



City Council Agenda 8/4/2026

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held August 4, 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. **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.

4. **Consent Agenda**

- a. Consider approving the July 21, 2026, City Council regular meeting minutes (Heather Stastny)
- b. Consider authorizing the City Manager to negotiate and execute a Real Estate Contract, including all necessary closing documents, pursuant to Texas Local Government Code Section 272.001(j), for the exchange of property owned by the City at 70 E. 43rd St., in return for two ASU-owned properties described as a 3.63 acre tract of land located at the west end of Jack St. and a portion of approximately 23 acres at 4565 Arden Road known as the SAY Baseball Complex (Sarah Tackett-Torres)
- c. Consider accepting the following sewer easements and authorizing the City Manager to negotiate and execute all related documents:
 1. 0.282 acre sewer easement from Southwest Orient Properties LLC
 2. 0.152 acre sewer easement from Stowaway Properties LLC (Zeferino Mendoza, Sarah Tackett-Torres)
- d. Consider approving the 2026 Annual Action Plan for the use of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds, authorizing the City Manager to execute all related applications, certifications, agreements, and required documents, accepting the allocation of \$648,017 in CDBG funds, \$260,143 in HOME funds, \$8,000 in program income, and approximately \$55,000 in uncommitted HOME funds from prior program years, and approving the updated Citizen Participation Plan (Angela Bloss)
- e. Consider authorizing the City Manager to negotiate and execute an agreement with Technology Towers, LLC in accordance with Chapter 380 of the Texas Local Government Code for reimbursement of property taxes to be paid in an amount not to exceed 75% of the increase in value only in property tax payable to the City for a period not to exceed 5 years commencing with Tax Year 2026 (Robert Schneeman, Brandon Dyson)
- f. Second reading of an ordinance amending Chapter 12 "Planning and Development", Exhibit A "Zoning Ordinance" to add the newly adopted residential zoning designations, as follows:

1. Amending Article 3 "Use Regulations", Section 301 "Establishment of Districts";
 2. Amending Article 4 "Specific Use Standards", Section 406 "Bed and Breakfast Establishments and Short-Term Rentals";
 3. Amending Article 4 "Specific Use Standards", Section 407 "Campground/RV Parks";
 4. Amending Article 4 "Specific Use Standards", Section 415 "Intermodal Containers";
 5. Amending Article 4 "Specific Use Standards", Section 421 "Recovery Facility, Alcohol and Drug"; and
 6. Amending Article 4 "Specific Use Standards", Section 424 "Self-Service Storage" (Aaron Vannoy)
- g. Second reading of an ordinance amending Chapter 12 "Planning and Development", Article 12.04 "Signs", Section 12.04.008 "Temporary Signs" by reinstating regulations for auction, estate, garage sale, political, and real estate signs, and establishing regulations for feather flag banners (Aaron Vannoy)
 - h. Second reading of an ordinance for Z26-08, a request for a zone change from the Single-Family Residential, Two-Family Residential, and Zero Lot Line, Twinhome and Townhome Residence zoning districts to the Low-Rise Multifamily zoning district located at 331 E. 31st St., between E. 31st St. and Travis St. (Aaron Vannoy)

5. Regular Agenda

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

- a. Consider approving Task Order 13 for an Extra-Territorial Jurisdiction Floodplain Study in the amount of \$350,000, sourced from Stormwater Fund Balance, under IDIQ PW-01-23 Master Contract with Freeze and Nichols, Inc. and authorizing the City Manager to negotiate and execute all related documents (Operations Director Patrick Frerich)
- b. Consider approving Change Order 1 with Basic IDIQ in the amount of \$146,865 for the Bill Aylor Memorial River Stage project, utilizing \$32,145 of Civic Events Fund Balance, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Construction Manager Alfonso Torres)
- c. Submission of the recall petition filed on July 15, 2026, pertaining to Council Member Harold "Harry" Thomas, SMD 3, and the City Clerk's certification that the petition is sufficient pursuant to Section 48 of the City Charter (Presentation made by City Clerk Heather Stastny)
- d. Consider a resolution calling a Special Election for November 3, 2026, for the purpose of determining whether Council Member Harold "Harry" Thomas, Single Member District 3, should be recalled from office, providing for the holding of an election to be administered by the Tom Green County Election Office, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by City Clerk Heather Stastny)
- e. Presentation and discussion on the financial performance, claims experience, and funding projections of the health insurance plan for Fiscal Years 2026 and 2027 (Presentation made by HUB International Senior Account Executive Julian Fontana, Human Resources Director Veronica Sanchez and Finance Director Jonathan Flores)

- 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 and premiums (Presentation made by Finance Director Jonathan Flores)

6. 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 County withdrawal from the Tax Increment Reinvestment Zone
- b. Section 551.071 — Consultation with attorney regarding Texas Local Government Code Chapter 380 and Texas Tax Code Chapter 312
- c. Section 551.074 — Personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

7. Follow Up and Administrative Issues

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

8. 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 29th day of July 2027, at 5:04 p.m.


Heather Stastny, City Clerk

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

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

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

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

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, July 21, 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 5:30 p.m. on Tuesday, July 21, 2026, at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

An invocation was provided, and pledges were led, by San Angelo Police Chaplain Moore.

3. Proclamations/Recognitions

Concho Cowboy Company was recognized for their 20th Anniversary

4. Public Comment

Kayla Hood, William Hood, and Steve Byrns (Tom Green County residents) made public comments regarding the Concho Valley Rock Rose Community Campus.

CoCo Simpson (SMD 1) made public comments regarding flock cameras.

Jamal Schumpert (SMD 3) made public comments on Celebrate Freedom Week.

China Young (SMD 4) made public comment regarding City Council meeting schedule and data centers.

Nancy Treadwell (SMD 6) made public comments regarding data centers.

Council Member Harry Thomas (SMD3) made public comments regarding recall efforts.

5. Consent Agenda

- a. Approval of July 7, 2026, City Council regular meeting minutes (Heather Stastny)
- b. Pursuant to Texas Local Government Code Section 272.001(b)(1), approval of the sale of +/- 17,285-sq. ft. of land adjacent to 2702 Red Bluff Ramp Rd. to Billy and Donna Gee; owners of 2702 Red Bluff Ramp Rd., for \$10.50/sq ft., and authorizing an Assistant City Manager to negotiate and execute all related documents (Sarah Tackett-Torres)
- c. Approval of the purchases for Construction Equipment in the amount of \$4,617,277 to various respondents and authorizing an Assistant City Manager to negotiate and execute all related documents:
 1. Award of FS-02-26 Construction Equipment to multiple vendors in the amount of \$2,614,707

2. Approval of TIPS contract #251001-N/C in the amount of \$145,415 for the purchase of one heavy equipment trailer from Lonestar Truck Group
3. Approval of Sourcewell contract #060122-CMT in the amount of \$390,733.64 for the purchase of one volumetric concrete mixer from Romco Equipment Co., LLC.
4. Approval of Sourcewell contract #060122-CMT in the amount of \$64,024.16 for the purchase of one cement silo from Romco Equipment Co., LLC.
5. Approval of Sourcewell contract #050625-TWK in the amount of \$851,100 for the purchase of one asphalt crack seal truck from GemSeal Sealmaster
6. Approval of Sourcewell contract #050625-TWK in the amount of \$76,235 for the purchase of one asphalt crack seal trailer from GemSeal Sealmaster
7. Approval of Buyboard contract #788-25 in the amount of \$136,754 for the purchase of one specialized backhoe from ASCO Equipment
8. Approval of Sole Source purchase in the amount of \$338,308 for the purchase of one solid waste handling vehicle from Broyhill Equipment, LLC. (Ryan Kramer)
- d. Approval of Request for Proposal FS-03-26 Equipment Financing to JPMorgan Chase Bank, N.A., and authorizing an Assistant City Manager to negotiate and execute all related documents (Ryan Kramer)
- e. Approval of a sole-source purchase of Tablet Command for upgrading existing services in the annual amount of \$37,550 and authorizing an Assistant City Manager to negotiate and execute all related documents (Patrick Brody)
- f. Approval of Change Order 1 for RFB OP-01-26 Lake Nasworthy Boat Ramp Replacements to Shirley and Sons in the amount of \$126,240 and authorizing an Assistant City Manager to negotiate and execute all related documents (Patrick Frerich)
- g. Approval of Task Order 13 for Right of Way Acquisition Services for various projects in the amount of \$421,300 under IDIQ PW-01-23 Master Contract with Kimley Horn and Associates Inc., and authorizing an Assistant City Manager to negotiate and execute all related documents (Patrick Frerich)
- h. Authorization for an expenditure not to exceed \$5,090,332.75 in matching funds for the purchase of qualifying properties and related activities under the National Resource Conservation Service's Emergency Watershed Protection Program and authorizing an Assistant City Manager to negotiate and execute all related documents (Patrick Frerich)
- i. Authorization to award WU-08-26 Aluminum Sulfate to Chameleon Industries for 1-year with four 1-year extensions, and authorizing an Assistant City Manager to negotiate and execute all related documents (Danielle Rix)
- j. Authorization to award WU-08-26 Cationic Polymer to DNA Chem Inc. for 1-year with four 1-year extensions, and authorizing an Assistant City Manager to negotiate and execute all related documents (Danielle Rix)
- k. Authorization to reject the bid received for WU-08-26 related to the purchase of PAC Cl chemical (Danielle Rix)
- l. Authorizing an order to renew the Declaration of Disaster issued by the Mayor and extended by City Council related to the severe storm and flash flooding event that occurred on July 4, 2025 (Brandon Dyson)

- m. Adoption 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. (Aaron Vannoy)
- n. Adoption of an ordinance to amend the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, for Animal Shelter operational needs (Jonathan Flores)

Jamal Schumpert (SMD 3) made public comments regarding Items 5b., 5g., and 5m.

Ann Joseph (SMD 2) made public comments regarding item 5m.

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

Jamal Schumpert (SMD 3) made public comments regarding item 5c.

Motion: Council Member Coffey made a motion, seconded by Council Member Self, to approve Item 5c. as presented by Senior Fleet Manager Ryan Kramer. The motion carried unanimously (7) ayes to (0) nays.

Jamal Schumpert (SMD 3) made public comments regarding Item 5h.

Motion: Council Member Thomas made a motion, seconded by Council Member Self, to approve Item 5h. as presented by Director of Operations Patrick Frerich. The motion carried unanimously (7) ayes to (0) nays.

6. Regular Agenda

- a. Submission of the recall petition filed on June 22, 2026, pertaining to Mayor Thomas "Tom" N. Thompson, and the City Clerk's certification that the petition is insufficient pursuant to Section 48 of the City Charter (Presentation made by City Clerk Heather Stastny)

No Action Taken.

- b. Approval of \$42,000 in Tax Increment Reinvestment Zone support to be equally split between the North and South zones, for the San Angelo Police Department's pan, tilt and zoom camera project (Presentation made by Planning and Development Services Director Aaron Vannoy)

CoCo Simpson (SMD 1) and Jamal Schumpert (SMD 3) made public comments regarding item 6b.

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve the item as presented. The motion carried unanimously (5) ayes to (2) nays, with Council Member Hesse Smith and Council Member Keely casting the dissenting votes.

- c. First reading and public hearing of an ordinance for Z26-08, a request for a zone change from the Single-Family Residential, Two-Family Residential, and Zero Lot Line, Twinhome and Townhome Residence zoning districts to the Low-Rise Multifamily zoning district located at 331 E. 31st St., between E. 31st St. and Travis St. (Presentation made by Planning and Development Services Director Aaron Vannoy)

Rocky Templin (SMD 6) made public comments regarding Item 6c.

Motion: Council Member Self made a motion, seconded by Council Member Hiebert to approve the item as presented with the applicant to sign an affidavit agreeing to changes that were made after original application and as approved today. The motion carried unanimously (7) ayes to (0) nays.

- d. First reading and public hearing of an ordinance amending Chapter 12 "Planning and Development", Article 12.04 "Signs", Section 12.04.008 "Temporary Signs" by reinstating regulations for auction, estate, garage sale, political, and real estate signs, and establishing regulations for feather flag banners (Presentation made by Planning and Development Services Director Aaron Vannoy)

Larry Socha (SMD 6) and Rocky Templin (SMD 6) made public comment on item 6d.

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.

- e. First reading and public hearing of an ordinance amending Chapter 12 "Planning and Development", Exhibit A "Zoning Ordinance" to add the newly adopted residential zoning designations, as follows:
1. Amending Article 3 "Use Regulations", Section 301 "Establishment of Districts";
 2. Amending Article 4 "Specific Use Standards", Section 406 "Bed and Breakfast Establishments and Short-Term Rentals";
 3. Amending Article 4 "Specific Use Standards", Section 407 "Campground/RV Parks";
 4. Amending Article 4 "Specific Use Standards", Section 415 "Intermodal Containers";
 5. Amending Article 4 "Specific Use Standards", Section 421 "Recovery Facility, Alcohol and Drug"; and
 6. Amending Article 4 "Specific Use Standards", Section 424 "Self-Service Storage"
(Presentation made by Planning and 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.

7. Closed Session

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

- a. Section 551.072 - Deliberations about real property regarding 3002 Old Ballinger Highway
- b. Section 551.072 - Deliberations about real property regarding 70 East 43rd St.
- c. Section 551.071 — Consultation with attorney regarding a possible Ch. 380 agreement with Technology Towers, LLC
- d. Section 551.071 — Consultation with attorney regarding Texas Local Government Code Chapter 380 and Texas Tax Code Chapter 312

8. Follow Up and Administrative Issues

- a. ~~Consideration of items discussed in Closed Session, if needed~~
- b. Announcements and consideration of Future Agenda Items

Mayor Thompson requested a presentation explaining the purpose and use of Chapter 380 and Chapter 381 agreements.

Mayor Thompson requested the development of a community benefit framework in relation to data center development to supplement a Chapter 380 agreement.

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 9:07 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.)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: August 4, 2026

Item type: Consent Item

Caption:

Consider authorizing the City Manager to negotiate and execute a Real Estate Contract, including all necessary closing documents, pursuant to Texas Local Government Code Section 272.001(j), for the exchange of property owned by the City at 70 E. 43rd St., in return for two ASU-owned properties described as a 3.63 acre tract of land located at the west end of Jack St. and a portion of approximately 23 acres at 4565 Arden Road known as the SAY Baseball Complex (Sarah Tackett-Torres)

Staff Recommendation:

Accept

Summary/History:

Angelo State University solicited the City for the ownership of the property located at 70 E. 43rd Street (Blye Arena). In exchange for the property, ASU is willing to convey its ownership of a 3.63-acre tract of property adjacent to Jack Street (Jack St.), as well as approximated 23 acres of 4565 Arden Road (SAY).

The exchange is allowed under Texas Local Government Code, Section 272.001(j), which allows governmental entities to exchange property with an institution of higher education. The properties exchanged will be under reciprocal restrictions that each entity continue to use their respective properties for valid public purposes. In the event the City or ASU ceases to utilize their respective property to carry out a public purpose, such property shall revert to the conveying entity.

The Blye Arena was an unused City asset and is currently leased to ASU. The Jack St. and SAY properties will provide the City with the opportunity to enhance stormwater drainage infrastructure and improvements, protect the FEMA Floodway and Floodplain from development, and eliminate downstream threats from stormwater runoff. The SAY property was identified in the 2022 Master Drainage Plan as the 6th ranked drainage improvement project (North Fork Red Arroyo Detention).

Funding Source(s):

Financial Impact:

Closing costs will be split between ASU and the City.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|--------------------------|------------------------------|
| 1. | 70 E. 43rd_COSA | 70 E. 43rd_COSA.pdf |
| 2. | 3.63 Acre Tract_ASU | 3.63 Acre Tract_ASU.pdf |
| 3. | SAY Baseball Complex_ASU | SAY Baseball Complex_ASU.pdf |

Presentation:

Sarah Tackett

Approvals/Reviews:

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

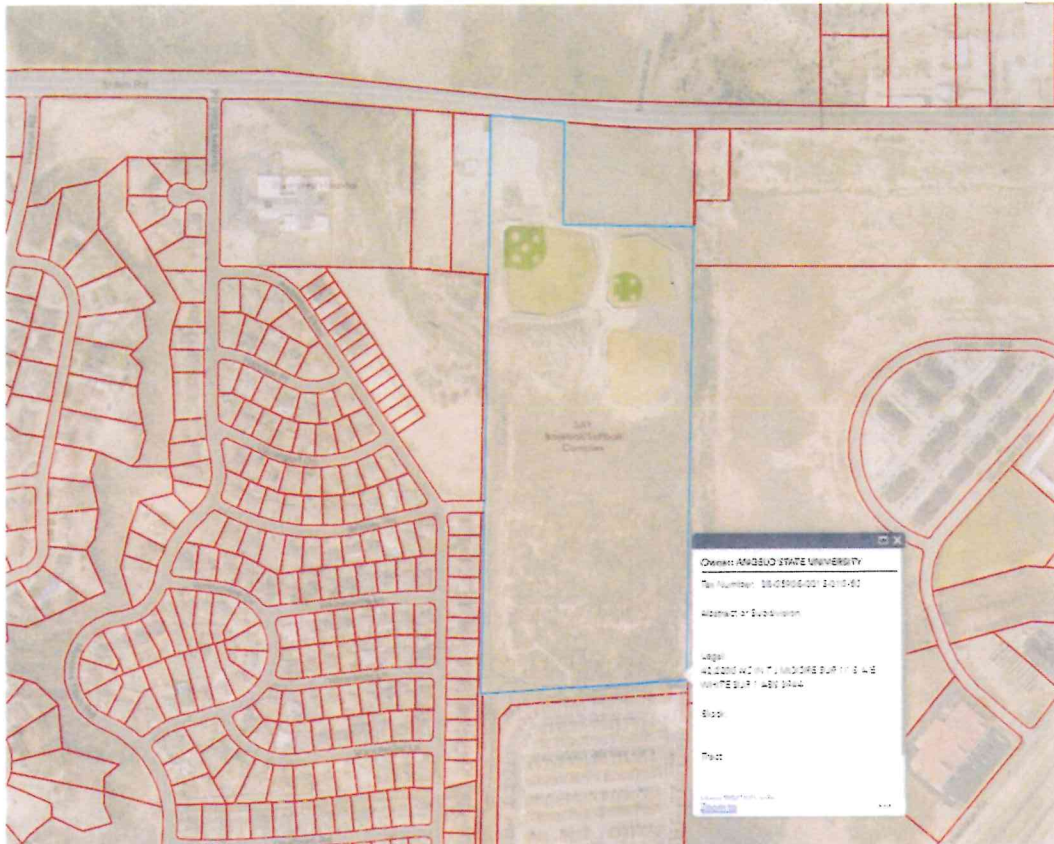
AERIAL PHOTOGRAPH OF THE SUBJECT PROPERTY



AERIAL PHOTOGRAPH OF SUBJECT



SAY BASEBALL COMPLEX



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: August 4, 2026

Item type: Consent Item

Caption:

Consider accepting the following sewer easements and authorizing the City Manager to negotiate and execute all related documents:

1. 0.282 acre sewer easement from Southwest Orient Properties LLC
2. 0.152 acre sewer easement from Stowaway Properties LLC (Zeferino Mendoza, Sarah Tackett-Torres)

Staff Recommendation:

Accept

Summary/History:

The proposed 0.282-acre and 0.152-acre sewer easements are for a future sewer line project in the area and serve as partial consideration for easements previously approved by Council at the June 16 and July 7 meetings. These easements also support the 18-inch Randolph Street Water Line Replacement Project, a required component of the Water Supply and Infrastructure Grant program. City Council previously authorized the City Manager to submit the grant application and complete all related documentation at the May 5, 2026, 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 accepting the sewer easements.

Attachments:

1. 0.282Ac Sewer Easement-SWO Properties 0.282Ac Sewer Easement-SWO Properties.pdf

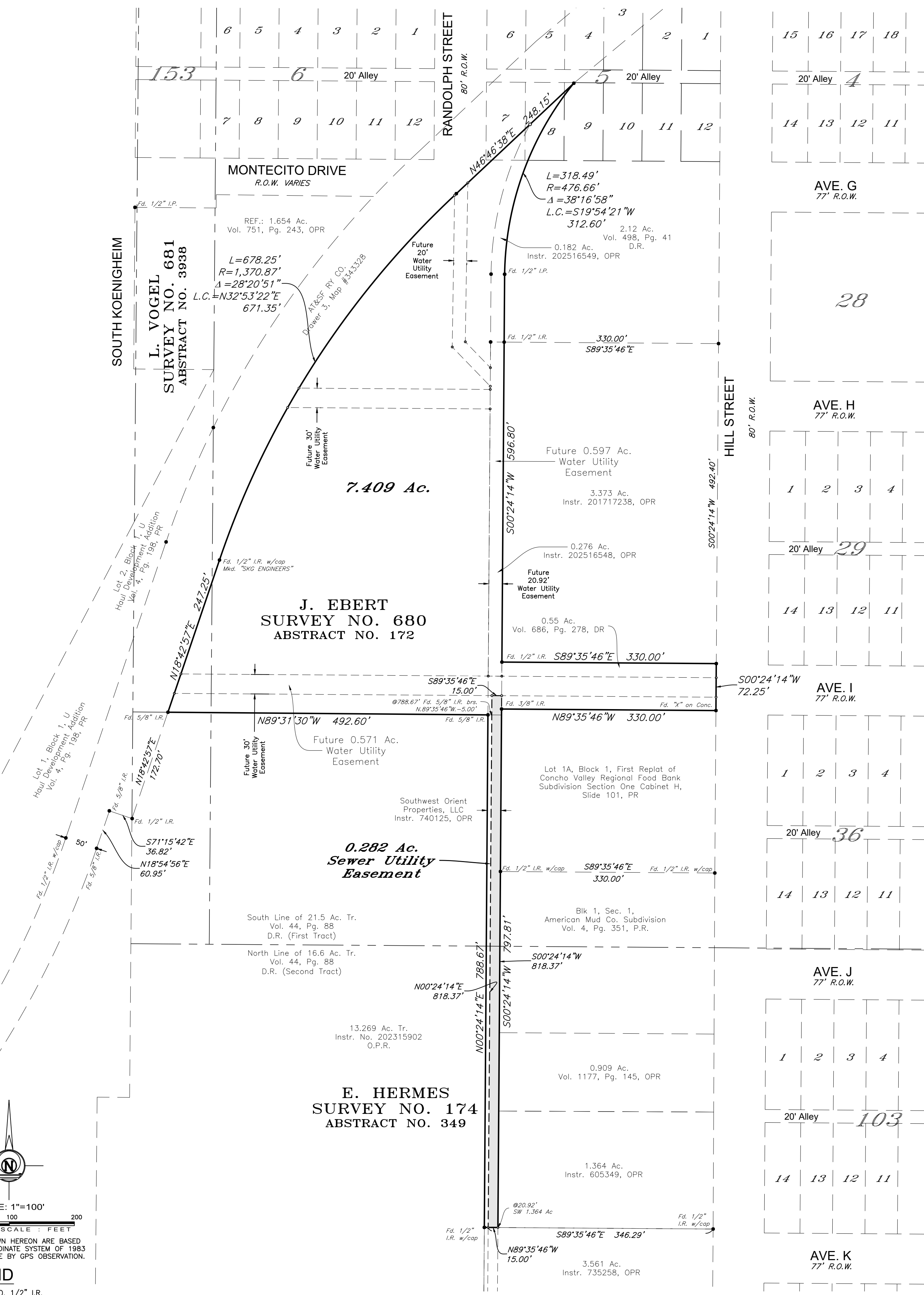
- | | | |
|----|---|---|
| 2. | 0.152Ac Sewer Easement-Stowaway Properties
LLC | 0.152Ac Sewer Easement-Stowaway Properties
LLC.pdf |
|----|---|---|

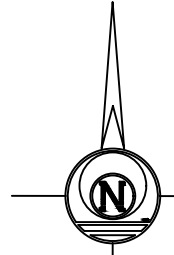
Presentation:

Sarah Tackett, Zeferino Mendoza

Approvals/Reviews:

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





SCALE: 1"=100'

0 50 100 200

GRAPHIC SCALE : FEET

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)

SURVEY OF 7.049 ACRES OF LAND AND A 0.282 ACRE SEWER UTILITY EASEMENT OUT OF J. EBERT SURVEY NO. 680, ABSTRACT NO. 172 AND E. HERMES SURVEY NO. 174, ABSTRACT NO. 349, 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: July 23, 2026.


RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636



FIELD NOTES

0.282 Acre Sewer Utility Easement

July 22, 2026
26-S-0675_0.282Ac

Being a 0.282 acre sewer utility easement out of a certain 21.5 acre tract (First Tract) and a certain 16.6 acre tract (Second 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 being out of J. Ebert Survey No. 680, Abstract No. 172 and E. Hermes Survey No. 174, Abstract No. 349, City of San Angelo, Tom Green County, Texas and said 0.282 acre sewer utility easement being more particularly described by metes and bounds as follows:

Beginning at a point for the southwest corner of this easement and the south line of a certain 3.561 acre tract described and recorded in Instrument Number 735258, Official Public Records of Tom Green County, Texas and on the south line of a certain Southwest Orient Properties, LLC tract of land described and recorded in Instrument Number 740125, Official Public Records of Tom Green County, Texas, from which a ½" iron rod with cap found for the northeast corner of said 3.561 acre tract bears S. 89°35'46" E. a distance of 346.29 feet, and said beginning point having coordinates of **N:10489753.50, E:2263746.20** based on Texas Coordinate System of 1983, Central Zone;

Thence with the west line of this easement and crossing said Southwest Orient Properties, LLC tract out of said 21.5 acre tract and 16.6 acre tract, **N. 00°24'14" E.** at a distance of 788.67 feet passing a point from which a 5/8" iron rod found for the northeast corner of said 13.269 acre tract bears N.89°35'46" W. a distance of 5.00 feet, in all a total distance of **818.37** feet to a point for the northwest corner of this easement;

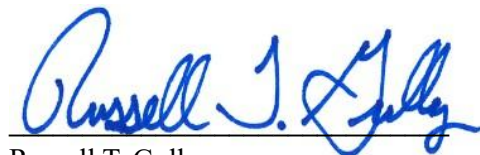
Thence with the north line of this easement and continuing across said Southwest Orient Properties, LLC tract, **S. 89°35'46" E.** a distance of **15.00** feet to a point for the northeast corner of this easement;

Thence with the east line of this easement and continuing across said Southwest Orient Properties, LLC tract and the west line of Lot 1A, Block 1, First Replat of Concho Valley Regional Food Bank Subdivision, Section One as per plat recorded in Cabinet H, Slide 101, Plat Records of Tom Green County, Texas and Block 1, Section One, American Mud Co. Subdivision as per plat recorded in Volume 4, Page 351, Plat Records of Tom Green County, Texas and a certain 0.909 acre tract described and recorded in Volume 1177, Page 145, Official Public Records of Tom Green County, Texas and a certain 1.364 acre tract described and recorded in Instrument Number 605349, Official Public Records of Tom Green County, Texas, **S. 00°24'14" W.** a distance of **818.37** feet to a point for the southeast corner of this easement and on the north line of said 3.561 acre tract;

Thence with the south line of this easement and north line of said 3.561 acre tract, **N. 89°35'46" W.** a distance of **15.00** feet to the point of beginning and containing **12,275.49** square feet or **0.282** 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



South Line of 21.5 Ac. Tr.
Vol. 44, Pg. 88
D.R. (First Tract)

North Line of 16.6 Ac. Tr.
Vol. 44, Pg. 88
D.R. (Second Tract)

13.269 Ac. Tr.
Instr. No. 202315902
O.P.R.

Blk 1, Sec. 1,
American Mud Co. Subdivision
Vol. 4, Pg. 351, P.R.

0.909 Ac.
Vol. 1177, Pg. 145, OPR

1.364 Ac.
Instr. 605349, OPR

3.561 Ac.
Instr. 735258, OPR

**E. HERMES
SURVEY NO. 174
ABSTRACT NO. 349**

Southwest Orient
Properties, LLC
Instr. 740125, OPR

Lot 2A, First Replat in Lot
2, Santa Fe Land
Improvement Company
Subdivision, Unit One
Cabinet D, Slide 400, PR

AVE. J
77' R.O.W.

20' Alley

103

AVE. K
77' R.O.W.

20' Alley

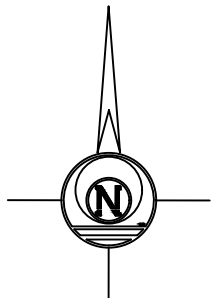
104

HILL STREET
80' R.O.W.

**0.152 Ac.
Sewer Utility
Easement**

3.567 Ac.

WEST AVENUE L
77' R.O.W.



SCALE: 1"=100'

0 50 100 200
GRAPHIC SCALE : FEET

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)

**SURVEY OF A 3.567 ACRE TRACT (CALLED 3.561 ACRES)
AND A 0.152 ACRE SEWER UTILITY EASEMENT OUT OF A
3.561 ACRE TRACT OUT OF E. HERMES SURVEY NO. 174,
ABSTRACT NO. 349, 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: July 23, 2026.



RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636



FIELD NOTES

0.152 Acre Sewer Utility Easement

July 22, 2026
26-S-0675_0.152Ac

Being a 0.152 acre sewer utility easement out of a certain 3.561 acre tract described and recorded in Instrument Number 735258, Official Public Records of Tom Green County, Texas, and being out of E. Hermes Survey No. 174, Abstract No. 349, City of San Angelo, Tom Green County, Texas and said 0.152 acre sewer utility easement being more particularly described by metes and bounds as follows:

Beginning at a point on the north right of way line of West Avenue L for the southwest corner of this easement and on the south line of said 3.561 acre tract, from which a ½" iron rod with cap found for the southeast corner of Lot 2A, First Replat in Lot 2, Santa Fe Land Improvement Company Subdivision, Unit One according to the plat recorded in Cabinet D, Slide 400, Plat Records of Tom Green County, Texas bears N. 89°35'46" W. a distance of 84.98 feet, and said beginning point having coordinates of **N:10489312.34, E:2263743.09** based on Texas Coordinate System of 1983, Central Zone;

Thence with the west line of this easement and crossing said 3.561 acre tract, **N. 00°24'14" E.** a distance of **441.17** feet to a point for the northwest corner of this easement and on the north line of said 3.561 acre tract, from which a ½" iron rod with cap found for the northeast corner of said 3.561 acre tract bears S. 89°35'46" E. a distance of 346.29 feet;

Thence with the north line of this easement and said 3.561 acre tract, **S. 89°35'46" E.** a distance of **15.00** feet to a point for the northeast corner of this easement;

Thence with the east line of this easement and crossing said 3.561 acre tract, **S. 00°24'14" W.** a distance of **441.17** feet to a point for the southeast corner of this easement and on the north right of way line of said West Avenue L;

Thence with the south line of this easement and said 3.561 acre tract and north line of said West Avenue L, **N. 89°35'46" W.** a distance of **15.00** feet to the point of beginning and containing **6617.52** square feet or **0.152** 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: Angela Bloss, Director of Neighborhood & Family Services, Neighborhood and Family Services

Meeting Date: August 4, 2026

Item type: Consent Item

Caption:

Consider approving the 2026 Annual Action Plan for the use of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds, authorizing the City Manager to execute all related applications, certifications, agreements, and required documents, accepting the allocation of \$648,017 in CDBG funds, \$260,143 in HOME funds, \$8,000 in program income, and approximately \$55,000 in uncommitted HOME funds from prior program years, and approving the updated Citizen Participation Plan (Angela Bloss)

Staff Recommendation:

Approve

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 updating its Citizen Participation Plan (CPP), which was last updated in 2015.

The Annual Action Plan and Citizen Participation Plan were available for public review and comment from July 1, 2026 through July 31, 2026.

Funding Source(s):

Financial Impact:

Funds received from HUD will be included in the fiscal year 2027 in accordance with the plan.

Other Information/Recommendation:

Attachments:

1. 2026 AAP Final Draft
2. 2026 Citizen Participation Plan

2026 AAP Final Draft.pdf
2026 Citizen Participation Plan.docx

Presentation:

Angela Bloss

Approvals/Reviews:

Angela Bloss
Brandon Dyson
Jeffrey Tomlinson
Jonathan Flores
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Final Approval



City of San Angelo

Community & Housing Support

2026 Annual Action Plan

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. Public comments received during the participation process are summarized below and in AP-12.

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.

During the public participation process, representatives from MHMR Services of the Concho Valley and Galilee Community Development Corporation provided comments regarding their respective proposed programs. At the July 7, 2026 public hearing, one resident expressed concerns regarding the effectiveness, outreach, administration, and oversight of the City's housing programs. The resident suggested using available funding for demolition or cleanup of dilapidated structures, particularly on the north side of the City, questioned changes in the number of households receiving homebuyer assistance, and requested additional opportunities for public input.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were rejected. The resident's comments were considered; however, no changes were made to the proposed funding allocations because demolition was not identified as a Program Year 2026 funding priority and the proposed activities are consistent with the priorities established in the 2025–2029 Consolidated Plan.

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 Annual Action Plan and Revised Citizen Participation 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 City's Consolidated Plan and Annual Action Plans. For the 2026 Annual Action Plan, the City consulted with community stakeholders, elected officials, City departments, housing and service providers, and beneficiaries of entitlement programs to identify community needs and inform annual funding priorities and strategies. Public hearings, neighborhood public meetings, and other assessments are conducted by the Community & Housing Support Division to obtain public input and evaluate changing community needs. The Division will continue to monitor those needs through these activities and through ongoing coordination with local organizations and other public agencies.

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 preparing its 2026 Annual Action Plan under the 2025–2029 Consolidated Plan 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 monthly to discuss services available to persons experiencing or at risk of homelessness and opportunities to improve service coordination. The coalition and participating agencies use the Homeless Management Information System (HMIS) to coordinate services, share permitted client information, and track program outcomes and performance measures. The coalition will continue working to expand provider participation and improve the completeness and quality of HMIS data.

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	Representatives from MHMR Services of the Concho Valley and Galilee Community Development Corporation attended the May 27, 2026 public meeting. No members of the general public attended.	The representatives provided comments regarding the programs administered by their respective organizations, including MHMR's Tenant-Based Rental Assistance Program and Galilee CDC's affordable housing development activities. No comments were received regarding other proposed activities or funding priorities.	No comments were rejected.	

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)
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 as a response to the newspaper advertisement.	No comments were rejected.	
3	Public Hearing	Minorities Non-targeted/broad community	A citizen spoke out about the projects included in the annual action plan.	One resident expressed concern regarding the perceived effectiveness, outreach, and administration of the City's housing programs. He suggested that available funding be used for the demolition or cleanup of dilapidated structures, particularly on the north side of the city, and questioned changes in the number of households receiving homebuyer assistance. He also requested additional opportunities for public input and greater oversight of housing programs.	No comments were rejected. The comments were considered during development of the final Annual Action Plan.	

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 publically 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	City Wide	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	City Wide	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	City Wide	Affordable Housing Homelessness	HOME: \$49,000.00	Tenant-based rental assistance: 10 Households Assisted
6	Program Administration and Planning	2025	2029	Program Administration and Planning (CDBG/HOME)	City Wide	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 Housing Authority of San Angelo—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:

- Code enforcement in target neighborhoods
- Emergency home repairs
- Minor home repairs
- Debt service
- Homebuyer assistance
- Tenant based rental assistance
- CHDO home ownership construction

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	City Wide
	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	City wide 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	City Wide
	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	City Wide
	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	City Wide
	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 may include, but are not limited to, repairing or replacing siding, trim, exterior paint, roofs, and air-conditioning systems.
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 HUD-designated low- and moderate-income areas based on the current Low- and Moderate-Income Summary Data.
	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 applicable City codes and related state laws in HUD-designated low- and moderate-income areas based on the current Low- and Moderate-Income Summary Data.
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	City Wide
	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	City Wide
	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	City Wide
	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—comprising \$45,000 for Code Compliance and \$185,000 for CHDO new home construction—will be invested directly in the seven revitalization areas. This represents approximately 25% of the City's Program Year 2026 CDBG and HOME entitlement allocations.

Geographic Distribution

Target Area	Percentage of Funds
Blackshear	NA
Fort Concho	NA
Reagan	NA
Rio Vista	NA
City Wide	100%
Belaire	NA
Lakeview	NA
Brentwood	NA

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 2026.

Persons experiencing serious mental illness face significant housing instability and are a priority population for local service providers.

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.

Galilee CDC will provide assistance to HOME income eligible elderly homeowners by funding renovations necessary to make their

homes accessible.

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 individuals. The number of persons identified as experiencing homelessness 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 using 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 local housing authority manages a rapid rehousing (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 Concho Valley Homeless Coalition

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:

- Homebuyer Assistance Program
- Tenant Based Rental Assistance administered by MHMR Services of the Concho Valley
- CHDO new construction by Galilee Community Development Corporation

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. The City will enforce applicable HOME affordability and principal-residence requirements in accordance with its adopted HOME Program policies, recorded legal documents, and applicable HUD 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)

- 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.
- 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 City of San Angelo will use the recapture option for HOME-assisted homebuyer activities in accordance with 24 CFR 92.254 and the City's adopted HOME Program policies, procedures, and recorded legal documents. The amount subject to recapture is based on the amount of direct HOME assistance provided to or on behalf of the homebuyer. Recapture may be triggered if the assisted property is sold, transferred, rented, is no longer occupied by the homebuyer as the principal residence, or otherwise becomes noncompliant with the applicable HOME assistance documents during the required affordability or loan period.

For assistance provided through the City's Homebuyer Assistance Program, the full HOME assistance amount remains subject to recapture throughout the five-year affordability period and is not forgiven proportionately during that period. If the homebuyer remains in compliance through completion of the five-year affordability period, the HOME repayment obligation is forgiven in full in accordance with the City's adopted program guidelines and recorded legal documents.

For HOME-assisted homeownership units developed by Galilee Community Development Corporation through the Affordable Housing Assistance Program, the full HOME obligation remains subject to recapture during the initial five years. Beginning in

year six, the HOME obligation is forgiven in equal monthly amounts over the remaining 25 years of the 30-year loan term, provided the homebuyer continues to comply with the principal-residence, ownership, and other requirements contained in the applicable HOME assistance and loan documents. This structure is intended to maintain affordability requirements throughout the loan term, with the HOME obligation and the 30-year loan ending at the same time.

The amount recaptured will not exceed the net proceeds available from the sale or transfer of the property after repayment of superior non-HOME debt and reasonable closing costs, in accordance with the City's written recapture policy. Any HOME funds recaptured will be treated as HOME program income and used for another eligible HOME activity.

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 the applicable HOME affordability-period and principal-residence requirements, the City will conduct annual monitoring of HOME-assisted homebuyer properties, including HOME-assisted units developed by a Community Housing Development Organization and sold to income-eligible homebuyers. Monitoring activities will include the following:

1. Verification of Occupancy: City staff will review available utility records and other documentation to confirm that the assisted homebuyer continues to occupy the property as their principal residence.
2. Property Ownership Review: City staff will review Tom Green County Appraisal District records and other available property records to confirm that ownership remains consistent with the HOME assistance documents.
3. Discrepancy Investigation: If utility, ownership, tax, insurance, or other records indicate possible noncompliance, the City may conduct additional review, including a title search, request for documentation, or site visit.
4. Enforcement of Affordability Requirements: If noncompliance is identified, the City will take appropriate corrective or enforcement action in accordance with the recorded agreement, promissory note, deed of trust, the City's written HOME resale and recapture provisions, and applicable HUD requirements. Such action may include repayment or recapture of HOME funds, when required.

The City will maintain documentation of its monitoring activities and any corrective actions taken for the duration required by applicable HOME record-retention requirements.

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.

The City of San Angelo intends to use HOME funds primarily for affordable homeownership and TBRA activities, adhering to the HOME affordable homeownership limits established by HUD for the area. All eligible applicants must have household incomes at or below the applicable HOME income limits established 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.

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.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development

Meeting Date: August 4, 2026

Item type: Consent Item

Caption:

Consider authorizing the City Manager to negotiate and execute an agreement with Technology Towers, LLC in accordance with Chapter 380 of the Texas Local Government Code for reimbursement of property taxes to be paid in an amount not to exceed 75% of the increase in value only in property tax payable to the City for a period not to exceed 5 years commencing with Tax Year 2026 (Robert Schneeman, Brandon Dyson)

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 had originally requested a tax abatement in accordance with the ordinance. 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. Due to circumstances regarding timelines for approval of the tax abatement agreement, staff has recommended executing a Chapter 380 in lieu of the tax abatement with substantially the same terms as would have existed under a tax abatement.

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.

Terms of the agreement include:

1. Tax reimbursement for a 5-year term not to exceed 75% of the City's portion in property tax value over the base year in 2025.
2. Timely payment of all property taxes.
3. Maintenance of all improvements for the term of the agreement.

4. Maintenance during the term of 59 full-time jobs.
5. Continued operation of the project for the full agreement term.
6. Assignment restrictions and agreement to repay tax reimbursements in the event of default.
7. Making San Angelo the situs of sales tax for purchases over \$100k.

Funding Source(s):

Financial Impact:

Exact impact to be determined dependent upon annual tax appraisal. Estimated not to exceed \$180,000 total over 5 years. Estimated payment amounts will be budgeted annually in the General fund adopted budget. First payment will be made in fiscal year 2027.

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------------|----------------------------------|
| 1. | DRAFT Tech Towers 380 Agrmt | DRAFT Tech Towers 380 Agrmt.docx |
|----|-----------------------------|----------------------------------|

Presentation:

Robert Schneeman, Brandon Dyson

Approvals/Reviews:

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

**CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM AGREEMENT
BETWEEN
THE CITY OF SAN ANGELO
AND
TECHNOLOGY TOWERS, LLC**

This Chapter 380 Economic Development Program Agreement (the “Agreement”) is entered into by and between the City of San Angelo, a Texas home rule municipal corporation (“the City”), and Technology Towers, LLC, a Texas limited liability company (the “Owner”) (each a “Party” and collectively the “Parties”), acting by and through their authorized representatives.

WITNESSETH:

WHEREAS, the City of San Angelo (the “City”) is authorized by Article III, Section 52-a of the Texas Constitution and Chapter 380.001 of the Texas Local Government Code to establish programs for the purpose of promoting local economic development and stimulating business and commercial activity within the City; and

WHEREAS, the Owner owns approximately 3.826 acres located at 2702 West Loop 306, San Angelo, Tom Green County, Texas, more particularly described in **Exhibit “A”** attached hereto (the “Land”); and

WHEREAS, Owner has completed a substantial redevelopment of the Property, including the renovation of approximately 58,258 square feet of office, utility, and canopy space, exterior façade and roof improvements, heating and air conditioning systems, electrical, mechanical and plumbing systems, and elevators (collectively, the “Project”); and

WHEREAS, the City previously approved the subject property as Reinvestment Zone No. 24-1, making Owner eligible for a tax abatement under Chapter 312 of the Texas Tax Code; and

WHEREAS, the City has determined that, in the best interests of the public and the Owner, the economic development incentive provided by this Agreement, in the form of reimbursement of a portion of the City ad valorem taxes paid on the Project improvements, should be provided in lieu of the tax abatement previously contemplated under Chapter 312 of the Texas Tax Code; and

WHEREAS, Owner represents that it has completed the Project and made a total capital investment of **SEVEN MILLION THREE HUNDRED FIFTY-SEVEN THOUSAND THIRTY-EIGHT AND NO/100 DOLLARS (\$7,357,038.00)** in connection with the Project; and

WHEREAS, the City Council finds that the Project promotes local economic development, encourages private investment, retains and expands commercial activity within the City, and contributes to the City's tax base and overall economic vitality; and

WHEREAS, the City Council further finds that providing an economic development incentive in the form of reimbursement of a portion of the City's ad valorem taxes paid by Owner will serve a valid public purpose by encouraging continued investment and business

activity within the City and will provide a sufficient public benefit to justify the expenditure of public funds pursuant to Chapter 380 of the Texas Local Government Code; and

WHEREAS, the City Council further finds that the economic development program embodied in this Agreement promotes local economic development and stimulates business and commercial activity within the City and is in the best interests of the City and its citizens.

WHEREAS, Owner's investment in the Project supports continued commercial activity within the City, retains and creates employment opportunities, and contributes to the City's economic development objectives; and

WHEREAS, this Agreement was approved at a regularly scheduled meeting of the City Council of the City; and

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the Parties agree as follows:

ARTICLE I DEFINITIONS

Wherever used in this Agreement, the following terms shall have the meanings ascribed to them:

"Bankruptcy or Insolvency" shall mean the dissolution or termination of a Party's existence as a going business, insolvency, appointment of a receiver for any part of a Party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party, and such proceeding is not dismissed within ninety (90) days after the filing thereof.

"Chapter 380" shall mean Chapter 380 of the Texas Local Government Code, as amended.

"City" is defined in the introductory paragraph.

"County" shall mean Tom Green County, Texas.

"Development Agreement" shall mean that certain Economic Development Performance Agreement dated effective August 17, 2023, between the City of San Angelo Development Corporation and Owner.

"Effective Date" shall mean [REDACTED], 2026, the date on which the City Council approved this Agreement.

"Force Majeure" shall mean any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy, war, terrorist act, or threat thereof, riot, civil commotion, insurrection, government action or inaction (unless caused by the intentionally wrongful acts or omissions of the Party), fires, earthquake, tornado, hurricane, explosions, floods, strikes, slowdowns, work stoppages, or incidence of disease or

other illness that reaches outbreak, epidemic, or pandemic proportions or other causes affecting the area in which the Project is located, or the Owner's labor or supply chain, or the availability of services (“**Epidemiological Event**”) that result in a reduction of labor force or work stoppage in order to comply with local, state, or national disaster orders, construction delays, shortages or unavailability of supplies, materials or labor, necessary condemnation proceedings, or any other circumstances which are reasonably beyond the control of the Party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstances are similar to any of those enumerated or not. If a Party is unable to perform its obligations under this Agreement due to a Force Majeure, the Party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or performance shall be extended for a period of time equal to the period such Party was delayed, provided the Party whose performance is delayed provides written notice to the other Party not later than fifteen (15) business days after occurrence of the event(s) or condition(s) causing the delay describing such event(s) and/or condition(s) and the date on which such event(s) and/or condition(s) occurred.

“Improvements” or “Project” shall mean one or more improvements constructed on the Land consisting of (i) buildings housing VGI Technology, Inc. and Snider Technology Services, LLC to include:

- Renovation of 6 floors totaling approximately 58,258 square feet
- Exterior façade improvements including reglazing all windows
- Upgrade Heating & AC systems
- Renovate / Upgrade elevators
- New signage & graphics
- Upgrade fire protection / fire alarm systems
- Upgrade electrical, mechanical and plumbing systems
- Installation of new appliances

(ii) other buildings and ancillary facilities located on the Land supporting the operation of the Companies, and (iii) such additional related improvements constructed on the Land including, but not limited to, required parking, landscaping and all other improvements constructed on the Land and which may be more fully described in the submittals filed by Owner with the City from time to time, in order to obtain building permit(s); such other interior improvements, installation of equipment or other business & personal property as may be required.

“Land” is defined in the Recitals.

“Owner” is defined in the introductory paragraph.

“Premises” shall mean collectively, the Land and the Improvements following construction thereof.

“Real Property Improvements” shall mean the buildings and other permanent improvements constructed on the Land as part of the Project and appraised as real property by the Tom Green County Appraisal District.

“Related Agreement” shall mean any agreement, other than this Agreement, related to the Project by and between (i) the City and the Owner, or (ii) if the operation of the Project

is transferred to any entity that controls Owner or that is controlled by or under common control with Owner, then such other entity.

“Tax Code” shall mean the Texas Tax Code.

“Tax Reimbursement Payment” shall mean the annual payment made by the City to Owner pursuant to Article III as reimbursement of eligible City ad valorem taxes paid by Owner.

ARTICLE II GENERAL PROVISIONS

2.1 Ownership and Project Status. Owner is the owner of the Land as of the Effective Date, which Land is located within the corporate limits of the City. Owner has completed the Project on the Land as described in this Agreement.

2.2 Tax Increment Financing. The Premises are not in an improvement project financed by tax increment bonds.

2.3 Outstanding Bond Obligations. This Agreement is entered into subject to the rights of the holders of outstanding bonds of the City.

2.4 No Conflict of Interest. The Premises are not owned or leased by any member of the San Angelo City Council or any member of the San Angelo Planning and Zoning Commission.

2.5 Annual Certification. On or before March 31 of each calendar year during the Term of this Agreement, Owner shall submit a written certification to the City, in a form reasonably acceptable to the City, certifying Owner’s compliance with the terms and conditions of this Agreement during the preceding calendar year. The certification shall include, at a minimum:

(a) confirmation that the employment requirement set forth in Section 4.8 has been satisfied, including the number of full-time equivalent employees maintained by Snider Technology Services, LLC, VGI Technology, Inc., and/or their affiliated entities operating from the Project;

(b) confirmation that the Project has remained in operation as required by this Agreement;

(c) confirmation that all City ad valorem taxes required under this Agreement have been timely paid, or that any unpaid taxes are the subject of a lawful protest or appeal; and

(d) such additional information reasonably requested by the City to verify compliance with this Agreement.

2.6 Compliance with Applicable Laws. The Land and the Project shall be used in a manner that complies with the City’s Comprehensive Zoning Ordinance, as amended, and all other applicable federal, state, and local laws and regulations throughout the Term of this Agreement.

2.7 **Term.** The “Term” of this Agreement shall begin on the Effective Date and shall continue for the Incentive Period as set out in Section 3.2, unless sooner terminated as provided herein.

2.8 **Public Purpose.** The Parties acknowledge and agree that this Agreement is entered into pursuant to Chapter 380 of the Texas Local Government Code for the purpose of promoting local economic development and stimulating business and commercial activity within the City.

ARTICLE III

CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE

3.1 **Authority.** This Agreement is entered into pursuant to Chapter 380 of the Texas Local Government Code as part of the City’s economic development program established for the purpose of promoting local economic development and stimulating business and commercial activity within the City.

3.2 **Economic Development Incentive.** Owner represents and warrants that it has made a total capital investment in the Project of SEVEN MILLION THREE HUNDRED FIFTY-SEVEN THOUSAND THIRTY-EIGHT AND NO/100 DOLLARS (\$7,357,038.00), as supported by documentation provided to the City. The Parties acknowledge that this investment constitutes the basis upon which the City has determined to provide the economic development incentive authorized by this Agreement. Subject to the terms and conditions of this Agreement, the City agrees to reimburse Owner eligible City ad valorem taxes paid by Owner on the Real Property Improvements comprising the Project during each year of the Incentive Period as set out below.

- (a) **Payment of Taxes.** Owner shall timely pay all City ad valorem taxes assessed against the Project.
- (b) **Proof of Payment.** Owner shall submit satisfactory evidence that such taxes have been paid in full before any reimbursement is due.
- (c) **Reimbursement.** Following receipt of the documentation required by this Agreement, the City shall reimburse Owner annually an amount equal to seventy-five percent (75%) of the eligible City ad valorem taxes attributable to the increase in taxable value of the Real Property Improvements above the 2025 tax year appraised value of \$1,590,000, subject to Owner’s continued compliance with the terms of this Agreement.
- (d) **Incentive Period.** The reimbursement authorized herein shall be available for five (5) consecutive tax years beginning with taxes levied for tax year 2026.

3.3 **No Limitation on Tax Liability.** Nothing in this Agreement shall be construed as exempting Owner from the payment of any ad valorem taxes lawfully assessed against the Property. Owner shall remain responsible for the timely payment of all taxes, and any reimbursement provided under this Agreement shall occur only after such taxes have been paid in accordance with the terms herein.

ARTICLE IV PROJECT IMPROVEMENTS

4.1 **Completed Project.** Owner owns the Land and has completed the Project on the Land. The City's obligation to provide the economic development incentive described in this Agreement is conditioned upon Owner's completion of the Project substantially in accordance with the representations contained in this Agreement.

4.2 **Project Representations and Warranties.** Owner represents and warrants that the Project has been completed and that a Certificate of Occupancy has been issued by the City for the Project. Owner further represents that the Project was completed in substantial accordance with the plans submitted to the City, and all applicable codes and regulations.

4.3 **Project Plans.** Construction plans for the Improvements constructed on the Land will be filed with the City, which shall be deemed to be incorporated by reference herein and made a part hereof for all purposes.

4.4 **Maintenance of Improvements.** Owner agrees to maintain the Improvements during the Term of this Agreement in accordance with all applicable state and local laws, codes, and regulations in all material respects, or shall diligently pursue the cure of any material non-compliance.

4.5 **Inspection Rights.** Employees and/or designated representatives of the City will have access to the Project during the Term for inspection purposes so as to determine if the terms and conditions of this Agreement are being met. All inspections will be made only after the giving of 24-hours' prior notice and will only be conducted in such a manner as to not unreasonably interfere with the construction and/or operation of the Project. Inspections will be made with representatives of the Owner, and in accordance with its safety standards. Inspections may be delayed by Owner for up to two (2) business days in the event that Owner, or its representatives, are not immediately available to inspect the Project with City.

4.6 **Capital Investment.** Owner represents and warrants that it has completed the Project, made the capital investment described in this Agreement, and placed the Project into operation. Owner acknowledges that the City's decision to provide the economic development incentive authorized herein is based upon Owner's completion of the Project and the capital investment represented herein.

4.7 **Sales and Use Tax Situs.** Owner agrees that purchases of equipment for use at the Project in the amount of One Hundred Thousand and No/100 Dollars (\$100,000.00) or more shall identify the City of San Angelo, Tom Green County, Texas, as the situs for any applicable sales and use tax, to the extent permitted by applicable law. Upon the City's reasonable request, Owner shall provide documentation reasonably sufficient to demonstrate compliance with this Section.

4.8 **Employment Commitment.** Owner shall cause Snider Technology Services, LLC, VGI Technology, Inc. and/or their affiliated entities operating from the Project to maintain a combined minimum of fifty-nine (59) full-time equivalent employees throughout the Incentive Period.

4.9 **Continued Operation.** Owner shall continuously own and operate the Project

as a commercial office and technology facility throughout the Incentive Period.

4.10 **Transfer Restrictions.** Owner shall not sell, assign, or otherwise transfer the Project unless: (a) the purchaser executes an agreement assuming all obligations under this Agreement in a form acceptable to the City; or (b) Owner repays all Tax Reimbursement Payments previously received under this Agreement.

ARTICLE V DEFAULT; REPAYMENT OF TAX REIMBURSEMENT

5.1 **Events of Default.** Owner shall be in default of this Agreement if Owner: (a) fails to timely pay City ad valorem taxes assessed against the Project and does not cure such delinquency within sixty (60) days after written notice from the City (provided Owner retains the right to timely and properly protest any tax assessment); (b) becomes subject to an event of Bankruptcy or Insolvency; (c) materially breaches any term or condition of this Agreement or any Related Agreement and fails to timely cure such breach within the time provided in Section 5.4; or (d) ceases to use the Project for the purposes contemplated by this Agreement during the Incentive Period. If Owner defaults under this Section and fails to cure such default within the applicable cure period, the City may terminate this Agreement by written notice. Upon termination, Owner shall repay to the City, as liquidated damages, all tax reimbursement payments made by the City to Owner during the Incentive Period and prior to the date of termination.

5.2 **Liquidated Damages.** The Parties acknowledge that actual damages resulting from an Owner default would be difficult to determine. Accordingly, the Parties agree that the repayment obligation described in Section 5.1 constitutes a reasonable estimate of the City's damages and is intended as liquidated damages and not as a penalty.

5.3 **Effect of Cure.** For clarity, it is understood and agreed by the Parties that if a particular action is to be performed by the applicable deadline but is timely cured within the applicable cure period, the action shall be deemed to have been timely performed, and no default shall be deemed to have occurred as a result of the initial delay.

5.4 **Cure of Default.** Upon breach by Owner of any of the obligations under this Agreement, the City shall notify Owner in writing, and Owner shall have ninety (90) days from receipt of such notice in which to cure any such default. If the default cannot reasonably be cured within such ninety (90)-day period, and the Owner has diligently pursued such remedies as shall be reasonably necessary to cure such default, then the City shall extend the period in which the default must be cured for an additional sixty (60) days.

5.5 **Termination for Default.** If the Owner fails to cure the default within the time provided as specified above or, as such time period may be extended, the City, at its sole option, shall have the right to terminate this Agreement by providing written notice to the Owner.

5.6 **Repayment Following Termination.** Upon termination of this Agreement by the City, any repayment required under this Article shall become due and payable within thirty (30) days after written demand by the City. If Owner fails to timely repay such amount, the unpaid balance shall accrue interest at the statutory judgment rate under Texas law from the date payment becomes due until paid in full, and the City may pursue any remedy available at law or in equity to collect the unpaid amount.

ARTICLE VI MISCELLANEOUS

6.1 **Notice.** Any notice required or permitted to be delivered hereunder shall be deemed received upon the earlier of (a) actual receipt or (b) three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below, or such other address as is designated by the applicable Party from time to time, or on the day actually received as sent by courier or otherwise hand delivered.

If to City:

City of San Angelo
Attn: Phillip Urrutia
72 W. College Ave.
San Angelo, Texas 76903

If to Owner:

Technology Towers, LLC
Attn: Jason Snider
2702 Loop 306
Unit 1A
San Angelo, Texas 76901

6.2 **Authorization.** This Agreement was authorized by resolution of the City Council approved by its Council at a meeting authorizing the City Manager to execute this Agreement on behalf of the City.

6.3 **Severability.** In the event any section, subsection, paragraph, sentence, phrase or word herein is held invalid, illegal, unconstitutional or unenforceable, such invalidity, illegality, unconstitutionality or unenforceability shall not affect other provisions, and it is the intention of the Parties that in lieu of each provision that is held to be invalid, illegal, unconstitutional or unenforceable, a provision will be added to this Agreement which is valid, legal, constitutional and enforceable and is as similar in terms as possible to the provision held to be invalid, illegal, unconstitutional or unenforceable.

6.4 **Governing Law.** This Agreement shall be governed by the laws of the State of Texas without regard to any conflict of law rules. Exclusive venue for any action under this Agreement shall be the State District Court of Tom Green County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

6.5 **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument. This Agreement may be executed in facsimile or electronically transmitted portable document format ("PDF") or by electronic means, and such signatures shall have the same force of law as one executed and witnessed by the parties in person.

6.6 **Entire Agreement.** This Agreement, together with the Development Agreement, is the entire agreement of the Parties with respect to the economic development incentive provided herein. There are no other oral or written agreements between the Parties relating to the subject matter of this Agreement, except as expressly provided herein or in any Exhibits attached hereto. This Agreement may be amended only by written agreement executed by both Parties.

6.7 **Recitals.** The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

6.8 **Exhibits.** All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

6.9 **Assignment.** This Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors, and permitted assigns. This Agreement may not be assigned by the Owner without the prior written consent of the City Manager not to be unreasonably withheld, delayed, or conditioned; and provided, however, that Owner may assign this agreement to an affiliate that is directly or indirectly controlled by or is under common control with the Owner upon providing thirty (30) days written notice to City. In the event of an assignment to which City has consented the assignee shall agree in writing to assume the obligations and liabilities of Owner in a form reasonably approved by City.

6.10 **Employment of Undocumented Workers.** Owner has executed the certification attached hereto as **Exhibit “B”**. During the Term of this Agreement, the Owner agrees not to knowingly employ any undocumented workers and, if convicted of a violation under 8 U.S.C. Section 1324a (f), the Owner shall repay to the City all tax reimbursement payments or other incentive funds received by Owner from the City as of the date of such violation within 120 days after the date the Owner is notified by the City of such violation, plus interest at the rate of four percent (4%) compounded annually from the date of violation until paid. Owner shall not be liable for a violation of this section by a subsidiary, affiliate, franchisee, or independent contractor of Owner.

6.11 **Right of Offset.** The City may at its option, offset any amounts due and payable under this Agreement against any debt (including taxes) lawfully due to the City from the Owner, regardless of whether the amount due arises pursuant to the terms of this Agreement or a Related Agreement or otherwise and regardless of whether or not the debt due the City has been reduced to judgment by a court.

6.12 **Statutory Verifications.** Owner makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the “Government Code”), in entering into this Agreement. As used in such verifications, “affiliate” means an entity that controls, is controlled by, or is under common control with Owner within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

a. **Not a Sanctioned Company.** Owner represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes Owner and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

b. **No Boycott of Israel.** Owner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel

and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, “boycott Israel” has the meaning provided in Section 2271.001, Government Code.

c. No Discrimination Against Firearm Entities. Owner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” has the meaning provided in Section 2274.001(3), Government Code.

d. No Boycott of Energy Companies. Owner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, “boycott energy companies” has the meaning provided in Section 2276.001(1), Government Code.

6.13 Disclosure of Interested Parties. Submitted herewith (or on a date prior hereto) is a completed Form 1295 in connection with Owner’s participation in the execution of this Agreement generated by the Texas Ethics Commission’s (the “TEC”) electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the “Form 1295”). CITY hereby confirms receipt of the Form 1295 from Owner, and CITY agrees to acknowledge such form with the TEC through its electronic filing application not later than the thirtieth (30th) day after the receipt of such form. Owner and CITY understand and agree that, with the exception of information identifying the CITY and the contract identification number, neither the CITY nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by Owner; and, neither the City nor its consultants have verified such information.

6.14 Governmental Immunity. This Agreement is expressly made subject to CITY’s governmental immunity, including but not limited to the Texas Civil Remedies Code and all applicable state and federal law. Owner and CITY expressly agree that no provision of this Agreement is in any way intended to constitute a waiver of any immunities from suit or from liability that the CITY has by operation of law. Additionally, notwithstanding any provision in this Agreement, this Agreement does not control, waive, limit, or supplant the City Council’s legislative authority or discretion.

6.15 Current Revenues. The Tax Reimbursement Payments made hereunder shall be paid solely from current revenues, lawfully available. Notwithstanding anything to the contrary contained herein, City’s obligation to make the Tax Reimbursement Payments under this Agreement are subject to annual appropriations by the San Angelo City Council. Under no circumstances shall City’s obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision.

[Signature page to follow]

EXECUTED this ____ day of _____, 2026.

CITY OF SAN ANGELO, TEXAS

By: _____
Phillip Urrutia, City Manager

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Holly Crooks, Deputy City Attorney

EXECUTED this ____ day of _____, 2026.

TECHNOLOGY TOWERS, LLC

By: _____
Jason Snider, Managing Member

By: _____
Scott Gibbs, Managing Member

EXHIBIT “A”
Description of Land

DRAFT

EXHIBIT “A”
Description of Land

VICINITY MAP

DRAFT

**EXHIBIT “A”
Description of Land**

SURVEY

DRAFT

EXHIBIT “A”
Description of Land

LEGAL DESCRIPTION

DRAFT

**EXHIBIT “B”
Certification**

Certification Regarding Employment of Undocumented Aliens

Technology Towers, LLC, a Texas limited liability company (the “**Company**”) hereby certifies to the City of San Angelo that Company and any branches, divisions, or departments of Company do not and will not knowingly employ an undocumented worker, as that term is defined by Section 2264.001(4) of the Texas Government Code.

TECHNOLOGY TOWERS, LLC

By: _____

Name: _____

Title: _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: August 4, 2026

Item type: Consent Item

Caption:

Second reading of an ordinance amending Chapter 12 "Planning and Development", Exhibit A "Zoning Ordinance" to add the newly adopted residential zoning designations, as follows:

1. Amending Article 3 "Use Regulations", Section 301 "Establishment of Districts";
2. Amending Article 4 "Specific Use Standards", Section 406 "Bed and Breakfast Establishments and Short-Term Rentals";
3. Amending Article 4 "Specific Use Standards", Section 407 "Campground/RV Parks";
4. Amending Article 4 "Specific Use Standards", Section 415 "Intermodal Containers";
5. Amending Article 4 "Specific Use Standards", Section 421 "Recovery Facility, Alcohol and Drug"; and
6. Amending Article 4 "Specific Use Standards", Section 424 "Self-Service Storage"

(Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This Text Amendment is a follow-up to adopting the new residential design standards. This adds those zoning district designations to the correct zoning ordinance sections so they are applicable within the RS-4, RS-5, RS-6 and the new RM-1. This treats all RS Zoning Districts a low to medium density single-family residential. While the RM zoning districts are designed for medium and high density residential, where RM-1 is low rise medium density and RM-2 is high-rise high density. The correlates between the parking tables, short-term rental, storage, and alcohol and drug facilities.

Planning Commission recommends approval with 4-0 vote on June 15, 2026

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | Sec._301.___Establishment_of_Districts | Sec._301.___Establishment_of_Districts.docx |
| 2. | Sec._406, 407, 415, 421, & 424 | Sec._406, 407, 415, 421, & 424.docx |
| 3. | Adopting ORDINANCE 2026 - Sec 301-406-407-415-421-424 | Adopting ORDINANCE 2026 - Sec 301-406-407-415-421-424.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy

Aaron Vannoy

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Final Approval

Sec. 301. Establishment of Districts

In order to carry out the provisions of this Zoning Ordinance, the City is hereby divided into distinct zoning districts upon which may be applied certain overlay zones.

A. Base Zoning Districts

District	
R&E	Ranch and Estate District
RS-1	Single-Family Residential District
RS-2	Two-Family Residential District
RS-3	Zero Lot Line, Twinhome and Townhome Residential District
RS-4	Small Lot Residential District
RS-5	Infill Residential District
RS-6	Three-and Four-Family Residential District
RM-1L	Low-Rise Multifamily Legacy Residential District
RM-1	Low-Rise Multifamily Residential District
RM-2	High-Rise Multifamily Residential District
MHP	Manufactured Housing Park District
MHS	Manufactured Housing Subdivision District
CN	Neighborhood Commercial District
CO	Office Commercial District
CG	General Commercial District
CH	Heavy Commercial District
CBD	Central Business District
OW	Office-Warehouse District
ML	Light Manufacturing District
MH	Heavy Manufacturing District
CG/CH	General Commercial/Heavy Commercial District

B. Special Zoning Districts

PD	Planned Development District
PIP	Planned Industrial Park District

C. Overlay Zones

HO	Historic Overlay Zone
OS	Open Structure Overlay Zone
RCO	River Corridor Overlay Zone
DO	Downtown Overlay Zone
CDO	Cultural District Overlay Zone

(Subsection C. amended by sec. 1, Ordinance adopted 2-15-05; Ord. No. 2019-122, § 1, 9-17-19)

Sec. 406. Bed and Breakfast Establishments and Short-Term Rentals

Specific use standards applicable to a bed and breakfast and short-term rentals are:

A. *General Standards.*

1. Unless allowed by right pursuant to the Use Table in Section 313, the operator of a Bed and Breakfast or a Short-Term Rental must obtain a Conditional Use approval from the Planning Commission, by submitting an application form approved by the Director of Planning and Development Services.
2. A Conditional Use approved under this section shall be valid until the 1st of June immediately following the date of initial approval and shall thereafter automatically renew for subsequent one-year periods unless revoked by the Planning Commission in accordance with Subsection (D)(6) below. Regardless of the date of initial approval or last renewal, the next renewal date of a Conditional Use approved prior to the adoption of this amended ordinance shall be June 1, 2025.
3. The application shall designate an "Operator" who must reside in Tom Green County, Texas and shall furnish a telephone number for the operator. The Operator name and phone number shall be furnished in the notice to owners of real property as required by Section 201 of this Zoning Ordinance. The Operator of a Bed and Breakfast or a Short-Term Rental must post conspicuously in the common area of each unit (1) the name and contact information of the operator, and (2) restrictions on noise as set out in Section 8.01.005 of the San Angelo Code of Ordinances. If the Operator's contact information subsequently changes, the Operator shall provide the City with written notice of any new contact information.
4. The operator shall keep a current guest register in compliance with the state code.
5. For the purposes of determining privacy fence requirements, a Bed and Breakfast or a Short-Term Rental will always be considered a residential use.
6. On a residentially zoned property, all lighting shall be directed toward the establishment and not at surrounding neighbors.
7. A minimum of two paved off-street parking spaces, plus one additional off-street parking space per separately rented guest room, shall be provided on the same lot or tract of land as the establishment, except in the CBD zoning district as outlined in Section 511.A.1 of this Zoning Ordinance.
8. Neither a Bed and Breakfast nor Short-Term Rental establishment may be operated on a city-owned property that is leased for residential purposes.
9. Initial applications and subsequent renewals shall not be approved until all required fees have been paid to the Planning and Development Services Department.

B. *Standards for a Short-Term Rental.* In addition to the requirements in Section 406.A, the following shall apply on the premises of a Short-Term Rental establishment.

1. Meal service may not be provided.
2. Camping Units are prohibited on the premises of a Short-Term Rental establishment on a residentially zoned property.
3. A Short-Term Rental use may not be located on a lot that is within 500 feet of a lot on which another Short-Term Rental use is located within a RS-1, RS-2, RS-3, RS-4, RS-5, RS-6, R&E, or PD with underlying RS-1, RS-2, RS-3, RS-4, RS-5, RS-6, and R&E zoning. This shall be measured from property line to property line, based on the two closest points, and shall not be varied by the Zoning Board of Adjustment. The restrictions contained in this subsection B(3) shall not affect any property which

already has an approved Conditional Use for a Short-Term Rental prior to the adoption of this amended ordinance.

4. A Short-Term Rental use may not be located on a lot that is within 500 feet of a fenced area or to the closest building of an elementary or secondary school. Measurements shall be taken from the two closest points as applicable. Only those school buildings that are utilized for educational activities and regularly occupied by students shall be considered for purposes of the distance limitation. This restriction shall not apply in those zoning districts that do not require a Conditional Use. This restriction shall not be varied by the Zoning Board of Adjustment. The restrictions contained in this subsection B(4) shall not affect any property which already has an approved Conditional Use for a Short-Term Rental prior to adoption of this amended ordinance.

C. *Standards for a Bed and Breakfast.* In addition to the requirements in Section 406.A, the following shall apply to a Bed and Breakfast establishment:

1. On a residentially zoned property, a maximum of four guest rooms shall be permitted in any one Bed and Breakfast establishment.
2. No food preparation, except beverages, shall be permitted within individual guest rooms. Meal service may only be provided to overnight guests.
3. Preparation and service of food for guests shall conform to all applicable regulations of the State of Texas and the City of San Angelo.
4. On a residentially zoned property, the operator of the Bed and Breakfast shall be a full-time resident of the dwelling unit in which the Bed and Breakfast establishment is housed and shall remain on-site when the unit is occupied by guests.
5. On a residentially zoned property, on-site sales will be permitted only as an accessory use to the Bed and Breakfast establishment; said sales will be limited to Bed and Breakfast guests only; no other sales not otherwise permitted in the zoning district shall be permitted on the premises of a Bed and Breakfast establishment.
6. No exterior evidence of the Bed and Breakfast shall be allowed, except for one sign, no larger than six square feet, which is not internally lit.

D. *Appeals, Registration, Inspections, and Enforcement.*

1. The applicant or any citizen may appeal a decision of the Planning Commission to the City Council by submitting a written request to the Planning Director within fifteen (15) days of the decision of the Planning Commission. The appeal must be sworn and must identify each alleged point of error, facts and evidence supporting the appeal, and reasons why the action of the Planning Commission should be modified or reversed. City Council shall hear the appeal no later than thirty (30) days after the request is submitted to the Planning Director. City Council may affirm, modify, or reverse a decision of the Planning Commission. Appeal of the City Council's decision shall be made within thirty (30) days of the final action by City Council, to a state District Court of competent jurisdiction in Tom Green County.
2. All Bed and Breakfast and Short-Term Rental establishments must be registered with the State of Texas and the City of San Angelo for the purpose of Hotel Occupancy Tax prior to operating.
3. Prior to consideration by the Planning Commission for Conditional Use approval, a Bed and Breakfast or Short-Term Rental establishment shall be required to submit to and pass a safety inspection by the City Building Official. The City Building Official shall establish a comprehensive checklist of all inspection criteria and publish the same on the City's website. Additionally, the inspection criteria shall be provided to applicants as part of the application for a Bed and Breakfast or Short-Term Rental. At a minimum the inspection criteria shall address requirements for working smoke detectors, carbon

monoxide detectors, fire extinguishers, working hot water heaters, posting of a 9-1-1 address and posting of an exit plan for the establishment.

4. After initial approval, the owner shall obtain and comply with an annual safety inspection by the City Building Official's office. Additional inspections may be conducted by the City Building Official upon modification of the establishment in a manner affecting the health and safety of occupants, or to investigate complaints filed regarding the condition of the establishment with respect to health and safety.
5. The offering of a dwelling unit for Bed and Breakfast rental or Short-Term Rental, or the solicitation for such rental, creates a rebuttable presumption of such use.
6. Failure to comply with federal, state, and local law related to the operation of the establishment may result in suspension or revocation of the Conditional Use approval as determined by the Planning Commission. A public hearing on suspension or revocation shall be held in the same manner and in accordance with the same procedures required for initial approval of a Conditional Use. Appeal of a suspension or revocation may be made in the same manner as described in subsection (D)(1) above. In suspending or revoking a Conditional Use approval, the Planning Commission may consider the following:
 - i. The severity, number, and disposition of citations or criminal complaints related to the operation of the establishment and filed against an owner, operator, or any occupant.
 - ii. The severity, number, and disposition of minor complaints submitted by neighbors or other interested persons related to the operation of the establishment. A "minor complaint" shall mean a complaint documented in writing at or near the time of the alleged conduct being complained of, that is supported by facts and evidence, and that is submitted to the appropriate authority having jurisdiction over such complaint. Examples of minor complaints include police calls for service that do not result in issuance of a citation, and notices of violation issued by code enforcement that likewise do not result in a citation.
 - iii. Failure to timely report and remit hotel occupancy taxes.
 - iv. Hotel tax reports reflecting no reported revenue for two or more quarters during any twelve-month period. It shall be a defense to suspension or revocation on this basis if the establishment owner or Operator provides prior written notice to the City Planning Department that the establishment has temporarily ceased operations due to repair or renovations.
 - v. Failure to submit to safety inspections and operate in accordance with the inspection checklist promulgated by the City Building Official.
 - vi. Relevant support materials provided by City staff or the respondent, public testimony provided at the hearing, or any other information that demonstrates the degree to which the owner, Operator, or an occupant has endangered public health, safety, or welfare.
 - vii. Failure to maintain current contact information of the designated Operator both at the site of the Conditional Use and with the City.
 - viii. Repeated failures by the designated Operator to timely respond to inquiries by City staff related to emergencies, operational concerns, or complaints from the public.
7. To the extent of any conflict between this Section 406 and any other provision of the Zoning Ordinance, this Section 406 shall control with respect Conditional Uses for Bed and Breakfast and Short-Term Rentals.

(Ordinance adopted 5-15-12; Ordinance adopted 1-17-17, § 2; Ord. No. 2024-030, § 1(Exh. A), 5-7-24)

Sec. 407. Campground/RV Parks

Specific use standards applicable to a Campground/Recreational Vehicle Park are:

- A. *Location.* The outer perimeter of the Recreational Vehicle Park lot or parcel of land shall be at least 1000 feet from the property boundary line of any residentially zoned lot or parcel of land designated as R&E, RS-1, RS-2, RS-3, RS-4, RS-5, RS-6, RM-1L, RM-1, or RM-2 zoning district.
- B. *Measurements.* Measurements for determining the distances described above are to be measured in a straight line in all directions from the outer perimeter of the contiguous parcel of land on which the Recreational Vehicle Park is to be located.
- C. *Judicial Review of Zoning Board of Adjustment Decision.* Judicial review of a decision of the Zoning Board of Adjustment shall be as provided at Chapter 2, Section 2.07.064 of this Code.
- D. *General Standards.* In all zoning districts, the following will be required:
 - 1. Each park must be in compliance with all applicable City regulations and ordinances. A current, Annual Operator's Permit as provided for under Article 4.10, Division 2 of the City's Code of Ordinances is required for operation of a Campground/Recreational Vehicle Park.
 - 2. A minimum of ten (10) contiguous acres of property, uninterrupted by any publicly dedicated rights-of-way including streets or alleys. Easements and utility rights-of-ways shall count towards the required acreage.
 - 3. Placement of no more than ten (10) Spaces per acre. The total number of authorized spaces based on maximum density may be placed without limitation, so long as all required separation standards and space size standards required under Chapter 12, Exhibit "C," "Land Development Subdivision Ordinance" of this code are met. Recreational vehicles shall be spaced according to the separation requirements outlined in 415.C of this Ordinance as they relate to other recreational vehicles and pavement/curbing edges, and space size standards required under Chapter 12, Exhibit "C," "Land Development Subdivision Ordinance" of this code are met.
 - 4. Opaque screening requirements:
 - a. Any Campground/Recreational Vehicle Park which abuts a collector or local street, as designated in the Thoroughfare Plan for the City of San Angelo, in accordance with setback and height requirements outlined in Chapter 5.
 - b. A Campground/Recreational Vehicle Park will always be considered a nonresidential use as it pertains to the application of privacy fencing requirements outlined in Chapter 5.
 - 5. Required screening shall be constructed of one or a combination of the following materials and no less than eight (8) feet in height; chain link fencing with slats or corrugated metal, or walls which are part of another building or structure may not be substituted towards this requirement.
 - a. Privacy fence, consisting of masonry, wood, or other non-reflective metallic materials with 20 year manufactured coating;
 - b. Earthen berm; and/or
 - c. Other combinations of materials as approved by the Planning Commission and City Council.
 - 6. Roads connecting the facility to the publicly dedicated right-of-way and all internal streets within the facility shall be paved with an approved surface as defined in Chapter 8 of this Zoning Ordinance. Street improvements and fire protection requirements in accordance with fire code regulations as adopted for the City of San Angelo will also be provided.

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7. All site lighting shall be shielded and directed at the Campground/Recreational Vehicle Park and not at surrounding properties.
 8. Primary access to the site shall not be allowed under any circumstance from a local street as indicated in the City of San Angelo Thoroughfare Plan. Only emergency vehicle access, where necessary, will be allowed from a local street; however, such emergency vehicle access shall utilize bollards, gates, or other means to restrict access to the site in accordance with the International Fire Code or as allowed by the Fire Marshal for the City of San Angelo.
 9. Accessory or storage buildings associated with an individual camping site(s) shall not be allowed.
 10. Maximum length of stay shall be as follows:
Six (6) months within a twelve (12) month period, and:
 - a. No permanent living structures shall be allowed on the property, except for those of the park's on-site property manager(s), and employees of the park.
 - b. 15% of the Recreational Vehicle spaces for patrons within the park shall be exempt from this time restraint requirement. When calculation of this 15% results in a fractional number, this fractional number shall be rounded down. For example: 14.76 would be 14 spaces.
 - c. Relocating a unit from one space to another within the Park does not restart the six month term.
 11. All motor vehicles within the site shall be properly licensed in accordance with the state in which the vehicle is registered, and shall be fully operational; motor vehicles which are not functional are prohibited.
 12. The operation of motor vehicles within the boundaries of the Campground/RV Park is limited to:
 - a. Recreational Vehicles;
 - b. Passenger vehicles of less than 14,000 pounds, including: cars, vans, golf carts, ATVs, motorcycles, mopeds, scooters, and light trucks, all of which must comply with City traffic regulations and ordinances exclusive of this Zoning Ordinance.
 - c. Utility and service trucks providing services within the Park.
 - d. Other vehicles and trailers used primarily for living quarters when intended to be used for living quarters or hauled as living quarters.
 13. The use of external generators on-site is strictly prohibited except in instances when the recreational vehicle is temporarily uninhabitable due to conditions outside the resident's control, and for a period not to exceed three working days.
 14. Addressing layout of every space within the park shall be made available for inspection in the operator's office.
 15. Campground RV Park operators shall permit a reasonable inspection of the premises by the Development Services Department or its designated representative to determine compliance with this Section and annual permitting.
 16. One parking space per RV unit shall be provided in accordance with the standards set forth in Section 511.F and 511.G of the Zoning Ordinance.
 17. Placement of any RV shall occur only on a surface which is sufficient to support the weight of the unit, and which shall consist of one or a combination of the following materials:
 - a. paved surface as defined in Chapter 8 of the Zoning Ordinance,
 - b. 4" base of crushed granite or limestone, or

-
- c. 2" of pavement millings.

(Section 407 added by sec. 4, Ordinance adopted 4-15-14)

Sec. 415. Intermodal Containers

A. Permanent Intermodal Containers.

1. *Prohibited Zoning Districts and Overlay Zones.* Permanent Intermodal Containers are prohibited in the RS-1, RS-2, RS-3, RS-4, RS-5, RS-6, RM-1L, RM-1, RM-2, MHP, MHS, CO, and CBD Zoning Districts. They are also prohibited in the River Corridor, Historic Overlay Zones, on any property with an Historical Landmark designation, and on any otherwise vacant site.
2. *Standards for all permitted Zoning Districts.*
 - a. Prior to placement or installation of a Container on a site, a building permit, including a site plan, shall be submitted to the Building Official for approval.
 - b. The stacking of Containers shall be prohibited.
 - c. Each Container shall meet all required standards for principal buildings for the zoning district.
 - d. No Container shall exceed 450 square feet.
 - e. Trailers, semi-trailers, boxcars, or similar shall be prohibited. Open top, open side, and tank Containers shall also be prohibited.
3. *Additional standards applicable for CN, CG, and CG/CH Zoning Districts.*
 - a. No signage including business signs, logos, or other markings shall be permitted on or attached to a Container, except for small, incidental labeling.
 - b. Each Container shall be painted an earth tone, neutral color, or match the principal building(s) on the site.
 - c. Containers shall be located to the rear or side, but not street side, of the principal building on the site.
4. *Additional Standards for the Ranch and Estate (R&E) Zoning District.*
 - a. No more than one Container shall be allowed on a site of at least five acres in size. Containers are prohibited on sites less than five acres in size.
 - b. No signage including business signs, logos, or other markings shall be permitted on or attached to a Container, except for small, incidental labeling.
 - c. The container shall be painted an earth tone, neutral color, or match the principal residential building on the site.
 - d. The Container shall be located to the rear of the principal residential building on the site.
5. *Existing Intermodal Containers.*
 - a. With the exception of those located within the Ranch & Estate Zoning District, sites where a permit has already been issued for the permanent placement of an Intermodal Container, prior to the adoption of this ordinance, shall be exempt from these requirements.
 - b. All sites located within the Ranch & Estate Zoning District that have existing Intermodal Containers shall be brought into compliance with this Section within 90 calendar days of the effective date of this Ordinance.

B. *Temporary Intermodal Containers.*

1. *Construction-Related Storage.*

- a. The temporary placement of intermodal Containers, as well as trailers and semi-trailers, shall be allowed on the same tract of land, or on a tract lying directly adjacent to or across the street from the tract, where related permitted construction is occurring. Such placement shall not require a building permit or other approval by the City, provided that the following standards are met:
 - i. Use of such trailer or Container shall be limited to storage of material and equipment used in conjunction with adjacent permitted construction.
 - ii. Any such trailer or Container shall be removed within 60 days following completion of the project.

2. *Short-Term Storage.*

- a. One Container shall be permitted on any site with residential zoning or a residential use for a period of 30 consecutive days, up to two times per calendar year.
 - b. Container(s) shall be permitted in all other zoning districts for a period of 30 days, up to four times per calendar year
 - c. Requests for time extensions shall be submitted in writing to the Planning Director prior to the expiration date of the permit. The Planning Director may grant extensions not exceeding in sum total 15 days.
3. *Containers shall not be located on a vacant site or within any public right-of-way.* Containers shall not be located so as to block or interfere with the use of any fire lanes, drive aisles, maneuvering areas, or required parking spaces.
4. A Container shall not exceed 160 square feet in area on any site with residential zoning or a residential use, except as permitted for construction-related storage and shall not exceed 450 square feet in all other zoning districts or for construction storage.

(Ordinance adopted 12-6-16, § 1; Ord. No. 2019-030, § 2, 3-5-19)

Editor's note(s)—Former Sec. 416, see editor's note at Sec. 411.

Sec. 421. Recovery Facility, Alcohol and Drug

Drug and alcohol recovery facilities shall be subject to the following standards.

- 1. The facility shall meet all building, housing, and fire codes of the City.
- 2. The facility shall have adequate off-street parking space for every vehicle possessed or utilized by occupants of the building. Such parking spaces must meet all applicable standards of the City.
- 3. The facility shall be compatible with the neighborhood and shall not create undue density and congestion.
- 4. The boundary line of any lot or tract of land occupied by such facilities shall be located no less than 300 feet (measured in a straight line between nearest boundaries) from each of the following:
 - a. Any lot or tract of land occupied by a public or private school offering a curriculum equivalent to an elementary or secondary school;
 - b. Any lot or tract of land located within an R&E, RS-1, RS-2, RS-3, RS-4, RS-5, RS-6 or MHS District.

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5. Appropriate licenses and/or certifications from any federal or state agency shall be acquired and kept current.
 6. Professional staff must be on the premises at all times. Professional staff shall be defined as an individual with experience, training or knowledge in the appropriate rehabilitative field.
 7. No residential treatment shall be provided to any persons on parole from federal, state or county jails or prisons.
 8. If deemed necessary by the Chief of Police, additional security lighting shall be provided.

(Ordinance adopted 1-4-00)

Sec. 424. Self-Service Storage

Self-service storage facilities shall be allowed as a conditional use following approval by the Planning Commission and subject to the following standards.

1. The facility shall be situated in a manner that avoids having substantial activity unreasonably close to any R&E, RS-1, RS-2, ~~or RS-3~~, RS-4, RS-5, or RS-6 zoning district.
2. The use of the facility and its individual storage units shall be limited to storage purposes only.
3. No direct glare from any illumination on the site shall be visible from lots in any adjacent residential zoning district.
4. Electrical service to any individual storage unit shall be limited to a single circuit providing a maximum force of 20 amperes, with no more than one duplex outlet providing single-phase electrical service of no more than 110 volts.
5. Each individual unit shall be directly accessible from a paved apron that is improved to the same standards generally required for off-street parking areas, and the paved apron shall include a paved extension to the pavement on an adjoining street.

(Ordinance adopted 1-4-00)

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT A "ZONING ORDINANCE," ARTICLE 3 "USE REGULATIONS," SECTION 301 "ESTABLISHMENT OF DISTRICTS"; AND ARTICLE 4 "SPECIFIC USE STANDARDS," SECTION 406 "BED AND BREAKFAST ESTABLISHMENTS AND SHORT-TERM RENTALS", SECTION 407 "CAMPGROUND/RV PARKS", SECTION 415 "INTERMODAL CONTAINERS", SECTION 421 "RECOVERY FACILITY, ALCOHOL AND DRUG", AND SECTION 424 "SELF-SERVICE STORAGE", PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 15th day of June, 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 text amendments to **Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations," Section 301 "Establishment of Districts"; and Article 4 "Specific Use Standards," Section 406 "Bed and Breakfast Establishments and Short-term Rentals"; Section 407 "Campground/RV Parks"; Section 415 "Intermodal Containers"; Section 421 "Recovery Facility, Alcohol and Drug"; and Section 424 "Self-Service Storage".**

WHEREAS, on the 21st day of July 2026, City Council held a public hearing on TA26-06, after due and proper notice, and has considered the 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, TEXAS

Section 1. **Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations," Section 301 "Establishment of Districts"; and Article 4 "Specific Use Standards," Section 406 "Bed and Breakfast Establishments and Short-term Rentals"; Section 407 "Campground/RV Parks"; Section 415 "Intermodal Containers"; Section 421 "Recovery Facility, Alcohol and Drug"; and Section 424 "Self-Service Storage" are hereby amended as set forth in Exhibit "A" attached hereto and incorporated herein for all purposes.**

Section 2. 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 3. This Ordinance shall be effective on and after August 4, 2026.

INTRODUCED with public hearing the 21st day of July 2026, and finally PASSED this 4th day of August 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of Planning
And Development Services

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

“Exhibit A”

Sec. 301. Establishment of Districts

In order to carry out the provisions of this Zoning Ordinance, the City is hereby divided into distinct zoning districts upon which may be applied certain overlay zones.

A. Base Zoning Districts

District	
R&E	Ranch and Estate District
RS-1	Single-Family Residential District
RS-2	Two-Family Residential District
RS-3	Zero Lot Line, Twinhome and Townhome Residential District
RS-4	Small Lot Residential District
RS-5	Infill Residential District
RS-6	Three-and Four-Family Residential District
RM-1L	Low-Rise Multifamily Legacy Residential District
RM-1	Low-Rise Multifamily Residential District
RM-2	High-Rise Multifamily Residential District
MHP	Manufactured Housing Park District
MHS	Manufactured Housing Subdivision District
CN	Neighborhood Commercial District
CO	Office Commercial District
CG	General Commercial District
CH	Heavy Commercial District
CBD	Central Business District
OW	Office-Warehouse District
ML	Light Manufacturing District
MH	Heavy Manufacturing District
CG/CH	General Commercial/Heavy Commercial District

B. Special Zoning Districts

PD	Planned Development District
PIP	Planned Industrial Park District

C. Overlay Zones

HO	Historic Overlay Zone
OS	Open Structure Overlay Zone
RCO	River Corridor Overlay Zone
DO	Downtown Overlay Zone
CDO	Cultural District Overlay Zone

(Subsection C. amended by sec. 1, Ordinance adopted 2-15-05; Ord. No. 2019-122, § 1, 9-17-19)

Created: 2026-05-18 14:03:39 [EST]

(Supp. No. 10)

Sec. 406. Bed and Breakfast Establishments and Short-Term Rentals

Specific use standards applicable to a bed and breakfast and short-term rentals are:

A. *General Standards.*

1. Unless allowed by right pursuant to the Use Table in Section 313, the operator of a Bed and Breakfast or a Short-Term Rental must obtain a Conditional Use approval from the Planning Commission, by submitting an application form approved by the Director of Planning and Development Services.
2. A Conditional Use approved under this section shall be valid until the 1st of June immediately following the date of initial approval and shall thereafter automatically renew for subsequent one-year periods unless revoked by the Planning Commission in accordance with Subsection (D)(6) below. Regardless of the date of initial approval or last renewal, the next renewal date of a Conditional Use approved prior to the adoption of this amended ordinance shall be June 1, 2025.
3. The application shall designate an "Operator" who must reside in Tom Green County, Texas and shall furnish a telephone number for the operator. The Operator name and phone number shall be furnished in the notice to owners of real property as required by Section 201 of this Zoning Ordinance. The Operator of a Bed and Breakfast or a Short-Term Rental must post conspicuously in the common area of each unit (1) the name and contact information of the operator, and (2) restrictions on noise as set out in Section 8.01.005 of the San Angelo Code of Ordinances. If the Operator's contact information subsequently changes, the Operator shall provide the City with written notice of any new contact information.
4. The operator shall keep a current guest register in compliance with the state code.
5. For the purposes of determining privacy fence requirements, a Bed and Breakfast or a Short-Term Rental will always be considered a residential use.
6. On a residentially zoned property, all lighting shall be directed toward the establishment and not at surrounding neighbors.
7. A minimum of two paved off-street parking spaces, plus one additional off-street parking space per separately rented guest room, shall be provided on the same lot or tract of land as the establishment, except in the CBD zoning district as outlined in Section 511.A.1 of this Zoning Ordinance.
8. Neither a Bed and Breakfast nor Short-Term Rental establishment may be operated on a city-owned property that is leased for residential purposes.
9. Initial applications and subsequent renewals shall not be approved until all required fees have been paid to the Planning and Development Services Department.

B. *Standards for a Short-Term Rental.* In addition to the requirements in Section 406.A, the following shall apply on the premises of a Short-Term Rental establishment.

1. Meal service may not be provided.
2. Camping Units are prohibited on the premises of a Short-Term Rental establishment on a residentially zoned property.
3. A Short-Term Rental use may not be located on a lot that is within 500 feet of a lot on which another Short-Term Rental use is located within a RS-1, RS-2, RS-3, RS-4, RS-5, RS-6, R&E, or PD with underlying RS-1, RS-2, RS-3, RS-4, RS-5, RS-6, and R&E zoning. This shall be measured from property line to property line, based on the two closest points, and shall not be varied by the Zoning Board of Adjustment. The restrictions contained in this subsection B(3) shall not affect any property which

already has an approved Conditional Use for a Short-Term Rental prior to the adoption of this amended ordinance.

4. A Short-Term Rental use may not be located on a lot that is within 500 feet of a fenced area or to the closest building of an elementary or secondary school. Measurements shall be taken from the two closest points as applicable. Only those school buildings that are utilized for educational activities and regularly occupied by students shall be considered for purposes of the distance limitation. This restriction shall not apply in those zoning districts that do not require a Conditional Use. This restriction shall not be varied by the Zoning Board of Adjustment. The restrictions contained in this subsection B(4) shall not affect any property which already has an approved Conditional Use for a Short-Term Rental prior to adoption of this amended ordinance.

C. *Standards for a Bed and Breakfast.* In addition to the requirements in Section 406.A, the following shall apply to a Bed and Breakfast establishment:

1. On a residentially zoned property, a maximum of four guest rooms shall be permitted in any one Bed and Breakfast establishment.
2. No food preparation, except beverages, shall be permitted within individual guest rooms. Meal service may only be provided to overnight guests.
3. Preparation and service of food for guests shall conform to all applicable regulations of the State of Texas and the City of San Angelo.
4. On a residentially zoned property, the operator of the Bed and Breakfast shall be a full-time resident of the dwelling unit in which the Bed and Breakfast establishment is housed and shall remain on-site when the unit is occupied by guests.
5. On a residentially zoned property, on-site sales will be permitted only as an accessory use to the Bed and Breakfast establishment; said sales will be limited to Bed and Breakfast guests only; no other sales not otherwise permitted in the zoning district shall be permitted on the premises of a Bed and Breakfast establishment.
6. No exterior evidence of the Bed and Breakfast shall be allowed, except for one sign, no larger than six square feet, which is not internally lit.

D. *Appeals, Registration, Inspections, and Enforcement.*

1. The applicant or any citizen may appeal a decision of the Planning Commission to the City Council by submitting a written request to the Planning Director within fifteen (15) days of the decision of the Planning Commission. The appeal must be sworn and must identify each alleged point of error, facts and evidence supporting the appeal, and reasons why the action of the Planning Commission should be modified or reversed. City Council shall hear the appeal no later than thirty (30) days after the request is submitted to the Planning Director. City Council may affirm, modify, or reverse a decision of the Planning Commission. Appeal of the City Council's decision shall be made within thirty (30) days of the final action by City Council, to a state District Court of competent jurisdiction in Tom Green County.
2. All Bed and Breakfast and Short-Term Rental establishments must be registered with the State of Texas and the City of San Angelo for the purpose of Hotel Occupancy Tax prior to operating.
3. Prior to consideration by the Planning Commission for Conditional Use approval, a Bed and Breakfast or Short-Term Rental establishment shall be required to submit to and pass a safety inspection by the City Building Official. The City Building Official shall establish a comprehensive checklist of all inspection criteria and publish the same on the City's website. Additionally, the inspection criteria shall be provided to applicants as part of the application for a Bed and Breakfast or Short-Term Rental. At a minimum the inspection criteria shall address requirements for working smoke detectors, carbon

monoxide detectors, fire extinguishers, working hot water heaters, posting of a 9-1-1 address and posting of an exit plan for the establishment.

4. After initial approval, the owner shall obtain and comply with an annual safety inspection by the City Building Official's office. Additional inspections may be conducted by the City Building Official upon modification of the establishment in a manner affecting the health and safety of occupants, or to investigate complaints filed regarding the condition of the establishment with respect to health and safety.
5. The offering of a dwelling unit for Bed and Breakfast rental or Short-Term Rental, or the solicitation for such rental, creates a rebuttable presumption of such use.
6. Failure to comply with federal, state, and local law related to the operation of the establishment may result in suspension or revocation of the Conditional Use approval as determined by the Planning Commission. A public hearing on suspension or revocation shall be held in the same manner and in accordance with the same procedures required for initial approval of a Conditional Use. Appeal of a suspension or revocation may be made in the same manner as described in subsection (D)(1) above. In suspending or revoking a Conditional Use approval, the Planning Commission may consider the following:
 - i. The severity, number, and disposition of citations or criminal complaints related to the operation of the establishment and filed against an owner, operator, or any occupant.
 - ii. The severity, number, and disposition of minor complaints submitted by neighbors or other interested persons related to the operation of the establishment. A "minor complaint" shall mean a complaint documented in writing at or near the time of the alleged conduct being complained of, that is supported by facts and evidence, and that is submitted to the appropriate authority having jurisdiction over such complaint. Examples of minor complaints include police calls for service that do not result in issuance of a citation, and notices of violation issued by code enforcement that likewise do not result in a citation.
 - iii. Failure to timely report and remit hotel occupancy taxes.
 - iv. Hotel tax reports reflecting no reported revenue for two or more quarters during any twelve-month period. It shall be a defense to suspension or revocation on this basis if the establishment owner or Operator provides prior written notice to the City Planning Department that the establishment has temporarily ceased operations due to repair or renovations.
 - v. Failure to submit to safety inspections and operate in accordance with the inspection checklist promulgated by the City Building Official.
 - vi. Relevant support materials provided by City staff or the respondent, public testimony provided at the hearing, or any other information that demonstrates the degree to which the owner, Operator, or an occupant has endangered public health, safety, or welfare.
 - vii. Failure to maintain current contact information of the designated Operator both at the site of the Conditional Use and with the City.
 - viii. Repeated failures by the designated Operator to timely respond to inquiries by City staff related to emergencies, operational concerns, or complaints from the public.
7. To the extent of any conflict between this Section 406 and any other provision of the Zoning Ordinance, this Section 406 shall control with respect Conditional Uses for Bed and Breakfast and Short-Term Rentals.

(Ordinance adopted 5-15-12; Ordinance adopted 1-17-17, § 2; Ord. No. 2024-030, § 1(Exh. A), 5-7-24)

Sec. 407. Campground/RV Parks

Specific use standards applicable to a Campground/Recreational Vehicle Park are:

- A. *Location.* The outer perimeter of the Recreational Vehicle Park lot or parcel of land shall be at least 1000 feet from the property boundary line of any residentially zoned lot or parcel of land designated as R&E, RS-1, RS-2, RS-3, RS-4, RS-5, RS-6, RM-1L, RM-1, or RM-2 zoning district.
- B. *Measurements.* Measurements for determining the distances described above are to be measured in a straight line in all directions from the outer perimeter of the contiguous parcel of land on which the Recreational Vehicle Park is to be located.
- C. *Judicial Review of Zoning Board of Adjustment Decision.* Judicial review of a decision of the Zoning Board of Adjustment shall be as provided at Chapter 2, Section 2.07.064 of this Code.
- D. *General Standards.* In all zoning districts, the following will be required:
 - 1. Each park must be in compliance with all applicable City regulations and ordinances. A current, Annual Operator's Permit as provided for under Article 4.10, Division 2 of the City's Code of Ordinances is required for operation of a Campground/Recreational Vehicle Park.
 - 2. A minimum of ten (10) contiguous acres of property, uninterrupted by any publicly dedicated rights-of-way including streets or alleys. Easements and utility rights-of-ways shall count towards the required acreage.
 - 3. Placement of no more than ten (10) Spaces per acre. The total number of authorized spaces based on maximum density may be placed without limitation, so long as all required separation standards and space size standards required under Chapter 12, Exhibit "C," "Land Development Subdivision Ordinance" of this code are met. Recreational vehicles shall be spaced according to the separation requirements outlined in 415.C of this Ordinance as they relate to other recreational vehicles and pavement/curbing edges, and space size standards required under Chapter 12, Exhibit "C," "Land Development Subdivision Ordinance" of this code are met.
 - 4. Opaque screening requirements:
 - a. Any Campground/Recreational Vehicle Park which abuts a collector or local street, as designated in the Thoroughfare Plan for the City of San Angelo, in accordance with setback and height requirements outlined in Chapter 5.
 - b. A Campground/Recreational Vehicle Park will always be considered a nonresidential use as it pertains to the application of privacy fencing requirements outlined in Chapter 5.
 - 5. Required screening shall be constructed of one or a combination of the following materials and no less than eight (8) feet in height; chain link fencing with slats or corrugated metal, or walls which are part of another building or structure may not be substituted towards this requirement.
 - a. Privacy fence, consisting of masonry, wood, or other non-reflective metallic materials with 20 year manufactured coating;
 - b. Earthen berm; and/or
 - c. Other combinations of materials as approved by the Planning Commission and City Council.
 - 6. Roads connecting the facility to the publicly dedicated right-of-way and all internal streets within the facility shall be paved with an approved surface as defined in Chapter 8 of this Zoning Ordinance. Street improvements and fire protection requirements in accordance with fire code regulations as adopted for the City of San Angelo will also be provided.

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7. All site lighting shall be shielded and directed at the Campground/Recreational Vehicle Park and not at surrounding properties.
 8. Primary access to the site shall not be allowed under any circumstance from a local street as indicated in the City of San Angelo Thoroughfare Plan. Only emergency vehicle access, where necessary, will be allowed from a local street; however, such emergency vehicle access shall utilize bollards, gates, or other means to restrict access to the site in accordance with the International Fire Code or as allowed by the Fire Marshal for the City of San Angelo.
 9. Accessory or storage buildings associated with an individual camping site(s) shall not be allowed.
 10. Maximum length of stay shall be as follows:
Six (6) months within a twelve (12) month period, and:
 - a. No permanent living structures shall be allowed on the property, except for those of the park's on-site property manager(s), and employees of the park.
 - b. 15% of the Recreational Vehicle spaces for patrons within the park shall be exempt from this time restraint requirement. When calculation of this 15% results in a fractional number, this fractional number shall be rounded down. For example: 14.76 would be 14 spaces.
 - c. Relocating a unit from one space to another within the Park does not restart the six month term.
 11. All motor vehicles within the site shall be properly licensed in accordance with the state in which the vehicle is registered, and shall be fully operational; motor vehicles which are not functional are prohibited.
 12. The operation of motor vehicles within the boundaries of the Campground/RV Park is limited to:
 - a. Recreational Vehicles;
 - b. Passenger vehicles of less than 14,000 pounds, including: cars, vans, golf carts, ATVs, motorcycles, mopeds, scooters, and light trucks, all of which must comply with City traffic regulations and ordinances exclusive of this Zoning Ordinance.
 - c. Utility and service trucks providing services within the Park.
 - d. Other vehicles and trailers used primarily for living quarters when intended to be used for living quarters or hauled as living quarters.
 13. The use of external generators on-site is strictly prohibited except in instances when the recreational vehicle is temporarily uninhabitable due to conditions outside the resident's control, and for a period not to exceed three working days.
 14. Addressing layout of every space within the park shall be made available for inspection in the operator's office.
 15. Campground RV Park operators shall permit a reasonable inspection of the premises by the Development Services Department or its designated representative to determine compliance with this Section and annual permitting.
 16. One parking space per RV unit shall be provided in accordance with the standards set forth in Section 511.F and 511.G of the Zoning Ordinance.
 17. Placement of any RV shall occur only on a surface which is sufficient to support the weight of the unit, and which shall consist of one or a combination of the following materials:
 - a. paved surface as defined in Chapter 8 of the Zoning Ordinance,
 - b. 4" base of crushed granite or limestone, or

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- c. 2" of pavement millings.

(Section 407 added by sec. 4, Ordinance adopted 4-15-14)

Sec. 415. Intermodal Containers

A. *Permanent Intermodal Containers.*

1. *Prohibited Zoning Districts and Overlay Zones.* Permanent Intermodal Containers are prohibited in the RS-1, RS-2, RS-3, RS-4, RS-5, RS-6, RM-1L, RM-1, RM-2, MHP, MHS, CO, and CBD Zoning Districts. They are also prohibited in the River Corridor, Historic Overlay Zones, on any property with an Historical Landmark designation, and on any otherwise vacant site.
2. *Standards for all permitted Zoning Districts.*
 - a. Prior to placement or installation of a Container on a site, a building permit, including a site plan, shall be submitted to the Building Official for approval.
 - b. The stacking of Containers shall be prohibited.
 - c. Each Container shall meet all required standards for principal buildings for the zoning district.
 - d. No Container shall exceed 450 square feet.
 - e. Trailers, semi-trailers, boxcars, or similar shall be prohibited. Open top, open side, and tank Containers shall also be prohibited.
3. *Additional standards applicable for CN, CG, and CG/CH Zoning Districts.*
 - a. No signage including business signs, logos, or other markings shall be permitted on or attached to a Container, except for small, incidental labeling.
 - b. Each Container shall be painted an earth tone, neutral color, or match the principal building(s) on the site.
 - c. Containers shall be located to the rear or side, but not street side, of the principal building on the site.
4. *Additional Standards for the Ranch and Estate (R&E) Zoning District.*
 - a. No more than one Container shall be allowed on a site of at least five acres in size. Containers are prohibited on sites less than five acres in size.
 - b. No signage including business signs, logos, or other markings shall be permitted on or attached to a Container, except for small, incidental labeling.
 - c. The container shall be painted an earth tone, neutral color, or match the principal residential building on the site.
 - d. The Container shall be located to the rear of the principal residential building on the site.
5. *Existing Intermodal Containers.*
 - a. With the exception of those located within the Ranch & Estate Zoning District, sites where a permit has already been issued for the permanent placement of an Intermodal Container, prior to the adoption of this ordinance, shall be exempt from these requirements.
 - b. All sites located within the Ranch & Estate Zoning District that have existing Intermodal Containers shall be brought into compliance with this Section within 90 calendar days of the effective date of this Ordinance.

B. *Temporary Intermodal Containers.*

1. *Construction-Related Storage.*

- a. The temporary placement of intermodal Containers, as well as trailers and semi-trailers, shall be allowed on the same tract of land, or on a tract lying directly adjacent to or across the street from the tract, where related permitted construction is occurring. Such placement shall not require a building permit or other approval by the City, provided that the following standards are met:
 - i. Use of such trailer or Container shall be limited to storage of material and equipment used in conjunction with adjacent permitted construction.
 - ii. Any such trailer or Container shall be removed within 60 days following completion of the project.

2. *Short-Term Storage.*

- a. One Container shall be permitted on any site with residential zoning or a residential use for a period of 30 consecutive days, up to two times per calendar year.
 - b. Container(s) shall be permitted in all other zoning districts for a period of 30 days, up to four times per calendar year
 - c. Requests for time extensions shall be submitted in writing to the Planning Director prior to the expiration date of the permit. The Planning Director may grant extensions not exceeding in sum total 15 days.
3. *Containers shall not be located on a vacant site or within any public right-of-way.* Containers shall not be located so as to block or interfere with the use of any fire lanes, drive aisles, maneuvering areas, or required parking spaces.
4. A Container shall not exceed 160 square feet in area on any site with residential zoning or a residential use, except as permitted for construction-related storage and shall not exceed 450 square feet in all other zoning districts or for construction storage.

(Ordinance adopted 12-6-16, § 1; Ord. No. 2019-030, § 2, 3-5-19)

Editor's note(s)—Former Sec. 416, see editor's note at Sec. 411.

Sec. 421. Recovery Facility, Alcohol and Drug

Drug and alcohol recovery facilities shall be subject to the following standards.

1. The facility shall meet all building, housing, and fire codes of the City.
2. The facility shall have adequate off-street parking space for every vehicle possessed or utilized by occupants of the building. Such parking spaces must meet all applicable standards of the City.
3. The facility shall be compatible with the neighborhood and shall not create undue density and congestion.
4. The boundary line of any lot or tract of land occupied by such facilities shall be located no less than 300 feet (measured in a straight line between nearest boundaries) from each of the following:
 - a. Any lot or tract of land occupied by a public or private school offering a curriculum equivalent to an elementary or secondary school;
 - b. Any lot or tract of land located within an R&E, RS-1, RS-2, RS-3, RS-4, RS-5, RS-6 or MHS District.
5. Appropriate licenses and/or certifications from any federal or state agency shall be acquired and kept current.
6. Professional staff must be on the premises at all times. Professional staff shall be defined as an individual with experience, training or knowledge in the appropriate rehabilitative field.
7. No residential treatment shall be provided to any persons on parole from federal, state or county jails or prisons.
8. If deemed necessary by the Chief of Police, additional security lighting shall be provided.

(Ordinance adopted 1-4-00)

Sec. 424. Self-Service Storage

Self-service storage facilities shall be allowed as a conditional use following approval by the Planning Commission and subject to the following standards.

1. The facility shall be situated in a manner that avoids having substantial activity unreasonably close to any R&E, RS-1, RS-2, RS-3, RS-4, RS-5, or RS-6 zoning district.
2. The use of the facility and its individual storage units shall be limited to storage purposes only.
3. No direct glare from any illumination on the site shall be visible from lots in any adjacent residential zoning district.
4. Electrical service to any individual storage unit shall be limited to a single circuit providing a maximum force of 20 amperes, with no more than one duplex outlet providing single-phase electrical service of no more than 110 volts.
5. Each individual unit shall be directly accessible from a paved apron that is improved to the same standards generally required for off-street parking areas, and the paved apron shall include a paved extension to the pavement on an adjoining street.

(Ordinance adopted 1-4-00)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: August 4, 2026

Item type: Consent Item

Caption:

Second reading of an ordinance amending Chapter 12 "Planning and Development", Article 12.04 "Signs", Section 12.04.008 "Temporary Signs" by reinstating regulations for auction, estate, garage sale, political, and real estate signs, and establishing regulations for feather flag banners (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

Updated — Flag/Banner style signs to have this statement:

(A) Only allowed in Commercial and Manufacturing zoned districts. Residential zoned districts must follow Sec. 12.04.008 a. 8

This way, the Real Estate Signs which may have a flag style in the residential zoned properties will follow the real estate rules, While the Commercial and Manufacturing zoned Districts will follow the flag/banner rules.

This Text Amendment is a clean-up primarily of the Temporary signs section of Article 12.04 'Signs.' In the 2025 sign revisions, a few sections we deleted, and we have found those are critical for evaluation of the type of sign.

We propose bringing back the language which allows the following temporary sign types: auction, estate and garage sale signs; political signs; real estate signs.

The new sections we are adding will allow for real estate signs on the waterfront side of Lake Nasworthy. A current practice but not allowed under current ordinance.

(D) Waterfront Lake Nasworthy and Concho River properties

(1) Allowed to place real estate signs or banners on the lakeside frontage of property up to 32 square feet;

(2) Allowed for continuous display and must be removed 30 days after the sale of the property.

The next new section is Feather flag banners:

(A) no more than 6 per property may be no larger than 60 square feet

(B) must be 10' setback from property lines or 15' from Right of Way (curb line)

(C) If property is in a design district – River corridor, Downtown, Cultural or Historic; signs must gain approval through Zoning ordinance Sec 211 or Zoning Ordinance Sec 212

(D) No sign shall be attached, placed, affixed or staked in the public right of way whether in ground, on ground or on a pole or structure.

(E) Allowed for 30 days or less and only four times per year.

Planning Commission recommended approval with a 4-0 vote on June 15, 2026.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | Memo_Temporary Signs | Memo_Temporary Signs.docx |
| 2. | Sec._12.04.008___Temporary_signs - red line | Sec._12.04.008___Temporary_signs - red line.docx |
| 3. | Adopting ORDINANCE 2026 - Sec 12.004 Signs | Adopting ORDINANCE 2026 - Sec 12.004 Signs.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

MEMO



Meeting

Date: June 5, 2026

To: Planning Commission

From: Aaron Vannoy
Planning and Development Services Director

Agenda Item: Text Amendment to the City of San Angelo Code of Ordinances Sec. 12.04.008
Temporary Signs

Background:

In 2025 the sign ordinance had a review for electronic signs, onsite and offsite signs and banners in the design districts. During the process a portion of the temporary signs were removed primarily being garage sale signs, political signs and real estate signs.

Since this removal there have been several challenges to what a temporary sign is and how those signs are either legal or illegal now.

After several discussions, it was never the intent to remove garage sale, political, or real estate signs from the temporary sign category which does not require a permit.

Exhibit "A"

This reestablishes the three items in temporary signs: Auction, estate and garage sale signs; political signs; and real estate signs. It also establishes regulations for feather banner signs as temporary signs.

We kept the exact language as the original ordinance for the three sign types. The added section for feather banner signs, currently we would prohibit these signs, we went with a simple strategy to allow them for temporary use. Temporary use is appropriate as the signs are designed to be used for grand openings, special events or sales as fluttering signs that attract the eye while driving.

Planning Commission Requested Action:

Staff are requesting that the Planning Commission recommend approval of the proposed changes to the City Council.

Attachment:

Exhibit A

Sec. 12.04.008 Temporary signs

(a) *Temporary signs are only permitted for the following types of signs:*

- (1) *Construction/financing signs.* A sign announcing the character of a building enterprise or the purpose for which a building under construction or undergoing structural alteration or repair is intended, including but not limited to the names of architects, engineers, contractors, developers and financiers.

One such sign per street frontage of a building under construction or undergoing structural alteration or repair is authorized, provided the area of such sign shall not exceed eight square feet in residential districts or 32 square feet in all other districts. These signs shall be removed within 14 days of the issuance of a certificate of occupancy or the closing of the sale of the property, whichever is later.
- (2) *Subdivision construction signs.* A subdivision construction sign is a temporary sign identifying a residential development or subdivision during the development of the subdivision. Such sign must be removed when 85 percent of the lots or dwellings are sold. A subdivision construction sign shall be no larger than 150 square feet. A subdivision construction sign shall be no taller than 12 feet in height. No more than two subdivision development signs per development are authorized per development. A subdivision construction sign may not be placed closer than 15 feet from any curb line or street edge or zero feet from the property line, whichever is greater.
- (3) *Hazard signs.* A sign warning of construction, excavation, or similar hazard. A hazard sign is authorized only so long as the hazard exists.
- (4) *Banners.* Banners are allowed only in commercial and manufacturing districts and may be no larger than 30 square feet or 10 percent of the area of the wall to which the banner is attached, and must be attached to a building, fence or other structure permanently affixed, installed or built upon the property. The area of a banner shall count against any sign area limitation for the property, such as the building sign area for banners attached to a building or the freestanding sign area for banners attached to a fence or other structure. Allowed for 30 days or less and only three times per year.
- (5) *Temporary window signs.* Signs painted on a window or displayed in a window made of cloth or paper advertising a temporary sales event or promotion.

(6) Auction, estate and garage sale signs. One non-illuminated sign advertising an auction, estate or garage sale is authorized per residential lot upon which the sale is to be conducted.

(A). No more than two additional auction, estate or garage sale signs may be placed off-site, on property zoned for residential use, with the permission of the person owning or controlling the property.

(B). Signs advertising an auction, estate or garage sale may not exceed four square feet per side in size and must clearly indicate the name and street address of the person responsible for the sale.

(C). All garage sale signs must be removed no later than 24 hours after the conclusion of the sale.

(D). No sign shall be attached, placed, affixed or staked in the public right of way whether in ground, on ground or on a pole or structure.

(7) Political signs.

(A) One political sign per street frontage not exceeding four square feet each in a district zoned for residential use and 32 square feet each in nonresidential districts.

(B). A political sign authorized by this section may not be displayed earlier than 90 days before a primary, runoff or general election and such signs must be removed prior to the expiration of ten days following the primary, runoff or general election.

(C). Failure by a candidate or person owning or controlling a lot, tract or parcel of land to remove a political sign within ten days shall constitute a separate offense for each day the sign remains standing.

(D). No political sign shall be placed on any property, structure or building without first obtaining the permission of the property owner.

(8) Real estate signs.

(A) Three non-illuminated signs per street frontage indicating the property on which the sign is located is a model home, open house or is for sale, rent or lease. Such signs shall be a maximum of six square feet in districts zoned for residential use and 32 square feet in districts zoned for commercial use.

(B) Four off-site directional signs indicating an open house or model home shall be allowed per builder or sales agent, per subdivision. These signs shall not exceed six square feet.

(C) Pennants and/or banners may be used at an open house on Saturday and/or Sunday. Pennants shall be securely attached to two points located ten feet from any curb line or zero feet from the property line, whichever is greater. Banners must be attached to the building and may be no larger than 60 square feet or 25 percent of the area of the wall to which the banner is attached.

(D) Lake Nasworthy and waterfront Concho River properties

_____ (1) Allowed to place real estate signs or banners on lake side frontage of property up to 32 square feet;

(2) Allowed for continuous display and must be removed 30 days after the sale of the property.

(9) Feather flag banners

(A) Only allowed in Commercial and Manufacturing zoned districts. Residential zoned districts must follow Sec. 12.04.008 a. 8

(B) No more than 6 per property may be no larger than 60 square feet

(B) must be 10' setback from property lines or 15' from Right of Way (curb line)

(C) If property is in a design district – River corridor, Downtown, Cultural or Historic; signs must gain approval through Zoning ordinance Sec 211 or Zoning Ordinance Sec 212

(D) No sign shall be attached, placed, affixed or staked in the public right of way whether in ground, on ground or on a pole or structure.

(E) Allowed for 30 days or less and only four times per year.

(b) Unless specifically stated above, temporary signs are allowed with a time limit of 60 days and must comply with the setback requirements for freestanding signs.

(Ord. No. 2025-032, § 1(Exh. A), 5-6-25)

ORDINANCE 2026

**AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING CHAPTER 12
"PLANNING AND DEVELOPMENT," ARTICLE 12.04 "SIGNS," SECTION 12.04.008
"TEMPORARY SIGNS", PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, on the 15th day of June, 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 text amendments to **Chapter 12 "Planning and Development," Article 12.04 "Signs," Section 12.04.008 "Temporary Signs"**.

WHEREAS, on the 21st day of July 2026, City Council held a public hearing on TA26-05, after due and proper notice, and has considered the 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, TEXAS

Section 1. **Chapter 12 "Planning and Development," Article 12.04 "Signs," Section 12.04.008 "Temporary Signs" are hereby amended as set forth in Exhibit "A" attached hereto and incorporated herein for all purposes.**

Section 2. 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 3. This Ordinance shall be effective on and after August 4, 2026.

INTRODUCED with public hearing the 21st day of July 2026, and finally PASSED this 4th day of August 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of Planning
And Development Services

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"

(a) *Temporary signs are only permitted for the following types of signs:*

(1) *Construction/financing signs.* A sign announcing the character of a building enterprise or the purpose for which a building under construction or undergoing structural alteration or repair is intended, including but not limited to the names of architects, engineers, contractors, developers and financiers.

One such sign per street frontage of a building under construction or undergoing structural alteration or repair is authorized, provided the area of such sign shall not exceed eight square feet in residential districts or 32 square feet in all other districts. These signs shall be removed within 14 days of the issuance of a certificate of occupancy or the closing of the sale of the property, whichever is later.

(2) *Subdivision construction signs.* A subdivision construction sign is a temporary sign identifying a residential development or subdivision during the development of the subdivision. Such sign must be removed when 85 percent of the lots or dwellings are sold. A subdivision construction sign shall be no larger than 150 square feet. A subdivision construction sign shall be no taller than 12 feet in height. No more than two subdivision development signs per development are authorized per development. A subdivision construction sign may not be placed closer than 15 feet from any curb line or street edge or zero feet from the property line, whichever is greater.

(3) *Hazard signs.* A sign warning of construction, excavation, or similar hazard. A hazard sign is authorized only so long as the hazard exists.

(4) *Banners.* Banners are allowed only in commercial and manufacturing districts and may be no larger than 30 square feet or 10 percent of the area of the wall to which the banner is attached, and must be attached to a building, fence or other structure permanently affixed, installed or built upon the property. The area of a banner shall count against any sign area limitation for the property, such as the building sign area for banners attached to a building or the freestanding sign area for banners attached to a fence or other structure. Allowed for 30 days or less and only three times per year.

(5) *Temporary window signs.* Signs painted on a window or displayed in a window made of cloth or paper advertising a temporary sales event or promotion.

(6) Auction, estate and garage sale signs. One non-illuminated sign advertising an auction, estate or garage sale is authorized per residential lot upon which the sale is to be conducted.

(A). No more than two additional auction, estate or garage sale signs may be placed off-site, on property zoned for residential use, with the permission of the person owning or controlling the property.

(B). Signs advertising an auction, estate or garage sale may not exceed four square feet per side in size and must clearly indicate the name and street address of the person responsible for the sale.

(C). All garage sale signs must be removed no later than 24 hours after the conclusion of the sale.

(D). No sign shall be attached, placed, affixed or staked in the public right of way whether in ground, on ground or on a pole or structure.

(7) Political signs.

(A) One political sign per street frontage not exceeding four square feet each in a district zoned for residential use and 32 square feet each in nonresidential districts.

(B). A political sign authorized by this section may not be displayed earlier than 90 days before a primary, runoff or general election and such signs must be removed prior to the expiration of ten days following the primary, runoff or general election.

(C). Failure by a candidate or person owning or controlling a lot, tract or parcel of land to remove a political sign within ten days shall constitute a separate offense for each day the sign remains standing.

(D). No political sign shall be placed on any property, structure or building without first obtaining the permission of the property owner.

(8) Real estate signs.

(A) Three non-illuminated signs per street frontage indicating the property on which the sign is located is a model home, open house or is for sale, rent or lease. Such signs shall be a maximum of six square feet in districts zoned for residential use and 32 square feet in districts zoned for commercial use.

(B) Four off-site directional signs indicating an open house or model home shall be allowed per builder or sales agent, per subdivision. These signs shall not exceed six square feet.

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(D) Lake Nasworthy and waterfront Concho River properties

(1) Allowed to place real estate signs or banners on lake side frontage of property up to 32 square feet;

(2) Allowed for continuous display and must be removed 30 days after the sale of the property.

(9) Feather flag style

(A) (A) Only allowed in Commercial and Manufacturing zoned districts. Residential zoned districts must follow Sec. 12.04.008 a. 8

(B) No more than 6 per property, which may be no larger than 60 square feet.

(C) Must be 10' setback from property lines or 15' from Right of Way (curb line).

(D) If property is in a design district – River corridor, Downtown, Cultural or Historic; signs must gain approval through Zoning ordinance Sec 211 or Zoning Ordinance Sec 212.

(E) No sign shall be attached, placed, affixed or staked in the public right of way whether in ground, on ground or on a pole or structure.

(F) Allowed for 30 days or less and only four times per year.

(b) Unless specifically stated above, temporary signs are allowed with a time limit of 60 days and must comply with the setback requirements for freestanding signs.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: August 4, 2026

Item type: Consent Item

Caption:

Second reading of an ordinance for Z26-08, a request for a zone change from the Single-Family Residential, Two-Family Residential, and Zero Lot Line, Twinhome and Townhome Residence zoning districts to the Low-Rise Multifamily zoning district located at 331 E. 31st St., between E. 31st St. and Travis St. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This request is to rezone properties around the former Day Elementary School, now functioning as an early head start campus for SAISD from RS-1, RS-2 and RS-3. These lots are vacant and have been under speculation for about a decade without any significant development to move forward. Now with the concept of having smaller individual structures on one larger lot, a developer is looking to move forward with a low-rise apartment complex with individual units and will have amenities on site for those residents. This area is within the Infill development with many large lots which, over time, can and will break into smaller pieces for more development of housing. N. Chadbourne is 1000 feet to the west of the head start campus. There are older style low-rise multifamily along this corridor and directly adjacent to the blocks by the head start. As you move back into the neighborhood, it is primarily single-family residential, although you do observe some two family lots. This development would still fit the character of the neighborhood and continue the infill purpose to become more fiscally sustainable as a community by filling in locations which already have infrastructure and general fund services.

Planning Commission recommends approval with a 4-0 vote from June 15th, 2026.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Z26-08 - Staff Report
2. Opposition
3. Z26-08 - Ordinance v2

Z26-08 - Staff Report.pdf
Opposition.pdf
Z26-08 - Ordinance v2.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Final Approval

STAFF REPORT
PLANNING COMMISSION – June 15th, 2026
City Council First Reading – July 21st, 2026

APPLICATION TYPE:	CASE:		
Zone Change	Z26-08: 331 E 31 st Street		
SYNOPSIS:			
A request for approval of a zone change from the Single-Family Residential (RS-1), Two-Family Residential (RS-2), and Zero Lot Line, Twinhome and Townhome Residence (RS-3) districts to Low-Rise Multifamily (RM-1) for 2.669 acres of property located between E 30th, E 31st, and Travis Street.			
LOCATION:	LEGAL DESCRIPTION(S):		
Between E 30 th , E 31 st , and Travis Street	Acres: 0.538, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 0.538 ACRES BEING 75' X 319.4' Acres: 1.250, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 1.2500 ACRES Acres: 2.130, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 2.1300 ACRES		
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Joe Self Neighborhood – Lake View	RS-1, RS-2, RS-3 to RM-1	Neighborhood	2.669 acres
THOROUGHFARE PLAN:			
E 30th Street – Local Road E 31st Street – Local Road Travis Street – Local Road			
NOTIFICATIONS:			
23 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the zone change from RS-1, RS-2, and RS-3 to Low-Rise Multifamily Legacy (RM-1L)			
PROPERTY OWNER/PETITIONER:			
Owner: Spring Creek Development Group LLC			
STAFF CONTACT:			
Austin Reed Planning & Dev. Administrator (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

This zone change request encompasses 2.669 acres of property for an area which recently had 2-3 parcels final platted into one lot representing the area of this request. That plat, the Day Addition Section 2, has not yet been recorded. The vision plan determines this area to be “Neighborhood”, which this request aligns with. Surrounding this property is single-family residential, along with what used to be Day Elementary (now a head-start program). An important footnote is that the applicant requested a zone change to RM-1 prior to the City of San Angelo adopting a new zoning ordinance which greatly limits the types of structures allowed under RM-1 zoning. All properties with existing RM-1 zoning are being converted to RM-1L, which is a legacy zoning district affording those properties the standards of the old zoning district. As this property applied under the old rules, Planning staff recommend that they are approved for RM-1L zoning as opposed to the new RM-1.

Planning Commission evaluation of appropriateness.

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

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.**
The future land use envisioned for this property is “Neighborhood,” which is compatible with the request for Low-Rise Multifamily (RM-1)
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 RM-1 or RM-1L 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.**
This property is suitable for multifamily development as it is 2.669 acres (sufficient room) and fronts onto two different streets. Surrounding this property is existing residential and around a dozen new homes fronting onto E 30th which are owned by the same developer.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
A zone change to multifamily residential is necessary for the applicant’s plans to develop the property in a manner they see fit.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.**
Staff do not anticipate any adverse effects on the nearby natural environment and a drainage study was required as part of the recent plats.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
The development of this property for multifamily residential helps to meet a clearly demonstrated community need for additional housing as identified in our 2019 and 2024 ResIntel Housing Studies.

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-1L zoning at this location would result in a logical and orderly pattern of development where a large vacant property near to schools and the Northside Recreation Center would be developed with multifamily residences.

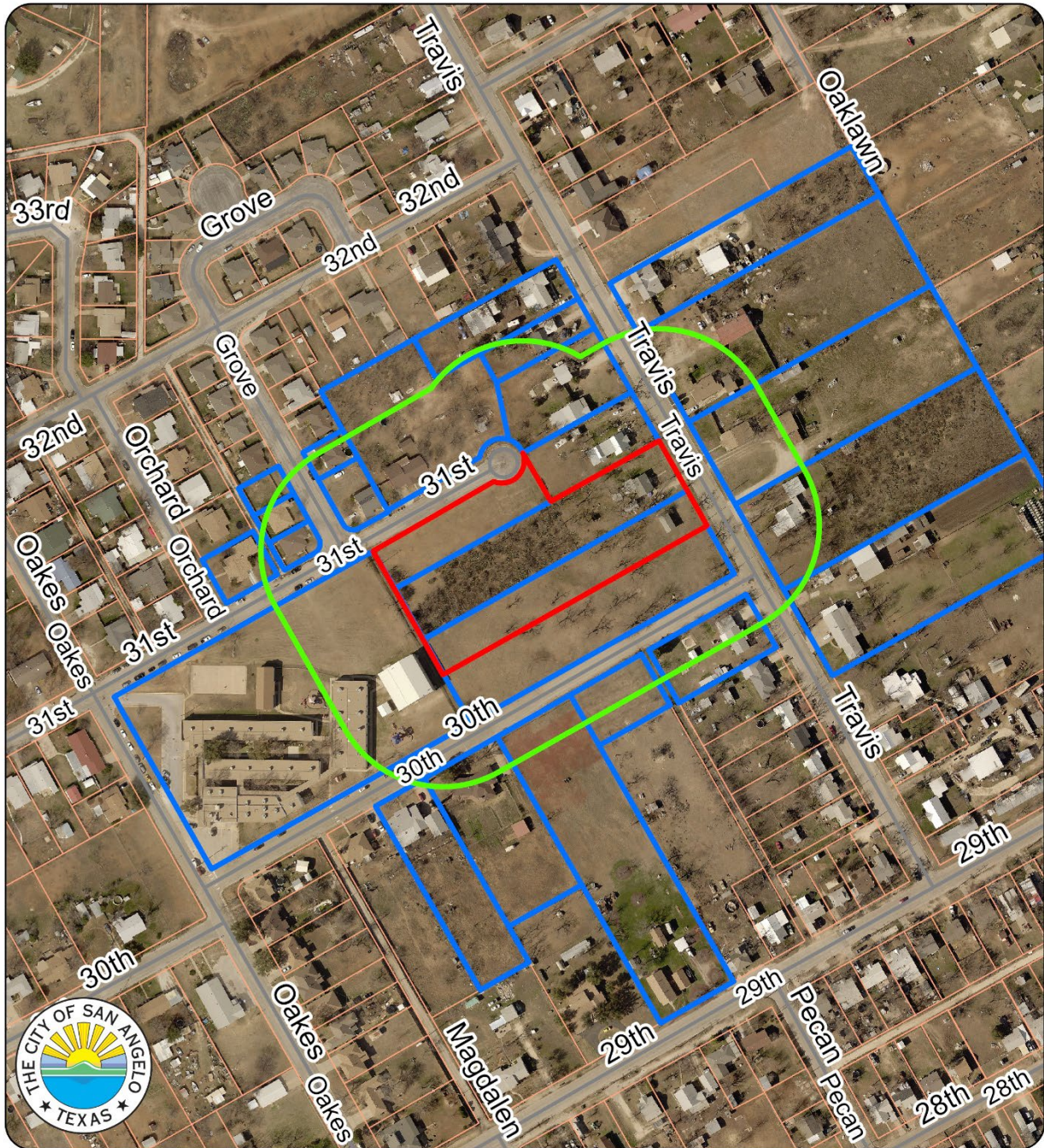
Recommendation:

Staff recommend **APPROVAL** of the zone change from RS-1, RS-2, and RS-3 to Low-Rise Multifamily Legacy (RM-1L)

Attachments:

Notification Map
Aerial Map
Zoning Map
Vision Map

Notification Map



Notification Map

Case: Z26-08 331 E 31st St

Council District: #2 - Joe Self

Neighborhood: Lake View

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

200' Range: 

Subject Property: 

Notified Properties: 



Aerial Map



Aerial Map

Case: Z26-08 331 E 31st St

Council District: #2 - Joe Self

Neighborhood: Lake View

Scale: 0 0.01 0.02 0.03 0.04 Miles

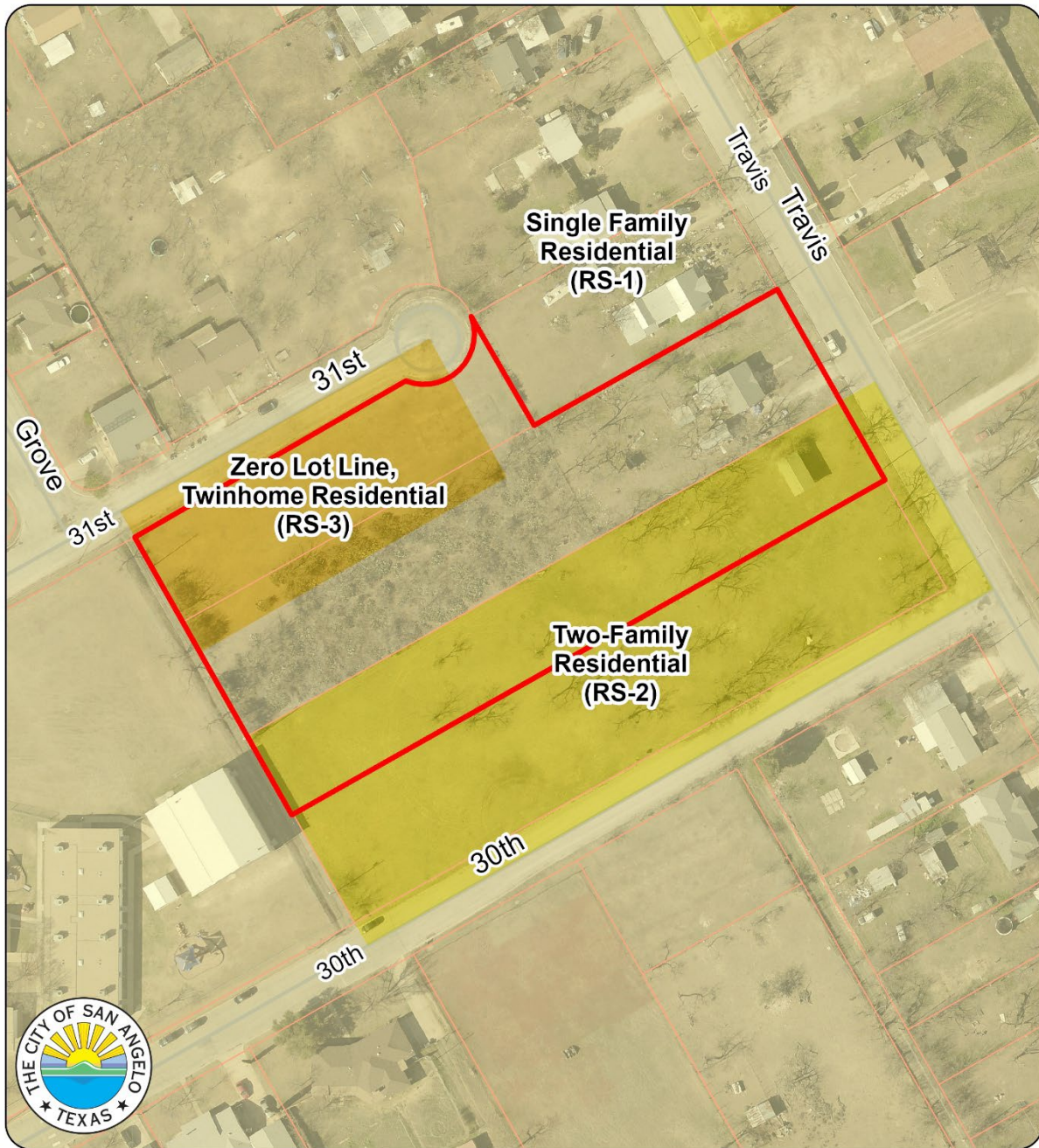
200' Range: 

Subject Property: 

Notified Properties: 



Zoning Map



Zone Map

Case: Z26-08 331 E 31st St

Council District: #2 - Joe Self

Neighborhood: Lake View

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 



Vision Plan



Vision Map

Case: Z26-08 331 E 31st St

Council District: #2 - Joe Self

Neighborhood: Lake View

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 



CASE #: Z26-08: 331 E 31st 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: BRUTON RONNIE & SANDRA
Address: 3102 ORCHARD

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

Ronnie Bruton
& Sandra Bruton

Additional Comments:

The additional housing poses a threat to the neighboring school and the young children's safety. It is so close to the actual building itself and the additional traffic brought will not be safe either.

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 2.669 ACRES LOCATED BETWEEN E 30th, E 31st, AND TRAVIS STREET**); FROM SINGLE-FAMILY RESIDENTIAL (RS-1), TWO-FAMILY RESIDENTIAL (RS-2), AND ZERO LOT LINE, TWINHOME, AND TOWNHOME RESIDENTIAL (RS-3) TO THE LOW-RISE MULTIFAMILY (RM-1) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z26-08: 331 E 31st Street

WHEREAS, on the 15th day of June 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 requested rezoning from Single-Family Residential (RS-1), Two-Family Residential (RS-2), and Zero Lot Line, Twinhome, and Townhome Residential (RS-3) to Low-Rise Multifamily Legacy (RM-1L); and,

WHEREAS, on the 21st day of July 2026, City Council held a public hearing on Z26-08, 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; and,

WHEREAS, City Council further considered the property owner’s agreement to more restrictive zoning being Low-Rise Multifamily (RM-1), and City Council approved such modification to Planning Commission’s recommendation under Section 213(E)(3) of the Zoning Ordinance.

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

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

The real property of 2.669 acres located at 331 E 31st Street, described as Abst: A-5670 S-0121.5, Survey: J Williams, 0.538 Acres Being 75' X 319.4', Abst: A-5670 S-0121.5, Survey: J Williams, 1.2500 Acres, and 0.881 acres out of Abst: A-5670 S-0121.5, Survey: J Williams, 2.1300 Acres within the City of San Angelo, Tom Green County, Texas as more particularly all properties are described and depicted on Exhibit “A” of this Ordinance.

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

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

SECTION 4: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 5: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **21st day of July 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **4th day of August 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

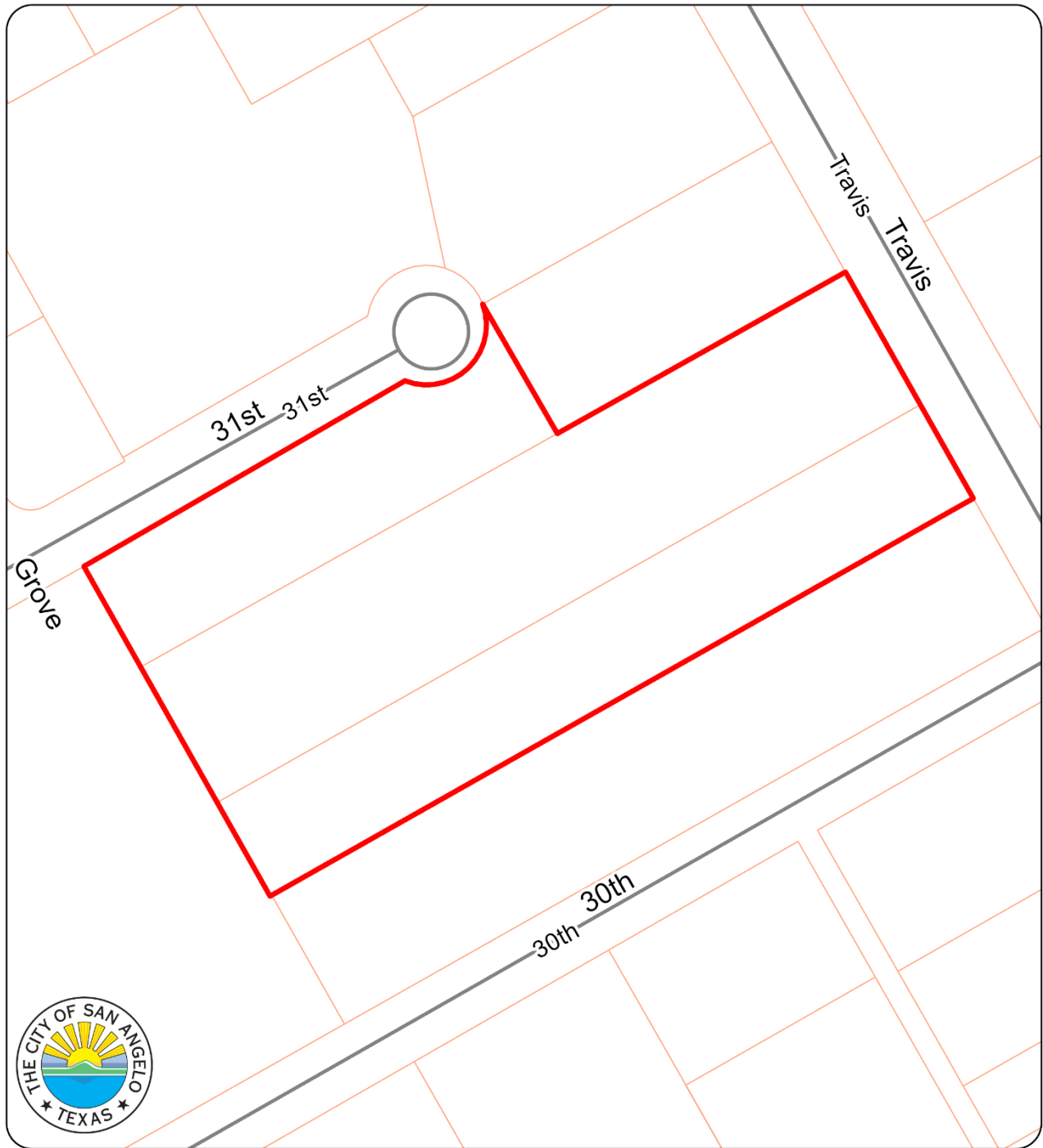
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map

Case: Z26-08 331 E 31st St

Council District: #2 - Joe Self

Neighborhood: Lake View

Subject Property: —

Zone Change: RS-1/RS-2/RS-3 to RM-1

Scale: 0 0.01 0.02 0.03 0.04 Miles

N



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jake Burton, Operations, Operations

Meeting Date: August 4, 2026

Item type: Regular Item

Caption:

Consider approving Task Order 13 for an Extra-Territorial Jurisdiction Floodplain Study in the amount of \$350,000, sourced from Stormwater Fund Balance, under IDIQ PW-01-23 Master Contract with Freeze and Nichols, Inc. and authorizing the City Manager to negotiate and execute all related documents (Operations Director Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

The City's Public Works Department is requesting professional services to perform a flood study within the City's Extra-Territorial Jurisdiction (ETJ), to provide the City with updated floodplain information for all previously FEMA-designated floodplains outside of the City Limits, but within the ETJ. The resulting study will support the City's regulatory authority over land development within the ETJ and promote orderly growth.

The study will also help identify areas of regional detention for existing and future developments. This particular finding has been requested by the development community to help ease the burden of stormwater regulations as it applies to subdivisions and new development. Additional actions - such as development guidelines, responsibilities, partnerships, land purchases, etc. - will need to follow, but a study and analysis is the first step to properly identify areas for strategic planning.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Stormwater Fund Balance			\$350,000

Financial Impact:

Funding from Stormwater Fund Balance.

Other Information/Recommendation:

Staff recommends approving Task Order #13 to Freeze and Nichols, Inc.

Attachments:

- | | | |
|----|---|---|
| 1. | Scope of Services -Master PSA Task Auth-Flood Study | Scope of Services -Master PSA Task Auth-Flood Study.pdf |
| 2. | BA Memo - Stormwater Flood Study | BA Memo - Stormwater Flood Study.pdf |

Presentation:

Patrick Frerich

Approvals/Reviews:

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



MASTER PROFESSIONAL SERVICES AGREEMENT
TASK AUTHORIZATION

CITY OF SAN ANGELO, TEXAS

301 W. Beauregard Avenue

San Angelo, Texas 76903

FNI Project:

SAN26XXX

Client Contract:

24-00005

Date:

7/2/2026

Project Name: San Angelo's Extra Territorial Jurisdiction (ETJ) Flood Study

Description of Services: See Attachment SC

Deliverables: See Attachment SC

Schedule: See Attachment SC

Compensation Type: Not to Exceed Fee (per Attachment CO)

Amount Authorized: \$350,000.00

The services described above shall proceed upon execution of this Task Authorization. All other provisions, terms, and conditions of the Master Professional Services Agreement which are not expressly amended shall remain in full force and effect.

To the extent that the Client may issue a formal purchase order in connection with, in addition to, or in lieu of signing this Task Authorization, the terms and conditions contained on the purchase order, if any, shall be null, void, and unenforceable, and the Client shall be deemed to have accepted this Task Authorization.

CITY OF SAN ANGELO, TEXAS

FREESE AND NICHOLS, INC.

By: _____

By: Heather Keister

Name: _____

Name: Heather Keister

Title: _____

Title: Principal/Vice President

Date: _____

Date: July 2, 2026

SCOPE OF SERVICES AND RESPONSIBILITIES OF CLIENT

PROJECT UNDERSTANDING

The City of San Angelo (Client) has requested professional services from Freese and Nichols, Inc. (FNI) to perform a flood study within the City's Extra-Territorial Jurisdiction (ETJ) to map floodplains under both existing conditions and Future Fully Developed (FFD) conditions. The City of San Angelo is a home rule city with a population near 100,000, resulting in an ETJ extending up to 5 miles beyond City limits, which has been assumed for the purposes of this scope.

The purpose of this Project is to provide the City of San Angelo with updated floodplain information for all previously FEMA-designated floodplains outside of the City Limits, but within the ETJ, using commonly accepted modeling methodologies (HEC-HMS and HEC-RAS 1D steady-state). The resulting study will support the City's regulatory authority over land development within the ETJ and promote orderly, responsible growth.

FNI was engaged by the City to address the limitations of existing flood data within the ETJ. Current FEMA Flood Insurance Rate Maps (FIRMs) were developed using legacy HEC-1 and HEC-2 models, and FEMA Base Level Engineering (BLE) data was developed using HEC-RAS 2D rain-on-mesh methodology — neither of which is well-suited for comparative condition analyses required in development review applications.

FNI will re-study FEMA-designated floodplains within the ETJ using HEC-HMS and HEC-RAS 1D steady-state models to produce data that is practical and directly usable for regulatory and development review purposes.

Key Assumptions:

- The ETJ is assumed to extend 5 miles beyond City limits based on state guidance for City populations exceeding 100,000.
- Study limits for existing conditions extend outside the ETJ where necessary to properly define upstream boundary conditions; FFD condition modeling is limited to within the study area (ETJ).
- The Concho River and other large watersheds specifically identified in the study exhibits are excluded from FFD condition analysis, as their large watershed extents extend well beyond the ETJ and development within the ETJ is not expected to produce significantly increased peak flows through these systems.
- All streams to be studied are specifically identified in the exhibits provided here-in.
- Modeling will utilize HEC-HMS for hydrologic analysis and HEC-RAS 1D steady-state for hydraulic analysis.

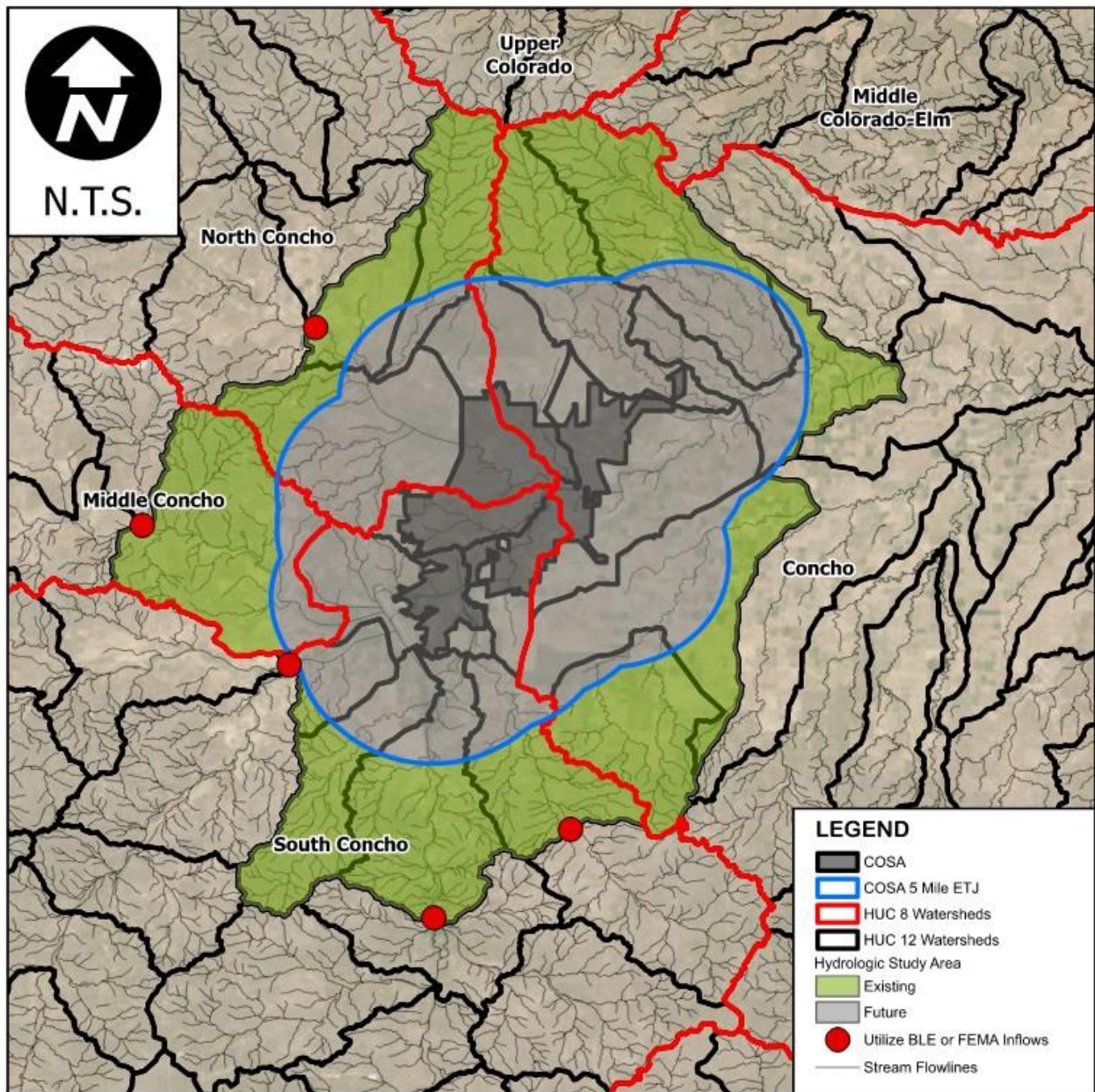


Figure 1: Flood Study Watershed Limits

FNI will provide hydrologic modeling within the approximate limits of the study area from Figure 1 above. FNI will provide two hydrologic modeling scenarios, existing and future fully developed (FFD) conditions. An existing conditions hydrologic modeling scenario will represent existing land use within the ETJ and outside the ETJ. A FFD conditions hydrologic analysis will represent future land use within the ETJ and existing land use outside the ETJ. The study area represents ~706 square miles. Total study area may be more or less as required to correctly evaluate the hydrology the ETJ. As needed, FNI will leverage available BLE and FEMA models to develop inflow hydrographs for points described in Figure 1.

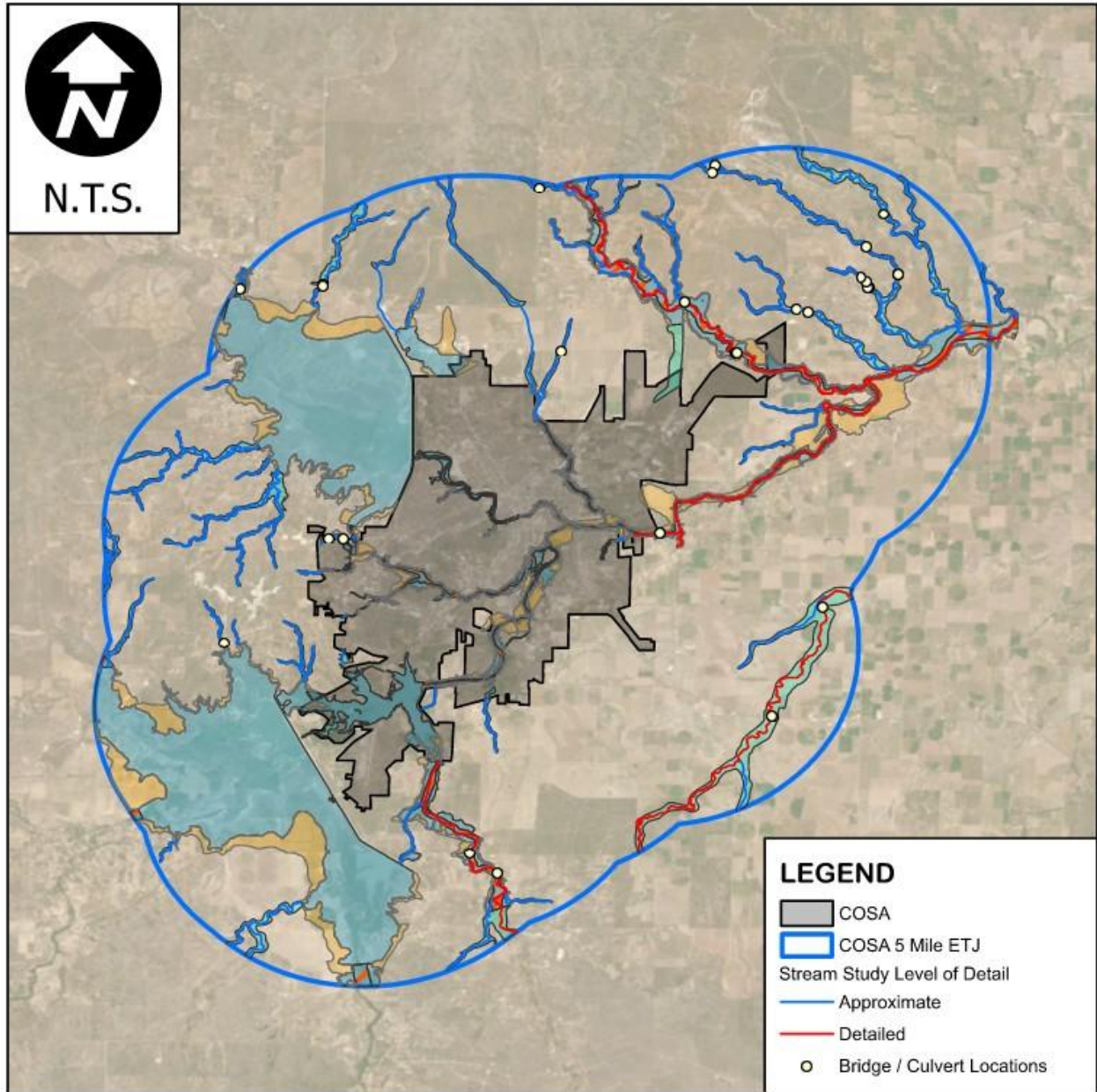


Figure 2: Flood Study Stream Limits

FNI will study streams identified on Figure 2. Streams for major creeks or rivers identified as “Detailed” in **RED** will be prioritized and incorporate bridge and culvert crossings identified on Figure 2. Bridge and culvert crossing data will be collected from either as-builts or topographic survey. Streams for minor creeks or rivers identified as “Approximate” in **BLUE** will be studied but may lack as-built or topographic survey for bridge and culvert data. All streams will be mapped for existing and future conditions peak flow rates. Total length of existing and future conditions stream mapping is ~204 miles.

ARTICLE I

BASIC SERVICES:

Task 1 – Project Management

Task 2 – Quality Management

Task 3 – Data Collection

Task 4 – Hydrologic Analysis

Task 5 – Hydraulic Analysis

Task 6 – Reporting & Documentation

TASK 1 – PROJECT MANAGEMENT:

- A. **Project Management** - FNI will provide Project Management services including project coordination, schedule management, routine communications with the City, and monthly status and schedule reporting.
- B. **Meetings** - FNI will conduct up to a total of three (3) in-person/hybrid meetings with City staff at key milestones. FNI will prepare an agenda and provide minutes for all meetings. These meetings are anticipated as follows:
 1. Kickoff and data collection (1)
 2. City Final Review (1)
 3. Additional team meeting as needed (1)

TASK 2 – QUALITY MANAGEMENT:

- A. **Quality Management Plan** – FNI will develop a quality management plan and schedule milestone reviews with a qualified senior advisor.
- B. **Quality Control** – FNI will ensure proper quality control measures are implemented through internal reviews.
- C. **Quality Assurance** – FNI will ensure proper quality assurance measures are implemented through internal reviews.

TASK 3 – DATA COLLECTION:

- A. **Prior Studies** - Obtain and review previous watershed studies, design models, reports, and record drawings from the city, TxDOT, and FEMA for the study area.
- B. **Parameter Basemaps** - Prepare basemaps of existing land use, future fully developed land use, major drainage infrastructure, and hydrologic soils groups.
- C. **Topographic Survey** - Through a qualified subcontractor, provide topographic survey of bridge and culverts where as-builts / record drawings cannot be located.

Deliverables:

- Previous watershed studies, design models, reports, and record drawings.
- Parameter Basemaps
- Survey of key infrastructure

TASK 4 – HYDROLOGIC ANALYSES:

This task includes the analysis of existing and future fully-developed conditions using models developed using HEC-HMS. Where possible, the use of previous studies or best available data may be leveraged. Study extents are shown in Figure 1: Flood Study Watershed Limits

FNI will provide hydrologic modeling within the approximate limits of the study area from Figure 1 above.

FNI will provide two hydrologic modeling scenarios, existing and future fully developed (FFD) conditions. An existing conditions hydrologic modeling scenario will represent existing land use within the ETJ and outside the ETJ. A FFD conditions hydrologic analysis will represent future land use within the ETJ and existing land use outside the ETJ. The study area represents ~706 square miles. Total study area may be more or less as required to correctly evaluate the hydrology the ETJ. As needed, FNI will leverage available BLE and FEMA models to develop inflow hydrographs for points described in Figure 1.

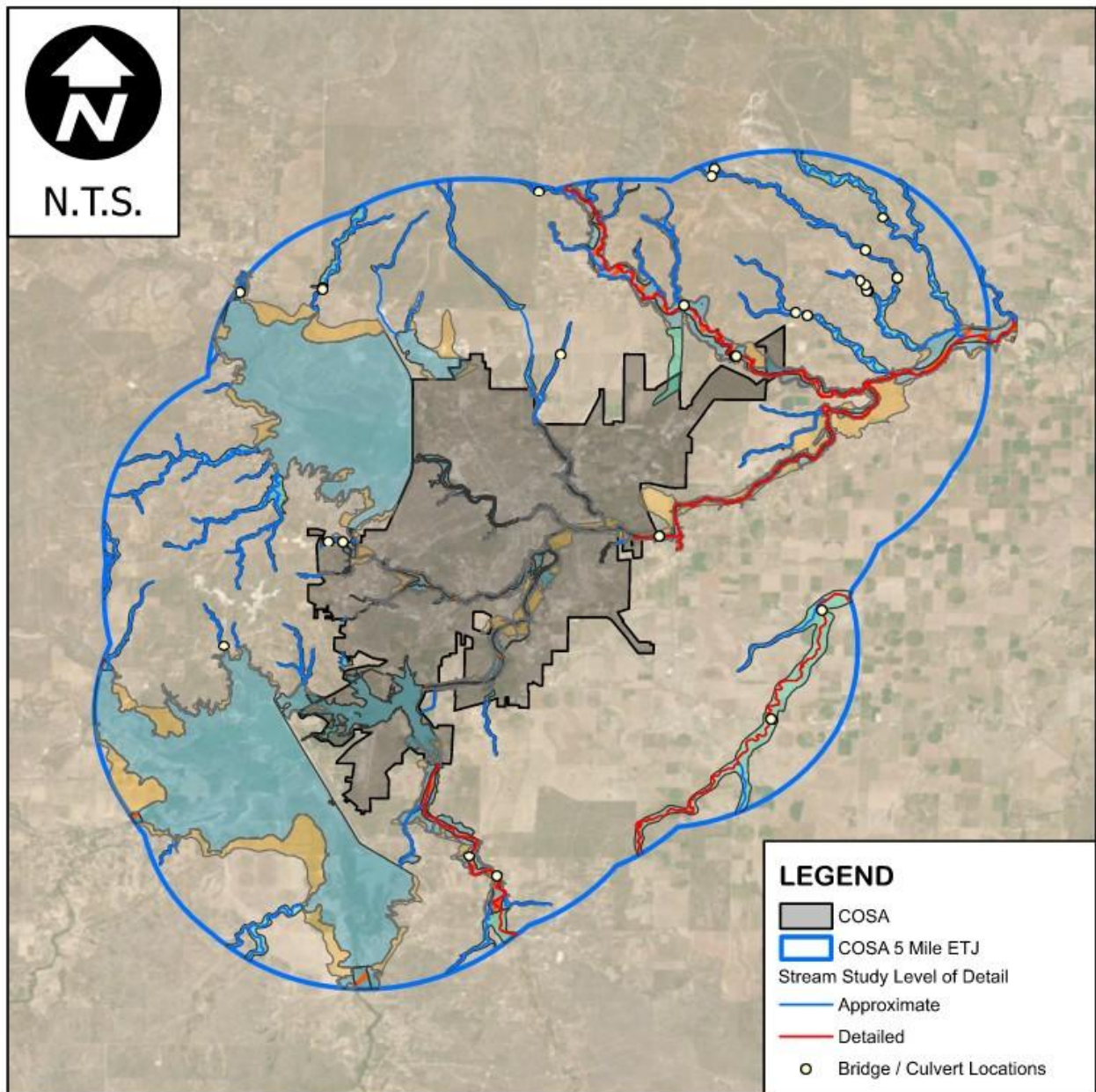


Figure .

A. Existing Conditions Model (ECM):

1. Develop an existing conditions model for watersheds draining through the City of San Angelo ETJ. It is assumed that the FEMA effective models will not be used and existing models will have to be created for areas defined within the study area. For large drainage areas outside the study area, FEMA effective or BLE models will be leveraged to extract existing conditions inflow hydrographs.
 - a. Delineate basins
 - i. Basins will be delineated no larger than 3 square miles using automated GIS tools.
 - b. Delineate & calculate lag times

- i. Snyder lag method will be applied per COSA's Stormwater Design Manual.
 - c. Delineate & calculate curve numbers
 - i. Curve numbers for existing conditions land use will be characterized per COSA's Stormwater Design Manual.
 - ii. City zoning land uses will be applied within City limits.
 - d. Identify & incorporate significant drainage features
 - e. Calculate reach routing parameters
 - i. For streams identified for detailed study in Figure 2, Modified Puls reach routing may be utilized as needed.
 - ii. For streams identified for approximate study in Figure 2, Muskingum-Cunge or lag method reach routing may be utilized as needed.
 - f. Calculate areal reduction parameters as appropriate
- 2. Evaluate 2-, 10-, 50-, 100-, and 500-year events.
- 3. Evaluate results for accuracy and compare discharges to FEMA effective data (where available).

B. Future Conditions Model (FCM)

- 1. Develop a future conditions model for watersheds draining through the City of San Angelo ETJ. The future conditions model will be a duplicate of the existing conditions model with updated land use parameters to reflect a fully developed ETJ. Areas beyond the ETJ limits will remain the same as existing conditions.
 - a. Delineate basins
 - i. Future conditions basins will be a copy of existing conditions basins.
 - b. Delineate & calculate lag times
 - i. Future conditions Snyder lag times will be estimated using urbanization adjustments from the COSA's Stormwater Design Manual.
 - c. Delineate & calculate curve numbers
 - i. Curve numbers for future fully developed conditions within the ETJ will utilize an assumed average percent impervious cover.
 - d. Calculate reach routing parameters
 - i. Future conditions routing reaches will be a copy of existing conditions routing reaches.
 - e. Calculate areal reduction parameters as appropriate
 - f. Evaluate 100-year future conditions event.

Deliverables:

- Existing conditions hydrologic model
- Future conditions hydrologic model
- GIS layers necessary to calculate hydrologic parameters

TASK 5 – HYDRAULIC ANALYSES:

This task includes the analysis of existing and future fully-developed conditions using models developed using HEC-RAS. Where possible, the use of previous studies or best available data may be leveraged. Study

extents are shown in Figure 2.

C. Existing Conditions Model (ECM):

1. Develop an existing conditions model for streams within the City of San Angelo ETJ. It is assumed that the FEMA effective models will not be used and existing models will have to be created for areas defined within Figure 2.
 - a. Delineate river reaches, cross-sections, and manning's n regions
 - b. Incorporate bridge / culvert data for streams identified as "detailed" in Figure 2.
 - c. Calculate reach routing storage for streams identified as "detailed" in Figure 2.
2. Evaluate 2-, 10-, 50-, 100-, and 500-year events.
3. Evaluate results for accuracy and compare them to FEMA effective data (where available).

D. Future Conditions Model (FCM)

1. Develop a future conditions model for streams within the City of San Angelo ETJ. The future conditions model will be a duplicate of the existing conditions model with fully developed peak flow rates.
 - a. No modifications to the geometry of the future conditions model will be made
 - b. Peak flow rates for FFD conditions in the ETJ will be utilized in the future conditions model.
2. Evaluate 100-year future conditions event.

E. Floodplain Delineations and Processing

1. Delineate Existing 100-year/500-year, and FFD 100-year floodplains.
2. Perform floodplain clean up within ArcGIS Pro.
- 3.

Deliverables:

- Existing conditions hydraulic model
- Future conditions hydraulic model
- Existing 100-year/500-year, and FFD 100-year floodplain delineations.
- GIS layers used to build hydraulic models

TASK 6 – REPORTING & DOCUMENTATION:

This task includes the documentation of hydrologic and hydraulic methodologies, data, and results of analyses provided above.

- A. **Reporting** - Compile report chapters, an executive summary, graphics, appendices, GIS files, and other digital information into a draft report.
- B. **City Review & Approval** - Submit an electronic copy in pdf format of the draft report and models to the City for review. FNI will incorporate up to one (1) round of City comments into the final report. An electronic copy in PDF format of the final report will be submitted to the City for approval.
- C. **Floodplain Ordinance Update** – FNI will assist the City in implementing Flood Damage Prevention Ordinance language adopting the models as "Best Available Data".

Deliverables:

- Report documenting methods and results

- Up to two (2) rounds of City and County comments
- Floodplain Ordinance Update

ARTICLE II

SPECIAL SERVICES: No special services are included within this scope of work.

ARTICLE III

ADDITIONAL SERVICES: Any services performed by FNI that are not included in the Basic Services or Special Services described above are Additional Services. Additional Services to be performed by FNI, if authorized by Client, are described as follows:

- A. Modeling or analysis of stream reaches or watersheds not specifically identified in the study exhibits.
- B. Development of 2D hydraulic models or rain-on-mesh hydrologic/hydraulic modeling.
- C. Detailed updates to hydraulic models within the City Limits.
- D. Dam breach analyses or dam breach inundation mapping.
- E. Drainage master planning or capital improvement program (CIP) development based on study results.
- F. Preparation of development review guidelines or other regulatory documents for the City's use.
- G. Hydrologic or hydraulic analysis for individual development applications submitted to the City.
- H. Any services required due to changes in the study area boundaries, modeling assumptions, or Client-directed scope changes after Notice to Proceed.
- I. Expert witness testimony or litigation support services.

ARTICLE IV

TIME OF COMPLETION: FNI is authorized to commence work on the Project upon execution of this Agreement and agrees to complete the services in 12 months from notice to proceed.

If FNI's services are delayed through no fault of FNI, FNI shall be entitled to adjust contract schedule consistent with the number of days of delay. These delays may include but are not limited to delays in Client or regulatory reviews, delays to the flow of information to be provided to FNI, governmental approvals, etc. These delays may result in an adjustment to compensation as outlined on the face of this Agreement and in Attachment CO.

ARTICLE V

RESPONSIBILITIES OF CLIENT: Client shall perform the following in a timely manner so as not to delay the services of FNI:

- A. Designate in writing a person to act as Client's representative with respect to the services to be rendered under this Agreement. Such person shall have contract authority to transmit instructions, receive information, interpret and define Client's policies and decisions with respect to FNI's services for the Project.
- B. Provide all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.
- C. Arrange for access to and make all provisions for FNI to enter upon public and private property as required for FNI to perform services under this Agreement.
- D. Give prompt written notice to FNI whenever Client observes or otherwise becomes aware of any development that affects the scope or timing of FNI's services.
- E. Furnish, or direct FNI to provide, Additional Services as stipulated in Article III above or other services as required.
- F. Bear all costs incident to compliance with the requirements of this Article V.

ARTICLE VI

FNI's Designated Representative: JW Balch
2575 S Loop 289, Suite 103
Lubbock, TX 79423
JW.balch@freese.com

FNI's Accounting Representative: Misty Ballard
801 Cherry St, Suite 2800
Fort Worth, TX 76102
Misty.ballard@freese.com

COMPENSATION

ATTACHMENT CO

Compensation to FNI for Services in Attachment SC shall be computed on the basis of the following Schedule of Charges, but shall not exceed Three Hundred Fifty Thousand Dollars (\$350,000).

If FNI sees the Scope of Services changing so that Additional Services are needed, including but not limited to those services described as Additional Services in Attachment SC, FNI will notify OWNER for OWNER's approval before proceeding. Additional Services shall be computed based on the following Schedule of Charges.

Position	Hourly Rate	
	Min	Max
Professional 1	109	207
Professional 2	119	214
Professional 3	137	315
Professional 4	172	357
Professional 5	238	392
Professional 6	249	462
Construction Manager 1	119	161
Construction Manager 2	137	214
Construction Manager 3	154	228
Construction Manager 4	172	277
Construction Manager 5	242	319
Construction Manager 6	259	389
Construction Representative 1	95	112
Construction Representative 2	105	133
Construction Representative 3	133	161
Construction Representative 4	151	217
CAD Technician/Designer 1	91	140
CAD Technician/Designer 2	112	210
CAD Technician/Designer 3	154	259
Corporate Project Support 1	70	182
Corporate Project Support 2	91	259
Corporate Project Support 3	95	368
Intern / Coop	74	102

Rates for In-House Services and Equipment

<u>Mileage</u>	<u>Bulk Printing and Reproduction</u>		<u>Equipment</u>	
Standard IRS Rates		<u>B&W</u>	<u>Color</u>	Valve Crew Vehicle (hour) \$75
	Small Format (per copy)	\$0.10	\$0.25	Pressure Data Logger (each) \$500
	Large Format (per sq. ft.)			Water Quality Meter (per day) \$100
<u>Technology Charge</u>	Bond	\$0.25	\$0.75	Microscope (each) \$150
\$8.50 per hour	Glossy / Mylar	\$0.75	\$1.25	Ultrasonic Thickness Gauge (per day) \$275
	Vinyl / Adhesive	\$1.50	\$2.00	Coating Inspection Kit (per day) \$275
				Flushing / Cfactor (each) \$500
	Mounting (per sq. ft.)	\$2.00		Backpack Electrofisher (each) \$1,000
	Binding (per binding)	\$0.25		
				<u>Survey Grade</u> <u>Standard</u>
				Drone (per day) \$200 \$100
				GPS (per day) \$150 \$50

OTHER DIRECT EXPENSES:

Other direct expenses are reimbursed at actual cost times a multiplier of 1.15. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from the FNI office. For other miscellaneous expenses directly related to the work, including costs of laboratory analysis, test, and other work required to be done by independent persons other than staff members, these services will be billed at a cost times a multiplier of 1.15. For Resident Representative services performed by non-FNI employees and CAD services performed In-house by non-FNI employees where FNI provides workspace and equipment to perform such services, these services will be billed at cost times a multiplier of 2.0. This markup approximates the cost to FNI if an FNI employee was performing the same or similar services.

These ranges and/or rates will be adjusted annually in February. Last updated 2026.

Memo

To: Jonathan Flores, Finance Director
From: Patrick Frerich, Director of Operations
Date: 07/24/2026
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Funding for a study that will support the City's regulatory authority over land development within the Extra-territorial Jurisdiction(ETJ)

Source of Funding:

Stormwater Fund Balance

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

N/A

Project/Budget to be amended	Revenue	Expense
Stormwater Fund Balance		
ETJ Flood Study		350,000

Additional Comments:

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Alfonso Torres, Construction Manager, Construction Management

Meeting Date: August 4, 2026

Item type: Consent Item

Caption:

Consider approving Change Order 1 with Basic IDIQ in the amount of \$146,865 for the Bill Aylor Memorial River Stage project, utilizing \$32,145 of Civic Events Fund Balance, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Construction Manager Alfonso Torres)

Staff Recommendation:

Approve

Summary/History:

The modifications to the River Stage are nearing completion. Throughout construction, the project has encountered some unforeseen conditions resulting from limited existing site information and field adjustments required as work has progressed.

In addition, some project elements were removed during the value engineering process to maintain the project budget. Staff is now recommending that these items be reinstated to improve the functionality and long-term performance of the facility.

The proposed change order totals **\$146,865.00** and includes the following items:

Item	Cost
Retaining wall at entrance	\$22,680
Concrete curb at pavers	\$6,405
Electrical Relocation	\$64,880
Mini-split A/C unit	\$4,900

Concrete slab at entry - drainage \$48,000

Total Change Order **\$146,865**

5

The attached exhibit provides a detailed breakdown of each item, including the scope of work and the justification for each proposed modification.

Please note that there are additional change orders forthcoming. Civic Events is pursuing other funding sources for these remaining items.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Civic Events Fund Balance			\$32,145.00

Civic Events Operating Funds

\$113,720

Financial Impact:

The \$113,720 in funds are available in account 4106605-54003. \$32,145 will be funded from Civic Events Fund Balance.

Other Information/Recommendation:

Attachments:

- | | | |
|----|------------------------|----------------------------|
| 1. | change order 1 list | change order 1 list.pdf |
| 2. | BA Memo - Civic Events | BA Memo - Civic Events.pdf |

Presentation:

Alfonso Torres

Approvals/Reviews:

Alfonso Torres	Created/Initiated
Brandon Dyson	Approved
Carl White	Approved
Jeffrey Tomlinson	Approved
Jonathan Flores	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

Item and Description: (in order of priority)

Electrical Relocation		
When digging the foundation for the concessions extension, an underground electrical line was located that needed to be rerouted.	Labor	\$38,820.00
	Material	\$25,880.00
	Total	\$64,880.00

Retaining Wall at Entrance		
25' long, starts at 24" tall and tapers down to 6" tall. This wall is along the revised entry fence location, but the slope along this path was not accounted for in the original design.	Labor	\$13,608.00
	Material	\$9,072.00
	Total	\$22,680.00

Curb at pavers		
18' of conc. curb to transition from existing pavers to new concrete walkway. The slope at the entry had to be adjusted to make the path accessible. A curb is necessary here to end the existing brick pavers.	Labor	\$3,843.00
	Material	\$2,562.00
	Total	\$6,405.00

Mini-split A/C		
One additional unit	Labor	\$1,800.00
	Material	\$3,100.00
	Total	\$4,900.00

Concrete Slab		
Rework existing concrete to avoid ponding and install new double gate at entry.	Labor	
	Material	
	Total	\$48,000.00

Total all change orders: **\$146,865.00**

Memo

To: Jonathan Flores, Finance Director
From: Sidney Walker, Civic Events Manager
Date: 07/27/2026
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Fund unexpected cost incurred as part of the Riverstage improvements project.

Source of Funding:

Civic Events Fund Balance

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

Project/Budget to be amended	Revenue	Expense
Civic Events Fund Balance		
Riverstage Improvements		32,145

Additional Comments:

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, City Clerk

Meeting Date: August 4, 2026

Item type: Regular Item

Caption:

Submission of the recall petition filed on July 15, 2026, pertaining to Council Member Harold "Harry" Thomas, SMD 3, and the City Clerk's certification that the petition is sufficient pursuant to Section 48 of the City Charter (Presentation made by City Clerk Heather Stastny)

Staff Recommendation:

Summary/History:

On May 29, 2026, an affidavit seeking the recall of Council Member Harold "Harry" Thomas, SMD 3, was filed with the Office of the City Clerk. In accordance with the Charter, official recall petition pages were issued to the petitioner for circulation.

On July 15, 2026, the completed recall petition was returned to the City Clerk for review. The petition returned consisted of 5 pages containing a circulator-certified total of 62 signatures.

Pursuant to Section 48 of the City Charter, the Office of the City Clerk conducted a review of the petition to determine whether it satisfied the requirements of the City Charter. The review consisted of an administrative count of all signatures submitted; a review of each signature line to determine whether it contained the minimum information required on the petition, including the signer's signature, printed name, residence address, date of birth and/or voter registration number, and the date signed; and verification of each administratively complete signature to determine whether the signer was qualified voter eligible to sign the petition, including confirmation of voter registrations status, residency with SMD 3, and identification of duplicate or otherwise ineligible signatures.

The review determined that the petition contains 53 valid signatures, exceeding the minimum of 47 valid signatures required by the Charter.

The City Clerk's certification and supporting review documents are submitted to the City Council for receipt and inclusion in the official record.

Funding Source(s):

Financial Impact:

None.

Other Information/Recommendation:

No action is required by Council.

Attachments:

1.	Recall Affidavit	Recall Affidavit.pdf
2.	Reciept of Recall Petition Affidavit - Signed	Reciept of Recall Petition Affidavit - Signed.pdf
3.	Recipt of Filed Recall Petiton Pages - SIGNED	Recipt of Filed Recall Petiton Pages - SIGNED.pdf
4.	Petition for Recall Signature Pages - Thomas_Redacted	Petition for Recall Signature Pages - Thomas_Redacted.pdf
5.	Certification of Recall Petition - Determination of Sufficiency to PETITIONER - Thomas SIGNED	Certification of Recall Petition - Determination of Sufficiency to PETITIONER - Thomas SIGNED.pdf
6.	Exhibit A-Recall Petition Signature Verification Dashboard- Thomas	Exhibit A-Recall Petition Signature Verification Dashboard- Thomas.pdf
7.	Exhibit B-Administrative Review Log - Thomas	Exhibit B-Administrative Review Log - Thomas.pdf
8.	Exhibit C-Rejection Detail Log - Thomas	Exhibit C-Rejection Detail Log - Thomas.pdf
9.	Certification of Recall Petition - Determination of Sufficiency to COUNCIL - Thomas SIGNED	Certification of Recall Petition - Determination of Sufficiency to COUNCIL - Thomas SIGNED.pdf

Presentation:

Heather Stastny

Approvals/Reviews:

Heather Stastny
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Final Approval

**AFFIDAVIT OF INTENT TO CIRCULATE RECALL PETITION
City of San Angelo — Councilman Harry Thomas (SMD 3)**

State of Texas
County of Tom Green

Before me, the undersigned authority, on this day personally appeared the following person(s)
Richard Summers who, being duly sworn, upon oath states:

I am a qualified voter of the City of San Angelo, Texas. I hereby state my intention to circulate a petition for the recall of **City of San Angelo Single-Member District Councilman Harry Thomas**, who currently holds elected office in the City of San Angelo.

The grounds for recall are as follows:

Failure to disclose material facts, timelines, and supporting documentation related to the Skybox data center project that are of clear public interest and relevance.

Failure to promote and to support adequate public review prior to major zoning and infrastructure decisions.

Failure to meaningfully investigate, address, or publicly respond to substantial constituent concerns and professionally presented information regarding infrastructure, governance, transparency, and long-term community consequences of a high-impact, hyperscale zoning and land-use project.

Failure to seek and publicly provide clear answers to significant constituent questions regarding the full scope of the data center project.

Failure to promote meaningful and functional citizen engagement in a matter of significant community impact.

Failure to advocate for timely transparency and public disclosure regarding records sought under the Texas Public Information Act (TPIA), raising concerns regarding adherence to the San Angelo Charter Code of Ethics for Members of San Angelo City Council and Boards and Commissions.

Failure to uphold ethical obligations including transparency, fairness, and open governance, as reflected in applicable City of San Angelo Code of Ethics principles, including:

- Participating in major public decisions without sufficient transparency and public engagement
- Sharing substantive information relevant to public decision-making
- Acting impartially and in the public interest

These concerns collectively raise serious questions regarding adherence to both the letter and spirit of governing laws, policies, and ethical responsibilities owed to constituents.

AFFIDAVIT OF INTENT TO CIRCULATE RECALL PETITION
City of San Angelo — Councilman Harry Thomas (SMD 3)

I/We request that the City Clerk of the City of San Angelo issue the official recall petition forms and provide all required instructions for their lawful circulation and execution in accordance with the City Charter.

Executed on this 29th day of May, 2026

Richard Summers

Affiant Signature

Richard Summers

Printed Name

4001 Sul Ross St, Apt 295, San Angelo, TX 76904

Address

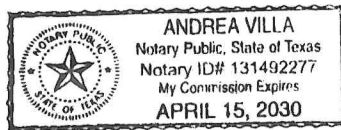
2202290670

Voter Registration Number

Subscribed and sworn to before me on this 29 day of May, 2026

Andrea Villa

Notary Public, State of Texas



Office of the City Clerk



May 29, 2026

RE: Receipt of Recall Petition Affidavit – Council Member Harry Thomas, SMD 3

Mr. Richard Summers
4001 Sul Ross St., Apt. 295
San Angelo, TX 76904

Dear Mr. Summers:

This letter serves as official acknowledgement that on May 29, 2026, the Office of the City Clerk received your affidavit initiating the recall of Council Member Harry Thomas, Single Member District 3 Representative of the City of San Angelo, Texas. In connection with the filing of said affidavit, you, as the requesting voter and circulator, were issued three (3) official recall petition pages, each containing twenty (20) signature lines, for a total of sixty (60) available signature lines.

Pursuant to the City Charter, the completed petition must be returned and filed with the City Clerk within sixty (60) days of the date the affidavit was filed. Accordingly, the petition must be received by this office no later than Tuesday, July 28, 2026. Petitions received after that date will not be accepted or certified, regardless of the number of signatures collected.

To be sufficient for the recall to proceed, the petition must contain the valid signatures of registered voters of Single Member District Three (3) of the City of San Angelo equal to at least thirty percent (30%) of the number of votes cast in the last municipal election for the office of Council Member, Single Member District 3. In the 2023 General Election, a total of one hundred fifty-five (155) votes were cast for the office of Council Member Single Member District 3. Accordingly, the petition must contain a minimum of forty-seven (47) valid signatures of qualified voters of Single Member District 3.

Please be advised that petition circulators are responsible for ensuring that all applicable requirements are met. The City Clerk's Office will review the filed petition for compliance upon submission and will notify you of the results of that review in writing.

If you have any questions regarding this matter or the petition process, please contact the City Clerk's Office at (325) 657-4405 during regular business hours.

Sincerely,

A handwritten signature in blue ink that reads "H. Stastny".

Heather Stastny
City Clerk
City of San Angelo

ACKNOWLEDGEMENT OF RECEIPT

I, Richard Summers, hereby acknowledge that I have received the petition pages issued by the Office of the City Clerk, as well as a copy of this letter outlining the requirements and deadlines associated with the recall petition process.

Richard Summers

Richard Summers

Date: 5/29/26

Office of the City Clerk



July 15, 2026

RE: Receipt of Filed Recall Petition Pages – Council Member Harold “Harry” Thomas, SMD 3

Mr. Richard Summers
4001 Sul Ross St., Apt. 295
San Angelo, TX 76904

Dear Mr. Summers:

This letter serves as official acknowledgement that on July 15, 2026, the Office of the City Clerk received petition pages submitted in support of the recall for Council Member Harold “Harry” Thomas, Single Member District 3.

The petition pages received by this office are identified as follows:

Petition Page Numbers Received	Petitioner Initials	Clerk Initials
• 1-3 • 7-8		
Total Number of Petition Pages Received: 5 of 9		

By signing below, the undersigned acknowledge that the petition pages listed above constitute all petition pages physically delivered to the City Clerk’s Office at the time of filing. Any petition pages not listed above were not received by the City Clerk’s Office as part of this submission.

Pursuant to the City Charter, the City Clerk shall review the petition and determine the sufficiency of the signatures contained therein. The deadline for completion of the certification process is August 14, 2026.

This receipt acknowledges only the pages received and does not constitute a determination regarding the validity, sufficiency, or certification of any signatures contained within the petition. The City Clerk’s Office will provide written notice of the results of the certification review upon completion.

If you have any questions regarding this matter or the petition process, please contact the City Clerk’s Office at (325) 657-4405 during regular business hours.

Sincerely,



Heather Stastny
City Clerk
City of San Angelo

ACKNOWLEDGEMENT OF RECEIPT

I, Richard Summers, hereby acknowledge that I have received a copy of this Receipt of Filed Recalled Petition Pages and that the petition pages listed herein accurately reflect the petition pages submitted by me to the City Clerk's Office on the date indicated.

I further acknowledge and understand that:

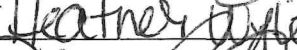
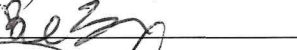
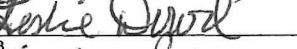
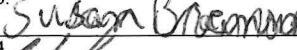
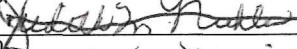
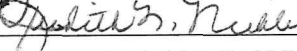
1. The petition pages identified in this receipt constitute all petition pages submitted by me at the time of filing. RS
2. Any petition page not listed on this receipt is not considered received by the City Clerk's Office as part of this filing. RS
3. No additional petition pages, signatures pages, amendments, supplements, replacements, or corrections will be accepted after the petition has been filed and receipted by the City Clerk's Office. RS
4. The City Clerk's receipt of petition pages does not constitute a determination that the petition is sufficient, that any signatures are valid, or that the requirements of the City Charter have been satisfied. RS

Richard Summers
Richard Summers
Date: 7/15/26

PETITION FOR RECALL

Name of Circulator Richard Summers Page 1 of 3

*Write/type the name of the official that is the subject of recall in the space provided below to give the officer sought to be removed proper notice.
TO THE CITY COUNCIL AND CITY CLERK OF THE CITY OF SAN ANGELO, LOCATED IN TOM GREEN COUNTY, TEXAS THE UNDERSIGNED
QUALIFIED VOTERS OF SAN ANGELO, TEXAS DO HEREBY REQUIRE THE RECALL OF **COUNCIL MEMBER HARRY THOMAS, SMD 3.**

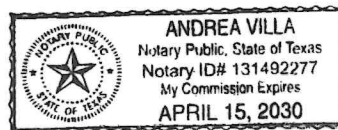
SIGNATURE	PRINTED NAME	RESIDENCE ADDRESS (SMD 6, house number & street name only)	ZIP CODE	DATE OF BIRTH (mm/dd/yyyy)	VOTER REGISTRATION NUMBER	DATE SIGNED (mm/dd/yyyy)
						
	Heather Wylie	815 Preusser St	76903			05/29/2026
	Linda Martinez	609 N. Schroeder Ave	76905			05/29/2026
	Brandi Lara	318 West Ave C	76903			05/29/2026
	Deya Lara	1319 Culberson	76903			05/29/2026
	Richard V. Nallo	510 Spaulding	76903			5/29/2026
	Randy Rodriguez	303 E Ave C	76903			5/30/2026
	Michael LePak	1412 S. Oakes	76903			5/30/2026
	Genis Nelson	1225 Tres Rios Dr	76903			30 May 2026
	Jessica Vega	502 E Avenue A	76903			05/30/2026
	Tyson Dand	1006 Allison Cir.	76903			05/30/2026
	Leslie Dand	1006 Allison Cir	76903			05/30/2026
	Susan Brannon	405 Rio Concho Dr	76903			05/30/2026
	ZACHARY KNAPPE	815 PREUSSER ST	76903			05/30/2026
	Mae Beth Whaley					
	Chelsea Pontre	307 Glenmore Dr	76903			05/30/2026
	Travis Mathes	1013 Holiday Dr.	76903			06/2/26
	Renee Nadeau	120 SANTA FE PARK DR #4	76903			06/2/26
	Judith M. Nickles	405 Rio Concho Drive	76903			
	Judith M. Nickles	405 Rio Concho Drive	76903			06/3/26

STATE OF TEXAS, COUNTY OF TOM GREEN:

I, Richard Summers, being first duly sworn, on oath depose and say that each of the 17 (number) signatures appearing hereon was made in my presence on the day and date it purports to have been made, and I solemnly swear that the same is the genuine signature of the person whose name it purports to be.
Sworn and subscribed to before me this 8 day of June, 2026.

X Richard Summers
Signature of Circulator

X Andrea Villa
Notary Public in and for State of Texas (Seal)



*Note: State law may impose additional requirements for certain petitions on specific issues or require that certain subject matter petition forms be obtained from the City Clerk. Texas law excludes certain subject matters from submittal to the voters. Notarized verification is required, pursuant to San Angelo City Charter. Petitioners may want to consult with legal counsel of their choice prior to circulating a petition. It is the petition initiator's/circulator's responsibility to comply with all legal requirements.

I, Heather Stastny, City Clerk, certify I issued this petition for recall to Richard Summers, the requesting voter, on May 29, 2026.

Heather Stastny

PETITION FOR RECALL

Name of Circulator Richard Summers Page 2 of 3

*Write/type the name of the official that is the subject of recall in the space provided below to give the officer sought to be removed proper notice.
TO THE CITY COUNCIL AND CITY CLERK OF THE CITY OF SAN ANGELO, LOCATED IN TOM GREEN COUNTY, TEXAS THE UNDERSIGNED
QUALIFIED VOTERS OF SAN ANGELO, TEXAS DO HEREBY REQUIRE THE RECALL OF **COUNCIL MEMBER HARRY THOMAS, SMD 3.**

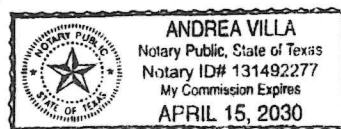
SIGNATURE	PRINTED NAME	RESIDENCE ADDRESS (SMD 6, house number & street name only)	ZIP CODE	VOTER REGISTRATION NUMBER	DATE SIGNED (mm/dd/yyyy)
	Socorro Hinkley	401 Rio Concho Dr. SA, Tx	76903		06/03/2026
	Christina McBride	1305 Richard St.	76905		06/04/26
	Ruben Ramirez	1305 Richard St	76905		6/4/26
	Naomi Garcia	1513 Fulton Street	76905		06/04/2026
	Kiara DeLoney	120 E 8th St	76903		6/5/26
	Sebastian Price	120 E 8th St	76903		6/5/26
	MARY SYL PIERCE	401 Rio Concho Dr	76903		06-06-2026
	Sherri Freeze	1221 Lester LN	76903		6/6/26
	CHAD FREEZE	1221 LESTER LN	76903		6/6/26
	Esther Garcia	1302 Orient	76903		6/6/26 78
	MARY FLOYD	10206 Oakwood	76902		6-6-26
	Faith Whorton	1302 Luna	76905		6-8-26
	JOHN M. CASTILLO	216 W. Ave. B.	76903		6-9-26
	MARIA CASTILLO	216 W Ave B.	76903		6-9-26
	Sonam M. Martinez	221 W. Ave. A	76903		6/9/26
	Nancy Holcomb	209 La Salle DR	76903		6/9/26
	BOBBY HOLCOMB	209 LA SALLE DR	76903		6-9-26
	TERRY LARO	207 LASALLE DR	76903		6-9-26
	ADAM TARANCO	214 La Salle	76903		6-9-26
	DOUGLAS LONG	902 N. Main St Unit 52	76903		6-10-26

STATE OF TEXAS, COUNTY OF TOM GREEN:

I, Richard Summers, being first duly sworn, on oath depose and say that each of the (number) signatures appearing hereon was made in my presence on the day and date it purports to have been made, and I solemnly swear that the same is the genuine signature of the person whose name it purports to be.
Sworn and subscribed to before me this 4 day of June, 2026.

X
Signature of Circulator

X
Notary Public in and for State of Texas (Seal)



*Note: State law may impose additional requirements for certain petitions on specific issues or require that certain subject matter petition forms be obtained from the City Clerk. Texas law excludes certain subject matters from submittal to the voters. Notarized verification is required, pursuant to San Angelo City Charter. Petitioners may want to consult with legal counsel of their choice prior to circulating a petition. It is the petition initiator's/circulator's responsibility to comply with all legal requirements.

I, Heather Stastny, City Clerk, certify I issued this petition for recall to Richard Summers, the requesting voter, on May 29, 2026.

PETITION FOR RECALL

Name of Circulator

Richard Summers

Page 3 of 3

*Write/type the name of the official that is the subject of recall in the space provided below to give the officer sought to be removed proper notice.

TO THE CITY COUNCIL AND CITY CLERK OF THE CITY OF SAN ANGELO, LOCATED IN TOM GREEN COUNTY, TEXAS THE UNDERSIGNED

QUALIFIED VOTERS OF SAN ANGELO, TEXAS DO HEREBY REQUIRE THE RECALL OF **COUNCIL MEMBER HARRY THOMAS, SMD 3.**

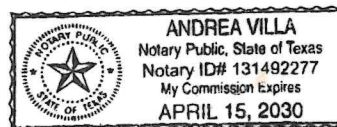
SIGNATURE	PRINTED NAME	RESIDENCE ADDRESS (SMD 6, house number & street name only)	ZIP CODE	DATE OF BIRTH (mm/dd/yyyy)	VOTER REGISTRATION NUMBER	DATE SIGNED (mm/dd/yyyy)
	Marcos Nunez	1724 Volney St	76903			6-10-26
	Christina Garcia	1002 S. Irving St	76903			6-10-26
	David Adello	1002 S. Irving St	76903			6-10-26
	Nathan Ramirez	46 E Washington Dr	76903			6-11-26
	Mitchell Wiegand	613 S. Hill St	76903			8-12-26
	Julie Villanreal	314 W Ave S	76903			6-16-26
	Kasey Tobias					
	EDUARDO GARCIA	218 E AVE. J	76903			6-16-26
	Angelia Garcia	218 E Ave J.	76903			6/17/26
	CLARA GARCIA	218 E Ave J.	76903			6-17-26
	Teddi Phillips	1215 Spaulding St.	76903			6/17/26
	Marceantonia Garcia	322 E Ave G	76903			6/17/26
	S. Hammond	23 E Ave K #5	76903			8/16/26
	Amy Jackson	2613 Watson St	76905			
	Edward Wellner	125 E. 13th St.	76903			6/20/26
	Sabrina Jones	125 E. 13th St.	76903			6/20/26
	Jeweliana Chavez	217 Sunshine Ave	76905			6/20/26
	Serena White	36 E. Twining #400	76903			6/21/26
	Cristobal Garcia	920 E 21st	76903			6/21/26
	Lisa Hall	533 E AVE D	76903			6/21/26

STATE OF TEXAS, COUNTY OF TOM GREEN:

I, Richard Summers, being first duly sworn, on oath depose and say that each of the 17 (number) signatures appearing hereon was made in my presence on the day and date it purports to have been made, and I solemnly swear that the same is the genuine signature of the person whose name it purports to be.
Sworn and subscribed to before me this 21 day of June, 2026.

X Richard Summers
Signature of Circulator

X Andrea Villa
Notary Public in and for State of Texas (Seal)



*Note: State law may impose additional requirements for certain petitions on specific issues or require that certain subject matter petition forms be obtained from the City Clerk. Texas law excludes certain subject matters from submittal to the voters. Notarized verification is required, pursuant to San Angelo City Charter. Petitioners may want to consult with legal counsel of their choice prior to circulating a petition. It is the petition initiator's/circulator's responsibility to comply with all legal requirements.

I, Heather Stastny, City Clerk, certify I issued this petition for recall to Richard Summers, the requesting voter, on May 29, 2026.

H Stastny

PETITION FOR RECALL

Name of Circulator Richard Summers Page 7 of 9

*Write/type the name of the official that is the subject of recall in the space provided below to give the officer sought to be removed proper notice.
TO THE CITY COUNCIL AND CITY CLERK OF THE CITY OF SAN ANGELO, LOCATED IN TOM GREEN COUNTY, TEXAS THE UNDERSIGNED
QUALIFIED VOTERS OF SAN ANGELO, TEXAS DO HEREBY REQUIRE THE RECALL OF **COUNCIL MEMBER HARRY THOMAS, SMD 3.**

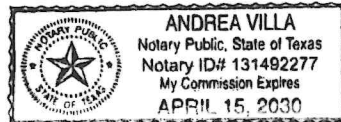
SIGNATURE	PRINTED NAME	RESIDENCE ADDRESS (SMD 3, house number & street name only)	ZIP CODE	DATE OF BIRTH (mm/dd/yyyy)	VOTER REGISTRATION NUMBER	DATE SIGNED (mm/dd/yyyy)
Seth Low	Seth Low	3018 Knickerbocker Rd	76904	[REDACTED]	1187080743	06/27/2026
Roy Espinoza	Roy Espinoza			[REDACTED]		
Roy Espinoza	Roy Espinoza	513 Upton	76903	[REDACTED]	1129478150	06-27-2026
Lucy Garcia	Lucy Garcia	1624 Preusser	76905	[REDACTED]	1129470783	6-1-2026
Roberto A. Masroiz	Roberto A. Masroiz	1624 Preusser Street	76905	[REDACTED]		7-1-26
Joanna Jackson	JOANNA JACKSON	1314 Spaulding	76905	[REDACTED]		7-1-26
Geraldine Hernandez	Geraldine Hernandez	1839 Spaulding St.	76905	[REDACTED]		7-1-26
Bill Davis	Bill Davis	1902 Neck St.	76905	[REDACTED]		7/1/26
9.						
10.						
11.						
12.						
13.						
14.						
15.						
16.						
17.						
18.						
19.						
20.						

STATE OF TEXAS, COUNTY OF TOM GREEN:

I, Richard Summers, being first duly sworn, on oath depose and say that each of the 6 (number) signatures appearing hereon was made in my presence on the day and date it purports to have been made, and I solemnly swear that the same is the genuine signature of the person whose name it purports to be.
Sworn and subscribed to before me this 2 day of July, 2026.

X Richard Summers
Signature of Circulator

X Andrea Villa
Notary Public in and for State of Texas (Seal)



*Note: State law may impose additional requirements for certain petitions on specific issues or require that certain subject matter petition forms be obtained from the City Clerk. Texas law excludes certain subject matters from submittal to the voters. Notarized verification is required, pursuant to San Angelo City Charter. Petitioners may want to consult with legal counsel of their choice prior to circulating a petition. It is the petition initiator's/circulator's responsibility to comply with all legal requirements.

I, Bryson Ballarath Deputy City Clerk, certify I issued this petition for recall to Richard Summers, the requesting voter, on June 23, 2026.

PETITION FOR RECALL

Name of Circulator Richard Summers Page 8 of 9

*Write/type the name of the official that is the subject of recall in the space provided below to give the officer sought to be removed proper notice.

TO THE CITY COUNCIL AND CITY CLERK OF THE CITY OF SAN ANGELO, LOCATED IN TOM GREEN COUNTY, TEXAS THE UNDERSIGNED QUALIFIED VOTERS OF SAN ANGELO, TEXAS DO HEREBY REQUIRE THE RECALL OF **COUNCIL MEMBER HARRY THOMAS, SMD 3.**

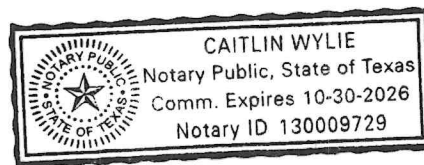
SIGNATURE	PRINTED NAME	RESIDENCE ADDRESS (SMD 3, house number & street name only)	ZIP CODE	DATE OF BIRTH (mm/dd/yyyy)	VOTER REGISTRATION NUMBER	DATE SIGNED (mm/dd/yyyy)
1. <u>Giovanna Scott</u>	Giovanna Scott	1814 Ellis St	76905	[REDACTED]	[REDACTED]	[REDACTED]
2. <u>Giovanna Scott</u>	Giovanna Scott	1814 Ellis St	76905	[REDACTED]	[REDACTED]	07/01/2026
3. <u>Liana Scott</u>	Liana Scott	1814 Ellis St	76905	[REDACTED]	[REDACTED]	07/01/2026
4. <u>Zane Scott</u>	Zane Scott	1814 Ellis St.	76905	[REDACTED]	[REDACTED]	07/01/2026
5.						
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18.						
19.						
20.						

STATE OF TEXAS, COUNTY OF TOM GREEN:

I, Heather Wylie, being first duly sworn, on oath depose and say that each of the 3 (number) signatures appearing hereon was made in my presence on the day and date it purports to have been made, and I solemnly swear that the same is the genuine signature of the person whose name it purports to be. Sworn and subscribed to before me this 2 day of July, 2026.

X Heather Wylie
Signature of Circulator

X Caithlin Wylie
Notary Public in and for State of Texas (Seal)



*Note: State law may impose additional requirements for certain petitions on specific issues or require that certain subject matter petition forms be obtained from the City Clerk. Texas law excludes certain subject matters from submittal to the voters. Notarized verification is required, pursuant to San Angelo City Charter. Petitioners may want to consult with legal counsel of their choice prior to circulating a petition. It is the petition initiator's/circulator's responsibility to comply with all legal requirements.

I, Barbara Stallworth, Deputy City Clerk, certify I issued this petition for recall to Richard Summers, the requesting voter, on June 23, 2026.

Office of the City Clerk



July 29, 2026

RE: Certification of Recall Petition – Determination of Sufficiency – Council Member Harold “Harry” Thomas, Single Member District 3

Mr. Richard Summers
4001 Sul Ross St., Apt. 295
San Angelo, TX 76904

Dear Mr. Summers:

Pursuant to Section 48 of the Charter of the City of San Angelo, the Office of the City Clerk has completed its review of the recall petition filed on July 15, 2026, seeking the recall of Council Member Harold “Harry” Thomas, Single Member District 3.

On May 29, 2026, an affidavit seeking the recall of Council Member Harold “Harry” Thomas was filed with the Office of the City Clerk pursuant to Section 48 of the City Charter. In accordance with the Charter, official recall petition pages were issued for circulation. The completed recall petition was timely returned to the Office of the City Clerk on July 15, 2026, for review.

The Office of the City Clerk conducted a review of the petition to determine whether it satisfied the requirements of the City Charter. The review consisted of an administrative count of all signatures submitted; a review of each signature line to determine whether it contained the minimum information required on the petition, including the signer’s signature, printed name, residence address, date of birth and/or voter registration number, and the date signed; and verification of each administratively complete signature to determine whether the signer was qualified voter eligible to sign the petition, including confirmation of voter registrations status, residency with SMD 3, and identification of duplicate or otherwise ineligible signatures.

Section 48 of the City Charter requires a recall petition to contain signatures equal to at least thirty percent (30%) of the number of votes cast in the last regular municipal election for the office sought to be recalled. Based upon the May 2023, Regular Municipal Election for the office of Council Member, Single Member District 3, which 155 votes were cast, the petition was required to contain a minimum of 47 valid signatures.

The Office of the City Clerk made the following findings during its review:

- Total signatures certified by circulators: 62
- Valid signatures: 53
- Invalid signatures: 9, consisting of:
 - Not registered to vote: 5
 - Not a resident of SMD 3: 1
 - Incomplete signature information: 3

The findings summarized herein are supported by the attached exhibits, which are incorporated into this certification by reference:

Exhibit A: Administrative Review Dashboard, summarizing the administrative count of petition pages and signature lines, including the comparison to the minimum signature threshold established by Section 48 of the City Charter.

Exhibit B: Administrative Review Log, documenting the review conducted for each petition page, including the circulator's certified signature count, the administrative count of complete signature lines, and review status.

Exhibit C: Rejection Detail Log, documenting detailed reasons for rejection, including the Petition page number, line number, rejection status, name, and notes.

The review determined that the petition contains 53 valid signatures, exceeding the minimum of 47 valid signatures required by the Charter. Accordingly, I hereby certify the validity and sufficiency of the signatures contained in the recall petition in accordance with Section 48 of the Charter of the City of San Angelo.

Pursuant to Section 48 of the City Charter, this certification and the recall petition will be submitted to the City Council for further proceedings in accordance with the Charter.

If you have any questions regarding this determination, you may contact the City Clerk's office.

Sincerely,



Heather Stastny
City Clerk
City of San Angelo

Recall Petition Verification Dashboard

Pages Submitted	5
Pages Reviewed	5
Circulator Certified Count	62
Valid Signatures	53
Invalid Signatures	9
Required Threshold	47
Surplus / Deficit	6
Certification Status	SUFFICIENT

Recall Petition: Council Member Harold "Harry" Thomas Administrative Review
EXHIBIT "B"

Recall Petition Review Log											
Page Number	Date Reviewed	Reviewer Initials	Circulator Certified Count	Valid Signatures	Invalid Signatures	Duplicate	Not Registered	Non-SMD 3 Resident	Incomplete/ Invalid Information	Review Status	Notes
1	7/23/2026	hs	17	15	2		2			Complete	Line 4; Line 5
2	7/23/2026	hs	19	16	3		2		1	Complete	Line 3; Line 6; Line 10
3	7/23/2026	hs	17	13	4		1	1	2	Complete	Line 3; Line 4; Line 13; Line 19
7	7/23/2026	hs	6	6						Complete	
8	7/23/2026	hs	3	3						Complete	

Recall Petition: Council Member Harold "Harry" Thomas Administrative Review
EXHIBIT "C"

Rejection Detail Log				
Page Number	Line Number	Rejection Status	Name	Notes
1	4	Not Registered	Brandi Lara	Could not veriify on TGC VR or SOS VR
1	5	Not Registered	Deja Lara	Could not veriify on TGC VR or SOS VR
2	3	Not Registered	Ruben Ramirez	Could not veriify on TGC VR or SOS VR
2	6	Not Registered	Sebastian Price	Could not veriify on TGC VR or SOS VR
2	10	Incomplete/Invalid Information	Esther Garcia	DOB listed as 8/26/26; Date Signed - 06/06/78
3	3	Incomplete/Invalid Information	David Cedillo	Incorrect DOB
3	4	Not Registered	Nathan Ramirez	Could not veriify on TGC VR or SOS VR
3	13	Incomplete/Invalid Information	S. Hammond	Incomplete Printed Name - first initial, last name
3	19	Non-SMD 3 Resident	Cristobal Garcia	District 4 Resident

Office of the City Clerk



July 29, 2026

RE: Certification of Recall Petition: Determination of Sufficiency, Council Member Harold "Harry" Thomas, Single Member District 3

Mayor and Members of City Council:

Pursuant to Section 48 of the Charter of the City of San Angelo, I hereby submit this certification regarding the recall petition filed on July 15, 2026, seeking the recall of Council Member Harold "Harry" Thomas, Single Member District 3.

On May 29, 2026, an affidavit seeking the recall of Council Member Thomas was filed with the Office of the City Clerk. In accordance with the Charter, official recall petition pages were issued for circulation. The completed recall petition was timely returned on July 15, 2026.

The Office of the City Clerk conducted a thorough review of the petition, including an administrative count of all signatures submitted, a review of each signature line for the minimum information required by the petition, and verification of each administratively complete signature to determine whether the signer was a qualified voter eligible to sign the petition.

The review yielded the following findings during its review:

- Total signatures certified by circulators: 62
- Valid signatures: 53
- Invalid signatures: 9, consisting of:
 - Not registered to vote: 5
 - Not a resident of SMD 3: 1
 - Incomplete signature information: 3

The Office of the City Clerk determined that the petition contains the requisite number of valid signatures required by Section 48 of the City Charter. Accordingly, I hereby certify the validity and sufficiency of the signatures contained in the recall petition.

Pursuant to Section 48 of the City Charter, the recall petition and this certification are submitted to the City Council for further proceedings as prescribed by the Charter.

Respectfully submitted,

A handwritten signature in blue ink that reads "H. Stastny".

Heather Stastny
City Clerk
City of San Angelo

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, City Clerk

Meeting Date: August 4, 2026

Item type: Regular Item

Caption:

Consider a resolution calling a Special Election for November 3, 2026, for the purpose of determining whether Council Member Harold "Harry" Thomas, Single Member District 3, should be recalled from office, providing for the holding of an election to be administered by the Tom Green County Election Office, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by City Clerk Heather Stastny)

Staff Recommendation:

Adopt

Summary/History:

On May 29, 2026, a Recall Affidavit was filed with the City Clerk seeking the recall of Council Member Harold "Harry" Thomas, Single Member District 3. The recall petition was filed with the City Clerk on July 15, 2026. In accordance with Section 48 of the City Charter, the petitioners were required to submit a recall petition containing signatures equal to at least thirty percent (30%) of the qualified voters voting to fill the office at the last regular municipal election for that office. Based on the May 2023 General Election, the required number of signatures was forty-seven (47). Following the administrative review and verification process required by the City Charter, the City Clerk certified that the petition contained the required number of valid signatures and was sufficient.

Section 48 of the City Charter provides that, upon certification of a sufficient recall petition, the City Council shall order a recall election to determine whether the officer shall be removed from office. This item is presented to the City Council for consideration of a resolution calling the recall election, establishing the election date, polling locations, early voting schedule, and other matters necessary for the conduct of the election in accordance with the City Charter, the Texas Election Code, and applicable state law.

Funding Source(s):

Financial Impact:

The City Clerk's Office budget includes funding for one election per fiscal year. The recall election will result in an additional election not anticipated in the adopted budget. Based on election costs over the past four years, the average cost of conducting a municipal election is approximately \$30,809.20. The associated costs are expected to be incurred in addition to the costs of the regularly scheduled May 2027 General Election. Actual election costs will depend on the number of polling locations, election personnel, equipment, and

other election-related expenses.

If necessary, a budget amendment will be presented to the City Council at a future date to appropriate funds for the additional election costs.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---------------------------------------|--|
| 1. | Resolution Special Election Nov. 2026 | Resolution Special Election Nov. 2026.docx |
|----|---------------------------------------|--|

Presentation:

Heather Stastny

Approvals/Reviews:

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

RESOLUTION 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF SAN ANGELO, TEXAS, ORDERING A SPECIAL ELECTION BE HELD NOVEMBER 3, 2026, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF SINGLE MEMBER DISTRICT THREE THE QUESTION OF WHETHER COUNCIL MEMBER HAROLD "HARRY" THOMAS SHALL BE RECALLED FROM OFFICE; DESIGNATING LOCATIONS OF POLLING PLACES; PROVIDING FOR DATES, TIMES AND PLACES FOR EARLY VOTING BY PERSONAL APPEARANCE; AUTHORIZING A JOINT ELECTION WITH OTHER LOCAL POLITICAL SUBDIVISIONS THAT JOIN IN A JOINT ELECTION INTERLOCAL AGREEMENT WITH THE COUNTY; MAKING PROVISIONS TO CONDUCT THE ELECTION THROUGH AN AGREEMENT WITH THE COUNTY AND OTHER PROVISIONS INCIDENTAL AND RELATED TO THE PURPOSE OF THIS RESOLUTION; ORDERING CANVASSING AND PUBLICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 48 of the Home Rule Charter of the City of San Angelo provides the procedure by which an elected official may be recalled by the qualified voters of the City; and

WHEREAS, on May 29, 2026, a Recall Affidavit seeking the recall of Council Member Harold "Harry" Thomas, representing Single Member District 3, was filed with the City Clerk; and

WHEREAS, a Recall Petition was timely filed with the City Clerk on July 15, 2026; and

WHEREAS, the City Clerk has completed the examination of the petition as required by the Charter and on this 4th day of August 2026, certified to City Council that the petition contains the number of valid signatures required by Charter and is sufficient to require submission of the recall to the voters of Single Member District 3; and

WHEREAS, pursuant to Section 48 of the City Charter, upon certification of a sufficient recall petition, the City Council is required to order a recall election; and

WHEREAS, Tom Green County Election Administration and the City entered into an Interlocal Agreement effective January 1, 2023, and automatically renewing annually through December 31, 2032, stipulating for election services to be provided by the Tom Green County Election Administration in anticipation of holding elections from and after May 2023 through November 2032; and

WHEREAS, the election on November 3, 2026, may be held jointly with local political subdivisions that opt to enter into an interlocal agreement for joint election under terms stipulated in the Contract for Election Services with the county and city as authorized under Section 271.002 of the Texas Election Code; and

WHEREAS, the meeting at which this resolution was considered was open to the public as required by law, and public notice of time, place, and purpose of said meeting was given as required by Title 5, Chapter 551, Texas Government Code.

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

Section 1: The recitals stated in the preamble hereof are found to be true and correct and are adopted as a part of this resolution.

Section 2: The City Council hereby orders a Special Election to be held November 3, 2026, being the next uniform election date, which is not less than seventy-eight (78) days from the date of this resolution, for the purpose of fulfilling the City's obligation of placing the proposition for recall on the ballot as required by law.

Section 3: The special election ordered to be held November 3, 2026, shall be held jointly with such school districts or other local political subdivisions that opt to enter into an interlocal agreement for joint election as authorized under Section 271.002 of the Texas Election Code and such other local political subdivisions that join in a joint election interlocal agreement with the county and city.

Section 4: The official ballots for said election shall conform to the City Charter and Texas Election Code, as amended, to permit the electors to vote for or against the recall, shown on **Exhibit "A"**, with the official ballot to contain such other provisions, markings and language as required by law.

Section 5: Early Voting by personal appearance shall be conducted each weekday, beginning October 19, 2026, through October 30, 2026. Early Voting shall be conducted over the weekend, October 24 and 25, 2026. The City will utilize the early voting branch locations, shown on **Exhibit "B"**, adopted as part of this Resolution, and designated by Tom Green County as outlined in the Election Code Section 42.002 entitled "Required Use of County Precincts."

Application for ballot by mail shall be mailed to:

City Clerk / City of San Angelo
c/o Vona Hudson, Tom Green County Elections Administrator
Edd B. & Frances Frink Keyes Building, 113 W. Beauregard Ave.
San Angelo, Texas 76903

Applications for ballot by mail must be received no later than the close of business on Friday, October 23, 2026.

Section 6: The Election Day polling places where qualified voters shall cast ballots will be at the locations designated by Tom Green County as provided for in **Exhibit "B"** attached hereto and adopted as part of this Resolution.

Section 7: The City of San Angelo authorizes the Tom Green County Elections Administrator, as the Contracting Officer, to make any necessary changes to election judges and/or polling locations without further action by City Council or approval by the City of San Angelo, to include the selection of additional people/places, or changes to existing people/places, or moving the election judges/alternates from one location to another.

Section 8: Said election shall be conducted using the voting systems adopted by TGC under Section 123.001b3B of the Texas Election Code.

Section 9: Said election shall be conducted and the results canvassed and announced as prescribed by the General Election Laws of the State of Texas, as amended, and only duly qualified electors shall be qualified to vote.

Section 10: The City Clerk is directed and required to publish a notice of said elections as required by law.

Section 11: The terms and provisions of this Resolution shall be deemed to be severable in that if any portion of this Resolution shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Resolution.

Section 11: It is officially determined and declared that the meeting at which this Resolution was adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting was given as required by Chapter 551, as amended, of the Texas Government Code.

Section 12: The City Manager is hereby authorized to execute any documents necessary to hold an election on November 3, 2026, including but not limited to, a contract with the county, and any related documents with other entities holding an election with the county on the same day.

Section 13: This Resolution shall be effective from and after the date of its adoption.

ADOPTED this 4th day of August 2026.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Heather Stastny, City Clerk

Tom Thompson, Mayor

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

RESOLUCIÓN 2026-XXX

UNA RESOLUCIÓN DEL CONCEJO MUNICIPAL DE SAN ANGELO, TEXAS, QUE ORDENA CONVOCAR UNA ELECCIÓN ESPECIAL EL 3 DE NOVIEMBRE DE 2026, CON EL PROPÓSITO DE PRESENTARLO A LOS VOTANTES CALIFICADOS DEL DISTRITO ÚNICO TRES DE UN SOLO MIEMBRO LA CUESTIÓN DE SI EL MIEMBRO DEL CONSEJO HAROLD "HARRY" THOMAS DEBE SER DESTITUIDO DEL CARGO; DESIGNAR UBICACIONES DE CASILLAS ELECTORALES; ESTABLECER FECHAS, HORARIOS Y LUGARES PARA LA VOTACIÓN ANTICIPADA MEDIANTE COMPARECENCIA PERSONAL; AUTORIZAR UNA ELECCIÓN CONJUNTA CON OTRAS SUBDIVISIONES POLÍTICAS LOCALES QUE SE UNAN EN UN ACUERDO INTERLOCAL DE ELECCIÓN CONJUNTA CON EL CONDADO; ESTABLECER DISPOSICIONES PARA LLEVAR A CABO LA ELECCIÓN MEDIANTE UN ACUERDO CON EL CONDADO Y OTRAS DISPOSICIONES INCIDENTALES Y RELACIONADAS CON EL PROPÓSITO DE ESTA RESOLUCIÓN; ORDENAR EL ESCRUTINIO Y LA PUBLICACIÓN; ESTABLECER LA SEPARABILIDAD; Y ESTABLECER UNA FECHA DE ENTRADA EN VIGOR

CONSIDERANDO QUE la Sección 48 de la Carta de Autogobierno de la Ciudad de San Angelo establece el procedimiento por el cual un funcionario electo puede ser destituido por los votantes calificados de la Ciudad; y

CONSIDERANDO QUE, el 29 de mayo de 2026, se presentó ante el Secretario de la Ciudad una declaración jurada de revocación solicitando la revocación del concejal Harold "Harry" Thomas, representando al Distrito Uninominal 3; y

CONSIDERANDO QUE, una petición de revocación fue presentada oportunamente ante el Secretario de la Ciudad el 15 de julio de 2026; y

CONSIDERANDO QUE, el Secretario Municipal ha completado el examen de la petición según lo requerido por la Carta y en este 4 de agosto de 2026, certificó al Ayuntamiento que la petición contiene el número de firmas válidas requeridas por la Carta y es suficiente para requerir la presentación de la revocación a los votantes del Distrito Uninominal 3; y

CONSIDERANDO QUE, conforme a la Sección 48 de la Carta de la Ciudad, tras la certificación de una petición de revocación suficiente, el Ayuntamiento está obligado a ordenar una elección de revocación; y

CONSIDERANDO QUE, la Administración Electoral del Condado de Tom Green y la Ciudad firmaron un Acuerdo Interlocal vigente el 1 de enero de 2023, que se renueva automáticamente anualmente hasta el 31 de diciembre de 2032, estipulando que los servicios electorales serán proporcionados por la Administración Electoral del Condado de Tom Green en anticipación a la realización de elecciones desde y después de mayo de 2023 hasta noviembre de 2032; y

CONSIDERANDO QUE, la elección del 3 de noviembre de 2026 podrá celebrarse conjuntamente con subdivisiones políticas locales que opten por celebrar un acuerdo interlocal para elección conjunta bajo los términos estipulados en el Contrato de Servicios Electorales con el condado y la ciudad, según lo autorizado bajo la Sección 271.002 del Código Electoral de Texas; y

CONSIDERANDO QUE, la reunión en la que se consideró esta resolución fue abierta al público según lo requerido por la ley, y el aviso público del tiempo, lugar y propósito de dicha reunión se dio como lo exige el Título 5, Capítulo 551 del Código de Gobierno de Texas.

POR LO TANTO, QUE EL CONCEJO MUNICIPAL DE SAN ANGELO, TEXAS RESUELVA QUE:

Sección 1: Los considerandos enunciados en el preámbulo de este documento se consideran verdaderos y correctos y se adoptan como parte de esta resolución.

Sección 2: El Ayuntamiento ordena por la convocar una Elección Especial el 3 de noviembre de 2026, siendo la próxima fecha uniforme de elección, que no es menor a setenta y ocho (78) días desde la

fecha de esta resolución, con el propósito de cumplir con la obligación de la Ciudad de presentar la propuesta de revocación en la boleta según lo requiera la ley.

Sección 3: La elección especial para convocar el 3 de noviembre de 2026 se llevará a cabo conjuntamente con dichos distritos escolares u otras subdivisiones políticas locales que opten por celebrar un acuerdo interlocal para elección conjunta autorizado bajo la Sección 271.002 del Código Electoral de Texas y otras subdivisiones políticas locales que se unan en un acuerdo interlocal de elección conjunta con el condado y la ciudad.

Sección 4: Las boletas oficiales para dicha elección deberán ajustarse a la Carta de la Ciudad y al Código Electoral de Texas, según su enmienda, para permitir que los electores voten a favor o en contra de la revocación, mostrada en **el Anexo "A"**, y la boleta oficial debe contener otras disposiciones, marcas y lenguaje que requiera la ley.

Sección 5: La votación anticipada por comparecencia personal se llevará a cabo cada día laborable, comenzando el 19 de octubre de 2026 al 30 de octubre de 2026. La votación anticipada se llevará a cabo durante el fin de semana, el 24 y 25 de octubre de 2026. La Ciudad utilizará las ubicaciones de las ramas de votación anticipada, mostradas en **el Anexo "B"**, adoptadas como parte de esta Resolución, y designadas por el Condado de Tom Green según lo establecido en la Sección 42.002 del Código Electoral titulada "Uso Obligatorio de los Distritos del Condado."

La solicitud de boleta por correo deberá enviarse a:

Secretario de la Ciudad / Ciudad de San Angelo
c/o Vona Hudson, Administradora de Elecciones del Condado de Tom Green
Edificio Edd B. & Frances Frink Keyes, 113 W. Beauregard Ave.
San Angelo, Texas 76903

Las solicitudes para votar por correo deben recibirse a más tardar al cierre de las horas del viernes 23 de octubre de 2026.

Sección 6: Los lugares de votación el Día de la Elección donde los votantes calificados deben emitir boletas estarán en los lugares designados por el Condado de Tom Green, según lo establecido en **el Anexo "B"** aquí adjunto y adoptados como parte de esta Resolución.

Sección 7: La Ciudad de San Angelo autoriza al Administrador Electoral del Condado de Tom Green, como Oficial de Contratación, a realizar cualquier cambio necesario en los jueces electorales y/o en las casillas electorales sin acción adicional del Concejo Municipal ni aprobación de la Ciudad de San Angelo, incluyendo la selección de personas/lugares adicionales, o cambios en personas/lugares existentes, o mover a los jueces/suplentes de elecciones de un lugar a otro.

Sección 8: Dicha elección se llevará a cabo utilizando los sistemas de votación adoptados por TGC bajo la Sección 123.001b3B del Código Electoral de Texas.

Sección 9: Dicha elección se llevará a cabo y los resultados serán revisados y anunciados según lo prescrito por las Leyes Electorales Generales del Estado de Texas, según lo enmendado, y solo los electores debidamente calificados estarán calificados para votar.

Sección 10: El Secretario de la Ciudad está instruido y obligado a publicar un aviso de dichas elecciones según lo requiera la ley.

Sección 11: Los términos y disposiciones de esta Resolución se considerarán separables, ya que si alguna parte de esta Resolución es declarada inválida, no afectará la validez de las demás disposiciones de esta Resolución.

Sección 12: Se determina y declara oficialmente que la reunión en la que se adoptó esta Resolución estaba abierta al público y que el aviso público del momento, lugar y asunto del asunto público

a considerar en dicha reunión se dio como lo exige el Capítulo 551, enmendado, del Código de Gobierno de Texas.

Sección 13: El Administrador de la Ciudad está autorizado para firmar cualquier documento necesario para celebrar una elección el 3 de noviembre de 2026, incluyendo, pero no limitado a, un contrato con el condado y cualquier documento relacionado con otras entidades que realicen una elección con el condado el mismo día.

Sección 14: Esta Resolución entrará en vigor a partir de la fecha de su adopción.

ADOPTADO este 4 de agosto de 2026.

LA CIUDAD DE SAN ANGELO, TEXAS:

CONFIRMA:

Heather Stastny, secretaria municipal

Tom Thompson, alcalde

APROBADO SEGÚN EL FORMULARIO:

Brandon Dyson, Abogado de la Ciudad

EXHIBIT "A"
BALLOT LANGUAGE

Proposition A: Shall Harold "Harry" Thomas be removed from the office City Council Member, Single Member District 3 by recall?

___ FOR THE RECALL OF HAROLD "HARRY" THOMAS

___ AGAINST THE RECALL OF HAROLD "HARRY" THOMAS

Propuesta A: Debe ser destituido Harold "Harry" Thomas del cargo de Miembro del Concejo Municipal, Distrito 3 de Miembro Único?

___ POR EL REGRESO DE HAROLD "HARRY" THOMAS

___ CONTRA LA DESTITUCIÓN DE HAROLD "HARRY" THOMAS

EXHIBIT "B"
**POLLING PLACES FOR NOVEMBER 3, 2026, SPECIAL ELECTION AND SUBSEQUENT
UNIFORM ELECTION DATES AND RELATED EARLY VOTING DATES**

**EARLY VOTING
(VOTACION ADELANTADAS)**

Edd B. and Francis Frink Keyes Building – 113 W. Beauregard, 1st floor (Primero Piso)

October 19 -23, 2026 8:00 A.M. to 5:00 P.M.

(de 8:00 a.m. a 5:00 p.m. empezando el 19 de octubre y terminadneo el 23 de octubre 2026)

October 24, 2026, 7:00 A.M. to 7:00 P.M.

(de 7:00 a.m. a 7:00 p.m. el 24 de octubre 2026)

October 25, 2026, 12:00 P.M. to 6:00 P.M.

(de 12:00 p.m. a 6:00 p.m. el 25 de octubre 2026)

October 26-30, 2026, 7:00 A.M. to 7:00 P.M.

(de 7:00 a.m. a 7:00 p.m. empezando el 26 de octubre y terminadneo el 30 de octubre 2026)

Concho Valley Transit District – 506 N. Chadbourne, Annex Building

Westlake Ace Hardware – 1821 Knickerbocker Rd., Sales Floor

Tom Green Polling Place – 3053 N. Bryant, Office

MHMR Concho Valley – 1501 W. Beauregard Ave., Jack Ray Room

October 19 -23, 2026 8:00 A.M. to 5:00 P.M.

(de 8:00 a.m. a 5:00 p.m. empezando el 19 de octubre y terminadneo el 23 de octubre 2026)

October 24, 2026, 8:00 A.M. to 5:00 P.M.

(de 8:00 a.m. a 5:00 p.m. el 24 de octubre 2026)

October 25, 2026, 12:00 P.M. to 6:00 P.M.

(de 12:00 p.m. a 6:00 p.m. el 25 de octubre 2026)

October 26-30, 2026, 8:00 A.M. to 5:00 P.M.

(de 8:00 a.m. a 5:00 p.m. empezando el 26 de octubre y terminadneo el 30 de octubre 2026)

During early voting, any person residing in Tom Green County may go to this location and vote on all officers or measures for which the person is entitled to vote. (Durante la votación temprana, cualquier votante puede ir a este lugar y votar en todos los temas para los cuales son elegibles.)

**ELECTION DAY
(DIA DE LAS ELECCIONES)
November 3, 2026, 7 A.M. to 7 P.M.
(el 3 de noviembre, 2026, desde las 7 hasta las 7)**

On Election Day, any person residing in Tom Green County may go to any of the polling places designated by Tom Green County pursuant to Texas Election Code Section 42.002 and vote on all officers or measures for which the person is entitled to vote. (Durante la votación temprana, cualquier votante puede ir a este lugar y votar en todos los temas para los cuales son elegibles.)

Polling locations are posted on the Tom Green County Elections website and are available to the public at <http://www.co.tom-green.tx.us/page/electionsHome>. (Los lugares de votación se publican en el sitio web de Tom Green County Elections y están disponibles para el público en <http://www.co.tom-green.tx.us/page/electionsHome>).

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Michael Muncey, Budget Manager, Finance

Meeting Date: August 4, 2026

Item type: Regular Item

Caption:

Presentation and discussion on the financial performance, claims experience, and funding projections of the health insurance plan for Fiscal Years 2026 and 2027 (Presentation made by HUB International Senior Account Executive Julian Fontana, Human Resources Director Veronica Sanchez and Finance Director Jonathan Flores)

Staff Recommendation:

Direction from Council

Summary/History:

In April 2025, the City contracted with HUB International to review employee benefits and to create a plan for the City's health self-insurance fund. Initial budget projections for the City's fiscal year 2026 health insurance plan showed an increase of 42.8% based on previous plan designs. Plan benefit changes were made for plan year 2026, and premium equivalent rates were increased by 36%. At the time that changes were made to the plan, there was no update to the city's budget.

Through April 2026, health claims were 129% of expected claims and the total projected cost of the health plan was \$13.5 million. In addition, FY27 health claims were expected to increase an additional 8% from FY26.

HUB International Senior Account Executive Julian Fontana is here to give an update on the current plan as well as the outlook for fiscal year 2027. City staff will also be bringing a budget amendment in order to fund expected claims for the remainder of fiscal year 2026. Funding for the 2027 will also be discussed during budget workshops in the month of August.

Funding Source(s):

Financial Impact:

None at this time.

Other Information/Recommendation:

Attachments:

Presentation:

Jonathan Flores, Veronica Sanchez

Approvals/Reviews:

Michael Muncey	Created/Initiated
Jonathan Flores	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Michael Muncey, Budget Manager, Budget

Meeting Date: August 4, 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 Health Insurance claims and premiums (Presentation made by Finance Director Jonathan Flores)

Staff Recommendation:

Approve

Summary/History:

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

Budget for additional city-contributed health insurance premium revenue and related health claims expenses in FY26. This amendment will increase contributions to Health Insurance fund due to rising retiree premiums and excessive claims activity. Additional contributions are needed to fund health insurance claims in fiscal year 2026. These additional contributions should give health insurance enough funds to make payments through the end of the year. The costs for insurance claims are being allocated based on FTEs to fund the additional costs. This amendment also makes adjustments to over 65 retiree premiums based on the differential of the new plan amounts.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Operating Funds	Health Insurance Claims		-\$4,227,118
Health Insurance Fund	Health Insurance Claims		\$4,223,623
Operating Funds	Over 65		-\$98,735
Health Insurance Fund	Over 65		\$231,912

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 - Health Insurance | BA Memo - Health Insurance.pdf |
| 2. | 2026-08-04 Ordinance | 2026-08-04 Ordinance.docx |

Presentation:

Jonathan Flores

Approvals/Reviews:

Michael Muncey	Created/Initiated
Jonathan Flores	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

Memo

To: Jonathan Flores, Finance Director
From: Veronica Sanchez, Director of Human Resources
Date: 07/28/2026
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Increase contributions to Health Insurance fund due to rising retiree premiums and excessive claims activity

Source of Funding:

City Operating Funds, see attached for details

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

Project/Budget to be amended	Revenue	Expense
Health Insurance Claims		
Operating Funds		4,227,118
Health Insurance Fund	4,423,623	4,423,623
Over 65 Retiree Insurance		
Operating Funds		98,735
Health Insurance Fund	231,912	231,912

Additional Comments:

Additional contributions are needed to fund health insurance claims in fiscal year 2026. These additional contributions should give health insurance enough funds to make payments through the end of the year. The costs for insurance claims are being allocated based on FTEs to fund the additional costs. This amendment also makes adjustments to over 65 retiree premiums based on the differential of the new plan amounts.

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 HEALTH INSURANCE CLAIMS AND PREMIUMS.

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 4th day of August 2026, and finally **PASSED** on this 18th day of August 2026.

ATTEST:

THE CITY OF SAN ANGELO, TEXAS:

Heather Stastny, City Clerk

Tom Thompson, Mayor

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Jonathan Flores, Finance Director

Brandon Dyson, City Attorney

Exhibit A

**City of San Angelo
Proposed Budget Amendment**

Fund	Total Revenue Amendment	Total Expense Amendment	Net Benefit/(Cost)
General Fund		3,246,045	(3,246,045)
Intergovernmental		16,265	(16,265)
State Office Building		6,490	(6,490)
Texas Bank Sports Complex		40,544	(40,544)
Airport		28,017	(28,017)
Solid Waste		20,154	(20,154)
Stormwater		126,042	(126,042)
Water		465,121	(465,121)
Wastewater		140,551	(140,551)
Fleet		75,248	(75,248)
Information Technology		24,076	(24,076)
Health Insurance	4,655,535	4,656,146	(611)
Property/Casualty		37,176	(37,176)
Workers Compensation		19,255	(19,255)
Civic Events		39,949	(39,949)
Fort Concho		40,309	(40,309)
	\$4,655,535	\$8,981,388	\$(4,325,853)

City of San Angelo

**Proposed Budget Amendment
Additional Information**

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
Increase contributions to Health Insurance Fund due to rising retiree premiums and excessive claims activity	Multiple City Funds, Health Insurance Fund	4,655,535	8,981,388	(4,325,853)
		\$4,655,535	\$8,981,388	\$(4,325,853)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, City Clerk

Meeting Date: August 4, 2026

Item type: Executive Session Item

Caption:

Section 551.074 — Personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

Staff Recommendation:

Summary/History:

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Heather Stastny
Brandon Dyson

Created/Initiated
Final Approval