET; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, the City Council of the City of San Angelo, Texas, acting pursuant to law, is of the opinion that the public right-of-way described herein, is no longer needed for public use and therefore deems it advisable to abandon said portion of right-of-way; and,

WHEREAS, the City Council is of the opinion that the best interest and welfare of the public will be served by conditionally conveying the underlying abandoned public right-of-way to the abutting property owners;

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

SECTION 1: The public right-of-way located in the City of San Angelo, comprised of a total of 0.328 acres along these streets: Mesquite Street, Hickory St, San Antonio Street, & Cottonwood Street, Tom Green County, Texas, more particularly described and depicted in **Exhibit "A,"** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions herein set forth.

SECTION 2: The abandonments and conveyances provided for herein are made and accepted subject to all present zoning and deed restrictions, if the latter exist, and all existing easements, if any, whether apparent or not, aerial, surface, underground or otherwise.

SECTION 3: The abandonments and conveyances provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to the interest which the governing body for the City of San Angelo may legally and lawfully abandon and vacate.

SECTION 4: The following conditions precedent to the abandonment shall apply and be part of the consideration for conveyance by quitclaim deed(s) of the underlying tracts of land to owners of abutting properties:

1. Per the most recent *Schedule of Fees and Charges* adopted by City Council, remit payment per the assessment formula for all of the abandoned street right-of-way.

2. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned street right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months after the effective date of this ordinance.

3. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned street.

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyances of rights-of-way herein provided for, and shall be binding upon Grantees thereof and their heirs, successors and assigns.

SECTION 6: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Manager or Mayor of the City of San Angelo is hereby authorized to execute and deliver quitclaim deeds conveying the subject tracts of abandoned right-of-way described and depicted in **Exhibit "A,"** to the owners of the designated abutting properties.

SECTION 7: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Clerk is hereby authorized and directed to certify a copy of this adopted Ordinance for recordation in the Official Real Property Records of Tom Green County, Texas, wherein the tracts of land are located.

INTRODUCED on the **16th day of June 2026,** and finally PASSED, APPROVED AND ADOPTED on this the **7th day of July 2026.**

THE CITY OF SAN ANGELO

_____
Tom Thompson, Mayor

ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Brandon Dyson, City Attorney

Exhibit “A”

SHILOH STREET
U.S. HIGHWAY 67 - NEW BOSTON FREEWAY
CADDO STREET
MISSOURI STREET
RIVER DRIVE
NORTH CONCHO RIVER
HIGHLAND STREET
GUADALUPE STREET
SAN ANTONIO STREET
COTTONWOOD STREET
RIO GRANDE STREET
PECOS STREET
CIVIC LEAGUE PARK
RIGHT-OF-WAY
ABANDONMENT
Blocks 8, 9, 20, 21, 25, 26, 27, Angelo Heights Addition
City of San Angelo, Tom Green County, Texas
SCALE: 1" = 60'
SKG
ENGINEERING LLC
SURVEYING • ENVIRONMENTAL • LANDCMT

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: July 7, 2026

Item type: Consent Item

Caption:

Second reading of an ordinance for ROW26-04, a request to abandon 7,449-sq. ft. of street and alley right-of-way around the 200 Block of W. 5th St. (Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This request is from a property owner to assist in cleaning an old alleyway and right of way where a structure has been present for decades. This will assist in consolidation of the land under the requestors' ownership. This request and exhibit was sent to all internal and external utility companies and no responses came back as they did not need to reserve the right-of-way for their utilities. This case was presented to the Planning Commission on May 18th and is recommended for approval with a 6-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	ROW26-04 - W 5th & MLK Staff Report	ROW26-04 - W 5th & MLK Staff Report.pdf
2.	ROW26-04 - Ordinance	ROW26-04 - Ordinance.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Aaron Vannoy	Approved

Brandon Dyson	Approved
Heather Stastny	Final Approval

PLANNING COMMISSION – May 18, 2026
STAFF REPORT

City Council 1st reading: June 16, 2026

APPLICATION TYPE:	CASE:
Right-of-Way Abandonment	ROW26-04: W 5th & MLK

SYNOPSIS:

The applicant has requested the abandonment of two portions of right-of-way around the intersection of W 5th and Martin Luther King Boulevard totaling .171 acres or 7,449 square feet. Being abandoned is a .061-acre strip of 5th Street right-of-way containing a portion of an existing building, and a .110-acre portion of an unused alleyway.

LOCATION:	LEGAL DESCRIPTION:
Southeast of the intersection of W 5th Street and Martin Luther King Boulevard	N/A

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #3 – Harry Thomas Neighborhood: Downtown	Light Manufacturing (ML)	Downtown	.171 acres or 7,449 sq. ft.

THOROUGHFARE PLAN:

W 5th – Local Road
MLK – Local Road

NOTIFICATIONS:

19 notifications mailed
Zero (0) received in support or in opposition

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the Right-of-Way Abandonment subject to **three (3) conditions**.

PROPERTY OWNER/PETITIONER:

Petitioner: Southwest Orient Properties

STAFF CONTACT:

Austin Reed
Planning & Dev. Svs. Administrator
(325) 657-4210, ext. 1550
austin.reed@sanangelo.gov

Additional Information:
There are no existing City utilities located within the area to be abandoned. There are existing improvements in the areas being abandoned owned by Southwest Orient Properties which were purchased from the State of Texas at some point given the subject property's proximity to the railroad.

Rationale:
- *Traffic patterns:* Planning staff believe that existing or anticipated traffic patterns would not be affected in a negative way and the abandonment would help to alleviate issues arising from a conflict involving improvements within right-of-way
- *Utilities*: There are no existing City utilities within the proposed abandonment.
- *Community Impact:* Planning staff have sent adjacent owners public notice of the meeting. No adjacent property owner will be negatively impacted.
- *Public Benefit:* The abandonment of right-of-way in this location may benefit the public through decreased maintenance costs and the creation/acquisition of more private property for development and the maximization of land use.

Recommendation:
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

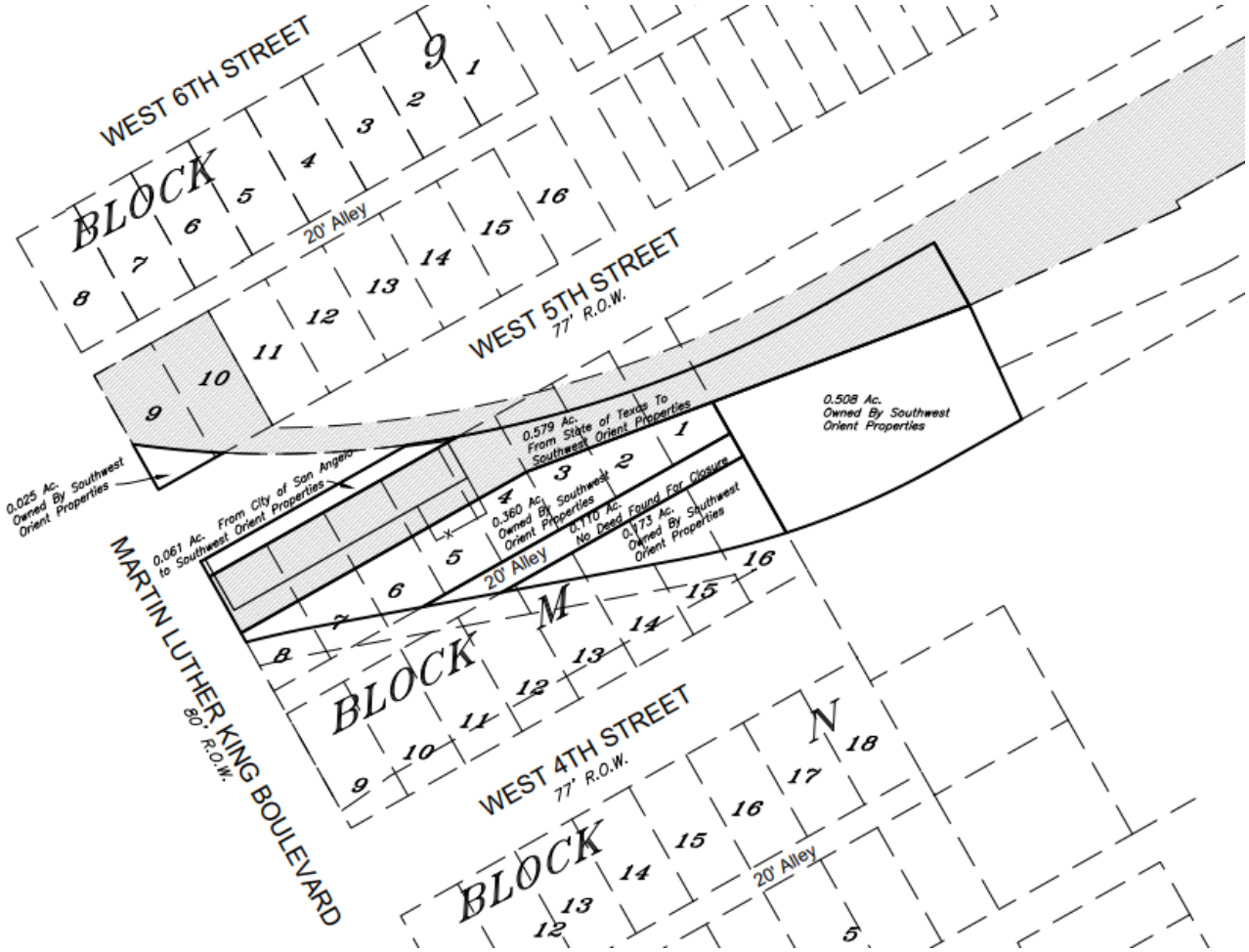
1. Per the most current Schedule of Fees and Charges adopted by City Council, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way.

2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned right-of-way.

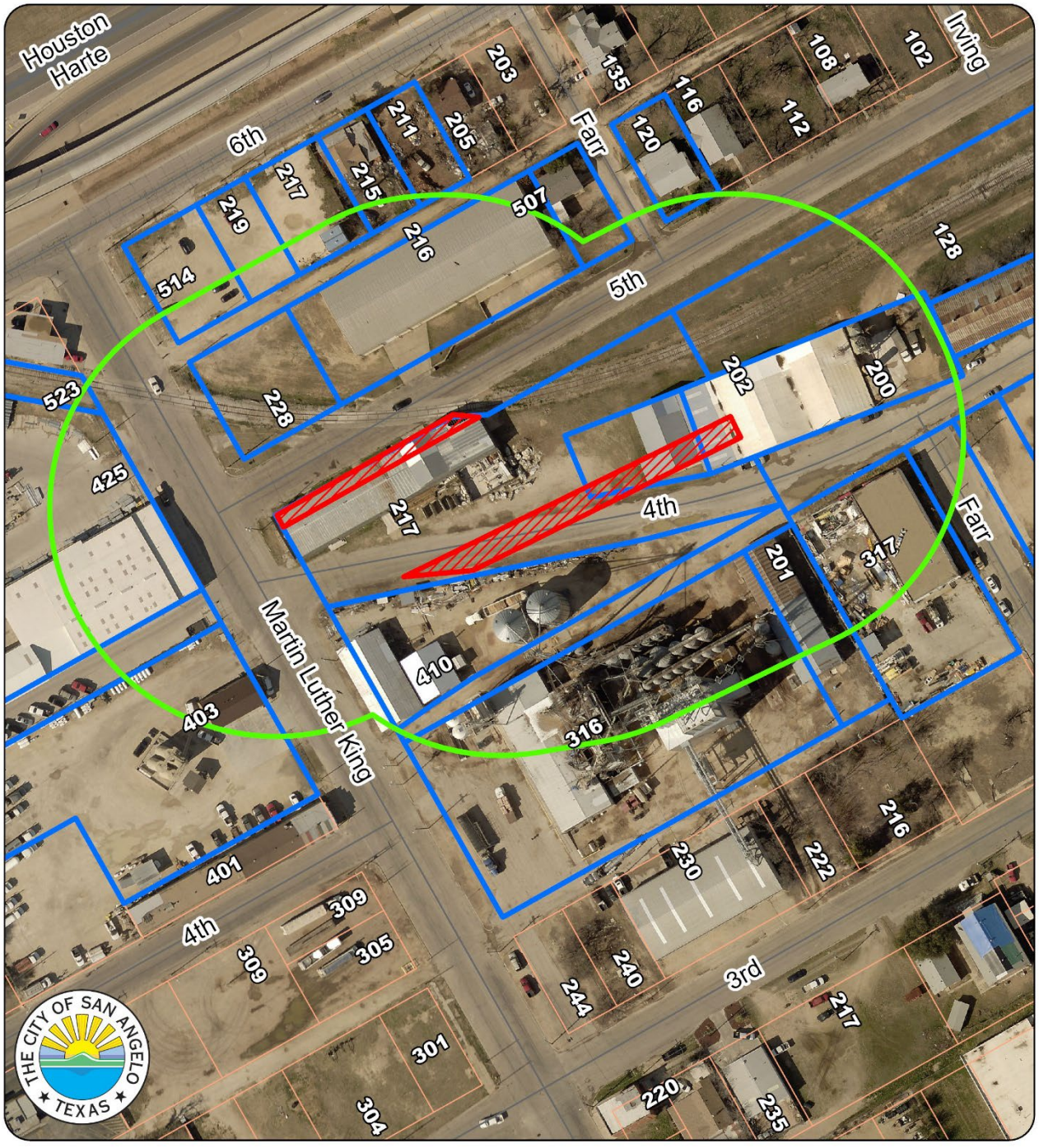
3. Submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.

Attachments:
Exhibit
Notification Map
Aerial Map

Exhibit


WEST 6TH STREET
BLOCK
9
1
2
3
4
5
6
7
8
20' Alley
10
11
12
13
14
15
16
WEST 5TH STREET
77' R.O.W.
0.025 Ac.
Owned By Southwest
Orient Properties
0.061 Ac. From City of San Angelo
to Southwest Orient Properties
0.579 Ac.
From State of Texas To
Southwest Orient Properties
0.360 Ac.
Owned By Southwest
Orient Properties
0.110 Ac.
No Deed Found For Closure
0.173 Ac.
Owned By Southwest
Orient Properties
0.508 Ac.
Owned By Southwest
Orient Properties
MARTIN LUTHER KING BOULEVARD
80' R.O.W.
BLOCK
M
WEST 4TH STREET
77' R.O.W.
BLOCK
N
17
18
20' Alley

Notification Map



Notification Map
Case ROW26-04: 200 Blk of W 5th & MLK
Council District: #3 - Harry Thomas
Neighborhood: Downtown

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range:
Subject Property:
Notified Properties:

N

Aerial Map
(To be added)

Site Photo

AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF RIGHT-OF-WAY COMPRISED OF 7,449 SQUARE FEET, BEING A 2,657 SQUARE-FOOT PORTION OF WEST 5TH STREET AND A 4,792 SQUARE-FOOT PORTION OF AN ALLEYWAY; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, the City Council of the City of San Angelo, Texas, acting pursuant to law, is of the opinion that the public right-of-way described herein, is no longer needed for public use and therefore deems it advisable to abandon said portion of right-of-way; and,

WHEREAS, the City Council is of the opinion that the best interest and welfare of the public will be served by conditionally conveying the underlying abandoned public right-of-way to the abutting property owners;

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

SECTION 1: The public right-of-way located in the City of San Angelo, comprised of 7,449 square feet, being a 2,657 square-foot portion of West 5th Street and a 4,792 square-foot portion of an alleyway, the boundary of the street right-of-way being 13.5 feet wide and between 181.03 and 217.46 feet long, and the boundary of the alleyway being 20 feet wide and between 211.43 and 269.57 feet long, Tom Green County, Texas, more particularly depicted in **Exhibit "A"** and described in **"Exhibit B,"** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions herein set forth.

SECTION 2: The abandonments and conveyances provided for herein are made and accepted subject to all present zoning and deed restrictions, if the latter exist, and all existing easements, if any, whether apparent or not, aerial, surface, underground or otherwise.

SECTION 3: The abandonments and conveyances provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to the interest which the governing body for the City of San Angelo may legally and lawfully abandon and vacate.

SECTION 4: The following conditions precedent to the abandonment shall apply and be part of the consideration for conveyance by quitclaim deed(s) of the underlying tracts of land to owners of abutting properties:

1. Per the most recent *Schedule of Fees and Charges* adopted by City Council, remit payment per the assessment formula for all of the abandoned street and alley right-of-way.
2. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned street and alley right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.
3. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned street and alley right-of-way.

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyances of rights-of-way herein provided for, and shall be binding upon Grantees thereof and their heirs, successors and assigns.

SECTION 6: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Manager or Mayor of the City of San Angelo is hereby authorized to execute and deliver quitclaim deeds conveying the subject tracts of abandoned right-of-way depicted in **Exhibit "A"** and described in **"Exhibit B,"** to the owners of the designated abutting properties.

SECTION 7: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Clerk is hereby authorized and directed to certify a copy of this adopted Ordinance for recordation in the Official Real Property Records of Tom Green County, Texas, wherein the tracts of land are located.

INTRODUCED on the **16th day of June 2026,** and finally PASSED, APPROVED AND ADOPTED on this the **7th day of July 2026.**

THE CITY OF SAN ANGELO

_____
Tom Thompson, Mayor

ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Brandon Dyson, City Attorney

Exhibit "A"

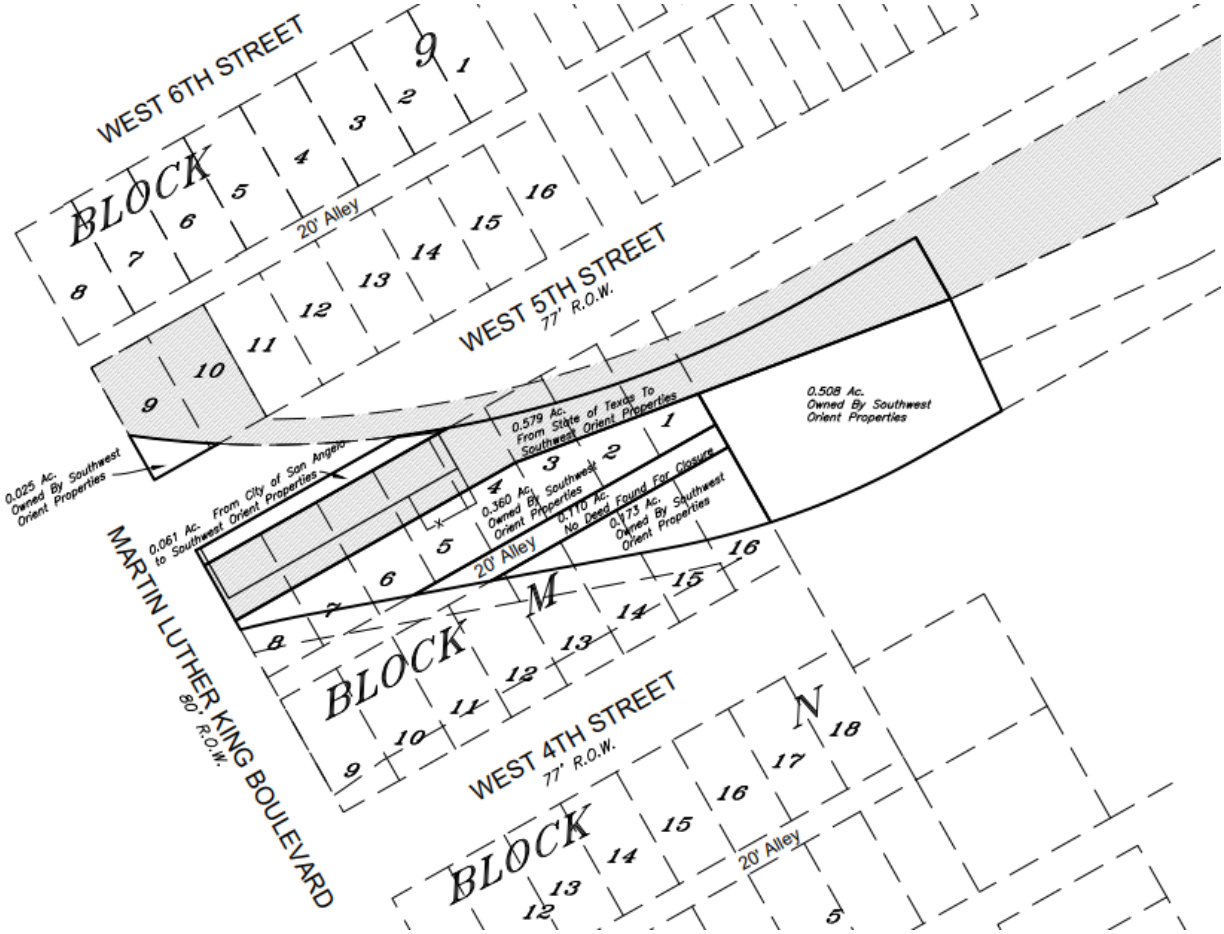

WEST 6TH STREET
BLOCK
9
20' Alley
WEST 5TH STREET
77' R.O.W.
0.579 Ac.
From State of Texas To
Southwest Orient Properties
0.508 Ac.
Owned By Southwest
Orient Properties
0.025 Ac.
Owned By Southwest
Orient Properties
0.061 Ac.
From City of San Angelo
to Southwest Orient Properties
0.360 Ac.
Owned By Southwest
Orient Properties
0.110 Ac.
No Deed Found For Closure
0.173 Ac.
Owned By Southwest
Orient Properties
MARTIN LUTHER KING BOULEVARD
80' R.O.W.
BLOCK
M
WEST 4TH STREET
77' R.O.W.
BLOCK
N
20' Alley

Exhibit "B"

FIELD NOTES

0.110 Acre

April 13, 2026
26-S-0087

Being 0.110 acre of land out of a portion of a 20' alley in Block M of the Miles Addition, City of San Angelo, Tom Green County, Texas and said 0.110 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap marked "SKG ENGINEERS" set for northeast corner of Lot 16 of said Block M and the southeast corner of said 20' alley for the southeast corner of this tract;

Thence with the north line of Lots 16 through 12 of said Block M and the south line of said 20' alley, S. 60° 33' 54" W. 211.43 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set in the north line of said Lot 12 and being in the southerly line of 4th Street as it occupies the ground and the northerly line of a 20' spur tract that is to the State of Texas acting by and through the Texas Department of Transportation (in use as railroad) described and recorded in Volume 819, Page 915, Official Public Records of Tom Green County, Texas for the southwest corner of this tract;

Thence with the westerly south line of this tract and the northerly line of said railroad and the southerly line of said 4th Street and across said 20' alley, S. 79° 32' 51" W. 61.49 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set in the south line of Lot 6 of said Block M and the north line of said 20' alley for the northwest corner of this tract;

Thence with the north line of this tract and the south line of Lots 6 through 1 of said Block M, N. 60° 33' 54" E. 269.57 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the southeast corner of Lot 1 of said Block M for the northeast corner of this tract;

Thence with the east line of this tract and said 20' alley, S. 29° 26' 06" E. 20.00 feet to the place of beginning and containing an area of 0.110 acre of land.

See Attached Plat of Survey.

Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400

FIELD NOTES

0.061 Acre

April 13, 2026
26-S-0087

Being 0.061 acre of land out of the southern part of West 5th Street Right of Way that adjoins the east line of Martin Luther King Boulevard and the northern line of Block M, Miles Addition, City of San Angelo, Tom Green County, Texas and said 0.061 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap marked "SKG ENGINEERS" set for the northwest corner of Lot 8, Block M of said Miles Addition and being at the intersection of the south line of said West 5th Street and the east line of said Martin Luther King Boulevard for the southwest corner of this tract;

Thence with the west line of this tract and the east line of said Martin Luther King Boulevard and across said West 5th Street, N. 29° 26' 06" W. 13.50 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the northwest corner of this tract;

Thence with the north line of this tract and in the Right of Way of said 5th Street, N. 60° 33' 54" E. 181.03 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set in the southerly line of the State of Texas acting by and through the Texas Department of Transportation (in use as railroad) described and recorded in Volume 819, Page 915, Official Public Records of Tom Green County, Texas for the northeast corner of this tract;

Thence with the southerly line of said railroad and a curve to the left having a radius of 895.25 feet, central angle of 02° 29' 11", arc length of 38.85 feet whose long chord bears, N. 80° 54' 04" E. 38.85 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set in the north line of Lot 4, Block M of said Miles Addition for the most easterly corner of this tract;

Thence with south line of this tract and the north line of said Block M, S. 60° 33' 54" W. 217.46 feet to the place of beginning and containing an area of 0.061 acre of land.

See Attached Plat of Survey.

Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: July 7, 2026

Item type: Consent Item

Caption:

Second reading of an ordinance for Z26-05, a request for a zone change from the Two-family Residential zoning district to the Low-rise Multifamily zoning district for 0.195 acres of property located at 411 W. Ave. H (Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

A request for approval of a zone change from two-family residential (RS-2) to low-rise multifamily (RM-1) for .195 acres of property located at 411 W Ave H. This zone change request involves a property undergoing redevelopment after a fire destroyed the existing structure. This property lies between two major arterials at the end of their block. The area is mixed use from RM-1 to the south, with an apartment complex to office commercial to two-family residential. The property is 8500 sq. ft. in size and 50' wide along Ave H and at a depth of 170'. This property has a paved alleyway behind and 23' of Right-of-way in the front. this development fits with a mixed use area.

The Planning Commission heard this case on May 18th and recommended approval with a 6-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Z26-05 411 W Ave H Notification Letter	Z26-05 411 W Ave H Notification Letter.docx
2.	Z26-05 - Staff Report	Z26-05 - Staff Report.pdf
3.	Z26-05 - Ordinance	Z26-05 - Ordinance.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

The City of San Angelo, Texas
Planning Division
52 West College Avenue, 76903

AREC 4 LLC - 740062
PO BOX 29046
PHOENIX, AZ 85038-9046

NOTICE OF PUBLIC HEARING

RE: Z26-05 411 W Ave H **5/4/2026**

WHEN: Monday, May 18, 2026 at 9:00 AM
WHERE: East Mezzanine Room, City Hall, located at 72 W College Ave.
CONCERNING: A request for a zone change from Two-Family Residential (RS-2) to Low-Rise Multifamily (RM-1) located at 411 W. Ave H.
REASON: To allow the construction of a residence.

This hearing before the Planning Commission is open to any interested person. Opinions, objections and/or comments related to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below.

The attached map shows the area of this request. Only that area which is colored red on the map is being considered for this request. The solid green boundary line around the subject area is only a notification area.

Planning Commission members are citizens appointed by San Angelo's City Council, specifically to hear and decide certain matters regarding the use and development of land within the city limits of San Angelo. An appeal of the Planning Commission's decision on conditional use approval shall be made to the City Council within 15 days of the final action by the Planning Commission. The appeal shall be submitted in writing to the Planning Director and processed in accordance with the Zoning Ordinance.

If you require further assistance regarding these proceedings, please contact the **Planning Division**, at telephone 325-657-4210 or by email address planning@sanangelo.gov.

CASE #: Z26-05 411 W Ave H. You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

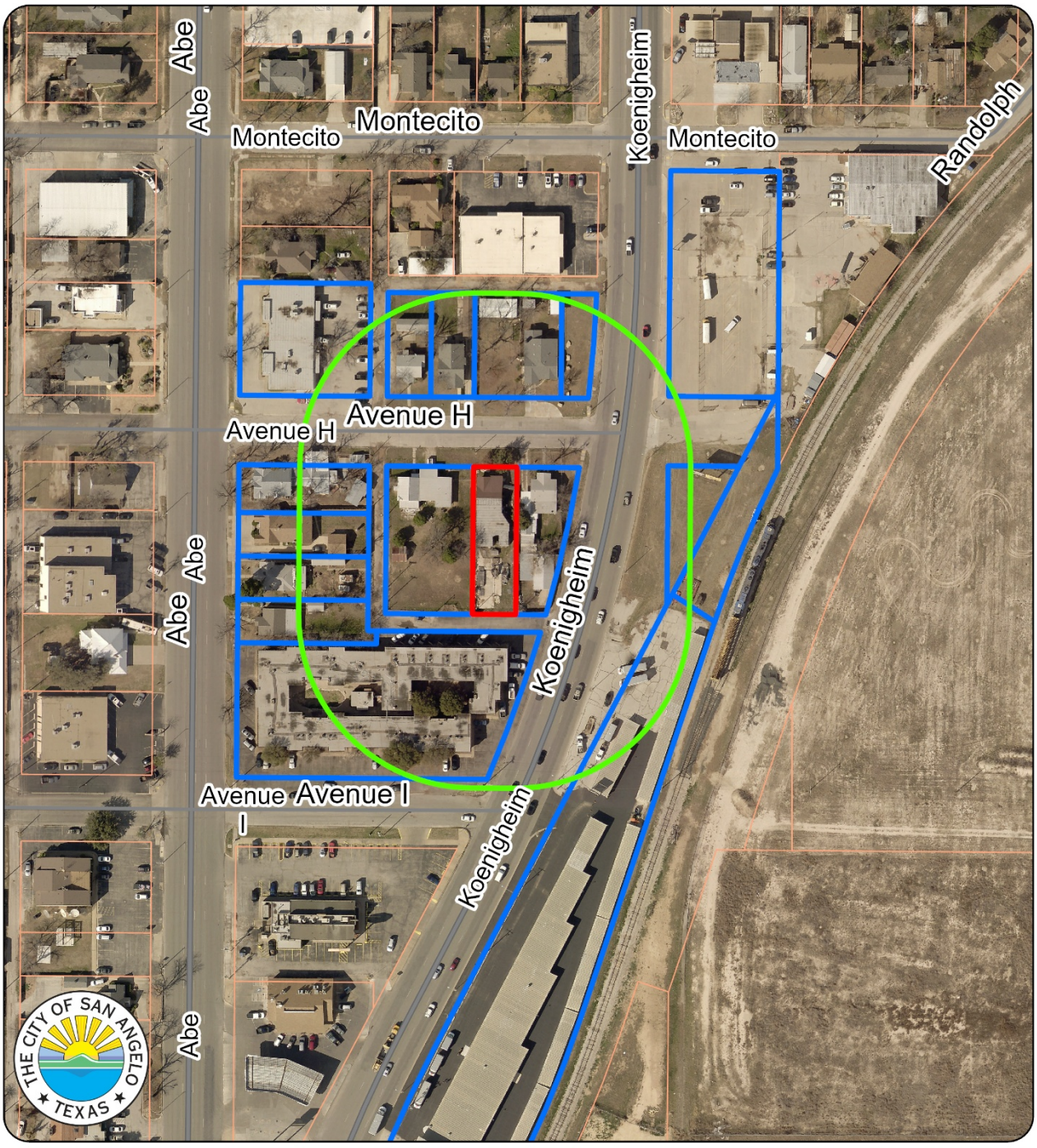
Name: AREC 4 LLC - 740062
Address: 1330 S KOENIGHEIM

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo, TX, 76903
planning@sanangelo.gov

I am in favor ☐ I am opposed ☐ **Signature**:_____

Additional Comments:

The City of San Angelo, Texas
Planning Division
52 West College Avenue, 76903



Notification Map
Case: Z26-05 411 W Avenue H
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range:
Subject Property:
Notified Properties:

N

STAFF REPORT
PLANNING COMMISSION – May 18, 2026
City Council First Reading – June 16th, 2026

APPLICATION TYPE:	CASE:
Zone Change	Z26-05: 411 W Ave H

SYNOPSIS:

A request for approval of a zone change from Two-family residential (RS-2) to Low-rise Multifamily (RM-1) for .195 acres of property located at 411 W Ave H.

LOCATION:	LEGAL DESCRIPTION(S):
411 W Ave H	Acres: 0.195, Lot: 10, Blk: 37, Subd: PARK HEIGHTS ADDITION

SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #5 – Karen Hesse Smith Neighborhood – Santa Rita	Current: RS-2 Proposed: RM-1	Neighborhood Center	.195 acres

THOROUGHFARE PLAN:

W Ave H – Local Road
S. Koenigheim St – To the East – Major Arterial
S. Abe St – to the West – Major Arterial

NOTIFICATIONS:

17 notices were mailed. At the time of this report, no notices have been returned.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the zone change from Two-family residential (RS-2) to Low-rise Multifamily (RM-1)

PROPERTY OWNER/PETITIONER:

Owner: Matlock Family Partnership, LLC.

STAFF CONTACT:

Aaron Vannoy
Director Planning and Development Services
(325) 657-4210, Ext. 1542
aaron.vannoy@sanangelo.gov

Information:

This zone change request involves a property undergoing redevelopment after a fire destroyed the existing structure. This property lies between two major arterials at the end of their block. The area is mixed use from RM-1 to the south, being an apartment complex to office commercial to two-family residential. The property is 8500 sq. ft. in size and 50' wide along Ave H and at a depth of 170'. This property has a paved alleyway behind and 23' of Right-of-way in the front.

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 "Neighborhood Center", which is compatible with the request for RM-1 Low-rise multifamily residential. This style of residential allows for slightly more dense living and in areas adjacent to commercial, retail and major thoroughfares to be taken to Goodfellow, ASU, or the Downtown areas for employment, school or entertainment.

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 within several land uses such as Two-family residential (RS-2), Office Commercial (OC), Neighborhood Commercial (NC), and Low-rise Multifamily (RM-1).

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. The proposal is to have housing for more than one family on the property.

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 as this is a redevelopment, impacting only this lot.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.***
   The development of this property for residential is supported by the 2019 and the 2024 ResIntel Housing Studies for rental properties and entry level properties such as low-rise multifamily structures.

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

RM-1 Low-rise multifamily zoning at this location would result in a logical and orderly pattern of development where current single family homes are converted to commercial business, low-rise multifamily is adjacent and between major corridors in proximity to other commercial development.

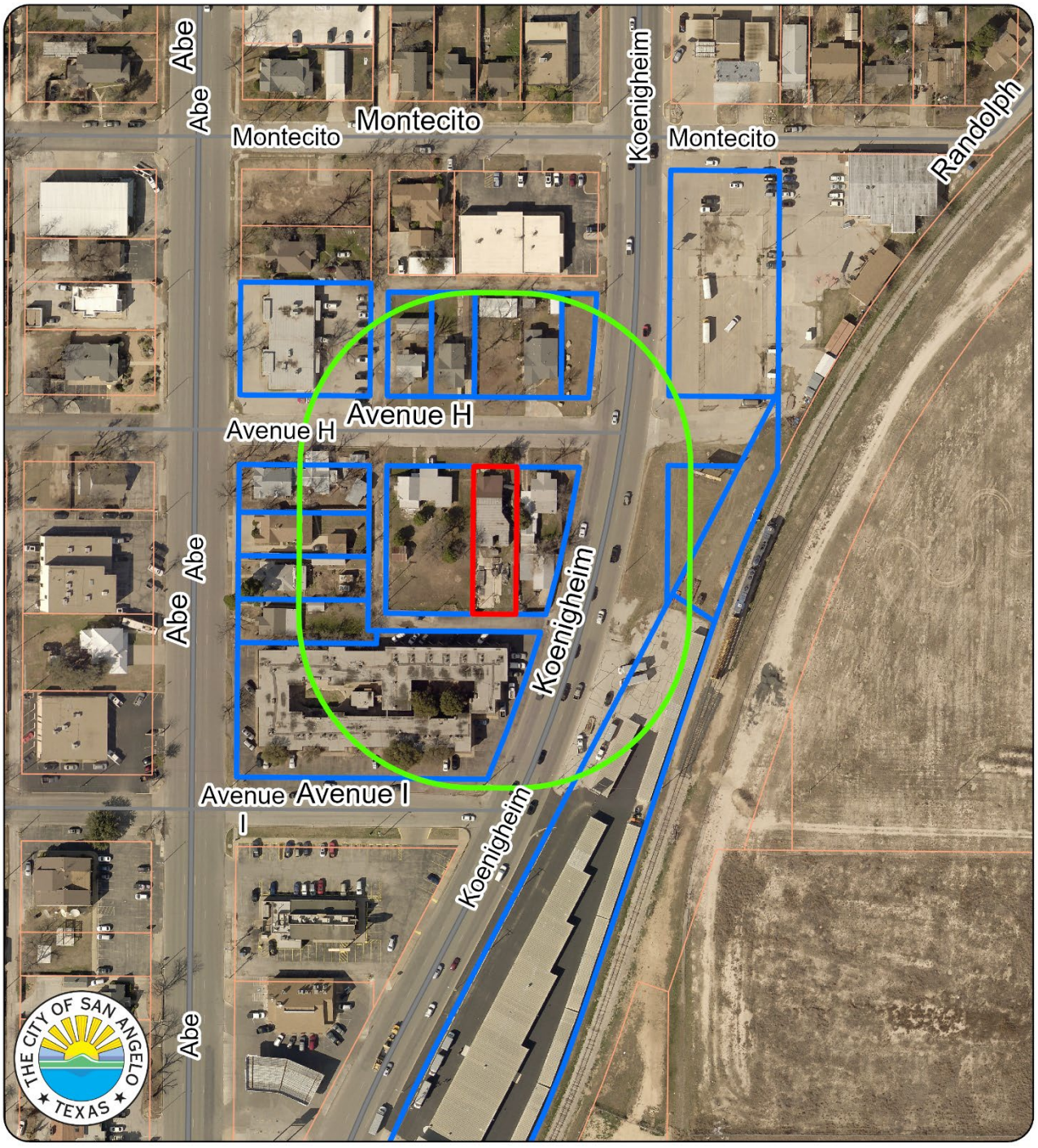
Recommendation:

Staff recommend **APPROVAL** of the zone change from Two-family residential (RS-2) to Low-rise Multifamily (RM-1)

Attachments:

Notification Map
Aerial Map
Zoning Map
Vision Map

Notification Map



Notification Map
Case: Z26-05 411 W Avenue H
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range:
Subject Property:
Notified Properties:

N

Aerial Map

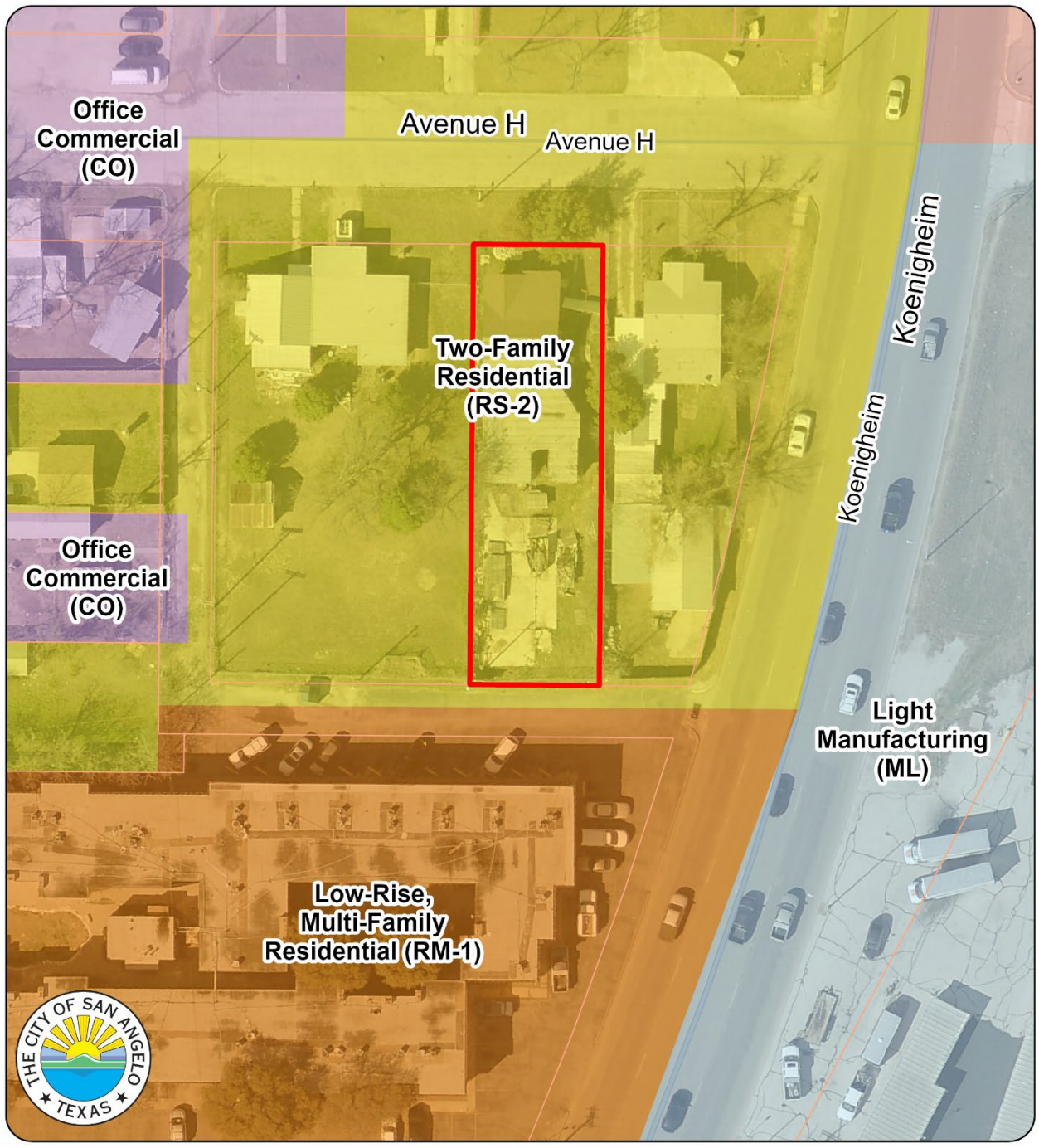
Aerial Map
Case: Z26-05 411 W Avenue H
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0 0.01 0.01 0.02 0.03 Miles

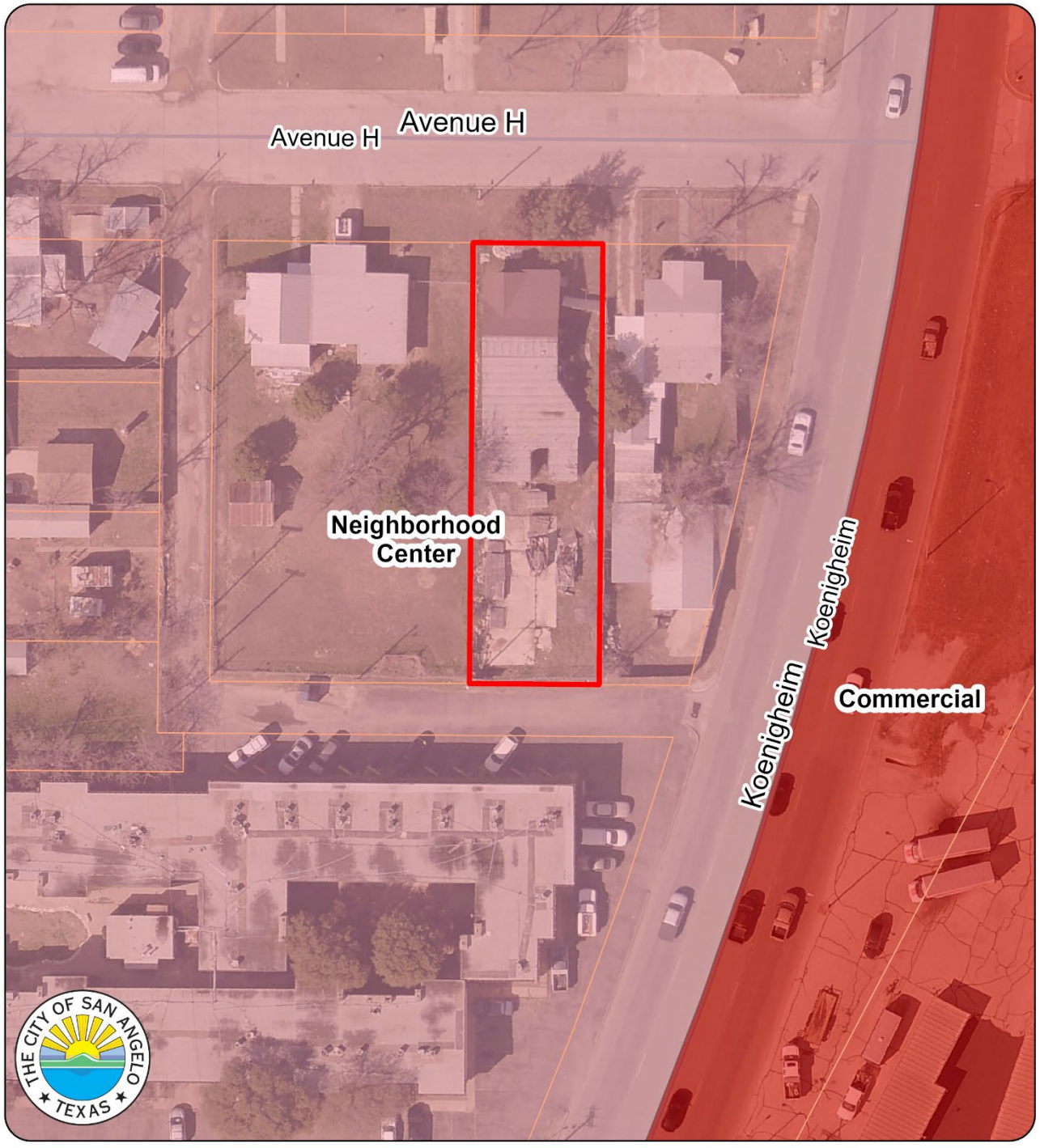
200' Range:
Subject Property:
Notified Properties:

N

Zoning Map


Office Commercial (CO)
Avenue H
Avenue H
Koenigheim
Koenigheim
Two-Family Residential (RS-2)
Office Commercial (CO)
Light Manufacturing (ML)
Low-Rise, Multi-Family Residential (RM-1)
THE CITY OF SAN ANGELO TEXAS
Zone Map
Case: Z26-05 411 W Avenue H
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita
Scale: 0 0 0.01 0.01 0.02 0.03 Miles
200' Range:
Subject Property:
Notified Properties:
N

Vision Plan



Vision Map
Case: Z26-05 411 W Avenue H
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0 0.01 0.01 0.02 0.03 Miles

200' Range:
Subject Property:
Notified Properties:

N

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 0.195 ACRES LOCATED AT 411 W. AVE H;** FROM TWO FAMILY RESIDENTIAL (RS-2) TO THE LOW-RISE MULTIFAMILY (RM-1) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

Commented [HC1]: Staff report says "4.971 acres", and the legal descriptions in Exhibit B seem to add up to 4.97.

RE: Z26-05 411 W. Ave. H

WHEREAS, on the 18th day of May 2026, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the Low-rise Multifamily (RM-1) zoning district; and,

WHEREAS, on the 16th day of June 2026, City Council held a public hearing on Z26-05, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

Commented [HC2]: Same comment as above.

The real property of 0.195 acres located at 411 W Ave. H, described in Park Heights Addition, Block 37, Lot 10within 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 **16th day of June 2026,** and finally PASSED, APPROVED AND ADOPTED on this the **7th day of July 2026.**

THE CITY OF SAN ANGELO

_____
Tom Thompson, Mayor

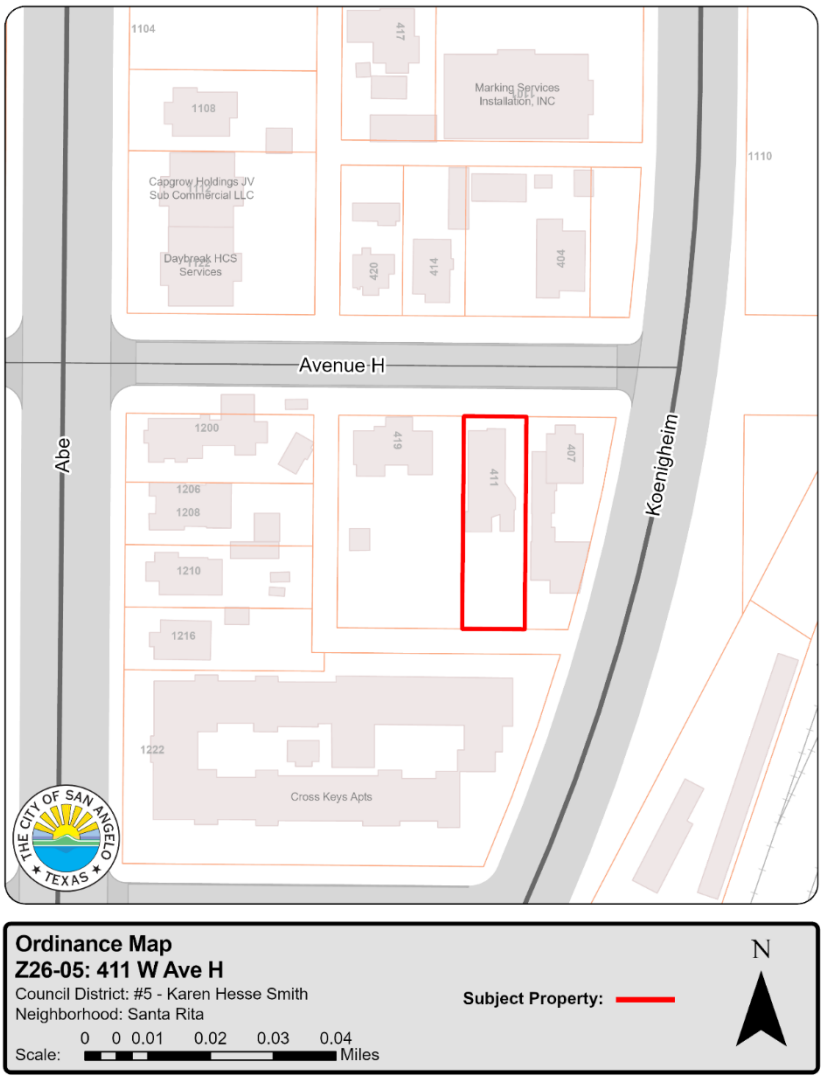
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: July 7, 2026

Item type: Consent Item

Caption:

Second reading of an ordinance for Z26-06, a request for a zone change from the Two-family Residential, General Commercial, and General Commercial/Heavy Commercial zoning districts to the Low-rise Multifamily zoning district for 0.78 acres of property located at 309-333 W. 8th St. (Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

A request for approval of a zone change from Two-family residential (RS-2); General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) to Low-rise Multifamily (RM-1) for 0.78 acres of property located at 309-333 W 8th St. This property lies adjacent to a major arterial but without access at the end of its block. The access is via a minor collector (Martin Luther King Jr. Dr.). The area is mixed-use with two-family residential, with a corridor of CG/CH, an older school facility, and the commercial corridor with N. Bryant. The properties are 5000 sq. ft. in size individually, but 350' along W 8th St for frontage and at a depth of 100'. This property has a sidewalk along the access road and, being an access road, TXDOT has the authority to either grant or deny access at that location.

The Planning Commission heard the case on May 18th and recommended approval with a 6-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Z26-06 - Staff Report	Z26-06 - Staff Report.docx
2.	Z26-06 309-333 W 8th St Notification Letter	Z26-06 309-333 W 8th St Notification Letter.docx
3.	Z26-06 - Ordinance	Z26-06 - Ordinance.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

STAFF REPORT
PLANNING COMMISSION – May 18, 2026
City Council First Reading – June 16th, 2026

APPLICATION TYPE:	CASE:
Zone Change	Z26-06: 309-333 W 8th St.

SYNOPSIS:

A request for approval of a zone change from Two-family residential (RS-2); General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) to Low-rise Multifamily (RM-1) for 0.78 acres of property located at 309-333 W 8th St.

LOCATION:	LEGAL DESCRIPTION(S):
309, 313, 317, 321, 325, 329, and 333 W. 8th St.	Subd: MILES ADDITION Blk: 21 Lots: 3, 4, 5, 6, 7, 8, and 9 being 0.78 acres

SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Patrick Keely Neighborhood – Blackshear	Current: RS-2, CG, CG/CH Proposed: RM-1	Neighborhood Center	0.78 acres

THOROUGHFARE PLAN:

W 8th St. – Local Road, with dead end before reaching N. Bryant Rd.
7th St – functions as access road to Houston Harte Freeway
Martin Luther King Dr. – To the East – Minor Collector
N. Bryant Blvd. – to the West – Major Arterial

NOTIFICATIONS:

12 notices were mailed. At the time of this report, no notices have been returned.

STAFF RECOMMENDATION:

Staff recommend **APPROVAL** of the zone change from Two-family residential (RS-2); General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) to Low-rise Multifamily (RM-1)

PROPERTY OWNER/PETITIONER:

Owner: Matlock Family Partnership, LLC.

STAFF CONTACT:

Aaron Vannoy
Director Planning and Development Services
(325) 657-4210, Ext. 1542
aaron.vannoy@sanangelo.gov

Information:

This zone change request involves a property undergoing redevelopment after a fire destroyed the existing structure. This property lies between adjacent to a major arterial but without access at the end of their block. The access is via a minor collector (Martin Luther King Dr.) The area is mixed use with two-family residential. A corridor of CG/CH, and older school facility and the commercial corridor with N. Bruant. The properties are 5000 sq. ft. in size individually, but 350' along W 8th St for frontage and at a depth of 100'. This property has a sidewalk along the access road and being an access road TXDOT has the authority to either grant or deny access at that location. .

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 "Neighborhood Center", which is compatible with the request for RM-1 Low-rise multifamily residential. This style of residential allows for slightly more dense living and in areas adjacent to commercial, retail and major thoroughfares to be taken to Wendland, WW AFCO, Ethicon, or the Downtown areas for employment, school or entertainment.

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 *could* conflict with the Zoning Ordinance if the developer proposes to replat and combined some lots. In their current arrangement, if single-family structures, then the lot sizes would match the zoning; other structure types like duplex or multi-family then the lot sizes would not match.

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 within several land uses such as Two-family residential (RS-2), and General Commercial (CG).

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. The proposal is to have housing for more than one family on the property.

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 as this is a redevelopment, impacting only these lots.

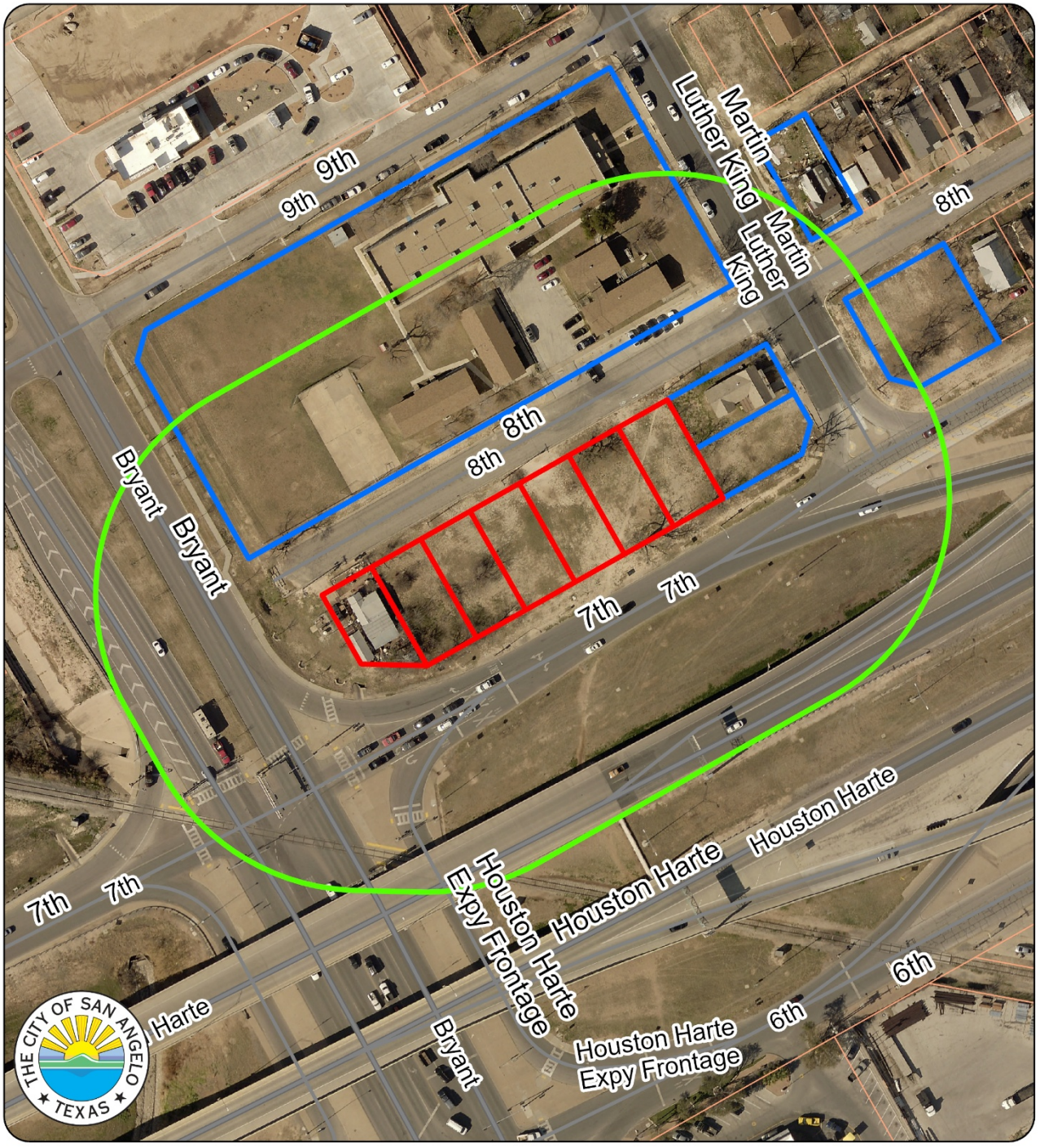
6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.***
   The development of this property for residential is supported by the 2019 and the 2024 ResIntel Housing Studies for rental properties and entry level properties such as low-rise multifamily structures.

7. **Development Patterns.** ***Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.***
   RM-1 Low-rise multifamily zoning at this location would result in a logical and orderly pattern of development where current single family homes are converted to commercial business, low-rise multifamily is adjacent and between major corridors in proximity to other commercial development.

Recommendation:
Staff recommend **APPROVAL** of the zone change from Two-family residential (RS-2); General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) to Low-rise Multifamily (RM-1)

Attachments:
Notification Map
Aerial Map
Zoning Map
Vision Map

Notification Map



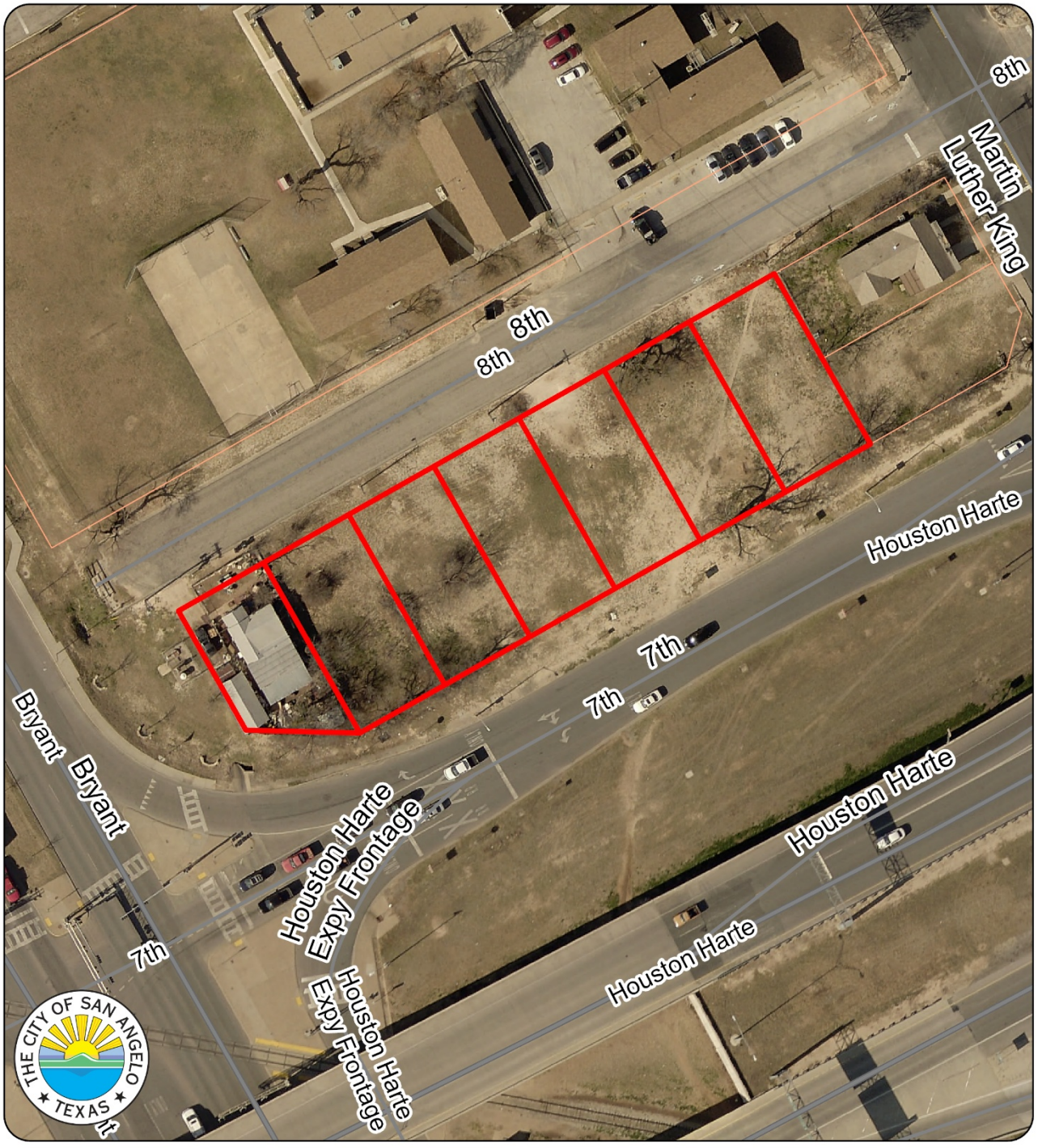
Notification Map
Case: Z26-06 309-333 W 8th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range:
Subject Property:
Notified Properties:

N

Aerial Map



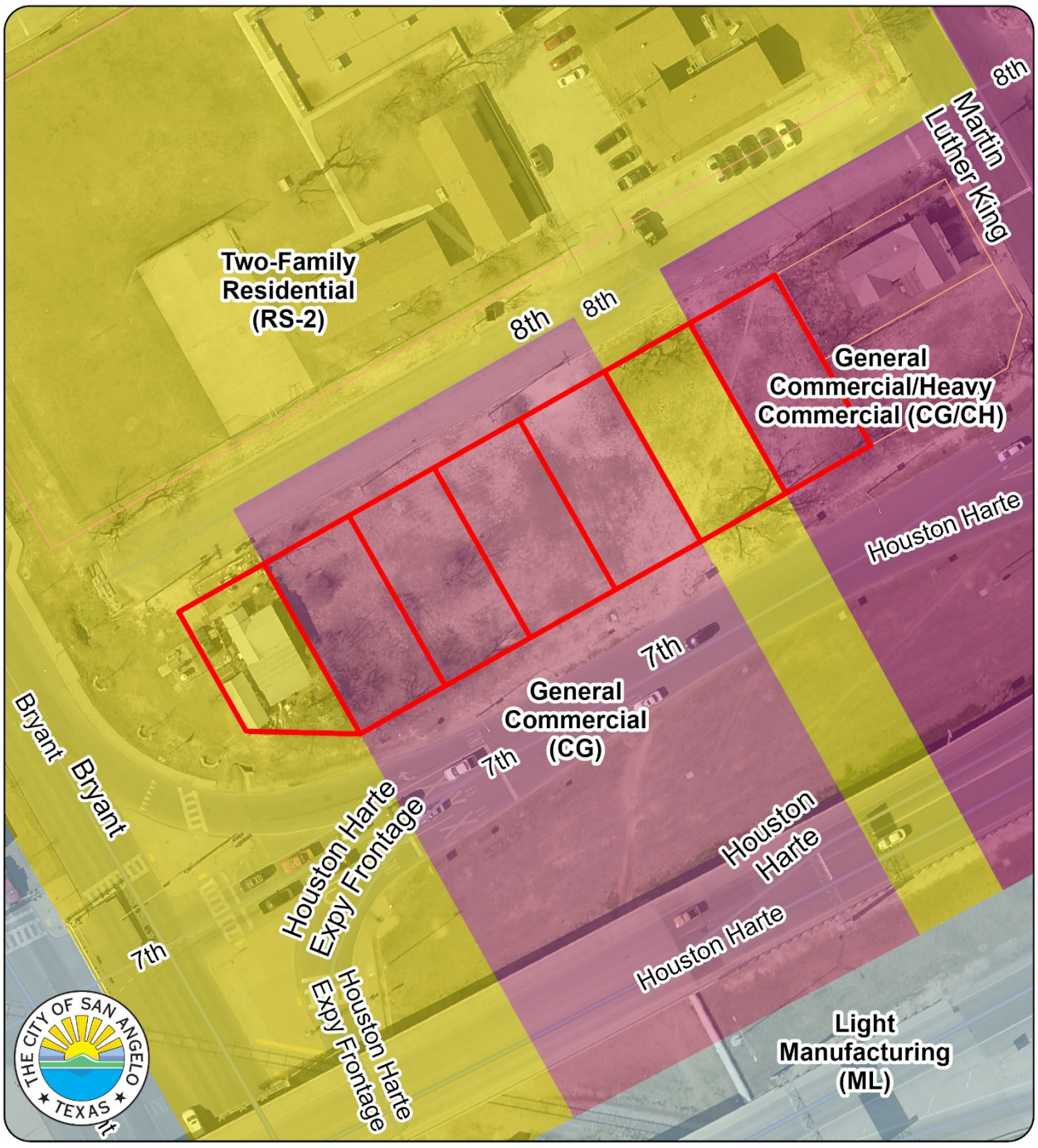
Aerial Map
Case: Z26-06 309-333 W 8th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Scale: 0 0 0.01 0.02 0.03 0.04 Miles

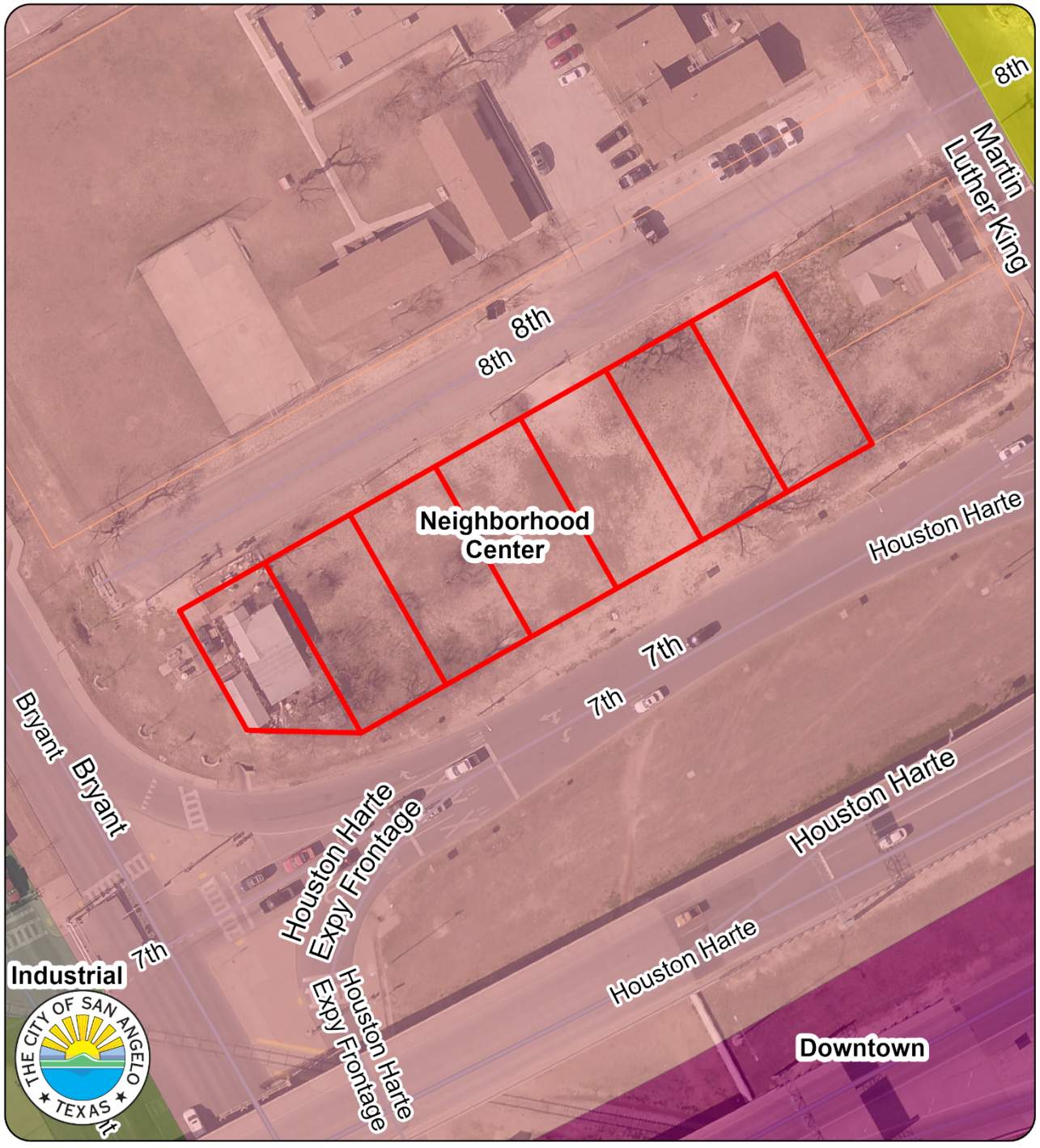
200' Range:
Subject Property:
Notified Properties:

N

Zoning Map


Two-Family Residential (RS-2)
8th
8th
8th
Martin Luther King
General Commercial/Heavy Commercial (CG/CH)
Houston Harte
7th
General Commercial (CG)
7th
Bryant
Bryant
Houston Harte Expy Frontage
Houston Harte
Houston Harte
7th
Houston Harte Expy Frontage
Light Manufacturing (ML)
THE CITY OF SAN ANGELO TEXAS
Zone Map
Case: Z26-06 309-333 W 8th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear
Scale: 0 0 0.01 0.02 0.03 0.04 Miles
200' Range:
Subject Property:
Notified Properties:
N

Vision Plan



Vision Map
Case: Z26-06 309-333 W 8th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Scale: 0 0 0.01 0.02 0.03 0.04 Miles

200' Range:
Subject Property:
Notified Properties:

The City of San Angelo, Texas
Planning Division
52 West College Avenue, 76903

GARZA FERMIN T JR
2732 EUNICE DR
SAN ANGELO, TX 76901-1034

NOTICE OF PUBLIC HEARING

RE: Z26-06 309-333 W 8th St **5/4/2026**

WHEN: Monday, May 18, 2026 at 9:00 AM
WHERE: East Mezzanine Room, City Hall, located at 72 W College Ave.
CONCERNING: A request for a zone change from Two-Family Residential (RS-2); General Commercial (CG) and General Commercial/Heavy Commercial to Low-Rise Multifamily (RM-1).
REASON: To allow the construction of a residence.

This hearing before the Planning Commission is open to any interested person. Opinions, objections and/or comments related to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below.

The attached map shows the area of this request. Only that area which is colored red on the map is being considered for this request. The solid green boundary line around the subject area is only a notification area.

Planning Commission members are citizens appointed by San Angelo's City Council, specifically to hear and decide certain matters regarding the use and development of land within the city limits of San Angelo. An appeal of the Planning Commission's decision on conditional use approval shall be made to the City Council within 15 days of the final action by the Planning Commission. The appeal shall be submitted in writing to the Planning Director and processed in accordance with the Zoning Ordinance.

If you require further assistance regarding these proceedings, please contact the **Planning Division**, at telephone 325-657-4210 or by email address planning@sanangelo.gov.

CASE #: Z26-06 309-333 W 8th St. You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

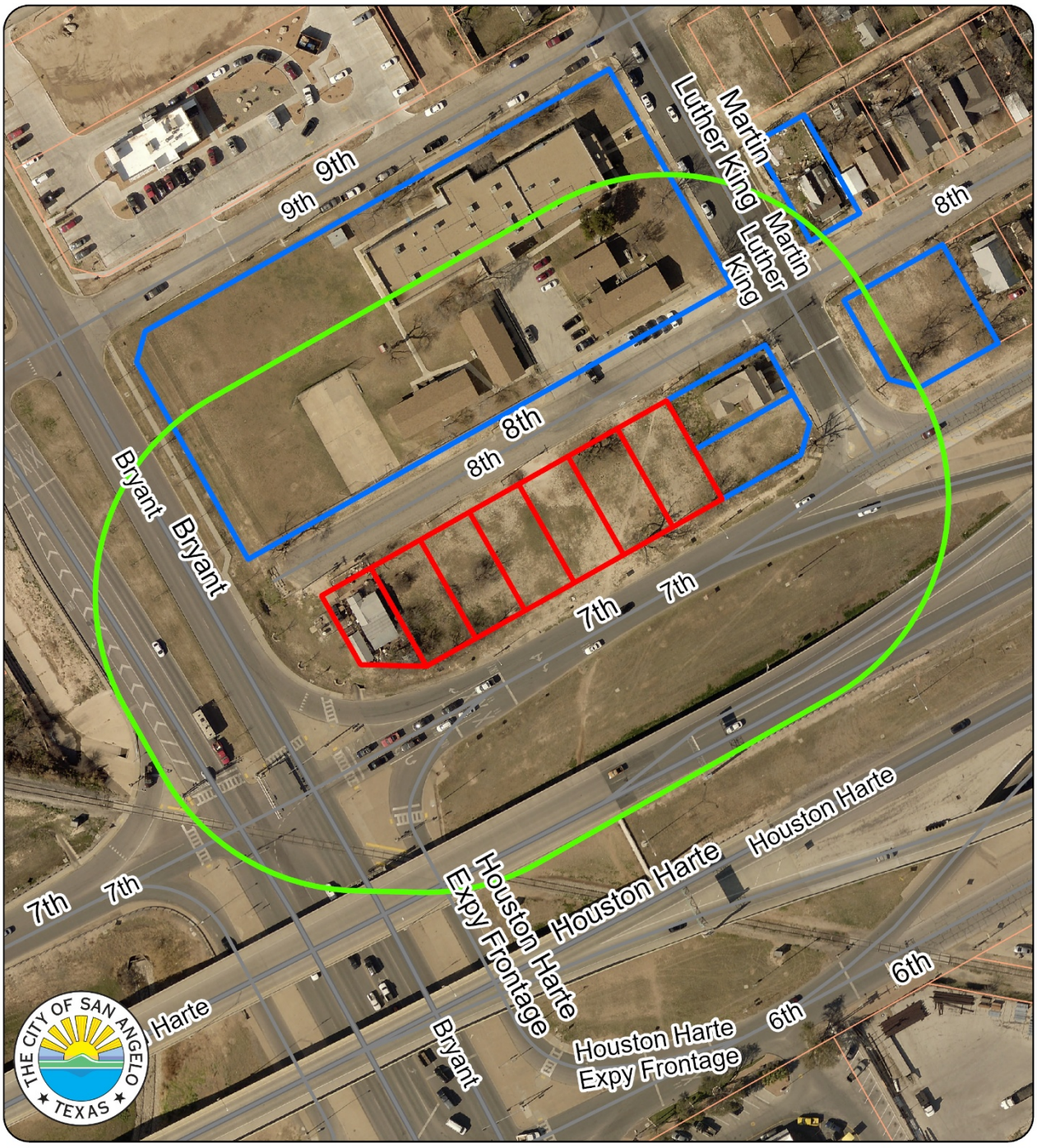
Name: GARZA FERMIN T JR
Address: 713 N MARTIN LUTHER KING

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo, TX, 76903
planning@sanangelo.gov

I am in favor ☐ I am opposed ☐ **Signature**:_____

Additional Comments:

The City of San Angelo, Texas
Planning Division
52 West College Avenue, 76903



Notification Map
Case: Z26-06 309-333 W 8th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range:
Subject Property:
Notified Properties:

N

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 0.78 ACRES LOCATED AT 309, 313, 317, 321, 325, 329 AND 333 W. 8TH STREET;** FROM TWO FAMILY RESIDENTIAL (RS-2), GENERAL COMMERCIAL (CG), AND GENERAL COMMERCIAL HEAVY COMMERCIAL (CG/CH) TO THE LOW-RISE MULTIFAMILY (RM-1) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

Commented [HC1]: Staff report says "4.971 acres", and the legal descriptions in Exhibit B seem to add up to 4.97.

RE: Z26-06 309-333 W. 8th St.

WHEREAS, on the 18th day of May 2026, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the Low-rise Multifamily (RM-1) zoning district; and,

WHEREAS, on the 16th day of June 2026, City Council held a public hearing on Z26-06, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

Commented [HC2]: Same comment as above.

The real property of 0.78 acres located at 309, 313, 317, 321, 325, 329, and 333 W. 8th St., described in Miles Addition Addition, Block 21, Lot 3, 4, 5, 6, 7, 8, and 9 within the City of San Angelo, Tom Green County, Texas as more particularly all properties are described and depicted on Exhibit "A" of this Ordinance.

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning & Development Department, to

implement the zoning provision adopted herein, as further depicted on **Exhibit "A"** of this Ordinance ("**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 **16th day of June 2026,** and finally PASSED, APPROVED AND ADOPTED on this the **7th day of July 2026.**

THE CITY OF SAN ANGELO

_____
Tom Thompson, Mayor

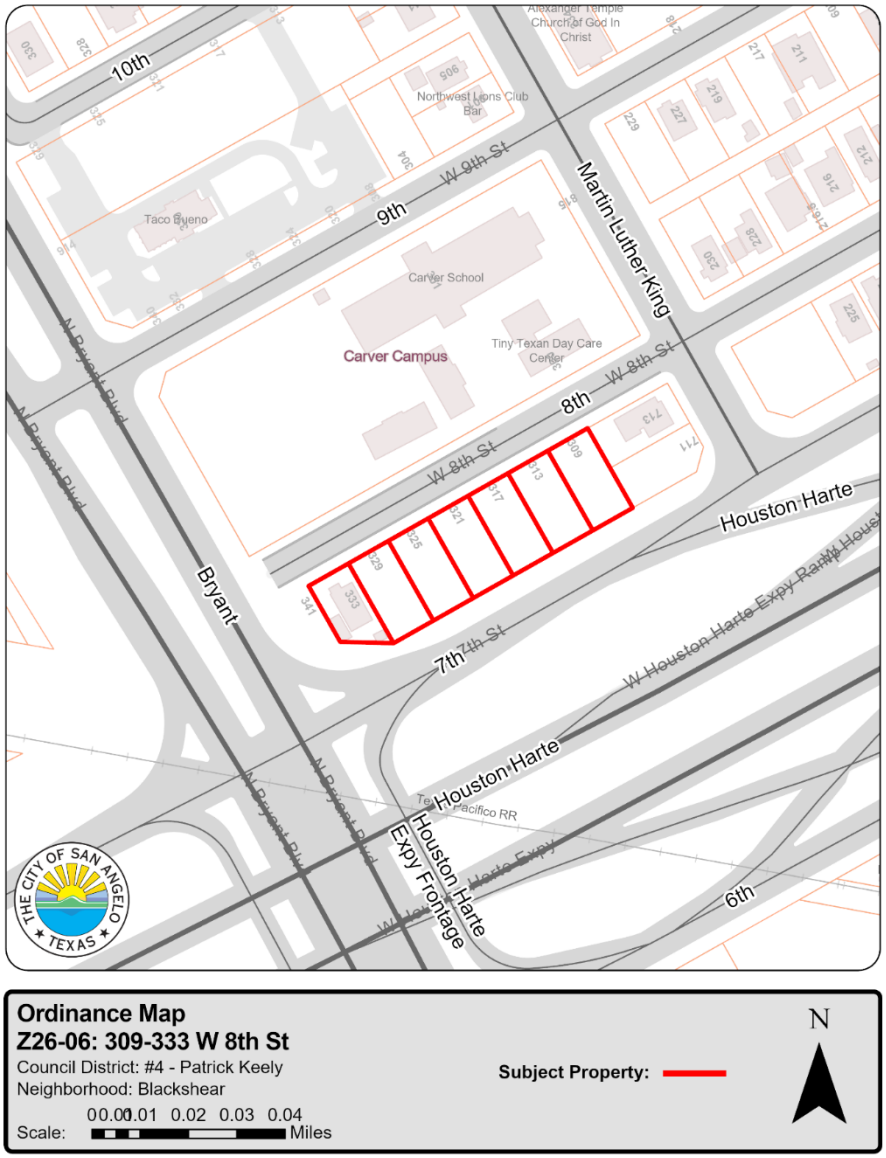
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map
Z26-06: 309-333 W 8th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear
Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property:

N

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development

Meeting Date: July 7, 2026

Item type: Regular Item

Caption:

Public hearing and possible action to approve a 5-year Tax Abatement Agreement within Reinvestment Zone No. 24-1 with Technology Towers, LLC, pursuant to Chapter 312 of the Texas Tax Code, and authorizing an Assistant City Manager to negotiate and execute all related documents (Presentation made by Economic Development Director Ryan Gaddy)

Staff Recommendation:

Approve

Summary/History:

Technology Tower, LLC is a partnership of two existing San Angelo companies in the communications technology industry. They have purchased the existing Sitel Building located at 2702 West Loop 306 and have relocated both company's operations. They invested approximately $7.5M in capital, including building renovation and infrastructure improvements. They currently have 59 employees at an average salary of $51,000 and anticipate hiring an additional 20 employees. The building was previously vacant.

Technology Towers, LLC has requested a tax abatement in accordance with the ordinance. Council approved Reinvestment Zone 24-1 specifically addressing this project on February 20, 2024.

City Council approved the designation of Reinvestment Zone 24-1 at their meeting on February 20, 2024; approved Resolution 2026-051 to renew participation in the Tax Abatement Program on April 21, 2026, and approved Ordinance 2026-054 Reauthorizing Chapter 1 “General Provisions”, Article 1.09 “Taxation”, Division 3 “Uniform Tax Abatement Policy”; providing for severability; and, providing for an effective date on May 5, 2026.

According to the approved Tax Abatement Policy, a capital investment of approximately $7.5M (the proposed increase in value) would receive a 75% tax abatement for a period of up to 7 years, limited, however, to "no more than five tax years following the timely and successful completion of the project." Construction was completed December 2025 making Tax Year 2026 the first eligible rebate year.

Assuming current tax rates and a 5-year rebate at 75% of the increase in appraised value, the total tax rebate would be approximately $223,509 over the five-year period of the abatement. (.007947 x $7.5M x 5 x .75= $223,509). However, the current TY 2026 tax rate has been limited by the Circuit Breaker Limitation imposed by the Texas Legislature to a 20% increase in taxable value. That limitation is set to expire December 31, 2026. It is not known at this time if the limitation will be extended, in which case the taxable amount would

continue to be limited and the tax abatement amount significantly reduced.

There are six (6) specific steps required by State law to establish a Reinvestment Zone. These are as follows:

1. Adopt Guidelines & Criteria - COMPLETE
2. Designate a Reinvestment Zone
   - Provide 7-day notice of Public Hearing
   - Hold Public Hearing
   - Adopt Ordinance Establishing Reinvestment Zone
3. Statement of Abatement Eligibility
4. Public Notice
   - Provide 30 days notice of meeting
   - **Approval of Agreement at Public Hearing (current step)**
   - Provide written notice to other Taxing Entities
5. Enter Into Agreement
6. Mandatory Reports to Comptroller's Office

Funding Source(s):

Financial Impact:

Fiscal impact will be determined by the Tom Green County Appraisal District and property taxes paid to the City will be adjusted in accordance with the terms of the agreement and the tax rate for each applicable tax year. The estimated five year abatement is $223,509. However, the State Legislature has implemented a 20% maximum increase (Circuit Breaker Limitation). This limitation is scheduled to expire December 31, 2026 and it is not known if the limitation will be extended. If extended, it would potentially significantly reduce the increase in appraised value and the resulting abatement.

Other Information/Recommendation:

Attachments:

1. Tech Towers Public Hearing Notice Bulletin BoardTech Towers Public Hearing Notice Bulletin Board.pdf

Presentation:

Ryan Gaddy

Approvals/Reviews:

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

PUBLIC HEARING NOTICE

Notice is hereby given that the City Council of the City of San Angelo will conduct a public hearing on Tuesday July 7, 2026 at 8:30 a.m. at the McNease Convention Center, 501 Rio Concho Drive, San Angelo, TX 76903, for the purpose of receiving public comments on the City's intent to enter into a Tax Abatement Agreement with Technology Towers, LLC pursuant to the Texas Tax Code , Chapter 312, PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT. The Abatement Agreement will provide a five (5) year 75 % abatement of Real and Business & Personal Property Taxes on a capital investment of approximately $7,500,000.00.

The details of the project are as follows:

Property Owner / Applicant: Technology Towers, LLC
Reinvestment Zone No.: 24-1
Location: 2702 West Loop 306:

3.826 Acres out of Southwest Plaza Addition, City of San Angelo Texas Being:

All of Lot One (1) Block Two (2) Section Three (3) Southwest Plaza Addition, City of San Angelo, Tom Green County, Texas, according to the map or plat of record in Volume 4, Page135, Plat Records of Tom Green County, Texas;

AND

The non-exclusive easement for access, underground utilities and drainage out of Section Three (3) Southwest Plaza Addition, City of San Angelo, Tom Green County, Texas, as created in Special Warranty Deed Dated December 13, 1995 filed for record on December 18, 1995 in Volume 508, Page 942, Deed Records of Tom Green County, Texas;

Description of Improvements: Complete renovation of approximately 58,258 square feet of office, utility, and canopy space; exterior façade and roof; heating & air conditioning; electrical, mechanical & plumbing systems; and elevators
Estimated Cost of Improvements: $7,500,000.00

For additional information, please contact Robert Schneeman, Economic Development Project Manager, at 325.653.7197.

CERTIFICATION

This public notice was posted on the official bulletin board of the City of San Angelo City Council, at 72 W. College Ave., San Angelo, TX 76903 on or before 5:00 PM, June 5, 2026.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Angela Bloss, Director of Neighborhood & Family Services, Neighborhood and Family Services

Meeting Date: July 7, 2026

Item type: Regular Item

Caption:

Consider accepting the proposed 2026 Annual Action Plan for the allocation of approximately $648,017 in CDBG funds, $260,143 in HOME funds, approximately $8,000 in anticipated program income, and approximately $55,000 in uncommitted HOME funds from prior program years, and the proposed update to the Citizen Participation Plan, last revised in 2015 (Presentation made by Neighborhood & Family Services Director Angela Bloss)

Staff Recommendation:

Accept

Summary/History:

HUD requires entitlement communities receiving Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding to prepare an Annual Action Plan (AAP) each year. The AAP serves as the City's application for federal funding and identifies proposed projects and activities for Program Year 2026.

The City expects to receive $648,017 in CDBG funds and $260,143 in HOME funds, along with approximately $2,000 in CDBG Program Income, $6,000 in HOME Program Income, and approximately $55,000 in uncommitted HOME funds from prior program years.

The City is also proposing updates to its Citizen Participation Plan (CPP), which was last updated in 2015.

The draft AAP and proposed CPP update are available for public review and comment through July 31, 2026. Following the public comment period, the final AAP and CPP update will be presented to City Council for approval prior to submission to HUD.

Funding Source(s):

Financial Impact:

The proposed 2026 Annual Action Plan includes $908,160 in new federal CDBG and HOME grant funds, approximately $8,000 in anticipated program income, and approximately $55,000 in uncommitted HOME funds from prior program years.

Other Information/Recommendation:

Attachments:

1.	2026 Citizen Participation Plan	2026 Citizen Participation Plan.docx
2.	AAP Draft 2 2026	AAP Draft 2 2026.docx

Presentation:

Angela Bloss

Approvals/Reviews:

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

CITY OF SAN ANGELO
COMMUNITY & HOUSING SUPPORT DIVISION

DRAFT
CITIZEN PARTICIPATION PLAN
2026 UPDATE

Consultation and Citizen Participation

Lead Agency

The lead agency for overseeing the development of the Consolidated Plan and the administration of programs covered in the Consolidated Plan is the City of San Angelo Community & Housing Support (CHS) Division of the Neighborhood & Family Services Department. Assistance is provided by various City departments, public agencies, nonprofit organizations, housing providers, social service agencies, and other community stakeholders. Information may be obtained from local, state, and federal agencies, service providers, community organizations, residents, and other interested parties.

During each Consolidated Plan period, some funded projects and programs may be operated in-house by CHS, while others may be administered by other City departments or contracted to agencies with expertise in specific service areas. These agencies may include nonprofit organizations, for-profit organizations, faith-based organizations, public agencies, and other eligible entities. Because the City utilizes a competitive application process, the specific agencies funded may vary from year to year based upon applications received, community priorities, and City Council approval.

Resources

The City of San Angelo is a participating jurisdiction and receives entitlement funding from the U.S. Department of Housing and Urban Development (HUD). These resources assist the City in achieving the goals and objectives identified in the Consolidated Plan.

Community Development Block Grant (CDBG): This formula-based program is designed to provide viable communities by developing suitable living environments, expanding economic opportunities, and providing decent housing, principally for low-to-moderate income persons.

HOME Investment Partnerships Program (HOME): This formula-based program is used to address the housing needs of low-to-moderate income households through activities such as housing rehabilitation, reconstruction, new construction, homebuyer assistance, and tenant-based rental assistance when applicable.

The City may also administer one-time or special allocation grants, including disaster recovery or pandemic-related funding, when available. Previously awarded special allocation grants may continue to be administered until fully expended in accordance with HUD requirements.

Effective Date

This Citizen Participation Plan shall remain in effect until amended or replaced by the City Council. The Consolidated Plan and related planning documents shall be prepared and administered in accordance with applicable HUD regulations and guidance.

Consultation and Coordination

To obtain a comprehensive assessment of community needs and priorities, the City conducts citizen participation activities that may include neighborhood public meetings, public hearings, stakeholder consultations, surveys, interviews, community outreach activities, and other methods of citizen engagement.

Public hearings, annual neighborhood meetings, and annual assessments are regularly conducted by the Community & Housing Support Division to identify community needs and funding priorities. The City will continue to monitor community needs through these activities and through cooperative efforts undertaken with public agencies, nonprofit organizations, housing providers, service agencies, neighborhood groups, and other community stakeholders.

The City encourages participation by low-to-moderate income persons, minorities, persons with disabilities, non-English speaking residents, residents of public housing, homeless persons, and persons affected by proposed activities.

Institutional Structure

City of San Angelo

The City of San Angelo Community & Housing Support Division will implement the Consolidated Plan under applicable federal statutes and regulations promulgated by HUD, policies and guidelines established by the City Council, and administrative direction established by the City Manager and applicable department leadership.

The mission of the Community & Housing Support Division is to secure and administer HUD funding and related resources in order to enhance facilities and services within low-to-moderate income areas of the community, improve the quality of life for eligible residents, and provide safe, sanitary, and decent housing opportunities to qualified households.

The responsibilities of the Division include grant administration, financial controls, program implementation, compliance monitoring, reporting, citizen participation, and technical assistance.

Administrative Duties

Administrative duties include development and monitoring of the Consolidated Plan, preparation of the Annual Action Plan, preparation of the Consolidated Annual Performance and Evaluation Report (CAPER), citizen participation activities, technical assistance, oversight of funding allocation processes, contract administration, environmental review compliance, subrecipient monitoring, and HUD Integrated Disbursement and Information System (IDIS) reporting.

Financial Control Duties

Financial control duties include project setup and fund management within IDIS and other applicable systems, oversight of reimbursement and drawdown processes, supervision of internal financial controls, and compliance with applicable federal, state, and local financial requirements.

Program Services Duties

Program services duties include administration of eligible housing and community development programs such as housing repair, rehabilitation, reconstruction, new construction, homebuyer assistance, demolition, neighborhood revitalization, public facility improvements, and other eligible HUD-funded activities.

Responsibilities may include development and implementation of program guidelines, intake and approval of applicants, inspections, procurement procedures, project monitoring, payment processing, loan setup and servicing, affordability compliance, technical assistance, and compliance inspections for activities administered directly by the City or by subrecipients.

Non-Profit, For-Profit, Faith-Based Organizations, and Public Agencies

The Community & Housing Support Division works cooperatively with nonprofit organizations, for-profit organizations, faith-based organizations, public agencies, housing providers, and community groups to achieve the goals identified within the Consolidated Plan.

These organizations may participate in the competitive allocation process and may also assist in identifying community needs, coordinating services, avoiding duplication of efforts, and providing information regarding services available to low-to-moderate income persons.

The City encourages ongoing coordination with organizations involved in housing, homelessness, supportive services, neighborhood revitalization, economic development, fair housing, and other community development activities.

Public Housing Authority

The Housing Authority of the City of San Angelo operates independently from the City; however, the City and Housing Authority maintain ongoing coordination regarding housing and community development needs when appropriate.

Consultation and coordination may occur regarding preparation of the Consolidated Plan, Annual Action Plan, CAPER, housing needs assessments, fair housing issues, homelessness strategies, and other matters affecting low-to-moderate income residents.

Summary and Gaps

The institutional structure in place provides substantial oversight regarding the administration of HUD-funded activities. Public and private sector participation assists the City in identifying needs, leveraging resources, and implementing programs that benefit low-to-moderate income residents.

The City recognizes the ongoing importance of:

- Coordinating efforts among service providers and community organizations;
- Avoiding duplication of services;
- Expanding citizen participation opportunities;
- Increasing access to information and outreach;
- Encouraging participation by underserved populations; and
- Maintaining compliance with evolving HUD requirements and guidance.

Overview of Citizen Participation Plan

The City of San Angelo makes every effort to obtain citizen input regarding the Consolidated Plan, Annual Action Plan, CAPER, substantial amendments, and related HUD-funded activities.

Community & Housing Support staff may conduct neighborhood public meetings in low-to-moderate income areas to identify community needs and funding priorities. These meetings may serve as strategic planning sessions and provide opportunities for residents and stakeholders to comment on proposed activities and community needs.

Meeting minutes, comments, surveys, and other citizen input may be presented to City management and the City Council for consideration during the planning and allocation process.

To publicize citizen participation opportunities, Community & Housing Support may publish and/or electronically distribute notices in English and Spanish using methods reasonably calculated to reach affected residents.

Public notice methods may include:

- Publication through a newspaper of general circulation and/or official digital legal notice platform;
- Posting on the City's website;
- Physical posting at public locations;
- Press releases;
- Email distribution lists;
- Social media platforms;
- Public service announcements;

- Direct communication with stakeholders and interested parties; and
- Other electronic or printed communication methods deemed appropriate.

The Citizen Participation Plan shall be made available to the public in English and Spanish when feasible.

Access to Information

Applicant training sessions for potential applicants may be held annually or as needed. Notices regarding training sessions, funding availability, public hearings, neighborhood meetings, and citizen participation opportunities may be distributed through mail, electronic communications, public notices, website postings, social media, press releases, and other outreach methods as appropriate.

During the allocation process, Community & Housing Support accepts applications for CDBG, HOME, and other eligible funding sources. Staff reviews and summarizes the submissions, and information may be provided to City management, City Council, applicants, and the public as appropriate.

Community & Housing Support may conduct neighborhood public meetings regarding community needs and funding priorities. These meetings are generally preceded by public notice, which may include information regarding anticipated funding availability through entitlement grants and program income.

The City Council generally holds public hearings regarding funding applications, proposed allocations, substantial amendments, and other HUD-related planning documents. Following the public hearing process, staff may prepare recommendations and City Council may hold work sessions, deliberate funding decisions, and approve allocation resolutions or related documents at a regular Council meeting.

Reallocation of unused funds and excess program income may occur during the annual allocation process or throughout the year as needed. If reallocations constitute substantial amendments under this Citizen Participation Plan, applicable public notice, public hearing, public comment, and HUD amendment procedures shall be followed.

The Consolidated Plan process generally follows procedures similar to the Annual Action Plan process whereby public notice, public hearings, and public comment periods occur prior to City Council approval and submission to HUD.

The City shall make reasonable efforts to provide public access to records, reports, plans, policies, and other information related to HUD-funded activities in accordance with applicable laws and regulations. Documents may be made available on the City's website, at City offices during normal business hours, electronically when feasible, and in alternative formats when required by law.

Anti-displacement

The City of San Angelo strives to minimize displacement resulting from federally funded activities. When federal funds are used, the City shall comply with all applicable acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act, Section 104(d) requirements, and other applicable HUD regulations.

Publishing the Plan

A draft summary of the Consolidated Plan, Annual Action Plan, substantial amendments, and CAPER shall be published and/or electronically posted along with notice of the applicable public hearing and public comment period.

Copies of applicable planning documents may be made available at locations including:

- Community & Housing Support offices;
- City Clerk's Office;
- Public libraries;
- Recreation centers;
- Other public facilities as appropriate; and
- The City website when feasible.

Copies shall be made available to citizens upon request when practical.

The Consolidated Plan, Annual Action Plan, substantial amendments, and CAPER shall be presented to the City Council for consideration and public hearing prior to submission to HUD.

Public Hearings

At least two public hearings are generally held each year regarding the allocation of HUD funds. Additional public hearings may be conducted regarding substantial amendments, the Consolidated Plan, Annual Action Plan, CAPER, or other matters as required by HUD.

Public hearings may be conducted:

- In person;
- Virtually;
- Through hybrid formats; or
- Through other methods permitted by HUD guidance.

Reasonable accommodations shall be made for persons with disabilities and language assistance may be provided when practical and requested.

Notice of Public Hearings

Notice of public hearings shall generally be provided in English and Spanish prior to the hearings.

Notices may be disseminated through:

- A newspaper of general circulation and/or official digital legal notice platform;
- The City's official website;
- Physical posting locations throughout the City;
- Electronic communications;
- Social media platforms; and
- Other outreach methods reasonably designed to provide public notice.

Public posting locations may include:

- Public libraries;
- Recreation centers;
- Senior centers;
- Transit facilities;
- City Hall;
- City Clerk's Office;
- Community & Housing Support Office; and
- Other public facilities as appropriate.

Access to Meetings/Records

The City of San Angelo complies with the Americans with Disabilities Act, the Texas Open Meetings Act, the Texas Public Information Act, applicable fair housing laws, Limited English Proficiency (LEP) requirements, and applicable HUD regulations.

Reasonable accommodations, language assistance, interpreters, and auxiliary aids may be provided upon request when practical.

Public meeting notices shall be posted in accordance with applicable state law. Meetings shall generally be held at accessible locations.

The City may utilize virtual or hybrid meeting formats when permitted by law and HUD guidance.

Citizen Comments

The City of San Angelo shall provide a minimum 30-day citizen comment period prior to submission of the Consolidated Plan and Annual Action Plan to HUD.

A minimum 15-day citizen comment period shall generally be provided prior to submission of the CAPER to HUD.

Public notices regarding comment periods may be disseminated through print publication, digital publication, website postings, public posting locations, electronic communications, and other outreach methods.

All comments received during applicable public comment periods shall be considered prior to submission to HUD.

Substantial Amendments

The City of San Angelo considers the following situations to constitute substantial amendments to the Annual Action Plan:

1. When the City proposes to use more than fifty-one percent (51%) of the entitlement amount for the affected program year to undertake one or more new activities;

2. When the City proposes to significantly alter the purpose, scope, location, or beneficiaries of previously approved activities whose cost exceeds fifty-one percent (51%) of the entitlement amount approved for the affected program year;

3. When the cumulative effect of previous changes involving new activities or changes in the purpose or beneficiaries of approved activities exceeds fifty-one percent (51%) of the entitlement amount approved for the affected program year; or

4. When other changes are determined by HUD or the City Council to require substantial amendment procedures.

All substantial amendments shall be presented to the City Council for public hearing and approval.

Public notice regarding substantial amendments shall generally:

- Be provided in English and Spanish;
- Summarize the proposed amendment;
- Invite public comment;
- State the date and location of the public hearing; and
- Provide information regarding the public comment period.

A minimum 30-day public comment period shall generally follow public notice prior to City Council consideration and submission to HUD.

Performance Reports

The Consolidated Annual Performance and Evaluation Report (CAPER) shall be prepared annually by the Community & Housing Support Division.

The CAPER shall summarize the City's progress toward achieving the goals identified within the Consolidated Plan and Annual Action Plan, including expenditures, accomplishments, and performance outcomes.

Public notice regarding the CAPER shall be provided through methods reasonably designed to provide public access and participation.

Copies of the CAPER may be made available at public locations and on the City website when feasible.

A minimum 15-day public comment period shall generally be provided prior to submission to HUD.

Technical Assistance

The Community & Housing Support Division may provide technical assistance to nonprofit organizations, neighborhood organizations, public agencies, housing providers, low-to-moderate income residents, and other interested parties seeking to participate in HUD-funded activities.

Technical assistance may include:

1. Assistance regarding citizen participation procedures;
2. Assistance regarding funding applications and program requirements;
3. Assistance regarding compliance requirements and eligible activities;
4. Assistance regarding fair housing and accessibility requirements; and
5. Assistance regarding implementation of HUD-funded activities.

Complaints

All aspects of the CDBG and HOME programs shall be conducted in an open manner with reasonable public access to information.

Citizens may submit comments, complaints, proposals, or questions regarding HUD-funded activities orally or in writing.

Written complaints may be mailed, hand delivered, or submitted electronically.

The City shall make reasonable efforts to provide responses within fifteen (15) working days when practical.

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of San Angelo's 2026 Annual Action Plan outlines the activities that will be undertaken during Program Year 2026 using Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. These activities are designed to address the priority housing and community development needs identified in the City's Consolidated Plan and focus on providing decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income residents.

The City will continue to invest in housing rehabilitation, emergency home repairs, neighborhood revitalization, code compliance, homebuyer assistance, tenant-based rental assistance, and affordable housing development. These investments support the preservation of existing housing stock while expanding affordable housing opportunities throughout the community.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Objectives and outcomes: These activities address goals set in the 2025-2029 Consolidated Plan and meet one of the three objectives of the CDBG program:

1. Creating a Suitable Living Environment
2. Providing Decent Housing
3. Creating Economic Opportunities

Moreover, funded activities will address, and are consistent with, the following three outcome categories as outlined by the Outcome Performance Measurement System published in the Federal Register on June 10, 2005 (70FR 34044):

1. Improving availability or accessibility of units or services
2. Improving affordability not just of housing but of other services
3. Improving sustainability by promoting viable communities

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During the previous program year, the City continued implementing housing rehabilitation, emergency repair, code compliance, homebuyer assistance, and tenant-based rental assistance activities. These programs contributed to the preservation of affordable housing, supported first-time homebuyers, and improved housing conditions for low- and moderate-income residents.

The City's partnership with nonprofit organizations, including Galilee Community Development Corporation and MHMR Services of the Concho Valley, continued to expand housing opportunities and supportive services for underserved populations. Performance outcomes from prior years were considered when establishing funding priorities for Program Year 2026.

The City is generally on target for meeting its proposed accomplishments through Program Year 2025. The City anticipates meeting or exceeding annual goals for emergency repairs, housing rehabilitation, homebuyer assistance, tenant-based rental assistance, code compliance activities, and affordable housing development. Performance outcomes from prior years were considered in establishing funding priorities for Program Year 2026.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of San Angelo conducted citizen participation activities in accordance with its current Citizen Participation Plan. The proposed Program Year 2026 Annual Action Plan and the proposed updated Citizen Participation Plan were made available for public review and comment for a period of not less than 30 days. A public hearing was conducted to provide residents, public agencies, and community organizations an opportunity to comment on community development and housing needs, proposed activities, and program priorities. Final participation results will be incorporated following the completion of the public comment period.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments received during the comment period will be summarized and included in the final Annual Action Plan following the close of the public review period.

6. Summary of comments or views not accepted and the reasons for not accepting them

At the time of publication, no comments had been received. Any comments not incorporated into the final plan will be summarized along with the reasons for not accepting them.

7. Summary

The City of San Angelo has been an entitlement community under the Community Development Block Grant (CDBG) Program since 1990 and a participating jurisdiction under the HOME Investment Partnerships Program since 1994. The City continues to utilize these federal resources to improve housing conditions, expand affordable housing opportunities, preserve existing housing stock, and enhance neighborhoods for low- and moderate-income residents.

During Program Year 2026, the City will continue funding housing preservation, neighborhood revitalization, homebuyer assistance, tenant-based rental assistance, and affordable housing development activities. These programs are designed to address priorities identified through the Consolidated Planning process and citizen participation efforts.

The PY2026 CDBG program will fund the following projects in addition to administration:

CDBG Program Use of Funds

- Housing Rehabilitation Program
- Emergency Repair Program
- Code Compliance
- Debt Service

The PY2026 HOME program will fund:

- Homebuyer Assistance Program (HAP)
- MHMR Tenant-Based Rental Assistance (TBRA)
- CHDO Affordable Housing Development

Detailed descriptions of funded activities are provided in AP-35 Projects and AP-38 Project Summary.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SAN ANGELO	Neighborhood & Family Services, City of San Angelo
HOME Administrator	SAN ANGELO	Neighborhood & Family Services, City of San Angelo

Table 1 – Responsible Agencies

Narrative (optional)

Citizen Participation and Consultation

The City of San Angelo developed its 2026 Annual Action Plan through an inclusive and transparent process designed to ensure broad community participation and meaningful stakeholder input. The planning process complied with HUD's requirements and the City's adopted Citizen Participation Plan.

Public Participation Efforts To identify community needs and priorities, the City conducted multiple outreach efforts, including:

- Public Hearings: Held at accessible locations and times to encourage attendance by low- and moderate-income (LMI) residents and underserved populations.
- Public Notices: Published in the San Angelo Standard-Times, posted on the City's website and social media platforms, and distributed through local service providers and neighborhood associations.
- Public Comment Period: A 30-day comment period from July 1, 2026 through July 31, 2026 was provided for review of the draft Consolidated Plan, during which residents were invited to submit feedback.

Consolidated Plan Public Contact Information

The point of contact for the Consolidated Plan is Angela Bloss who can be reached at 325-655-0824 or 52 W. College St, San Angelo, Texas 76903.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Public participation plays a central role in the development of the Consolidated Plan. The City launched an in-depth, collaborative effort to consult with community stakeholders, elected offices, City departments, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five-year plan. Public hearings, annual neighborhood public meetings, and annual assessments are regularly conducted by the Community & Housing Support Division to identify community needs. The City of San Angelo Community & Housing Support Division will continue to monitor the needs of the community through these activities and through cooperative efforts undertaken from time to time by other local entities.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City facilitated a comprehensive outreach process to enhance coordination and discuss new approaches to working with public and housing providers, private and governmental health agencies, mental health service providers, and other stakeholders that utilize funding for eligible activities, projects, and programs.

A community needs survey was conducted to solicit input from residents and workers in the City. Respondents were informed that the City was updating its Consolidated Plans for federal funds that primarily serve low-to-moderate-income (LMI) residents and areas. The survey polled respondents about the level of need in their respective neighborhoods for various types of improvements.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Concho Valley Homeless Planning Coalition (CVHPC) is a multi-sector group of stakeholders dedicated to ending and preventing homelessness in San Angelo. The group's primary responsibilities are to coordinate the large-scale implementation of efforts to prevent and end homelessness. The CVHPC is governed by a board that stands as the driving force committed to supporting and promoting a systems-change approach to preventing and ending homelessness in the City. The board is comprised of the members of local agencies and the City government that provide services to meet affordable housing and community needs.

Members of the CVHPC meet on a monthly basis to discuss services available to the homeless or at risk of becoming homeless and opportunities to coordinate these services. One of the issues the group has investigated is introducing the Operating and administering Homeless Management Information System (HMIS) in San Angelo. The CVHPC has taken steps to integrate the HMIS across service providers in order to share information on recipients of these services. In addition to meeting and exceeding HUD's requirements for the implementation and compliance of HMIS Standards, the effort will incorporate a rich array of service provider participation to capture and share information on service recipients.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of San Angelo does not receive ESG funds at this time.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Galilee CDC
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met with the executive director to obtain housing needs data which will assist in the development of the Annual Action Plan.
2	Agency/Group/Organization	San Angelo Public Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff gathered input from the executive director and team to obtain public housing data to help formulate the Annual Action Plan.
3	Agency/Group/Organization	MHMR of the Concho Valley
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the program coordinator to obtain housing needs for persons with disabilities to help formulate the annual action plan.
4	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Salvation Army staff communicated with city staff to provide input on homeless needs.
5	Agency/Group/Organization	Concho Valley Community Action Agency
	Agency/Group/Organization Type	Services - Housing Services-homeless Utility Payment Assistance
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met with the ED to obtain housing needs to help formulate the annual action plan.
6	Agency/Group/Organization	City of San Angelo
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff shared and gathered information with Planning, Health, and other departments within the city to obtain data to help develop the annual action plan.

Identify any Agency Types not consulted and provide rationale for not consulting

The city did not consult with agencies that represent public services with the exception of services for homeless, since the city's focus on expenditure of funds is on housing programs due to continued cuts in federal funding and public sentiment for the city to focus on housing. In addition, the city did not consult with adjacent units of general local government since there are no adjacent local governments that affect San Angelo's use of federal resources.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Concho Valley Homeless Planning Coalition	Homeless needs are addressed in both plans.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Input helped shape priority needs such as housing rehabilitation, development of new affordable units, homelessness prevention, and infrastructure improvements in LMI areas.

Stakeholder feedback informed the goals and strategies for investing CDBG and HOME funds to address homelessness, improve housing conditions, and enhance public services.

Comments were used to align the plan with existing efforts, such as the Continuum of Care's coordinated entry and long-term housing goals.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The City published notice of the availability of the proposed Program Year 2026 Annual Action Plan and proposed revisions to the Citizen Participation Plan. Both documents were made available for public review for a minimum 30-day comment period. Citizens were provided opportunities to review the proposed documents, submit written comments, and participate in a public hearing. Comments received during the review period will be considered prior to City Council action and HUD submission.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	TBD	TBD	All comments were accepted. All comments were accepted at public meetings held on May 27, 2026 and May 28, 2026. There were XX additional comments received during the 30-day public comment period from July 1, 2026 through July 31, 2026.	
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Advertisement for public meetings was published in a local newspaper, in print and online, in order to notify the public of upcoming meetings and hearings.	There were no comments received in response to the newspaper advertisement.	There were no comments received in response to the newspaper advertisement.	
3	Public Hearing	Minorities Non-targeted/broad community	Citizens spoke out about the projects included in the consolidation plan.	TBD	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Over the past several years, funding levels for the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) have fluctuated. While federal resources remain limited in comparison to the housing and community development needs identified throughout the City of San Angelo, Program Year 2026 reflects modest increases in both CDBG and HOME allocations. These additional resources will assist the City in continuing efforts to preserve affordable housing, support homeownership opportunities, assist special-needs populations, and revitalize neighborhoods.

Despite these increases, available funding remains insufficient to fully address all identified community needs. The City will continue to maximize the impact of federal resources by leveraging partnerships with nonprofit organizations, public agencies, and other community stakeholders while seeking opportunities to coordinate local, state, federal, and private resources whenever possible.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	648,017.00	2,000.00	0.00	650,017.00	1,881,983.00	CDBG funds will be used for the preservation of affordable units for LMI households and services that benefit LMI and special needs households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	260,143.00	6,000.00	55,000.00	321,143.00	669,857.00	HOME funds will be used to create, preserve, and acquire affordable housing for low to moderate-income households.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of San Angelo leverages federal entitlement funds with local, state, private, and nonprofit resources to maximize the impact of housing and community development activities. Financial commitments from non-HUD sources are considered leveraged funds when documented and committed to eligible projects.

The Community and Housing Support Division continues to leverage support from other City departments, including Finance, Legal, Purchasing, Human Resources, and Planning, which provide administrative and operational assistance necessary to implement HUD-funded programs.

The City also provides local resources to support affordable housing initiatives, including funding for homebuyer assistance and neighborhood revitalization activities. Additional leveraged resources are provided through partnerships with nonprofit organizations such as Galilee Community Development Corporation and MHMR Services of the Concho Valley.

The City will satisfy all applicable HOME match requirements through eligible cash contributions and other eligible matching sources in accordance with HOME regulations. Eligible matching contributions will be documented and maintained in compliance with HUD requirements.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs

identified in the plan

There is no publicly owned land or property located within the jurisdiction that will be used to address the needs identified in the plan.

Discussion

See discussion above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing (Rehabilitation-ER,MR,ProgDel)	2025	2029	Affordable Housing	Citywide	Affordable Housing	CDBG: $354,111.00	Homeowner Housing Rehabilitated: 33 Household Housing Unit
2	Neighborhood Revitalization (108,CC)	2025	2029	Affordable Housing	Blackshear Fort Concho Reagan Rio Vista Belaire Lakeview Brentwood	Neighborhood Revitalization	CDBG: $165,903.00	Housing Code Enforcement/Foreclosed Property Care: 240 Household Housing Unit
3	Home Ownership (HAP)	2025	2029	Affordable Housing	Citywide	Affordable Housing	HOME: $60,528.00	Direct Financial Assistance to Homebuyers: 5 Households Assisted
4	Affordable Housing (AHAP)	2025	2029	Affordable Housing	Blackshear Fort Concho Reagan Rio Vista Belaire Lakeview Brentwood	Affordable Housing Neighborhood Revitalization	HOME: $185,000.00	Homeowner Housing Added: 3 Household Housing Unit
5	Special Needs & Homelessness (TBRA)	2025	2029	Homeless Non-Homeless Special Needs	Citywide	Affordable Housing Homelessness	HOME: $49,000.00	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
6	Program Administration and Planning	2025	2029	Program Administration and Planning (CDBG/HOME)	Citywide	Affordable Housing	CDBG: $130,003.00 HOME: $26,615.00	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing (Rehabilitation-ER,MR,ProgDel)
	Goal Description	25 Emergency Repairs, 8 Minor Repairs, Program Delivery
2	Goal Name	Neighborhood Revitalization (108,CC)
	Goal Description	Code Compliance and Debt Repayment
3	Goal Name	Home Ownership (HAP)
	Goal Description	5 Homebuyers
4	Goal Name	Affordable Housing (AHAP)
	Goal Description	CHDO 3 New Construction of single family homes
5	Goal Name	Special Needs & Homelessness (TBRA)
	Goal Description	Assist special needs populations with supportive services, facilities, and housing needs, and expand efforts that eliminate or prevent homelessness. HOME funds will provide rental assistance, one-time security deposit assistance, and one-time utility deposit assistance. TBRA may be used for rental housing located within the City of San Angelo that meets the HOME Program's Minimum Habitability Standards and all other applicable HOME requirements.
6	Goal Name	Program Administration and Planning
	Goal Description	Administration of the CDBG and HOME programs including salaries, benefits, training, supplies, and services necessary to execute program activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of San Angelo's Community & Housing Support Division administers CDBG and HOME funding to promote homeownership, improve housing quality, eliminate blight, and expand access to affordable housing for low- to moderate-income (LMI) residents. Key programs include housing rehabilitation, emergency repairs, homebuyer assistance, new construction, and code compliance.

Whenever possible, the City partners with local nonprofit organizations—such as CHDOs and Habitat for Humanity—to extend the impact of federal funds. These partnerships increase efficiency and enhance the delivery of services to LMI households.

The City's projects are aligned with the three national objectives of the CDBG program:

- Creating a Suitable Living Environment
- Providing Decent Housing
- Creating Economic Opportunities

To meet these objectives, funded activities in the current year will include:

- Expanded code enforcement in target neighborhoods
- Collaboration with nonprofits to provide minor and major home repairs, contributing to slum and blight elimination
- Development of affordable rental housing opportunities
- Increased access to recreational facilities in underserved areas
- Support for housing rehabilitation to preserve affordable housing stock
- Exploration of new housing opportunities through public-private partnerships
- All funded projects are designed to support one or more of the following HUD outcomes:
- Improved availability or accessibility of housing and services
- Improved affordability
- Improved sustainability of viable neighborhoods

Projects

#	Project Name
1	CDBG Administration
2	Rehab Program Delivery
3	Emergency Repair Program
4	Minor Repairs
5	Code Compliance
6	Debt Service
7	HOME Administration
8	Homebuyer Assistance Program
9	Tenant Based Rental Assistance
10	CHDO Construction

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City's Consolidated Plan and Action Plan were developed together to ensure funding decisions are based on current needs, data analysis, and community input. Priority is given to activities that address the most urgent needs of LMI households, support revitalization in target neighborhoods, and align with the City's housing and community development goals.
CDBG and HOME funds are awarded on a one-year cycle, allowing for annual evaluation of program performance and emerging community needs.

Funds are allocated to public entities and nonprofit agencies that demonstrate capacity, readiness, and alignment with Consolidated Plan priorities.

The primary obstacle to meeting underserved needs is limited funding. The demand for affordable housing, supportive services, and community development projects exceeds available resources. Additional challenges include:

- Rising construction and labor costs
- Limited access to developable land for affordable housing
- Nonprofit capacity constraints that limit service expansion
- Long project timelines tied to federal compliance and procurement

Despite these challenges, the City continues to build strong partnerships, pursue innovative approaches, and leverage local resources to increase the impact of federal investments.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG Administration
	Target Area	Citywide
	Goals Supported	Program Administration and Planning
	Needs Addressed	Affordable Housing
	Funding	CDBG: $130,003.00
	Description	Administration of the CDBG programs including salaries, benefits, training, supplies, and services necessary to execute program activities.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Citywide assistance with office located at 52 West College, San Angelo, TX 76903.
	Planned Activities	Administration of the CDBG allocation and the programs provided with these funds to include salaries, supplies, and training.
2	**Project Name**	Rehab Program Delivery
	Target Area	Citywide
	Goals Supported	Decent Housing (Rehabilitation-ER,MR,ProgDel) Neighborhood Revitalization (108,CC)
	Needs Addressed	Affordable Housing
	Funding	CDBG: $116,000.00
	Description	Administration of the CDBG rehab programs including salaries, benefits, training, supplies, and services necessary to execute program activities.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable; this is program delivery.
	Location Description	Office located at 52 West College, San Angelo, TX.

	Planned Activities	Administration of the CDBG allocation and the programs provided with these funds including salaries, supplies, and training.
3	Project Name	Emergency Repair Program
	Target Area	Citywide
	Goals Supported	Decent Housing (Rehabilitation-ER,MR,ProgDel)
	Needs Addressed	Affordable Housing
	Funding	CDBG: $113,611.00
	Description	Provide 100% grants to low-to-moderate income households in need of emergency repairs within the city limits. Repairs are necessary for the health and safety of the homeowner.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 low to moderate-income families will be assisted.
	Location Description	All activities will take place within the city limits of San Angelo.
	Planned Activities	Emergency repairs for homeowners.
4	Project Name	Minor Repairs
	Target Area	Citywide
	Goals Supported	Decent Housing (Rehabilitation-ER,MR,ProgDel)
	Needs Addressed	Affordable Housing
	Funding	CDBG: $124,500.00
	Description	Minor repairs for homeowners within the city limits of San Angelo.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 low to moderate-income families will be assisted with this activity.
	Location Description	All activities will take place within the city limits of San Angelo.
	Planned Activities	Activities include minor repairs that include, but are not limited to repair/replace siding, trim, paint exterior, repair/replace roofs, repair airconditioning, etc.
5	Project Name	Code Compliance
	Target Area	Blackshear Fort Concho Reagan Rio Vista Belaire Lakeview Brentwood
	Goals Supported	Neighborhood Revitalization (108,CC)
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: $45,000.00

	Description	This officer will be assigned to enforce codes, such as junk, junk vehicles, tall grass and weeds, junk appliances, refuse, unsightly material and temporary signs, and related state laws in low/moderate-income areas defined by the Census.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 240 low-income households will benefit from this activity.
	Location Description	All activity will take place in low-income target areas within the city limits of San Angelo.
	Planned Activities	This officer will be assigned to enforce codes, such as junk, junk vehicles, tall grass and weeds, junk appliances, refuse, unsightly material and temporary signs, and related state laws in low/moderate-income areas defined by the 2010 Census.
6	Project Name	Debt Service
	Target Area	Reagan Rio Vista
	Goals Supported	Neighborhood Revitalization (108,CC)
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: $120,903.00
	Description	Repayment of principal and interest on Section 108 Loan.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Repayment of Section 108 Loan.
7	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	Program Administration and Planning
	Needs Addressed	Affordable Housing Neighborhood Revitalization Homelessness
	Funding	HOME: $26,615.00
	Description	Administration of the HOME program to include salary, benefits, training, supplies, etc.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable.
	Location Description	52 W College, San Angelo, TX 76903.
	Planned Activities	Administration of the HOME program to include salary, benefits, training, supplies, etc.
8	Project Name	Homebuyer Assistance Program
	Target Area	Citywide
	Goals Supported	Home Ownership (HAP)
	Needs Addressed	Affordable Housing
	Funding	HOME: $60,528.00
	Description	Provide down payment and closing cost assistance to low-to-moderate income first-time homebuyers within the city limits.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Provide down payment and closing cost assistance to approximately 5 low-to-moderate income first-time homebuyers within the city limits.
	Location Description	All activities will take place within the city limits of San Angelo.
	Planned Activities	Provide down payment and closing cost assistance to low-to-moderate income first-time homebuyers within the city limits.
9	Project Name	Tenant Based Rental Assistance
	Target Area	Citywide
	Goals Supported	Special Needs & Homelessness (TBRA)
	Needs Addressed	Affordable Housing Homelessness
	Funding	HOME: $49,000.00
	Description	Tenant-based rental assistance is provided to MHMR clients while on the waiting list to receive Section 8 assistance.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 low income households will benefit from the proposed activities.
	Location Description	All activities will take place within the city limits of San Angelo.
	Planned Activities	Tenant-based rental assistance.

10	Project Name	CHDO Construction
	Target Area	Blackshear Fort Concho Reagan Rio Vista Belaire Lakeview Brentwood
	Goals Supported	Affordable Housing (AHAP)
	Needs Addressed	Neighborhood Revitalization
	Funding	HOME: $185,000.00
	Description	New home construction within a target area for low-to-moderate income families who are first-time home buyers.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 households will benefit from the proposed activities.
	Location Description	All activities will take place within the target areas of the city.
	Planned Activities	New construction of single-family homes.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

People of Hispanic origin comprise the largest minority population in San Angelo. Areas with high concentrations of minority residents are defined as block groups where 51% or more of the population identifies as a racial or ethnic minority. These areas often overlap with neighborhoods that have the highest concentrations of low- to moderate-income (LMI) households.

The largest concentrations of minority and LMI populations are located in Census Tracts 2, 3, 4, 7, 8, 9, 12, and 14. Several block groups within these tracts contain especially high percentages of Hispanic residents. These areas also include some of the City's oldest housing stock and face the greatest need for housing rehabilitation and infrastructure improvements.

Minority Concentrations by Census Tract – Hispanic Population (%):

The seven neighborhoods targeted for revitalization—Rio Vista, Blackshear, Reagan, Lakeview, Belaire, Brentwood, and Fort Concho—are located within or adjacent to these census tracts. These neighborhoods are characterized by high rates of poverty, aging infrastructure, and substandard housing.

For more information, please refer to the City's Neighborhood Revitalization Program (NRP) online at www.sanangelo.gov under the Community & Housing Support Division.

Community-Wide Projects:
• Emergency Repair Program
• Homebuyer Assistance Program
• MHMR Tenant-Based Rental Assistance (TBRA) Program

Target Area Projects:

Target Area Projects are focused on the seven City Council–designated revitalization neighborhoods listed above. Activities include:

• Code Compliance
• New home construction under the Neighborhood Revitalization program

These activities are specifically designed to improve housing conditions, eliminate slum and blight, and strengthen neighborhood pride.

Galilee Community Development Corporation is currently the only CHDO that has applied for 2026 CHDO set-aside funds. While CHDO funds are not limited to target areas, Galilee has elected to concentrate its development efforts within those designated neighborhoods.

Approximately $230,000 in funding—comprising $45,000 for Code Compliance and $185,000 for CHDO new home construction—will be invested directly in the seven revitalization areas. This total represents approximately 25% of all CDBG and HOME funds available for the

2026 program year.

Geographic Distribution

Target Area	Percentage of Funds
Blackshear	
Fort Concho	
Reagan	
Rio Vista	
Citywide	
Belaire	
Lakeview	
Brentwood	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City directs targeted investments to designated revitalization areas while maintaining community-wide housing programs available to all income-eligible residents. This approach allows the City to address neighborhood deterioration while preserving flexibility to serve eligible households throughout the jurisdiction. The allocations are based on a first-come-first-served project basis, so one neighborhood may receive more than the others. The City cannot determine the percentage of funds to be allocated in a particular neighborhood.

Discussion

See above discussion.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

AFFORDABLE HOUSING FOR HOMELESS/SPECIAL NEEDS

The City of San Angelo's actions as they relate to homeless and special-needs households are identified below.

Homeless Needs

The Salvation Army shelter serves as an emergency shelter during inclement weather, including freezing temperatures and extreme heat, and may also be activated during other severe weather emergencies. With the closure of the only emergency shelter for the general homeless population, the City's primary emphasis is on transitional and permanent housing. Galilee CDC's transitional housing program offers selected participants a place to reside for up to 18 months and is designated for families with children under 18 who are homeless or at risk of becoming homeless. The City has also turned the rapid rehousing program over to the local housing authority to manage. The program will provide permanent housing for up to 30 individuals, along with supportive services and case management through a Continuum of Care HUD grant.

In addition to the Galilee CDC program, there are two transitional housing programs for men and women managed by the Alcohol & Drug Abuse Council that provide transitional housing for individuals suffering from drug and alcohol addiction. Also, the Institute of Cognitive Development provides transitional housing for families made homeless through domestic violence. These transitional housing programs will continue in 2025.

Moreover, the majority of homeless individuals are associated with mental health issues. The city will assist in addressing this problem through its efforts described below regarding the Special Needs Population.

Housing for Special Needs Population

Elderly, frail elderly, handicapped, disabled and other special needs persons should likewise have the opportunity to live in decent, safe, sanitary affordable housing. Furthermore, this housing should be accessible and barrier-free when required. Housing rehabilitation assistance through the Amy Young barrier removal program will be provided to homeowners with disabilities to fund renovations necessary to make their homes accessible. Additionally, the PHA offers several barrier-free units to those qualified individuals needing accessible housing.

MHMR Services of the Concho Valley will receive HOME funds to provide tenant-based rental assistance (TBRA) to 10 clients with a chronic mental illness residing within the San Angelo city limits for a year. The HOME funds requested will provide rental assistance, one-time security deposit assistance, and one-time utility deposit assistance. TBRA may be used on any rental property within the City of San Angelo that meets the City's written HOME TBRA property standards, consistent with applicable habitability requirements under 24 CFR 92.251.

Helping Hands, through Galilee CDC, will provide assistance to low-to-moderate income elderly homeowners by funding renovations

necessary to make their homes accessible. At least 30 homeowners annually will be assisted with such services.

Galilee Community Development Corporation will provide handicap accessibility features in houses constructed under its HOME funded New Construction Program when such features are requested by participant families.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	36
Special-Needs	10
Total	46

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	3
Rehab of Existing Units	33
Acquisition of Existing Units	0
Total	46

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Please see discussion above.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of San Angelo (HASA) continues to provide affordable housing opportunities through the Housing Choice Voucher (HCV) Program and other affordable housing initiatives serving low- and moderate-income households throughout the City of San Angelo.

HASA currently administers approximately 1,089 Housing Choice Vouchers, including vouchers designated for Non-Elderly Disabled households, Family Unification Program participants, Veterans Affairs Supportive Housing (VASH), Homeownership Program participants, Mainstream Voucher recipients, Stability Voucher recipients, and project-based voucher units.

Following the successful conversion of its former public housing inventory through HUD's Streamlined Voluntary Conversion program, HASA now operates as a Housing Choice Voucher-only agency. Former public housing developments are now owned and managed as affordable housing properties through affiliated nonprofit entities and continue to provide affordable housing opportunities for eligible households.

HASA also administers affordable housing developments and supportive housing programs throughout the community. In partnership with local service providers, HASA supports efforts to address homelessness, increase housing stability, and expand access to affordable housing opportunities for low-income households, veterans, seniors, and persons with disabilities.

The Housing Authority of San Angelo is governed by a Board of Commissioners appointed by the Mayor of San Angelo and remains a key partner in implementing local affordable housing and homelessness strategies.

Actions planned during the next year to address the needs to public housing

HASA will continue administering the Housing Choice Voucher Program and working to maximize voucher utilization among eligible households. Special emphasis will be placed on serving veterans experiencing homelessness through the Veterans Affairs Supportive Housing (VASH) Program and assisting households with disabilities through specialized voucher programs. The HCV program administers 1089 vouchers, 20 of these are designated for the Non-Elderly Disabled, 30 for the Family Unification Program, 41 VASH, 10 Homeownership, 26 Mainstream, 5 Stability Vouchers, and 56 project-based vouchers as part of PIH 2019-01.

HASA will continue operating and maintaining its affordable housing properties, including Country Cottages and other affiliated housing developments, to ensure safe, decent, and affordable housing opportunities remain available within the community.

The agency will continue collaborating with the Concho Valley Homeless Planning Coalition, the Housing Authority's HMIS program, local service providers, the Department of Veterans Affairs, and the City of San Angelo to address homelessness, expand housing opportunities, and improve housing stability for vulnerable populations.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HASA will continue encouraging Housing Choice Voucher participants to provide feedback regarding agency programs and services. Staff will continue promoting the Homeownership Voucher Program, Family Self-Sufficiency Program, financial literacy resources, budgeting

assistance, and homeownership counseling opportunities available within the community.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

Please see discussion above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The annual Point in Time (PIT) homeless count was conducted on January 22, 2026. Results of the count identified 194 homeless individuals in the area, including 190 adults, 4 children, and 13 veterans. The PIT count identified 65 chronically homeless. The number of homeless increased slightly from 2025 when the count totaled 173. This snapshot in time provides a general idea of the homeless problem in San Angelo. The Concho Valley Homeless Planning Coalition continues to work with local agencies to introduce HMIS to better support agencies that provide services to homeless citizens. The HMIS monitors outcomes and performance measures for all the homeless services agencies in the county. In addition, the city is partnering with the local housing authority to manage a rapid re-housing (RRH) program to house up to 30 homeless individuals and families permanently. As part of the RRH, a coordinated entry program to better coordinate needs assessments and case management was developed and is currently operating. The city and the homeless coalition have committed to ending veteran homelessness and have initiated an effort to identify all homeless veterans and provide permanent housing within 90 days of identifying those eligible veterans. The city funded the renovation of an apartment complex using HOME ARP funds to house veterans transitionally and provide case management. Along with the resources and programs the homeless coalition member organizations bring to bear, the city believes it can permanently end veteran homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Concho Valley Homeless Planning Coalition will continue working with local agencies to ensure homeless persons are contacted and provided information on what types of assistance is available. In addition, an annual homeless count will be conducted to assess the needs of homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Salvation Army provides emergency shelter during extreme weather and nutritional assistance to homeless persons. The City will also work with a local family shelter to provide transitional housing for families made homeless due to domestic violence and Galilee CDC will continue to offer transitional housing for homeless families with children.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City is working with the Concho Valley Homeless Planning Coalition to develop plans to provide additional transitional and permanent housing for homeless persons and families. In addition, the City will also provide funding for MHMR to help clients transition into permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving

assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will continue offering affordable housing programs, including emergency housing repairs and minor rehabilitation, to help prevent low- income families—especially renters, who face a higher cost burden—from becoming homeless. In addition, the City will provide tenant-based rental assistance to support low-income individuals in transitioning to stable, permanent housing.

Discussion

Please see discussion above.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of San Angelo's elected officials and staff do not believe that current regulatory policies pose significant barriers to affordable housing. City Council remains committed to keeping permit fees and property taxes low, increasing them only when essential for maintaining public services. The Council also supports a variety of affordable housing efforts, including Low-Income Housing Tax Credit (LIHTC) projects in high-opportunity areas and programs funded through CDBG and HOME.

However, slow economic development continues to be a barrier to housing affordability for some residents. To address this challenge, the City extended its ½-cent sales tax to support performance-based job creation and business retention efforts. The City of San Angelo Development Corporation (COSADC) provides financial incentives to qualifying businesses in industries such as manufacturing, warehousing/distribution, data processing, telecommunications, research and development, and agricultural services, among others.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Although no major local policy barriers have been identified—such as restrictive zoning ordinances, excessive fees, or growth limitations—the lack of funding remains the most significant constraint on expanding affordable housing.

While job training and education programs may help increase income for some low-income individuals, elderly and disabled residents often cannot benefit from these opportunities and remain especially vulnerable to housing insecurity. Therefore, the City's strategies focus on maintaining and expanding programs that directly increase the supply and accessibility of affordable housing, particularly for those on fixed incomes.

To further address economic barriers, the City continues to support business attraction and expansion through its development corporation, with the goal of raising local wages and increasing access to stable employment. This strategy aims to reduce cost burdens on working households and expand housing choice.

Discussion:

The City will continue to implement and expand its core affordable housing programs through the Community & Housing Support Division, including:

- Owner-Occupied Minor Repair Program
- 100% Emergency Repairs Grant Program
- Neighborhood Revitalization/Enhancement Program
- Homebuyer Assistance Program (offering down payment and closing cost assistance for low- to moderate-income households)

Together, these initiatives support both the preservation and creation of affordable housing while addressing the root causes of housing instability in San Angelo. The City remains committed to reducing barriers and expanding opportunities for all residents, particularly those in underserved and LMI communities.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City's efforts in addressing the underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing an institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

In Program Year 2026, the City of San Angelo will continue addressing obstacles to meeting underserved needs by investing in core housing programs and forming partnerships with local non-profits. The City will prioritize outreach in low- to moderate-income neighborhoods and strengthen coordination with public agencies to ensure resources reach the most vulnerable populations.

Actions planned to foster and maintain affordable housing

The City will support multiple programs aimed at preserving and expanding affordable housing for low- to moderate-income households:

- Owner-Occupied Housing Rehabilitation: Funded with $124,500 in CDBG, this program supports critical repairs such as roof and siding replacement and exterior painting to preserve homes and prevent slum/blight conditions.
- Emergency Repairs Program: Allocated $113,611 in CDBG, this component provides up to $5,000 in 100% grant assistance for urgent home repairs.
- Homebuyer Assistance Program (HAP): Funded with $60,528 in HOME funds, HAP offers down payment and closing cost assistance through forgivable, no-interest deferred payment loans, with a five-year affordability period.
- New Home Construction: The City will partner with Galilee Community Development Corporation to construct at least three homes for income-eligible buyers in target neighborhoods.
- Tenant-Based Rental Assistance (TBRA): HOME funds will be used to support at least 10 low-income households in securing permanent housing.

Actions planned to reduce lead-based paint hazards

All rehabilitation projects will comply with HUD's Lead-Based Paint regulations under 24 CFR Part 35, Subpart J. The Community & Housing Support Division (CHS) has integrated a Lead-Based Paint policy into its program guidelines. The CHS Construction Manager is certified to perform lead inspections, risk assessments, interim controls, abatement supervision, and clearance testing to ensure compliance and safety.

Actions planned to reduce the number of poverty-level families

The City recognizes the role of education and job training in lifting families out of poverty. San Angelo continues to support initiatives that promote economic and workforce development. A key resource is the West Texas Training Center, a collaborative project involving the City, San Angelo ISD, Angelo State University, Howard College, and private industry. The Center offers occupational training aligned with local labor market needs.

Efforts to reduce poverty will be complemented by housing support, technical assistance to nonprofits, and neighborhood revitalization

programs targeting LMI households.

Actions planned to develop institutional structure

The City's Community & Housing Support Division administers CDBG and HOME funds and collaborates with the Housing Authority of San Angelo (HASA), a separate entity governed by a mayor-appointed board. The City will continue leveraging partnerships to align affordable housing strategies and optimize use of federal resources.

In 2026, CHS staff will continue providing technical assistance to CDBG/HOME subrecipients and CHDOs, including guidance on grant opportunities, compliance, documentation, and monitoring. Assistance will also extend to faith-based and emerging community organizations.

Actions planned to enhance coordination between public and private housing and social service agencies

The City benefits from a strong local network of housing, service providers, and community development organizations, including:

- The Annual Community Development Directors Meeting
- Galilee Community Development Corporation
- The Homeless Coalition of San Angelo

To strengthen collaboration, the City will continue participating in coordinated planning efforts, resource sharing, and community forums with public agencies and private developers to align services, eliminate duplication, and improve delivery systems.

Discussion:

See discussion in sections above regarding targeted actions to address housing, poverty, coordination, and institutional capacity.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

All activities outlined in this Action Plan are designed to fully expend the 2026 CDBG entitlement allocation, including program income. No funds have been set aside for contingencies related to cost overruns. There is:

- No surplus from urban renewal settlements
- No grant funds returned to the line of credit that have not been included in a prior statement, plan, or amendment
- No income expected from float-funded activities in 2026
- No "urgent need" activities identified for funding this program year

Approximately 80% of CDBG funds will directly benefit low-to-moderate-income (LMI) persons, consistent with national program objectives.

HOME Program Requirements: In FY 2026, the City of San Angelo will utilize HOME grant funds and program income to support affordable housing initiatives. No HOME funds will be used to refinance existing debt secured by multi-family housing; therefore, no refinancing guidelines are required.

The City will allocate HOME funds to the following eligible activities:

- First-Time Homebuyer Assistance Program
- Neighborhood Enhancement/Revitalization Program, including down payment and closing cost assistance
- New construction by Galilee Community Development Corporation (CHDO)

All assisted housing must be purchased by income-qualified homebuyers and maintained as their principal residence throughout the applicable HOME affordability period.

The City follows established recapture provisions, as outlined in its HOME program guidelines. In the event of a default, the case is referred to the City's Legal Department to initiate foreclosure proceedings in accordance with federal requirements.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   The City of San Angelo does not use HOME funds in any other manner than those described in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   The CDBG/HOME investment subject to recapture is determined by the amount of direct assistance provided and the corresponding affordability period. Upon transfer of the property—whether by sale, short sale, or foreclosure—any recaptured funds must be reinvested in another HOME-eligible activity, and the new beneficiary must also qualify as a low-income household. In the event of a sale or foreclosure, the amount subject to recapture will be limited to the shared net proceeds available at the time of the transaction, in accordance with HUD recapture provisions. The City also applies its recapture requirements to Galilee Community Development Corporation's HOME-funded housing construction program. All units assisted under these programs must be: • Acquired by income-eligible homebuyers, and • Maintained as the principal residence for the full affordability period If a homebuyer defaults during the affordability period, the case will be referred to the City's Legal Department to initiate foreclosure proceedings, in compliance with federal and local HOME program guidelines.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   To ensure compliance with affordability period requirements, the HOME Program Coordinator and Housing Rehabilitation Construction Manager conduct annual monitoring of all HOME- and CDBG-assisted properties, including CHDO-constructed units. Monitoring

activities include the following steps:

1. Verification of Occupancy: Staff will confirm that the original homeowner remains in residence by checking the current water utility records with the City's Water Billing Department to ensure the client's name is listed as the account holder at the property address.
2. Property Ownership Review: A review of ownership records will be conducted using the Tom Green County Appraisal District database to verify that title remains in the name of the original program beneficiary.
3. Discrepancy Investigation: If discrepancies are found in either the water billing or tax records, a title search will be conducted. If necessary, this will be followed by a site visit to further verify occupancy and ownership.
4. Enforcement of Affordability Requirements: If it is determined that the property is no longer in compliance with the required affordability period, the City will initiate recapture of funds in accordance with the terms outlined in the legal documents and HUD regulations.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   The City of San Angelo will not use HOME funds to refinance existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

   MHMR Services of the Concho Valley will receive HOME funds to administer a Tenant-Based Rental Assistance (TBRA) program serving approximately 10 individuals with chronic mental illness residing within the San Angelo city limits. The funding will support: • Ongoing rental assistance • One-time security deposit assistance • One-time utility deposit assistance. TBRA may be used for rental housing located within the City of San Angelo that meets the HOME Program's Minimum Habitability Standards, rent reasonableness requirements, and all other applicable HOME regulations. To ensure compliance, initial and annual inspections of all assisted units will be conducted to verify that the housing is decent, safe, and sanitary.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   The City's HOME TBRA program administered by MHMR Services of the Concho Valley targets individuals with chronic mental illness. This preference helps narrow the gap in housing benefits and services by prioritizing a population that faces elevated risk of homelessness and housing instability due to their disabilities and related barriers to securing stable housing. By providing tenant-based rental assistance along with security and utility deposits, the program addresses financial obstacles that this group commonly encounters and supports their transition to permanent, stable housing. This targeted assistance is essential to reducing disparities in housing access and improving outcomes for persons with chronic mental illness.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR

91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable.

Discussion

The City of San Angelo intends to use HOME funds primarily for homebuyer assistance, adhering to the HOME affordable homeownership limits established by HUD for the area. All eligible applicants must have incomes at or below the moderate income limits set by HUD and are served on a first-come, first-served basis. Application packages are available at the Community and Housing Support Division office, and additional information can be found on the City's website at www.sanangelo.gov/chs. The City does not limit or give preference to any specific segment of the low-income population; eligibility is based solely on meeting HUD HOME income limits at the time of application. Furthermore, the City does not restrict or prioritize applicants based on student status or city employment.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: July 7, 2026

Item type: Regular Item

Caption:

Consider an amendment to the TIRZ Incentive Policy to allow for owners of multiple properties within the Zone to apply for funding on each property and allow for owners who own structures with multiple valid addresses to apply for funding per address (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This is a proposal to update the TIRZ Policy to allow funding for property owners who own multiple properties and for properties which have multiple addresses or tenants to apply for funding.

This will be in front of the TIRZ Board on June 30th.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Structure Funding - TIRZ 2026	Structure Funding - TIRZ 2026.docx
2.	Proposed Policy Update 6-26-2026 Redline	Proposed Policy Update 6-26-2026 Redline.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy	Created/Initiated

Aaron Vannoy	Approved
Holly Crooks	Approved
Brandon Dyson	Approved
Aaron Vannoy	Approved
Heather Stastny	Final Approval

Multistory building funding:

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

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

Owners owning multiple buildings for funding:

Projects may receive funding for each individual property provided funding is available. The TIRZ Board has ability to consider the effects of one owner receiving multiple awards in one cycle and may use their discretion to make recommendations for funding in the current and subsequent funding cycle. City Council has the same discretion as above.

One structure with multiple addresses (Horizontal and less than 2.5 stories)

Projects may be considered to receive funding for separately addressed commercial units or tenant spaces provided funding is available. The TIRZ Board has ability to consider the effects of one owner or structure receiving multiple awards in one cycle and may use their discretion to make recommendations for funding in the current cycle and the concurrent cycle. City Council has the same discretion as above.

Proposed November , 2025

TIRZ INCENTIVES POLICY

Purpose

To encourage revitalization and infill development of properties which fall within the Tax Increment Reinvestment Zone (TIRZ) area, the City of San Angelo offers many unique incentives. The goal is to fund projects that bring new business and positive impacts to this area in an aggressive way.

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

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

Ineligible property types, organizations and activities:

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

RS-1 = Single Family residential

RS-2 = Two Family residential

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

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

Zoning requirements

Any business which applies for incentives through the TIRZ Policy and is currently zoned CG/CH must rezone their property. Proposals for CG/CH zoning were banned by the San Angelo Planning Commission and City Council in 1972 due to the harmful effects created such as unlimited outside storage and a range of incompatible allowed uses. ***Rezoning fees for this item will be waived.***

CG/CH = General Commercial/Heavy Commercial zoning

Permit Requirements

Unless specifically exempted, all projects seeking TIRZ incentive funding must meet current building standards, codes and permitting requirements as well as be current on all taxing obligations. All TIRZ incentives are subject to incentive funding availability and final approval by the City Council. The City of San Angelo has adopted the International Existing Building Code, a developer - friendly code that allows for improvements that consider the design limitations of older buildings to encourage adaptive reuse by allowing different levels of modification to existing structures.

Property Eligibility

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

2. Provide a business plan for staff review for new business concepts – Contact Small Business Development Center – 69 N. Chadbourne St. 325-942-2098

3. Must schedule and attend a pre-development meeting with City staff – Contact Development Services at 325-657-4210

4. Property owner must be applicant or affidavit from applicant for the tenant to apply

TIRZ Zone Project Criteria

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

- Category A - OFFICE/WORKFORCE- This includes potential building area, vacant office space and new office space

- Category B - RESTAURANT/ENTERTAINMENT- This includes food services and drinking places, full-service restaurants, limited service eating places, special food services, drinking places - alcoholic beverages

- Category C - HOUSING/HOTEL- This includes multi-family units

- Category D - RETAIL/SALES

- Category E - WAREHOUSING

INCENTIVE TYPES

Safety items:

- ***Asbestos Abatement-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the abating of asbestos *if required* by International Fire or Building codes.

- ***Fire Sprinkler System & Monitored Smoke Alarm System-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the installation of a fire sprinkler system or monitored smoke alarm system.

- ***Secondary Egress-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the installation of additional exits *if required* by International or Fire Building codes. Written verification by the Fire or Building Code Official that the additional exit(s) are required must be provided.

- ***Accessibility Improvements –*** Improvements to the property or buildings that bring elements into compliance with Texas Accessibility Standards (TAS) or Americans with Disabilities Act (ADA) standards are eligible for funding.

Façade/Historic Preservation and site improvements

- ***Façade Improvement***- As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in façade improvements on existing buildings which are part of approved projects, particularly historically designated buildings or buildings within the historic districts of San Angelo. Signage can be funded as part of broader aesthetic improvements but generally

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

- ***Landscape Installation-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in new landscaping for approved projects.

- ***Outside Storage Screening-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the screening of outside storage areas.

- ***Paving-*** As part of an overall funding package, TIRZ funds could cover a portion or all of the costs involved in paving (or demolition as part of an overall redevelopment project). This could include parking areas, driveways, sidewalks, and curbing properties where such improvements are associated with a business or other use (i.e., not improvements to an undeveloped lot or vacant property).

Other Eligible Incentives

- ***Development Fee Reductions-*** As part of the funding package, TIRZ funds could cover development fees including:

    - Preliminary Plat, Final Plat, Amended Plat and Replat application fees
    - Abandonment of public right-of-way application fees
    - Application fees for release of easements
    - Dedication of a public right-of-way or easement
    - Special Use, Conditional Use or Zone Change application fees
    - Building Permit fees
    - Water tap fees

- ***Sales Tax-*** As part of the funding package, TIRZ funds could cover a portion or all of the sales tax on locally(up to 50 mile radius or determined by the TIRZ Board) purchased construction materials or landscape materials used on a project.

Applications for Funding

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

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

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

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

AWARD AMOUNTS

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

SOUTH	If total cost of Project is less than or equal to $10,000	25% minimum match required from applicant	Maximum award of $10,000	
NORTH	If total cost of Project is less than or equal to $25,000	No minimum match required from applicant	Maximum award of $25,000	
NORTH	If total cost of Project is greater than $25,000	10% minimum match required from applicant	Maximum award of $100,000	
SOUTH	If total cost of Project is greater than $10,000	25% minimum match required from applicant	Maximum award of $100,000	

Multistory building funding:

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

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

Owners owning multiple buildings for funding:

Projects may receive funding for each individual property provided funding is available. The TIRZ Board has ability to consider the effects of one owner receiving multiple awards in one cycle and may use their discretion to make recommendations for funding in the current and subsequent funding cycle. City Council has the same discretion as above.

One structure with multiple addresses (Horizontal and less than 2.5 stories)

Projects may be considered to receive funding for separately addressed commercial units or tenant spaces provided funding is available. The TIRZ Board has ability to consider the effects of one owner or structure receiving multiple awards in one cycle and may use their discretion to make recommendations for funding in the current cycle and the concurrent cycle. City Council has the same discretion as above.

Payment for previous work done before final TIRZ award:

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

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

AWARD RANKINGS

Projects in the South TIRZ area will be considered during one or more application cycles each Fiscal Year. Projects in the North TIRZ area will be considered throughout the year and applications may be submitted at any time. Proposed projects submitted during the application window(s) will be ranked and the highest ranked will be considered for funding first.

Rankings will be determined in review utilizing:

- Projects will be prioritized based on the following:
    - High priority – housing, historic preservation, fire sprinklers and related improvements, building aesthetics, and **exterior or interior** improvements to bring the property into compliance with Texas Accessibility Standards (TAS) and/or Americans with Disabilities Act (ADA) standards.
    - Medium priority – landscaping, other aesthetic improvements, and other health/safety improvements
    - Low priority – internal building improvements and signage
    - Lowest priority – parking lots and other paving (and only funded as part of a larger project)
- In general, sites and/or owners that have not received funding within the past year will be prioritized over those that have received funding.
- Projects improving blighted property will be prioritized over properties that are not blighted.
- Physical improvements visible from a public street right-of-way will be prioritized over improvements that are not visible from a public street right-of-way.
- An occupied building or one with immediate occupancy planned will be prioritized over vacant buildings.
- A project that will expand the tax base or employment within the zone will be prioritized over one that does not.
- The level of investment/overall fiscal impact, as well as any other information determined pertinent by the staff, the TIRZ subcommittee, TIRZ Board, and City Council.

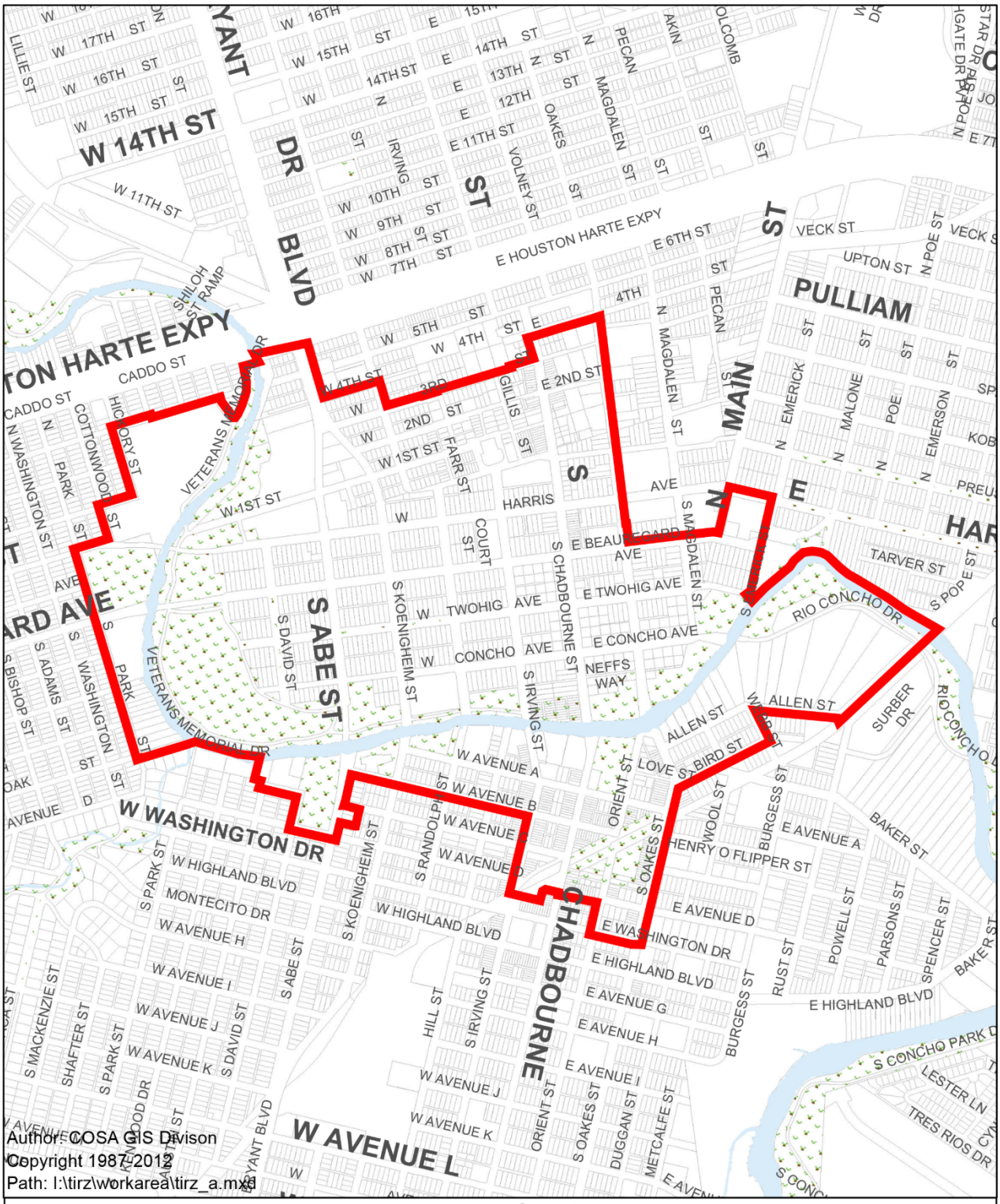
TIRZ BOARD AND CITY COUNCIL Considerations

The TIRZ Board can recommend construction or improvements within 6 months prior to formal application may be considered for funding if they are High Priority award rankings. There are no

guarantee prior construction items will receive any portion of funding and is at the final decision of City Council.

OTHER IMPORTANT INFORMATION

- Incentive agreement signed between the City and the Property owner even if prior construction items have been approved for funding.
- After Incentive agreement is signed a Letter to proceed will be issued for the start of new construction of the TIRZ funded portion of the project
- Project has a 2-year period for completion; one extension of 6 months may be requested and considered by the TIRZ Board
- Property may not be sold for a period of 2 years after all TIRZ funded improvements have been accepted as complete by City officials.
- Payment of the incentive funds can be made for previous approved and funding at City Council once receipts are provided and verified by City Staff then the remaining 50% will be remitted once the project is complete and deemed compliant with the approved drawings and Incentive Agreement.
- Project costs used as matching funds must be current project costs; meaning costs from previous projects or renovations are not eligible unless a phased agreement has been made through the project like a multi-story building.
- The Letter to Proceed will include the completion date on the portion of the project that is approved for incentive funding - two years from the issuance of this letter. If an extension is requested, it must be presented to the TIRZ Board for determination.
- All application requirements must be met in order to be eligible for the maximum reimbursement amounts.
- An appeal for any administrative decision can be made to the TIRZ Board.
- All Incentive Agreements must be signed and executed within 60 days of City Council approval or applicants will forfeit all approved incentive funding.


W 14TH ST
W 11TH ST
E HOUSTON HARTE EXPY
CADDO ST
W 5TH ST
W 4TH ST
W 2ND ST
W 1ST ST
E 2ND ST
E 6TH ST
VECK ST
UPTON ST
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RIO CONCHO DR
TARVER ST
ALLEN ST
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W AVENUE C
W AVENUE D
W WASHINGTON DR
W HIGHLAND BLVD
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HENRY O FLIPPER ST
BAKER ST
S CONCHO PARK D
LESTER LN
TRES RIOS DR
VETERANS MEMORIAL DR
S PARK ST
S WASHINGTON ST
S ADAMS ST
S BISHOP ST
S DAVID ST
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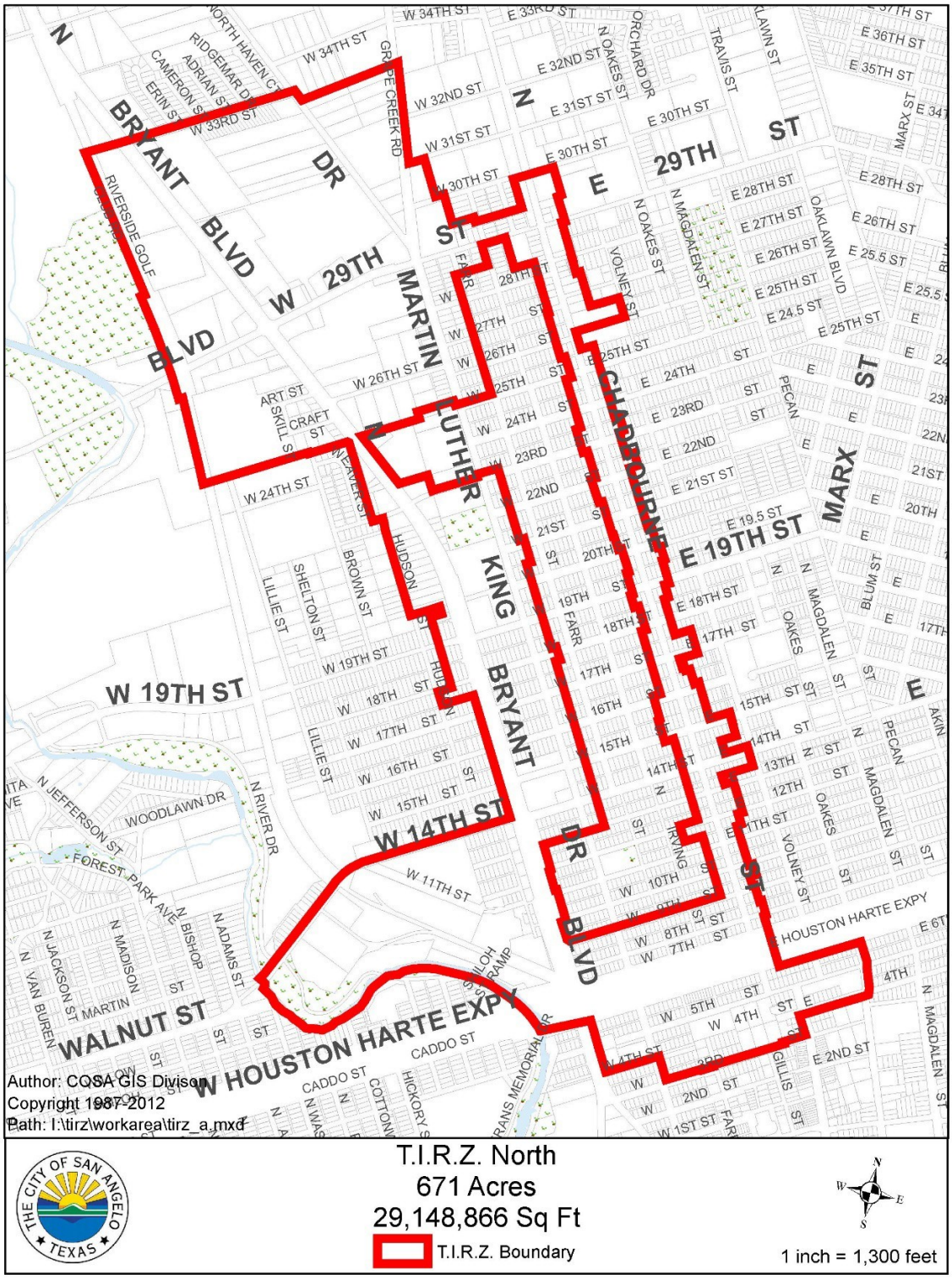
MONTECITO DR
SHAFTER ST
S MACKENZIE ST
HILL ST
ORIENT ST
DUGGAN ST
METCALFE ST
BURGESS ST
RUST ST
POWELL ST
PARSONS ST
SPENCER ST
SURBER DR
LOVE BIRD ST
Author: COSA GIS Divison
Copyright 1987-2012
Path: I:\tirz\workarea\tirz_a.mxd
T.I.R.Z. South
660 Acres
28,332,259 Sq Ft
T.I.R.Z. Boundary
1 inch = 1,300 feet


Author: COSA GIS Divison
Copyright 1987-2012
Path: I:\tirz\workarea\tirz_a.mxd
T.I.R.Z. North
671 Acres
29,148,866 Sq Ft
T.I.R.Z. Boundary
1 inch = 1,300 feet
THE CITY OF SAN ANGELO TEXAS
W HOUSTON HARTE EXPY
WALNUT ST
W 19TH ST
W 14TH ST
E 19TH ST
BRYANT BLVD
MARTIN LUTHER KING DR
CHADBOURNE ST
MARX ST
W 29TH ST
E 29TH ST
N BRYANT BLVD
N MARTIN LUTHER KING DR
N CHADBOURNE ST
N MARX ST
E 29TH ST

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: July 7, 2026

Item type: Regular Item

Caption:

Consider a resolution approving an encroachment with Downton San Angelo, Inc. for the construction of the Chadbourne St. Downtown archway and consider a fee waiver for the encroachment application and authorizing an Assistant City Manager to negotiate and execute all related documents (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

A request from Downtown San Angelo for an encroachment during construction of the N. Chadbourne 'Downtown Archway". This encroachment agreement will be during construction of the Archway and with coordination of the Chadbourne phase B project. Once the archway is complete, the structure will be donated to the City of San Angelo with responsibility for ongoing maintenance.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

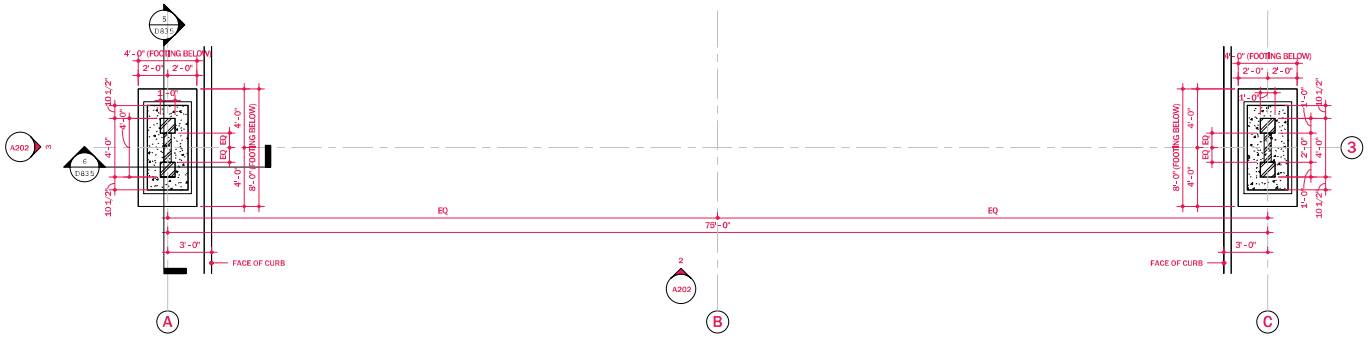
1.	004 A202 PLANS AND ELEVATIONS	004 A202 PLANS AND ELEVATIONS.pdf
2.	Application (3 pages)	Application (3 pages).pdf
3.	Invoice I-5202	Invoice I-5202.pdf
4.	ROW26-05 - Memo	ROW26-05 - Memo.pdf
5.	ROW26-05 Resolution - 6-29-26	ROW26-05 Resolution - 6-29-26.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

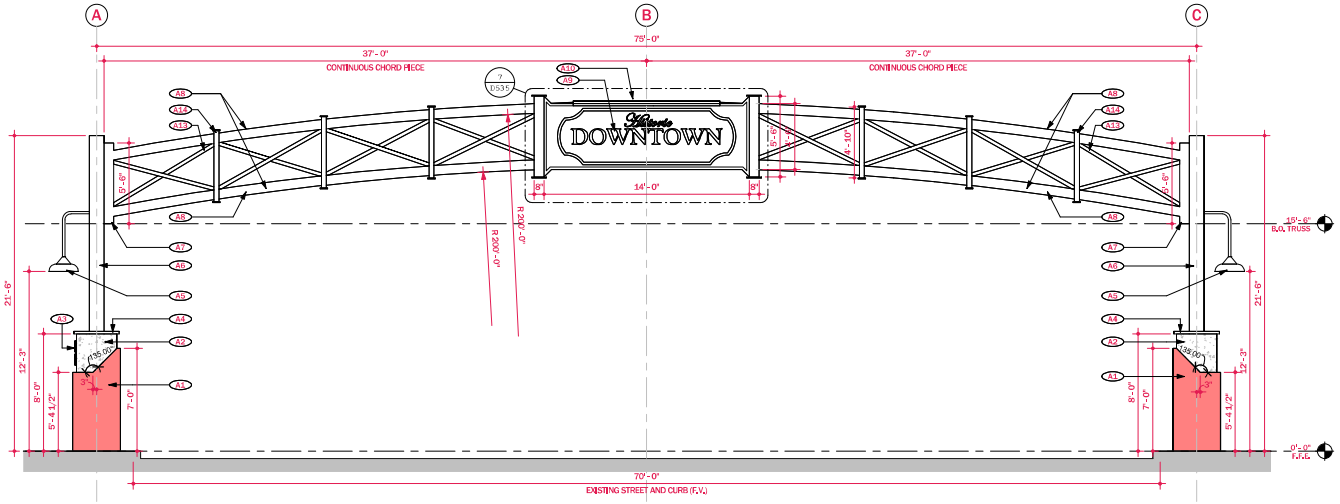
Aaron Vannoy	Created/Initiated
Aaron Vannoy	Approved
Patrick Frerich	Approved
Holly Crooks	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



1 FLOOR PLAN

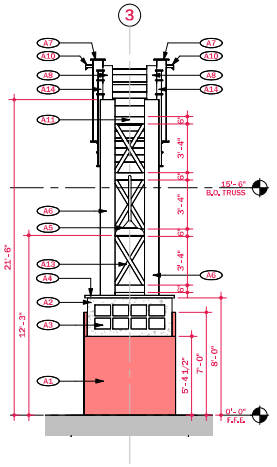
SCALE: 1/4" = 1'-0"

PROJECT KEYNOTES	
A1	EXTERIOR DECORATIVE MOSAIC TILE OVER PREPARED CONCRETE PIER; PROVIDE WATERPROOF CRACK ISOLATION MEMBRANE, ANSI A118.15 POLYMER-MODIFIED THINSET MORTAR, EXTERIOR-RATED PORCELAIN MOSAIC TILE, EPOXY GROUT, AND SEALANT MOVEMENT JOINTS PER TCNA EJ171; MOSAIC ARTWORK TO BE COMMISSIONED BY OWNER.
A2	CAST IN PLACE CONCRETE, RE: STRUCTURAL DRAWINGS. USE SMOOTH-FACE FORM WORK MATERIAL TO ACHIEVE SMOOTH FINISH AT VISIBLE PORTIONS ABOVE TILE MOSAIC AREA.
A3	6" X 12" BRONZE SPONSOR PLATES BY OWNER.
A4	PLATE STEEL CAP.
A5	DARK-SKY FRIENDLY LIGHTING.
A6	12" x 12" STEEL COLUMNS. RE: STRUCTURAL DRAWINGS.
A7	8" x 8" TUBE STEEL WITH TOP AND BOTTOM WELDED CAPS. RE: STRUCTURAL DRAWINGS FOR CONNECTION TO COLUMN AND TRUSS.
A8	8" x 8" STEEL TRUSS CHORDS (JOINED AT GRID LINE B. RE: STRUCTURAL DRAWINGS FOR SPLICE DETAIL)
A9	SIGNAGE BY OWNER.
A10	SIGNAGE LIGHTING.
A11	6" x 6" LATERAL BRACING TUBE STEEL. RE: STRUCTURAL DRAWINGS.
A13	3" x 3" TUBE STEEL CROSS MEMBERS. RE: STRUCTURAL DRAWINGS.
A14	4" x 4" TUBE STEEL WITH PLATED TOP AND BOTTOM PLACED OUTSIDE OF TRUSS (TYPICAL). RE: STRUCTURAL DRAWINGS.



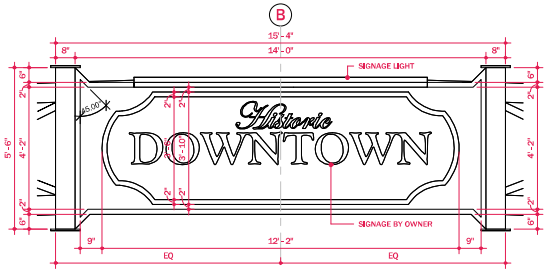
2 ELEVATION - FRONT/BACK

SCALE: 1/4" = 1'-0"



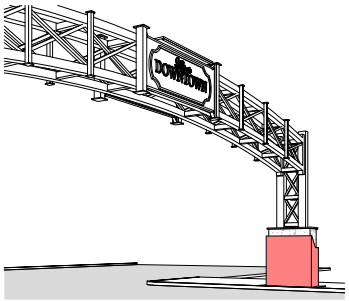
3 ELEVATION - LEFT/RIGHT

SCALE: 1/4" = 1'-0"



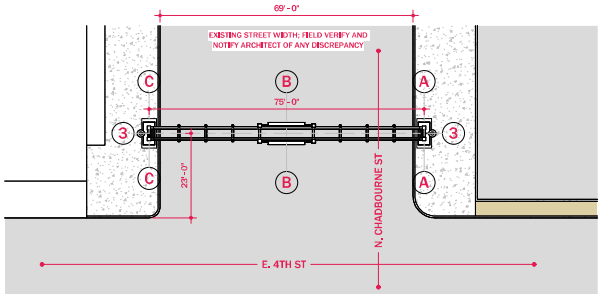
4 ENLARGED SIGN

SCALE: 1/2" = 1'-0"



5 PERSPECTIVE - NOT TO SCALE

SCALE:



6 SITE PLAN

SCALE: 1/16" = 1'-0"

SK ARCHITECTURE + INTERIORS
8350 UPLAND AVE. | LUBBOCK, TX | 79424 | 806.200.2151

SAN ANGELO ARCHWAY

N CHADBOURNE ST & E 4TH ST, SAN ANGELO, TX 76903

Project No. 26-011
Date Issued: 04-29-2026

REGISTERED ARCHITECT
STATE OF TEXAS

Revisions

CAUTION: DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY ONLY BE USED IN CONJUCTION WITH THIS PROJECT.

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Project North | True North

Scale: As indicated

PLANS & ELEVATIONS

A202

Sheet No.

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City of San Angelo, Texas – Planning Division
52 West College Avenue

Application for Right-of-way Encroachment

Section 1: Basic Information

Name of Applicant(s): Downtown San Angelo. Inc.

☐ Owner ☐ Representative (Affidavit Required)

24 W Concho Ave	San Angelo	TX	76903
Mailing Address	City	State	Zip Code

325-655-2345	edirector@dtsa.org
Contact Phone Number	Contact E-mail Address

401 N Chadbourne St	San Angelo, TX 76903		
Subject Property Address	City	State	Zip Code

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

Lot Size: _____ Zoning: _____

Encroachment Type:

☐ Surface or Aerial Easement (for physical encroachments such as walls, awnings and canopies but where no activities taking place)

☐ Sidewalk Use License (no physical encroachments but where area to be used for activities– i.e. tables, chairs, patio tables, retail display)

☑ Both (physical encroachments such as awnings and canopies and where area to be used for activities)

Section 2: Site Specific Details

General Description of Location*: Sidewalk from Angelo Catholic Outreach Center to otherside of the street near Habitat for Humanity

Reason for Encroachment*: Downtown Welcome Gateway

*Use attachment if necessary.

Section 3: Applicant's acknowledgement

(By checking the boxes you indicate that you understand the following regulations)

☑ An application for Right-of-way Encroachment may only be made by the owner of the adjacent property, or an authorized representative of the property owner.

☐ No application will be processed if a zoning violation exists on the adjacent property, unless such processing is authorized by City Council. Use of the encroachment area and adjoining property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of a zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.

I/We the undersigned acknowledge that the information provided above is true and correct.

Monica Ramos
Signature of applicant or authorized representative

5/13/2026
Date affirming the truth of the above statement.

Monica Ramos
Printed name of licensee or authorized representative

Downtown San Angelo, Inc.
Name of business/Entity of representative

FOR OFFICE USE ONLY:

Date of Application: _____/_____/_____

Non-Refundable Fee: $_____ Receipt #: _____ Date paid: _____/_____/_____

Date of hearing by City Council: _____/_____/_____ Date of hearing by City Council: _____/_____/_____

Reviewed/Accepted by: _____

CHECKLIST FOR RIGHT-OF-WAY ENCROACHMENT

Each Right-of-way Encroachment Application shall obtain the following information:

☑ Completed application form

☐ A notarized Affidavit from the property owner, if different from the applicant

☐ Required $800.00 application fee payable to “City of San Angelo”

☑ Specific details of request (Proposed buildings, structures, awnings, canopy, patio, signs, their sizes and dimensions, and reasons for request)

☑ Field Notes / Legal Meets-and-Bounds Description of Encroachment Area encompassing boundaries of encroachment area. Physical improvements such as walls, canopies and awnings require surveyor’s seal. A surveyor’s seal may be waived for minor improvements such as light fixtures, signs, and other fixtures as determined by City Attorney’s Office)

☐ Survey or Site Plan drawn to scale showing the entirety of the encroachment area and adjoining property, including all dimensions (length and width) of these areas and setbacks to property lines, including setbacks between the encroachment area and edge of street/street curb.

☐ Elevations showing all views of proposed development or redevelopment, in full, including structure height, vertical clearance (distance from bottom of structure to ground), accurate colors and materials to be used, including any approved renderings from the DHRC or Planning Director if required.

☐ Certificate of Insurance (C.O.I.) for Sidewalk Use Licenses (to be reviewed and approved by City’s Risk Management Division if City Council approves the encroachment request.

☑ Other details that will assist City Council to understand the request, such as photographs, etc.

I certify that all general requirements as listed above have been provided, in addition to all project-specific requirements. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

Monica Ramos
Applicant

5/13/2026
Date

City of San Angelo
City of San Angelo
72 W. College Ave
San Angelo,TX 76903

INVOICE #
I-5202
Date Due: 7/1/2026

Downtown San Angelo, Inc.

,

Invoice Date: 6/1/2026

Record #	Record Type	Fee Group	Fee Description	Quantity	Amount
PL26-00000123	ROW ENCROACHMENT	MISCELLANEOUS PLANNING FEES	REQUEST FOR RIGHT OF WAY ABANDONMENT OR ENCROACHMENT	1	$800.00
					$800.00

Invoice Total: $800.00

Please send your payment to this address:

72 W. College Ave
San Angelo, TX 76903

MEMO

Meeting: **July 7th, 2026**

To: City Council

From: Austin Reed
Planning & Development Administrator

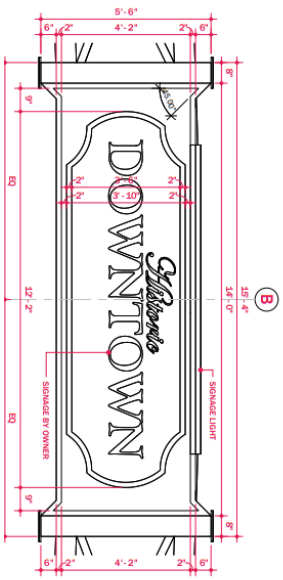
Request: ROW26-05: A request for approval of a right-of-way encroachment for a downtown "welcome" archway over the street at approximately 401 N Chadbourne.

Background: Downtown San Angelo wishes to place a 75' long gateway over N Chadbourne acting as an entrance to the downtown area. The gateway will have text reading "Historic Downtown." After construction is complete, the structure may potentially come into the ownership of the City of San Angelo.

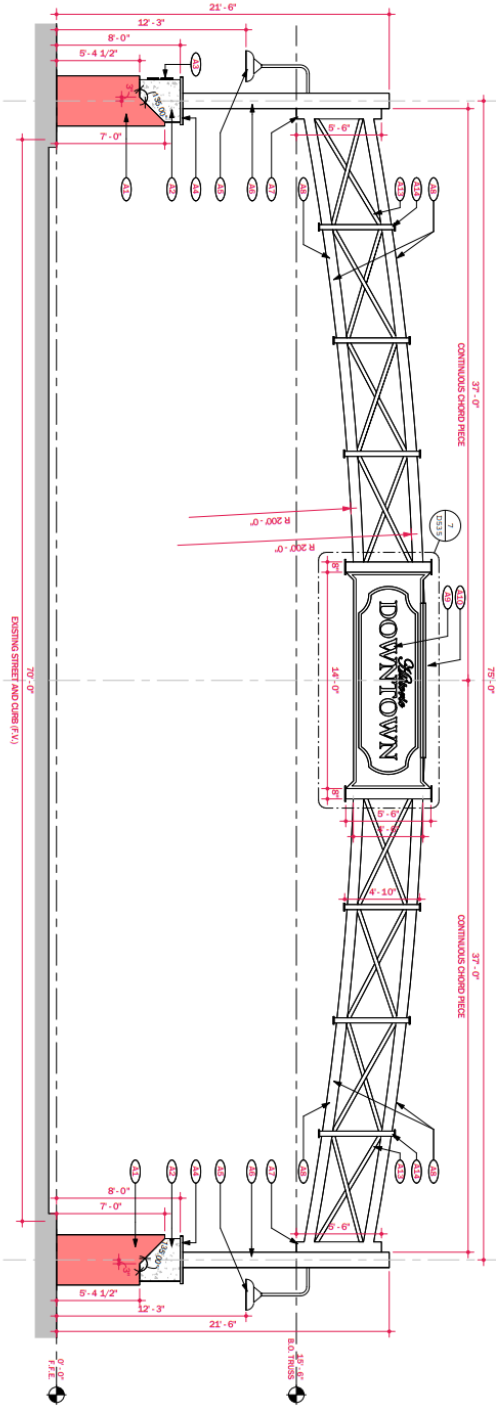
Requested Action:
Staff recommend **APPROVAL** of the request for approval of a right-of-way encroachment for a downtown "welcome" archway over the street at approximately 401 N Chadbourne.

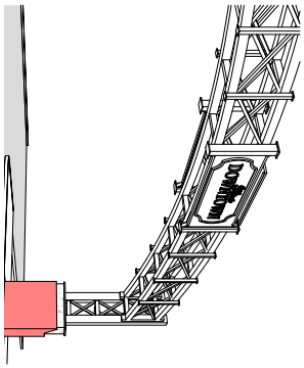
Map

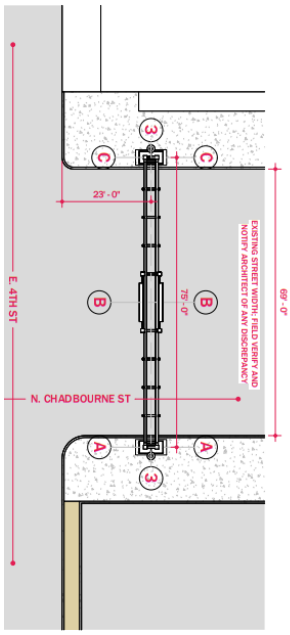
Plans



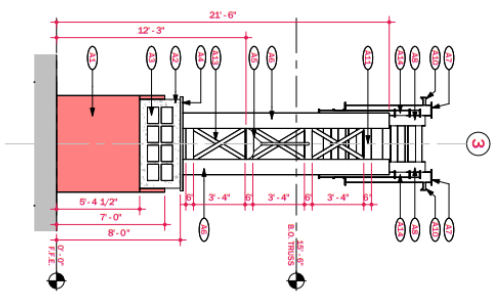
2 ELEVATION - FRONT/BACK
SCALE: 1/4" = 1'-0"







3 ELEVATION - LEFT/RIGHT
SCALE: 1/4" = 1'-0"



A RESOLUTION AUTHORIZING THE ASSISTANT CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE A TEMPORARY NONEXCLUSIVE RIGHT-OF-WAY LICENSE AGREEMENT FOR AN AERIAL AND FOUNDATION ENCROACHMENT ASSOCIATED WITH A DOWNTOWN ARCHWAY OVER NORTH CHADBOURNE STREET LOCATED AT 401 N CHADBOURNE AND 410 NORTH CHADBOURNE AS FOLLOWS: 64-SQUARE FOOT FOUNDATION ENCROACHMENT AND 714-SQUARE FOOT AERIAL ENCROACHMENT FOR THE DOWNTOWN ARCHWAY

WHEREAS, Downtown San Angelo, Inc., has requested approval of an aerial encroachment and foundation encroachment in the right-of-way adjacent to and commonly known as 410 N. Chadbourne and 401 N. Chadbourne, San Angelo, Tom Green County, Texas; and,

WHEREAS, the City Council of the San Angelo finds that approval of the requested encroachments into the public right-of-way adjacent to 401 N. Chadbourne and 410 N Chadbourne Street is in the public interest; and,

WHEREAS, applicant would like to utilize a designated portion of the right-of-way along the 401 N. Chadbourne and 410 N. Chadbourne for purposes of constructing a new steel archway, masonry footings, lighting, and signage for the Chadbourne St. entrance to downtown with the right-of-way; and,

WHEREAS, use of a designated portion of the right-of-way along the 401 N. Chadbourne and 410 N. Chadbourne for purposes of constructing a new steel archway and masonry footings along with lighting and signage for the Chadbourne St entrance to downtown with the right-of-way would be beneficial to the development area of downtown; and,

WHEREAS, the proposed new steel archway masonry footings along with lighting and signage, would serve as an architectural element to the existing buildings which are mainly comprised of masonry and metal façade; and,

WHEREAS, views from either direction of this portion of N Chadbourne St. are relatively flat in elevation, devoid of vegetation and other visual obstructions; and,

WHEREAS, the pavement width of N. Chadbourne St., an arterial street, has approximately 106 feet of right-of-way and 70 feet of pavement width, and whereas there are no plans to widen this street or right-of-way given the Chadbourne St. phase B project; and,

WHEREAS, the City Council has determined that the granting of the application for approval of an encroachment for purposes of constructing new steel archway and masonry footings along with

lighting and signage as described more particularly in **Exhibits "A**" and **"B"** attached hereto, would be in the public interest and benefit:

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

All of the recitals hereinabove stated are found to be true and correct and are incorporated herein and made a part of this resolution.

The City Council of the City of San Angelo, Texas, hereby determines that there is a public necessity for, and the public welfare and convenience will be served by granting the application submitted by Downtown San Angelo, Inc. for an encroachment for the purposes of constructing new steel archway and masonry footings along with lighting and signage in the right-of-way area in compliance with all applicable state law and City ordinances, at 401 and 410 North Chadbourne, applicable to a portion of the right-of-way area as described more particularly in **Exhibits "A**" and **"B"** attached hereto and made a part hereof for all purposes.

The Assistant City Manager or his designee is hereby authorized to negotiate and execute on behalf of the City of San Angelo the Temporary Nonexclusive Right-of-Way License Agreement with Downtown San Angelo, Inc. for purposes of constructing a new steel archway and masonry footings along with lighting and signage in the right-of-way area at 401 and 410 North Chadbourne, applicable to a portion of the right-of-way area as described more particularly in **Exhibits "A**," and **"B"** attached hereto, and such other instruments as may be necessary or convenient for carrying out such purposes.

PASSED and APPROVED THIS _____ DAY OF _____, 2026.

THE CITY OF SAN ANGELO

_____
Tom Thompson, Mayor

Attest:

_____
Heather Stasny, City Clerk

Approved As to Form:

Approved As to Content:

Brandon Dyson, City Attorney	Aaron Vannoy, Director of Planning and Development Services

Exhibit "A" Archway

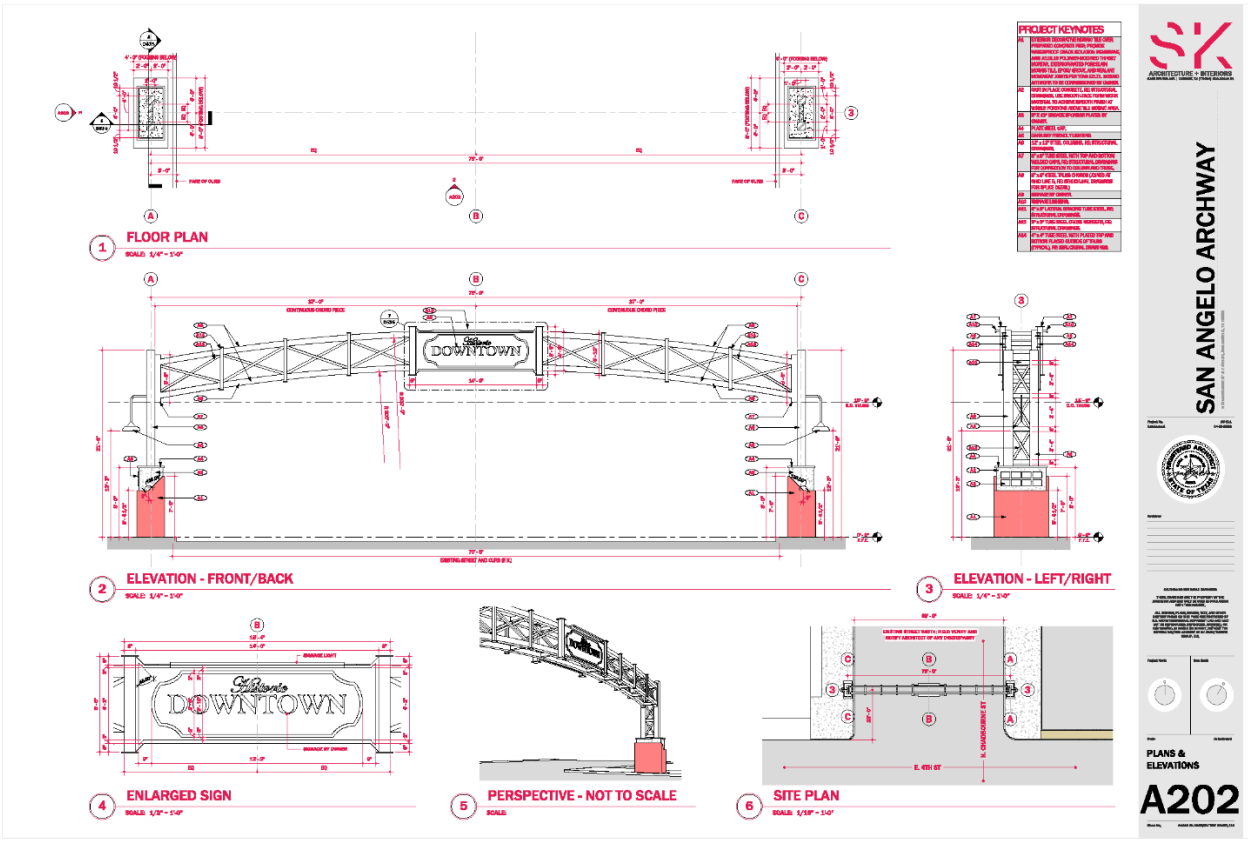
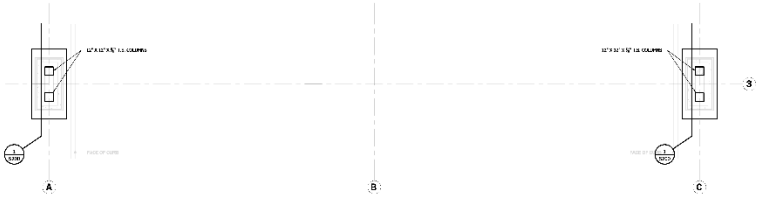
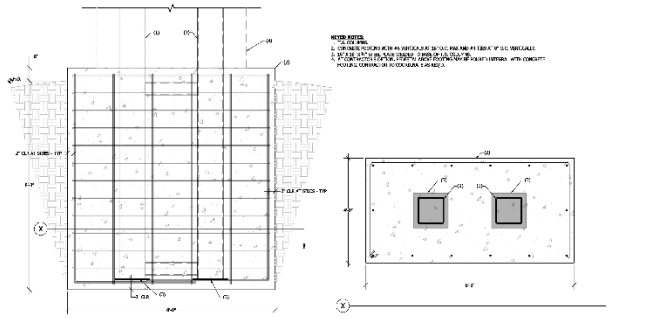


Exhibit “B” Foundation



FOUNDATION PLAN



NOTES NOTES:

1. CONCRETE MASONRY WITH #5 VERTICAL AT 32" O.C. MAX AND #4 TIES AT 8" O.C. VERTICALLY.
2. SET THE 3/4" Ø ANCHOR BOLTS WITH TEMPLATE.
3. ALL CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE A MINIMUM COVER OF 2" FOR #5 BARS AND SMALLER AND 3" FOR #6 BARS AND LARGER.

1 **T.S. COLUMN FOOTINGS**

NO SCALE

ARCHITECTURE + INTERIORS

SAN ANGELO ARCHWAY

LAMB

FOUNDATION PLAN & DETAIL

S200

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: July 7, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for PD26-01, a request for a zone change from the Single-family Residential zoning district to a Planned Development zoning district with base zoning of the Infill Residential zoning district to allow for fifteen single-family homes located at 620 E. 43rd St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This request is to add additional housing around Lake View High school area. The early proposals were duplex style housing on the 6 currently platted lots. The proposal was tabled once at the Planning Commission and once with the City Council for a better design and look at the new zoning standards under the proposal.

The site plan has been reworked by SKG Engineering utilizing the RS-5 Infill residential district design standards. This allows for smaller lots but still modest single-family homes. The narrow lot width and the removal of specific required lot depth has allowed the redesign to fit individual lots, with their own parking through shared parking access. The lots facing Bonham St, will align with the housing structures on E 43rd to cause a line of sight issue at the intersection.

Planning staff believe this layout would be very productive for the area. Each home would have a yard with parking. We believe this is still in character with the neighborhood and allows for a density of 15 total units on what was originally 6 platted lots.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

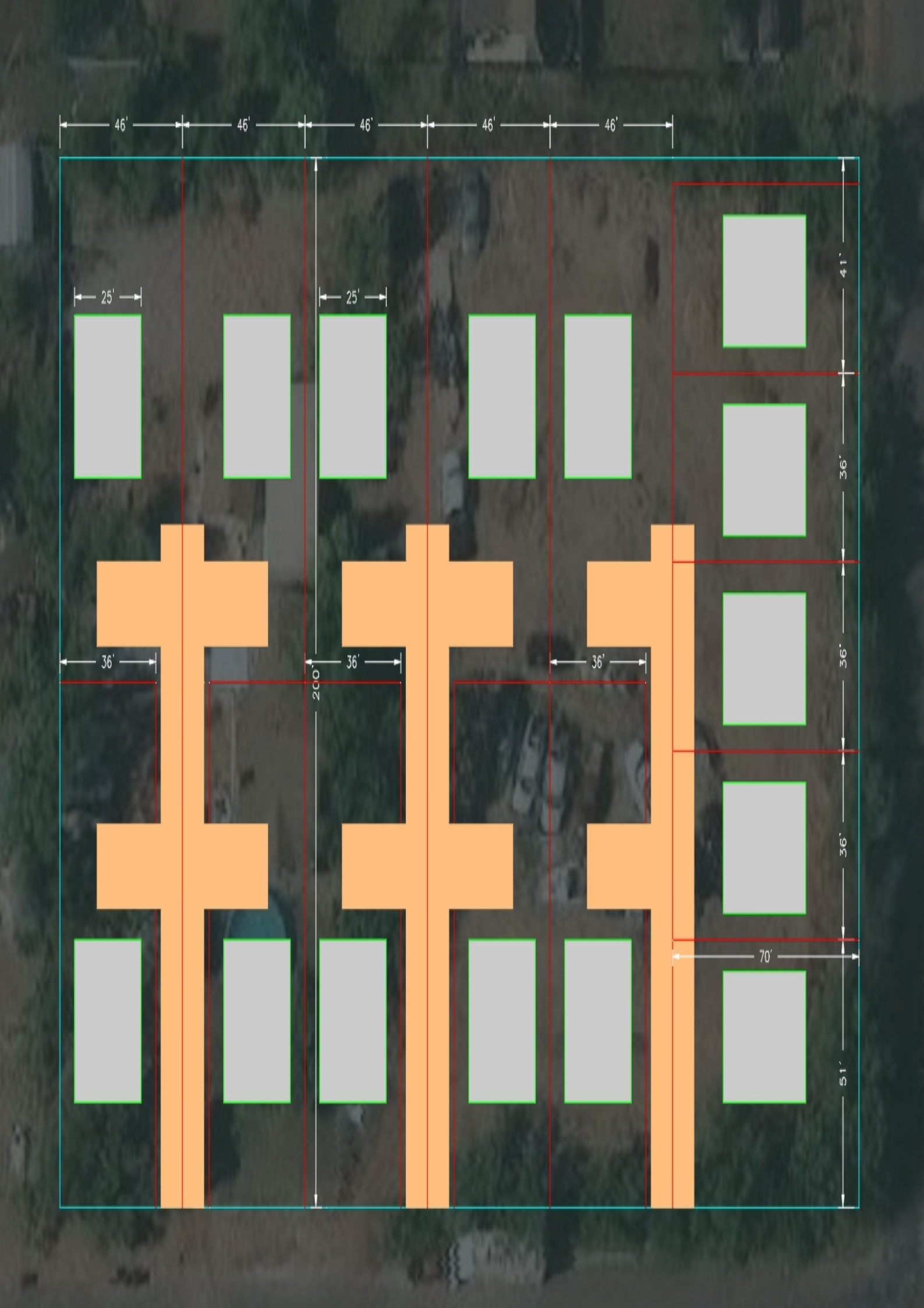
1.	Proposed layout	6394 (1).png
2.	Sec 303 Residential Intent Statements	Sec 303 Residential Intent Statements .pdf
3.	Sec._501.	Sec._501..pdf
4.	[PD26-01 - Ordinance]	[PD26-01 - Ordinance].docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

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


46'
46'
46'
46'
46'
25'
25'
41'
36'
36'
36'
36'
36'
200'
70'
51'

Sec. 303. Residential District Intent Statements

A. *R&E (Ranch and Estate) District*. The Ranch and Estate District is intended to provide opportunities for development of low density, detached single-family residences on lots of at least one acre in a suburban or rural setting. This District is also intended to serve as a holding zone for vacant land areas annexed to the City.

B. *RS-1 (Single-Family Residential) District*. The Single-Family Residential District is intended to provide opportunities for development of detached single-family residences at medium densities.

C. *RS-2 (Two-Family Residential) District*. The Two-Family Residential District is intended to provide opportunities for development of detached single-family residences and two-family residences at medium densities.

D. *RS-3 (Zero Lot Line, Twinhome and Townhome Residential) District*. The Zero Lot Line, Twinhome and Townhome District is intended to provide opportunities for medium density residential development using townhome, twinhome and zero lot line concepts to incorporate (1) more efficient use of land than typical single-family development, making needed housing more affordable; (2) design of dwellings that integrate and relate internal/external living areas resulting in more pleasant and enjoyable housing; and (3) placement of dwellings against the property line, permitting outdoor space to be grouped and utilized to its maximum benefit.

E. *RS-4 (Small Lot Residential) District.* The Small Lot Residential District is intended to provide opportunities for development of detached single-family residences on smaller lots between 3,000 and 5,500 square feet.

F. *RS-5 (Infill Residential) District.* The Infill Residential District is intended to provide opportunities for development of residences within the designated infill area of the city. With lot sizes between 2,500 and 6,000 square feet, and with several residential structure types allowed, RS-5 seeks to introduce flexibility to those looking to subdivide or build upon smaller vacant spaces within infill areas as to meet housing needs and promote affordability.

G. *RS-6 (Three- and Four-Family Residential) District.* The Three- and Four-Family Residential District is intended to provide opportunities for development of detached three-family and four-family residences at medium to high densities.

H. *RM-1 (Low-Rise Multifamily Residential) District*. The Low-Rise Multifamily Residential District is intended to provide opportunities for development of low-rise, two-story or walk-up apartments.

I. *RM-1L (Low-Rise Multifamily Legacy Residential) District*. The Low-Rise Multifamily Legacy Residential District is intended to allow properties zoned RM-1 on or before May 5th, 2026, to retain their development standards rather than those of the newly amended RM-1 district. In no case should a property be rezoned to the Low-Rise Multifamily Legacy District.

J. *RM-2 (High-Rise Multifamily Residential) District*. The High-Rise Multifamily Residential District is intended to provide opportunities for development of high-rise apartments.

K. *MHP (Manufactured Housing Park) District*. The Manufactured Housing Park District is intended to provide opportunities for development of land with improvements and utilities specifically for the accommodation of manufactured housing in projects under unified management and control. These parks may include other services and common facilities for use by the residents. Any MHP district may include more than one manufactured housing park as long as each park within the district is under unified management and control.

L. *MHS (Manufactured Housing Subdivision) District*. The Manufactured Housing Subdivision District is intended to provide opportunities for development of land subdivided into two or more lots for the purpose of sale and occupancy with manufactured housing units.

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
***Minimum Lot Area** (sq. ft.)	43,560	5,000	6,000	2,100	3,000	2,500	[1]	[7L]	7,000	43,560	[6]	4,600
Maximum Lot Area	-	-	-	-	5,500	6,000	-	-	-	-	-	-
Minimum Lot Dimensions (feet in width)	120’	50’	50’	30’	35’	35’	[1]	[7L]	50’	200’	[6]	40’
Minimum Front Yard (feet)	40	20	20	[2]	[2]	15	18	[2L]	[2]	20	20	25
Minimum Side Yard (feet)												
One side yard (minimum)	15	5	5	[3]	5	5	5	[3L]	[3]	20	20	5
The other side yard (minimum)	15	5	5		5	5	5			20	20	5
Minimum Rear Yard (feet)	20	[4]	[4]	10	10	10	15	[5L]	[5]	20	20	20
Maximum Height												
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	-	-	-
Maximum Density (units/gross acre)	-	-	-	-	-	-	16	25	25	35	10	-

NOTES:

*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).

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

[1] Triplex is minimum lot size of 6,000 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.

[2] 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.

[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] 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] 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.

[7L] Minimum Lot Area for Single-Family Unit: 5,000; Two-Family Unit: 6,500; Zero-Lot Line or Twinhome Unit: 2,500; Townhouse Unit: 1,875; Multifamily: 7,000. Minimum Lot Dimensions: Single-Family Unit: 50’x100’; Two-Family Unit: 50’x100’; Zero-Lot Line or Twinhome Unit: 40’x60’; Townhouse Unit: 25’x75’; Multifamily: 60’x100’.

B. *Additional Standards for Zero Lot Line Dwellings*

1. 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.

2. 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.

3. 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.

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

5. 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.

6. 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. The end walls are to be fire-rated 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 non-residential 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 fire-rated 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 and is less than 1,200 square feet:

   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. 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)

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 1.379 ACRES LOCATED IN BLK 38 OF LAKEVIEW ADDITION, LOTS 11 THRU 16;** FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO A PLANNED DEVELOPMENT (PD) ZONING DISTRICT WITH A BASE ZONING OF INFILL RESIDENTIAL (RS-5), PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD26-01: 620 E 43rd STREET

WHEREAS, on the 23rd day of March 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 Planned Development (PD) zoning district; and,

WHEREAS, on the 7th day of July 2026, City Council held a public hearing on PD26-01, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit "A" of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned Planned Development (PD26-01) zoning district:

The real property being approximately 1.379 Acres located Blk 38 of Lakeview Addition, Lots 11 thru 16 also known as 620 E 43rd St within the City of San Angelo, Tom Green County, Texas, as more particularly described and depicted on Exhibit "A" of this Ordinance. ("**Zone Change Map**").

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning & Development Department, to

implement the zoning provision adopted herein, as further depicted on **Exhibit "A"** of this Ordinance ("**Zone Change Map**").

SECTION 3: The use of the hereinabove described property shall be subject to all applicable regulations contained in **Exhibit "B"** of this Ordinance ("Development Conditions"), and Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 4: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 5: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **7th day of July 2026,** and finally PASSED, APPROVED AND ADOPTED on this the **21st day of July 2026.**

THE CITY OF SAN ANGELO

_____
Tom Thompson, Mayor

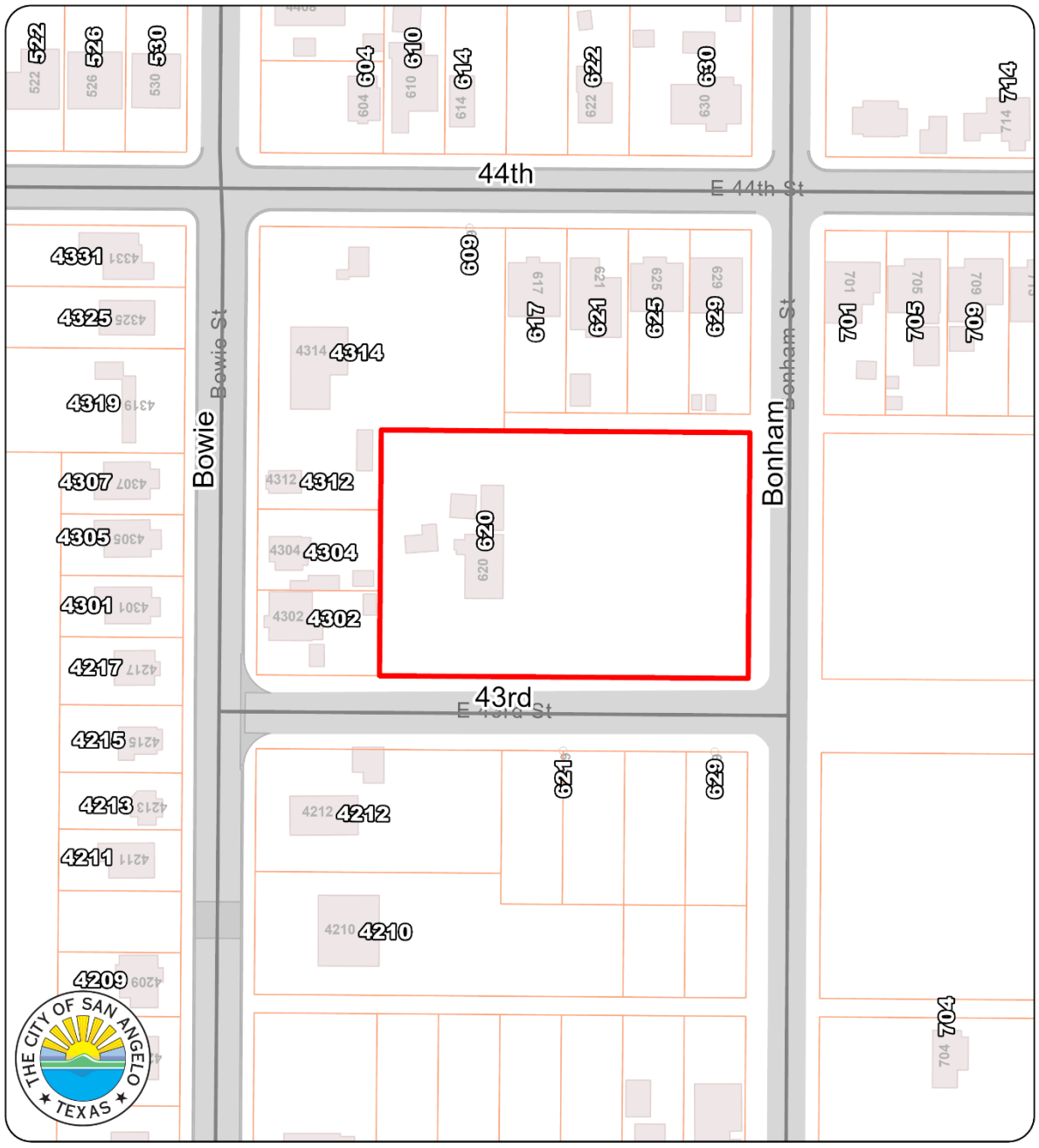
ATTEST:

_____
Heather Stastny, City Clerk

APPROVED AS TO FORM:

_____
Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map
Case : PD26-01: 620 E 43rd St
Council District: #2 - Joe Self
Neighborhood: Lake View

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property:

Vision Plan: Neighborhood

N

Exhibt "B" (Development Conditions)

1. Applicant must obtain and comply with all necessary Building Permits.
2. Except as otherwise specified, the development of the subject property shall generally conform to the Infill Residdnetial (RS-5) Zoning District standards.

Development Standard	RS-5**
***Minimum Lot Area** (sq. ft.)	2,500
Maximum Lot Area	6,000
Minimum Lot Dimensions (feet in width)	35'
Minimum Front Yard (feet)	15
Minimum Side Yard (feet)	
One side yard (minimum)	5
The other side yard (minimum)	5
Minimum Rear Yard (feet)	10
Maximum Height	
In feet	35
In stories	2-1/2
Maximum Density (units/gross acre)	-

3. This property has a maximum density of 15 units per acre.

4. This property is limited to single family homes. No apartment buildings are allowed.

5. Project should generally conform the submitted site plan in Exhibit "C"

Exhibt “C” (Site Plan)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Michael Muncey, Internal Auditor, Budget

Meeting Date: July 7, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, for Animal Shelter operational needs (Presentation made by Finance Director Jonathan Flores)

Staff Recommendation:

Approve

Summary/History:

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

At 71% of the fiscal year, Animal Services adoption revenue is over budget by $60,883. This amendment updates the budget to include additional revenue and corresponding expenses needed to support the Animal Shelter's operational needs through the end of the fiscal year.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
	Animal Shelter Adoption Revenue		$60,883
	Animal Shelter Operational Expenses		$60,883

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.	BA Memo - Animal Services	BA Memo - Animal Services.pdf
2.	2026 07-07 Ordinance	2026 07-07 Ordinance.docx

Presentation:

Jonathan Flores

Approvals/Reviews:

Michael Muncey	Created/Initiated
Michael Muncey	Approved
Jonathan Flores	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

City of San Angelo

Memo

To: Jonathan Flores, Finance Director

From: Angela Bloss, Neighborhood & Family Services Director

Date: 06/24/2026

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Over halfway through the fiscal year, Animal Services is $60,883 over their revenue budget. This amendment is to budget for the additional revenue and corresponding expenses.

Source of Funding:

General Fund - Animal Services revenue

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

Project/Budget to be amended	Revenue	Expense
General Fund		
Animal Services Adoption Revenue	60,883	
Animal Services Operational Expenses		60,883

Additional Comments:

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 ANIMAL SHELTER OPERATIONAL NEEDS.

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 07 day of July 2026, and finally PASSED on this 21 day of July 2026.

ATTEST:

_____
Heather Stastny, City Clerk

THE CITY OF SAN ANGELO, TEXAS:

_____
Tom Thompson, Mayor

APPROVED AS TO CONTENT:

_____
Jonathan Flores, Finance Director

APPROVED AS TO FORM:

_____
Brandon Dyson, City Attorney

Exhibit A

City of San Angelo
Proposed Budget Amendment

Fund	Total Revenue Amendment	Total Expense Amendment	Net Benefit/(Cost)
General Fund – Animal Services	60,883	60,883	-
	$ 60,883	**$ 60,883**	**$ -**

City of San Angelo

Proposed Budget Amendment
Additional Information

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
Fund Animal Shelter needs through fiscal year end	**General Fund**	**60,883**	**60,883**	**-**
		$ 60,883	**$ 60,883**	**$ -**