



City Council Agenda 9/15/2026

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held September 15, 2026 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. Call to Order

2. Chaplain Prayer & Pledges

3. Proclamations/Recognitions

- a. Proclamation of September 18, 2026, as National POW/MIA Remembrance Day
- b. Proclamation of September 15-October 15, 2026, as Hispanic Heritage Month
- c. Proclamation of October 4-October 10, 2026, as Fire Prevention Week

4. Public Comment

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

5. Consent Agenda

- a. Consider approving the minutes for the August 18, 2026, City Council meeting, August 18, 2026 Budget Workshop, and September 1, 2026, City Council meeting (Heather Stastny)
- b. Consider accepting a 0.597 acre water and sewer easement from Sierra Vista Construction for Stone Mill Development Section 1 & 2, and authorizing the City Manager to negotiate and execute all related documents (Zeferino Mendoza, Sarah Torres)
- c. Consider authorizing the City Manager to enter into a new Recreational Lease agreement with the following tenant:
Diaz; 2763 Red Bluff Road; being approximately 0.45 acres out of G Maurer A-1649 S-0182 (Sarah Tackett-Torres)
- d. Consider authorizing the City Manager to enter into a Lease Agreement with 16 Chad LLC for the lease of the parking lot located at 34 W. Harris Ave., commonly known as the Standard Times Building (Sarah Tackett-Torres)
- e. Consider authorizing a Tax Resale Deed to be executed by the City Manager on behalf of the City and all taxing units in the Tax Foreclosure Judgment for the sale of 337 W. Avenue P (Sarah Tackett-Torres)
- f. Consider awarding RFB OP-03-26 Ready Mix Concrete to Ingram ReadyMix, Inc. and MDHC in the aggregate amount of \$200,000, budgeted annually, and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

- g. Consider a resolution approving an Advanced Funding Agreement related to a grant award from the Texas Department of Transportation under its Carbon Reduction Program for the Sunset Drive Project in the amount of \$1.48 million, authorizing the City's contribution of a 20% match and direct state costs not to exceed \$493,076.40 plus cost overruns, and further authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- h. Consider a resolution designating Carlos Carrillo as the Local Rabies Control Authority in accordance with Sec. 826.017 of the Texas Health and Safety Code, Chapter 826 (Angela Bloss)
- i. Consider ratifying COSADC's authorization for the Board President to negotiate and execute a professional services agreement with the San Angelo Chamber of Commerce for marketing and recruitment services for an amount not to exceed \$238,000 for one six-month term (Ryan Gaddy)

6. Regular Agenda

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

- a. Second reading of an ordinance establishing a right-of-way infrastructure fee by amending Appendix A "Fee Schedule," Article A8.000 "Utility Related Fees," Section A8.001 "Reserved" by replacing such reserved section with Section A8.001 "Right-of-Way Infrastructure Fee"; providing for severability; and, providing for an effective date (Presentation made by Operations Director Patrick Frerich)
- b. Second reading and public hearing of an ordinance adopting the budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027. This budget will raise more total property taxes than last year's budget by \$962,035 (1.64%), and of that amount, \$773,890 is tax revenue to be raised from new property added to the tax roll (Presentation made by Finance Director Jonathan Flores)
- c. Second reading and public hearing of an ordinance fixing and levying ad valorem taxes for the current tax year for the use and support of the municipal government of the City of San Angelo, Texas, for the 2026-2027 budget year; providing for the assessment and collection thereof; providing for when the tax shall become due; providing when the tax shall become delinquent; providing for exemptions; providing for severability; providing for publication on the city operated website; and, providing for an effective date (Presentation made by Finance Director Jonathan Flores)
- d. Consider approval of an agreement with the San Angelo Police Officers Coalition, establishing certain terms and conditions of employment for covered Police Officers, to be effective October 1, 2026, through September 30, 2027, and authorizing the City Manager to negotiate and execute all related documents (Presentation by Human Resources Director Veronica Sanchez and San Angelo Police Officers Coalition President Charles Flores)
- e. Discussion and possible action regarding the Destination Marketing Organization contract:
1. Presentation of the Destination Marketing Organization (Presentation made by DMO Vice President Jeremy Bartz)

2. Consider approving a contract with the San Angelo Destination Marketing Organization allocating Hotel Occupancy Tax receipts to be used for eligible activities and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Finance Director Jonathan Flores)
- f. Consider approving North TIRZ Incentive requests in the amount of \$300,000 for the following projects:
1. 313 W. 8th
 2. 309 W. 8th
 3. 317 W. 8th (Presentation made by Planning & Development Services Director Aaron Vannoy)
- g. Consider approving South TIRZ Incentive request in the amount of \$617,530 for the following projects:
1. 116 E. Ave A
 2. 12 E. Twohig (Presentation made by Planning & Development Services Director Aaron Vannoy)
- h. First reading and public hearing of an ordinance for Z26-13, a request for a zone change from the General/Heavy Commercial zoning district to the General Commercial zoning district located at 3 E. 9th St. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- i. First reading and public hearing of an ordinance for Z26-15, a request for a zone change from the Single-Family Residential zoning district to the Zero Lot Line, Twinhome and Townhome Residential zoning district located at 2412 Paint Rock Rd. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- j. First reading and public hearing for the following cases:
1. Z26-16, a request for a zone change from the Light Manufacturing zoning district to the General Commercial zoning district; and
 2. CP26-03, a Comprehensive Plan amendment from Industrial to Commercial on a 4-acre tract located at 4239 S. Chadbourne St. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- k. First reading and public hearing of an ordinance for Z26-17, a request for a zone change from the RS-1 Single-Family Residential zoning district to the RS-4 Small Lot Residential zoning district located at 3302 Grape Creek Rd. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- l. First reading and public hearing of an ordinance for Z26-18, a request for a zone change from the Single-Family Residential and General/Heavy Commercial zoning district to the General Commercial zoning district located at 655 Caddo St. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- m. First reading and public hearing of an ordinance for ROW26-06, a request for the City of San Angelo to abandon a 0.103 acre alleyway between S. Pierce St. and S. Fillmore St., and a 0.084 acre alleyway between S. Taylor St. and S. Fillmore St. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- n. First reading and public hearing of an ordinance for ROW26-07, a request for abandonment of 11,198 sq. ft. of street right-of-way being the end of Adobe Dr., generally located on Block

6 of the Arroyo Vista Addition west of Spraberry Dr. (Presentation made by Planning and Development Director Aaron Vannoy)

- o. First reading and public hearing of an ordinance to amend the Master Thoroughfare Plan and map to remove a .53 mile portion of Adobe Dr. as a minor collector and classify it as a local road (Presentation made by Planning & Development Services Director Aaron Vannoy)

7. Closed Session

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

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

8. Follow Up and Administrative Issues

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

9. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 9th day of September 2026, at 5:05 p.m.


Heather Stastny, City Clerk

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

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

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

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

Proclamation

Throughout American history, generations of patriots have bravely served in our military and sacrificed their lives to protect our country and preserve democracy around the world.

More than 125,000 American women and men have been held captive by hostile powers during their military service, and more than 83,000 Americans remain missing from World War II, the Korean War, the Cold War, and the Vietnam War.

Thousands of American prisoners of war have been subjected to harsh and inhumane treatment by their captors, resulting in death while families suffer with the pain and uncertainty concerning their loved ones' fate.

The third Friday of each September is set aside to honor those who remain missing and those who suffered starvation, isolation, fear, and uncertainty during their captivity.

The City of San Angelo is proud to join the State of Texas and the entire nation in honoring those brave American veterans. It is because of the dedication and sacrifice of these women and men that people in our own country and in lands far away can live in freedom.

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim Friday, September 18, 2026, as

NATIONAL POW/MIA REMEMBRANCE DAY

in San Angelo, Texas. Further be it known that the citizens of San Angelo remember with eternal respect those San Angelo citizens who were held captive by the enemy, or were or remain missing in action including Chief Warrant Officer Howard Drake, Staff Sergeant Stratton Beasley, and Petty Officer Milton Brown (World War II); MSgt Johnny Johnson (Korean War), Colonel Louis Jones (Vietnam), and Major Troy Gilbert (Iraq Operation Enduring Freedom).

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 15th day of September 2026.

Tom Thompson
Mayor of the City of San Angelo

Proclamation

Hispanic Heritage Month, observed annually from September 15 through October 15, provides an opportunity to recognize, honor, and celebrate the rich history, culture, traditions, and contributions of Hispanic and Latino Americans.

Hispanic families and individuals have been an integral part of the history and development of San Angelo and the Concho Valley for generations, contributing to the growth and vitality of our community through agriculture, ranching, business, education, military service, government, the arts, faith, and civic leadership. Generations of Hispanic San Angeloans have worked to build stronger families, neighborhoods, schools, businesses, and community organizations, leaving a legacy for future generations.

The Hispanic heritage of San Angelo is woven into the fabric of our community and can be seen throughout our neighborhoods, businesses, schools, churches, cultural institutions, celebrations, music, food, art, and family traditions. San Angelo's Hispanic heritage is not only a part of our past but continues to shape the present and future of our city, providing opportunities for cultural understanding, education, community connection, and civic participation.

Hispanic Heritage Month allows the entire San Angelo community to come together to celebrate our shared history, recognize the accomplishments and contributions of Hispanic residents, and encourage the preservation of cultural traditions for generations to come.

The San Angelo Hispanic Heritage Board is committed to preserving, promoting, and celebrating Hispanic history and culture in San Angelo and the Concho Valley, while providing educational and cultural opportunities that bring our community together.

The City of San Angelo recognizes that our community is stronger because of the diversity of its people and the many cultures, traditions, and experiences that contribute to the character and identity of our city.

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim September 15 through October 15, 2026, as

HISPANIC HERITAGE MONTH

and encourage all residents to join the San Angelo Hispanic Heritage Board and the Hispanic community in celebrating our shared history, honoring the contributions of Hispanic San Angeloans, and embracing the culture and traditions that help make San Angelo a vibrant and welcoming community.

In witness whereof, I have hereunto set my hand and caused the seal of Official Seal of the City of San Angelo, to be affixed this 15th day of September 2026.

Tom Thompson
Mayor of the City of San Angelo

Proclamation

The City of San Angelo is committed to ensuring the safety and security of all those living in and visiting our community. Fire remains a serious public safety concern both locally and nationally, and the presence of lithium-ion batteries in many household devices introduce unique fire risks.

Most of the electronics used in homes daily, including smartphones, tablets, laptops, power tools, e-bikes, e-scooters, and toys, are powered by lithium-ion batteries, which, if misused, damaged, or improperly charged, can overheat, start a fire, or explode.

The National Fire Protection Association reports an increase in battery-related fires, underscoring the need for public education on the safe use of lithium-ion batteries. The way that lithium-ion batteries are charged can make a difference in helping prevent home fires.

Residents should follow five key precautions when charging devices containing lithium-ion batteries: always use the cord and charger that came with the device or one approved by the manufacturer; always charge devices on a hard, flat surface; watch for warning signs like devices that are very hot or begin to swell; unplug devices that are fully charged; and charge larger devices such as e-bikes and tools outside and away from exits.

Lithium-ion batteries store a large amount of energy in a small space, and unsafe charging practices can result in fire or explosion.

The City of San Angelo's first responders are dedicated to reducing the occurrence of fires through prevention, safety education, and community outreach.

The 2026 Fire Prevention Week theme, "Charge into Fire Safety: Safe Charging is a Superpower", serves to remind us that safe charging can help reduce the risk of fires in homes and communities.

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim October 4-October 10, 2026, as

FIRE PREVENTION WEEK

and encourage all citizens to practice safe handling, proper charging and disposal of lithium-ion batteries.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 15th day of September 2026.

Tom Thompson
Mayor of the City of San Angelo

City of San Angelo, Texas
City Council Special Agenda – Budget Planning Workshop
Tuesday, August 18, 2026

Present:

Mayor Tom Thompson
Mayor Pro tem Tommy Hiebert, SMD 1
Council Member Joe Self, SMD 2
Council Member Harry Thomas, SMD 3
Council Member Patrick Keely, SMD 4
Council Member Karen Hesse Smith, SMD 5
Council Member Mary Coffey, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Thompson called the Budget Planning Workshop session of the San Angelo City Council to order at 12:59 p.m. on Tuesday, August 18, 2026, at the East Mezzanine – City Hall, 72 W. College Ave., San Angelo, Texas 76903.

2. Workshop Itinerary

- a. Discussion of matters regarding the fiscal year 2026-2027 budget preparation, including but not limited to:
 1. General Fund revenue and expenditures;
 2. Other items needing Council direction (Presentation made by Finance Director Jonathan Flores)

City Manager Phillip Urrutia gave opening statements as well as an overview on future meetings related to the final adoption of the FY 2027 Budget.

Financial Director Jonathan Flores reviewed revenue and expenditures for the General Fund to include Property Tax, Sales Tax, Municipal Cost Index, additional funding requests and provided optional funding sources.

Human Resource Director Veronica Sanchez reviewed the results of the Compensation & Classification Study and provided a recommendation for funding.

Operations Director Patrick Frerich discussed the San Angelo Right of Way Fee Program, as well as the Land Use Categories and explained their application within the San Angelo Right of Way Fee Program.

Direction: Council discussed their concerns and established some funding priorities. Council asked for updates to be made to the proposed budget for consideration at the September 1, 2026, City Council meeting.

3. Follow Up and Administrative Issues

- a. Announcements and consideration of Future Agenda Items

4. 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 2:31 p.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

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

DRAFT

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, August 18, 2026

Present:

Mayor Tom Thompson
Mayor Pro Tem Tommy Hiebert, SMD 1
Council Member Joe Self, SMD 2
Council Member Harry Thomas, SMD 3
Council Member Patrick Keely, SMD 4
Council Member Karen Hesse Smith, SMD 5
Council Member Mary Coffey, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Thompson called the regular session of the San Angelo City Council to order at 8:32 a.m. on Tuesday, August 18, 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. Public Comment

Ginger Moore (SMD 1) and Allie Devereaux (Tom Green County resident) made public comments regarding the Northeast Master Plan.

Rachel Roland (SMD 4) made public comments regarding a lack of transparency.

China Young (SMD 4) made public comment regarding a data center moratorium.

Liz Landers (SMD 5) made public comments regarding data centers.

4. Consent Agenda

- a. Approval of August 4, 2026, City Council regular meeting minutes and Budget Workshop minutes (Heather Stastny)
- b. Adoption of ordinance to amend the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, for Health Insurance claims and premiums (Jonathan Flores)

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

5. Regular Agenda

- a. Discussion regarding a feasibility study for an indoor sports complex (Presentation made by Chamber of Commerce President & CEO Steve Ahlenius and Synergy Sports CEO Jason Boudrie)

CoCo Simpson (SMD 1) made public comment on item 5a.

No Action Taken.

- b. Approval of RFP PW-01-26 San Angelo Coliseum Renovation to Hoar Construction, Inc. in the

amount of \$47,200,000, with \$825,236 sourced from bond proceed interest, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Chief Project Officer Rick Weise & Hoar Construction)

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

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

- c. Authorization of the City Manager to negotiate, execute and budget for an amendment to the Chapter 380 Economic Development Program Agreement with the San Angelo Stock Show and Rodeo Association for the Coliseum renovation, to provide for project redesign and SASSRA's capital investment into the project of \$9,000,000 (Presentation made by Chief Project Officer Rick Weise)

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

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

- d. First reading and public hearing of an ordinance for Z26-09, a request for a zone change from the General/Heavy Commercial zoning district to the General Commercial zoning district located at 6 & 10 W. 16th St. (Presentation made by Planning and Development Services Director Aaron Vannoy)

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

- e. First reading and public hearing of an ordinance for Z26-10, a request for a zone change from the Single-family Residential zoning district to the Three-and Four-Family Residential zoning district located at 2000 Marx St. (Presentation made by Planning and Development Services Director Aaron Vannoy)

Rufino Garcia Jr. and Jamal Schumpert made public comments regarding item 5e.

Motion: Mayor Thompson made a motion, seconded by Council Member Hesse Smith, to refer this item back to the planning commission for more consideration. The motion carried unanimously (6) ayes to (1) nay, with Council Member Keely casting the dissenting vote.

- f. First reading and public hearing of an ordinance for Z26-11, a request for a zone change from the Single-family Residential zoning district to Three-and Four-Family Residential zoning district located at 622 E. 44th St. (Presentation made by Planning and Development Services Director Aaron Vannoy)

Jamal Schumpert made public comment regarding item 5f.

Motion: Mayor Thompson made a motion, seconded by Council Member Self, to refer this item back to the planning commission for more consideration. The motion carried unanimously (6) ayes to (1) nay, with Council Member Keely casting the dissenting vote.

- g. First reading and public hearing of an ordinance for SU26-01, a request for a Special Use to allow a funeral home and crematorium located at 3602 & 3618 Devonian Dr. (Presentation made by Planning and Development Services Director Aaron Vannoy)

Arnoldo Gutierrez (SMD 3), the applicant, made public comment regarding item 5g.

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

- h. Adoption of an ordinance authorizing the issuance and sale of City of San Angelo, Texas Tax Note, Series 2026 in the approximate amount of \$4,500,000; levying an annual ad valorem tax and providing for the payment of said note, providing an effective date, and enacting other provisions relating to the subject (Presentation made by Finance Director Jonathan Flores)

Coco Simpson (SMD 1) made public comment regarding item 5h.

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.

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 the Requirement that Meetings be Open under the following sections:

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

7. 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.

8. 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 12:33 p.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

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

DRAFT

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, September 1, 2026

Present:

Mayor Tom Thompson
Mayor Pro Tem Tommy Hiebert, SMD 1
Council Member Harry Thomas, SMD 3
Council Member Patrick Keely, SMD 4
Council Member Karen Hesse Smith, SMD 5
Council Member Mary Coffey, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Thompson called the regular session of the San Angelo City Council to order at 8:30 a.m. on Tuesday, September 1, 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

September 1, 2026, was proclaimed as Concho Valley Regional Food Bank Day.

4. Public Comment

Jeff Fisher (SMD 4) made public comments regarding San Angelo Northeast Sector Plan.

Keep San Angelo Beautiful Manager Shaina Hill announced an upcoming program event.

5. Consent Agenda

- a. Approval of various Board nominations:
Metropolitan Planning Organization Policy Board: City Manager Phillip Urrutia (Heather Stastny)
- b. Approval of a lease agreement between the City of San Angelo and American Legion Post 572 for the building and property located at 616 N. Washington St. and authorizing the City Manager to negotiate and execute all related documents (Carl White)
- c. Approval of a policy establishing a uniform rental fee structure for City Parks and Recreation reservable facilities, including a limited fee exemption for qualifying K-12 school activities during regular school-day hours, and establishing procedures for administration and City Council consideration of exceptions based on significant public benefit (Carl White)
- d. Award of WU-05-26 Rebid Liquid Ammonium Sulfate to Veolia ES Technical Solutions in the amount of \$337,500 annually for 1-year with four 1-year extensions, and authorizing the City Manager to negotiate and execute all related documents (Danielle Rix)
- e. Award of WU-06-26 Rebid Caustic Soda to PVS DX Chemicals in the amount of \$350,550 annually for 1-year with four 1-year extensions, and authorizing the City Manager to negotiate and execute all related documents (Danielle Rix)

- f. Award of WU-07-26 Rebid Liquefied Chlorine Gas to PVS DX Chemicals in the amount of \$444,150 for 1-year with four 1-year extensions, and authorizing the City Manager to negotiate and execute all related documents (Danielle Rix)
- g. Award of WU-08-26 Rebid Water Treatment Coagulant to Veolia ES Technical Solutions in the amount of \$105,000 annually for 1-year with four 1-year extensions, and authorizing the City Manager to negotiate and execute all related documents (Danielle Rix)
- h. Ratification of a COSADC resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$50,450, for funding of the Santa Fe East Park (Kids Kingdom) landscape design services, a project authorized under Section 505.152 of the Texas Development Corporation Act (Ryan Gaddy)
- i. ~~Consider ratifying COSADC's authorization for the Board President to negotiate and execute a professional services agreement with the San Angelo Chamber of Commerce for marketing and recruitment services in an amount not to exceed \$476,000 (Ryan Gaddy)~~
- j. Adoption of a resolution authorizing the City Manager and Assistant City Manager as contractual signatories and designated City officials as financial signatories for the Community Development Block Grant – Mitigation Program Resilient Communities Program from the Texas General Land Office in conjunction with the Comprehensive Plan (Aaron Vannoy)
- k. Adoption of an ordinance for Z26-09, a request for a zone change from the General/Heavy Commercial zoning district to the General Commercial zoning district located at 6 & 10 W. 16th St. (Aaron Vannoy)
- l. Adoption of an ordinance for SU26-01, a request for a Special Use to allow a funeral home and crematorium located at 3602 & 3618 Devonian Dr. (Aaron Vannoy)

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

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Hiebert to approve Item 5b. as presented by Parks and Recreation Director Carl White. The motion carried (6) ayes to (0) nays with (1) abstention by Council Member Thomas.

CoCo Simpson (SMD 1) made public comments regarding Item 5h.

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert to approve Item 5h. as presented by Economic Development Director Ryan Gaddy and Parks and Recreation Director Carl White. The motion carried unanimously (7) ayes to (0) nays.

6. Regular Agenda

- a. Submission of the recall petition filed on August 3, 2026, pertaining to Council Member Joe Self, Single Member District 2, 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. An appeal of the Planning Commission's action on July 20, 2026, to revoke Conditional Use 23-36 for a Short-Term Rental at 2458 Fisherman Rd; City Council may take the following actions:

1. By order upholding the Planning Commission's decision to revoke the Conditional Use, or
2. By overturning the Planning Commission's decision and reinstating the Conditional Use, with possible modification to the conditions (Presentation made by Planning & Development Services Director Aaron Vannoy)

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert to overturn the PC's decision and reinstating the Conditional Use. The motion carried (6) ayes to (1) nays with Council Member Thomas casting the dissenting voice.

- c. Adoption of resolutions supporting the private fundraising efforts to create and place art by Art in Uncommon Places for two separate proposed art installations:
 1. "Not as Small as They Seem," in the Red Arroyo Trail area near the intersection of College Hills Blvd. and Millbrook Dr.
 2. "Stacked Stories of West Texas", along the Chadbourne St. streetscape from the intersection of Beauregard Ave. to 4th St. (Presentation made by Parks and Recreation Director Carl White and Art in Uncommon Places)

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

- d. Approval of authorizing City Staff to accept a grant award from the FY26 Defense Community Infrastructure Program in relation to the Christoval Road Reconstruction Project and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Operations Director Patrick Frerich)

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

- e. Award of AP-01-26 Convert Runway 09/27 to Taxiway H at the San Angelo Regional Airport to Hoar Construction in the amount of \$9,928,889 (FAA AIP# 3-48-0191-052-2026), utilizing Airport and Airport PFC Fund Balances, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Justin Fletcher)

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

- f. Approval of Amendment #1 Convert Runway 09/27 to Taxiway H with Woolpert Company, under the Master Airport Agreement in the amount of \$1,217,814, utilizing Airport and Airport PFC Fund Balances, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Justin Fletcher)

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

- g. Acceptance of FAA AIP Grant #3-48-0191-053-2026 in the amount of \$1,000,000 for the siting study, environmental clearance, and preliminary design of a new air traffic control tower at the San Angelo Regional Airport and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Justin Fletcher)

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

- h. Consider approving Amendment #2, Air Traffic Control Tower Siting Study, with Woolpert Company, under the Master Airport Agreement in the amount of \$1,000,000 funded via FAA AIP Grant # 3-48-0191-053-2026 and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Justin Fletcher)

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

- i. Discussion and direction for the allocation of Fiscal Year 2027 Hotel Occupancy Tax funds for arts and historic preservation programs (Presentation made by Finance Director Jonathan Flores)

Direction: Council directed staff to increase HOT allocations to \$400,000 to be presented in the FY2027 budget.

- j. First reading and public hearing of an ordinance fixing and levying ad valorem taxes for the current tax year for the use and support of the municipal government of the City of San Angelo, Texas, for the 2026-2027 budget year; providing for the assessment and collection thereof; providing for when the tax shall become due; providing when the tax shall become delinquent; providing for exemptions; providing for severability; providing for publication on the city operated website; and, providing for an effective date (Presentation made by Finance Director Jonathan Flores)

Motion: Mayor Thompson made a motion, seconded by Council Member Hiebert, to approve the item as presented. The motion carried unanimously (6) ayes to (0) nays.

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 331 Preusser
- b. Section 551.072 — Deliberations about real property regarding 1921 W. Ave J
- c. Section 551.072 — Deliberations about real property regarding Lot 14 Sec 3, Blk: 2, Subd: Legacy Park S/D, S&E 5710 sq. ft.
- d. Section 551.071 — Consultation with attorney to discuss budget implementation concerning proposed fees and the Meet & Confer contract
- e. 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

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, authorizing the City Manager to execute a quit claim deed to property being approximately 10'x90x segment of right-of-way for North Emerick St. adjoining the easternmost property line of Lot 8 in Block 5 of Frary's Addition, known commonly as 331 Preusser, to the Concho

Valley Home for Girls, Inc., an abutting property owner, pursuant to Texas Local Government Code Section 272.001(b)(1) & (2). The motion carried unanimously (7) ayes to (0) nays with no public comment.

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, authorizing the City Manager to execute a quit claim deed to property being the East 25' of Lots 13 and 14, Block 17, South Heights Addition, known commonly as 1921 W. Ave J, to Betzing Rentals, LLC, an abutting property owner, pursuant to Texas Local Government Code Section 272.001(b)(1) & (2). The motion carried unanimously (7) ayes to (0) nays with no public comment.

b. Announcements and consideration of Future Agenda Items

1. Consider holding one City Council meeting in December on December 15, 2026

2. Consider holding one City Council meeting in January on January 12, 2027

Direction: Council directed staff to schedule one meeting in December on December 15, 2026, and one meeting in January on January 12, 2027. Direction was also provided to schedule the November 17, 2026, meeting at 5:30 p.m.

9. Adjournment

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

There being no further business, the meeting adjourned at 12:35 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: September 15, 2026

Item type: Consent Item

Caption:

Consider accepting a 0.597 acre water and sewer easement from Sierra Vista Construction for Stone Mill Development Section 1 & 2, and authorizing the City Manager to negotiate and execute all related documents (Zeferino Mendoza, Sarah Torres)

Staff Recommendation:

Accept

Summary/History:

The easement is for the development of Stone Mills Sections 1 and 2 to install sanitary sewer to connect to existing sanitary sewer mains in Smith Blvd.. There will be an 8-inch water line installed to meet City standards to connect water lines that will be installed as part of Stone Mill Sections 1 and 2.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|----------------------------------|--------------------------------------|
| 1. | Water-Sewer Easement Survey | Water-Sewer Easement Survey.pdf |
| 2. | Water Sewer Easement Field Notes | Water Sewer Easement Field Notes.pdf |

Presentation:

Zeferino Mendoza, Sarah Tackett

Approvals/Reviews:

Sarah Tackett	Created/Initiated
Sarah Tackett	Approved
Brandon Dyson	Approved

Zeferino Mendoza
Brandon Dyson
Heather Stastny

Approved
Approved
Final Approval

Fd. 1/2" I.R. w/cap
Mkd. "SKG ENGINEERS"

S89°22'27"E
120.00'

N00°37'33"E
115.00'

S00°37'33"W
70.00'

STONE MILL
SECTION ONE

N89°22'27"W
50.00'

*Future Water &
Sewer mains*

11.000 Ac.
Instr. 202313858
OPR

S00°37'33"W
200.00'

S89°22'27"E
50.00'

S00°37'33"W
70.00'

STONE MILL
SECTION TWO

N89°22'27"W
50.00'

N89°22'27"W
50.00'

S00°37'33"W
255.99'

N00°37'33"E
302.29'

Fd. 1/2" I.R. w/cap
Mkd. "SKG ENGINEERS"

40.473 Ac.
Instr. 202400504, OPR

**F. HEINEMANN
SURVEY NO. 327
ABSTRACT NO. 344**

**1.082 Ac. Water &
Sewer Easement**

S34°20'35"E
256.55'
N34°20'35"W
275.36'

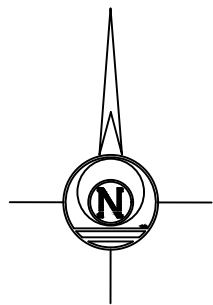
N81°37'11"E
394.81'

S81°37'11"W
356.53'

S76°15'27"W
29.66'

P.O.B.
Fd. 3/4" I.R.

L=29.00'
R=24.68'
Δ=67°19'51"
L.C.=S42°35'41'
27.36'



SCALE: 1"= 100'

0 50 100 200
GRAPHIC SCALE : FEET

Fd. Brass Disc
HOUSTON HARTE EXPRESSWAY
440' R.O.W.

PLAT SHOWING A SURVEY OF A 1.082 ACRE WATER AND SEWER EASEMENT OUT OF F. HEINEMANN SURVEY NO. 327, ABSTRACT NO. 344, 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 signature and the original seal of a Registered Professional Land Surveyor.

Surveyed on the ground April 30, 2026.



RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636



26-E-0008

SKG

ENGINEERING, LLC

SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903

PHONE: 325.655.1288
FAX: 325.657.8189

FIRM No.: 10102400
www.skge.com

FIELD NOTES

1.082 Acre Water & Sewer Easement

August 17, 2026
26E0008_1.082Ac

Being an area of 1.082 acres out of F. Heinemann Survey No. 327, Abstract No.344, City of SanAngelo, Tom Green County, Texas and being out of a certain 40.473 acre tract described and recorded in Instrument Number 202400504, Official Public Records of Tom Green County, Texas and said 2.845 acres being more particularly described by metes and bounds as follows;

Beginning at a 3/4" iron rod found for a southeasterly corner of this tract and on the south line of said 40.473 acre tract and on the north right of way line of Houston Harte Expressway and said beginning point having coordinates of **N:10501047.02, E:2276273.54** based on Texas Coordinate System of 1983, Central Zone;

Thence with the south line of this easement and said 40.473 acre tract and north line of said Houston Harte Expressway right of way line, **S. 76°15'27" W.** a distance of **29.66** feet to an angle corner of this easement;

Thence crossing said 40.473 acre tract and with the south and westerly lines of this easement as follows:

S. 81°37'11" W. a distance of **356.53** feet to an angle corner of this easement;

N. 34°20'35" W. a distance of **275.36** feet to an angle corner of this easement;

N. 00°37'33" E. a distance of **302.29** feet to an angle corner of this easement;

N. 89°22'27" W. a distance of **50.00** feet to an angle corner of this easement;

N. 00°37'33" E. a distance of **300.00** feet to the northwest corner of this easement;

Thence with the north line of this easement and continuing across said 40.473 acre tract with **S. 89°22'27" E.** a distance of **120.00** feet to the west line a certain 11.000 acre tract described and recorded in Instrument Number 202313858, Official Public Records of Tom Green County, Texas and the northeast corner of this tract, from which a 1/2" iron rod with cap marked "SKG ENGINEERS" found for the northeast corner of said 40.473 acre tract and northwest corner of said 11.000 acre tract bears **N. 00°37'33" E.** a distance of **115.00** feet;

Thence with an east line of this easement and west line of said 11.000 acre tract, **S. 00°37'33" W.** a distance of **70.00** feet to an angle corner of this easement;

Thence with a line of this easement and crossing said 40.473 acre tract as follows:

N. 89°22'27" W. a distance of **50.00** feet to an angle corner of this easement;

S. 00°37'33" W. a distance of **200.00** feet to an angle corner of this easement;

S. 89°22'27" E. a distance of **50.00** feet to an angle corner of this easement and on the west line of said 11.000 acre tract;

Thence with an east line of this easement and west line of said 11.000 acre tract, **S. 00°37'33" W.** a distance of **70.00** feet to an easterly line of said 40.473 acre tract and west line of a said 11.000 acre tract, from which a ½" iron rod with cap marked "SKG ENGINEERS" found for the southwest corner of said 11.000 acre tract bears **S. 00°37'33" W.** a distance of 90.00 feet;

Thence with an easterly line of this easement and crossing said 40.473 acre tract as follows:

N. 89°22'27" W. a distance of **50.00** feet to an angle corner of this easement;

S. 00°37'33" W. a distance of **255.99** feet to an angle corner of this easement;

S. 34°20'35" E. a distance of **256.55** feet to an angle corner of this easement;

N. 81°37'11" E. a distance of **394.81** feet to the most southerly northeast corner of this easement and on the west right of way line of Smith Boulevard;

Thence in a southwesterly direction with a non-tangent curve turning to the right, having a radius of 24.68 feet, central angle of 67°19'51", arc length of 29.00 feet, whose long chord bears **S. 42°35'41" W.** a distance of **27.36** feet to the point of beginning and containing **1.082** acres.

See Attached map of the 1.082 Ac. Water & Sewer Easement.



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



FIELD NOTES

1.082 Acre Water & Sewer Easement

August 17, 2026
26E0008_1.082Ac

Being an area of 1.082 acres out of F. Heinemann Survey No. 327, Abstract No.344, City of SanAngelo, Tom Green County, Texas and being out of a certain 40.473 acre tract described and recorded in Instrument Number 202400504, Official Public Records of Tom Green County, Texas and said 2.845 acres being more particularly described by metes and bounds as follows;

Beginning at a 3/4" iron rod found for a southeasterly corner of this tract and on the south line of said 40.473 acre tract and on the north right of way line of Houston Harte Expressway and said beginning point having coordinates of **N:10501047.02, E:2276273.54** based on Texas Coordinate System of 1983, Central Zone;

Thence with the south line of this easement and said 40.473 acre tract and north line of said Houston Harte Expressway right of way line, **S. 76°15'27" W.** a distance of **29.66** feet to an angle corner of this easement;

Thence crossing said 40.473 acre tract and with the south and westerly lines of this easement as follows:

S. 81°37'11" W. a distance of **356.53** feet to an angle corner of this easement;

N. 34°20'35" W. a distance of **275.36** feet to an angle corner of this easement;

N. 00°37'33" E. a distance of **302.29** feet to an angle corner of this easement;

N. 89°22'27" W. a distance of **50.00** feet to an angle corner of this easement;

N. 00°37'33" E. a distance of **300.00** feet to the northwest corner of this easement;

Thence with the north line of this easement and continuing across said 40.473 acre tract with **S. 89°22'27" E.** a distance of **120.00** feet to the west line a certain 11.000 acre tract described and recorded in Instrument Number 202313858, Official Public Records of Tom Green County, Texas and the northeast corner of this tract, from which a 1/2" iron rod with cap marked "SKG ENGINEERS" found for the northeast corner of said 40.473 acre tract and northwest corner of said 11.000 acre tract bears **N. 00°37'33" E.** a distance of **115.00** feet;

Thence with an east line of this easement and west line of said 11.000 acre tract, **S. 00°37'33" W.** a distance of **70.00** feet to an angle corner of this easement;

Thence with a line of this easement and crossing said 40.473 acre tract as follows:

N. 89°22'27" W. a distance of **50.00** feet to an angle corner of this easement;

S. 00°37'33" W. a distance of **200.00** feet to an angle corner of this easement;

S. 89°22'27" E. a distance of **50.00** feet to an angle corner of this easement and on the west line of said 11.000 acre tract;

Thence with an east line of this easement and west line of said 11.000 acre tract, **S. 00°37'33" W.** a distance of **70.00** feet to an easterly line of said 40.473 acre tract and west line of a said 11.000 acre tract, from which a ½" iron rod with cap marked "SKG ENGINEERS" found for the southwest corner of said 11.000 acre tract bears **S. 00°37'33" W.** a distance of 90.00 feet;

Thence with an easterly line of this easement and crossing said 40.473 acre tract as follows:

N. 89°22'27" W. a distance of **50.00** feet to an angle corner of this easement;

S. 00°37'33" W. a distance of **255.99** feet to an angle corner of this easement;

S. 34°20'35" E. a distance of **256.55** feet to an angle corner of this easement;

N. 81°37'11" E. a distance of **394.81** feet to the most southerly northeast corner of this easement and on the west right of way line of Smith Boulevard;

Thence in a southwesterly direction with a non-tangent curve turning to the right, having a radius of 24.68 feet, central angle of 67°19'51", arc length of 29.00 feet, whose long chord bears **S. 42°35'41" W.** a distance of **27.36** feet to the point of beginning and containing **1.082** acres.

See Attached map of the 1.082 Ac. Water & Sewer Easement.



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



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: September 15, 2026

Item type: Consent Item

Caption:

Consider authorizing the City Manager to enter into a new Recreational Lease agreement with the following tenant:

Diaz; 2763 Red Bluff Road; being approximately 0.45 acres out of G Maurer A-1649 S-0182 (Sarah Tackett-Torres)

Staff Recommendation:

Approve

Summary/History:

Robert and Samantha Diaz desire to enter into a Recreational Lease Agreement of .45 acres out of G. Maurer A-1649, S-0182. Said property is located at 2763 Red Bluff Road.

The property is overgrown and in need of maintenance. The Diaz' have agreed to accept the property "as is" and per the lease agreement, will be responsible for future maintenance of the leased property.

Terms of a Recreational Lease Agreement are governed by the City of San Angelo Real Estate Policy.

The property is currently vacant and has not been leased since October 2024.

Funding Source(s):

Financial Impact:

The annual fee is based upon the following fee schedule:\$14.00.....per acre (\$7.00)

\$0.50.....per foot, river/lake frontage (\$220.00)

\$250.00.....recreation fee

Yearly total lease fee: \$477.00.

In addition to the annual lease fee, the leaseholder is required to pay a \$276.00 Granting Fee at the time of lease execution.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|--------------------|------------------------|
| 1. | 2763 Red Bluff_map | 2763 Red Bluff_map.pdf |
|----|--------------------|------------------------|

Presentation:

Sarah Tackett

Approvals/Reviews:

Sarah Tackett	Created/Initiated
Sarah Tackett	Approved
Brandon Dyson	Approved
John Kaufman	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

EXHIBIT "A"

Map 2763 Red Bluff Rd Recreational Lease



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: September 15, 2026

Item type: Consent Item

Caption:

Consider authorizing the City Manager to enter into a Lease Agreement with 16 Chad LLC for the lease of the parking lot located at 34 W. Harris Ave., commonly known as the Standard Times Building (Sarah Tackett-Torres)

Staff Recommendation:

Approve

Summary/History:

16 Chad LLC wishes to enter into a lease agreement for the parking lot at 34 W. Harris Avenue. 16 Chad LLC has agreed to a 50/50 split on maintenance of the parking lot.

Funding Source(s):

Financial Impact:

Yearly lease fee for the first term of 5 years is \$500/year. If the tenant opts for the extended term of an additional 5 years, the lease fee will increase to \$600/year.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | |
|---------------------------|----------------------------|
| 1. EXHIBIT - PARKING AREA | EXHIBIT - PARKING AREA.pdf |
|---------------------------|----------------------------|

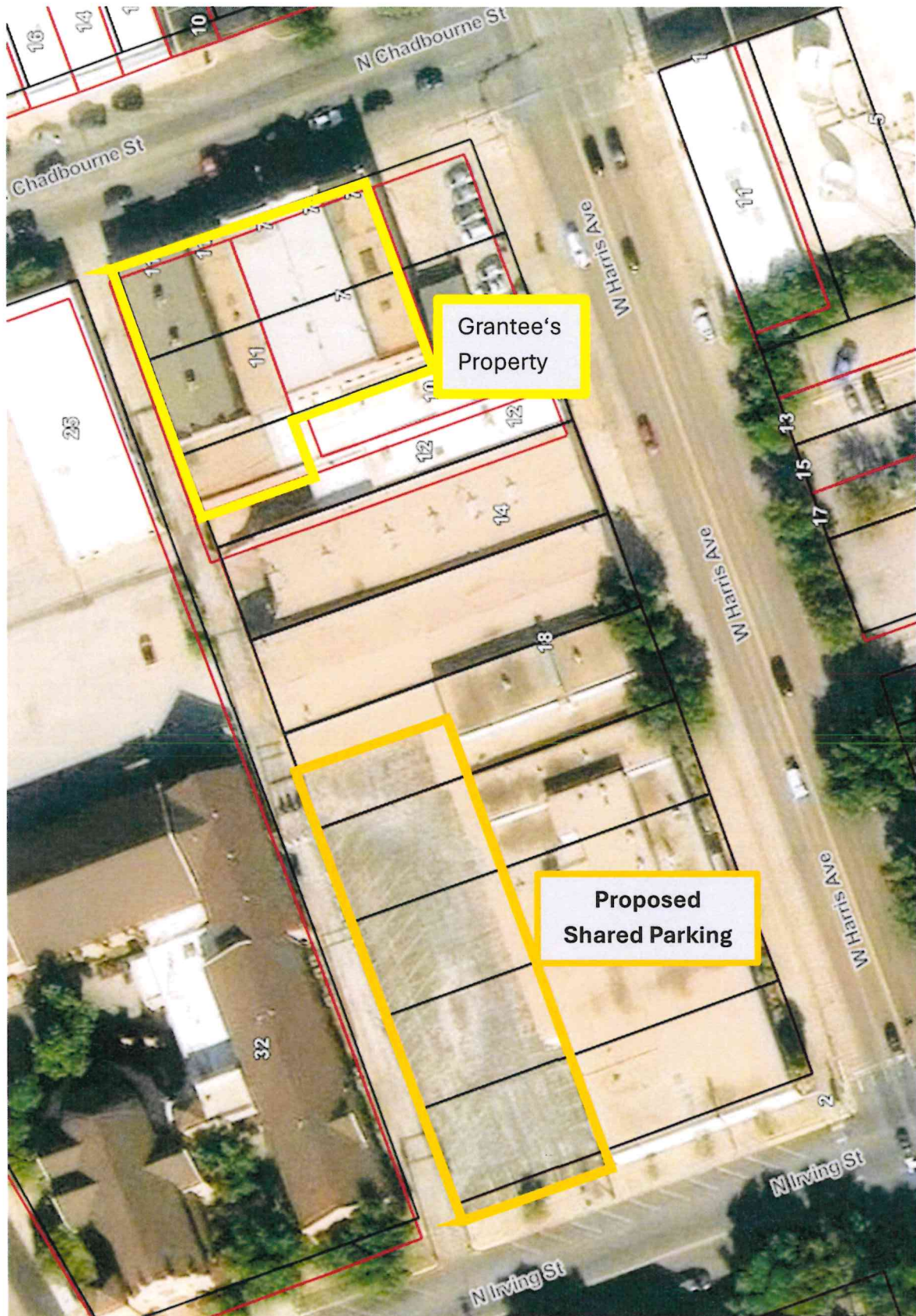
Presentation:

Sarah Tackett

Approvals/Reviews:

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

Exhibit 1



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: September 15, 2026

Item type: Consent Item

Caption:

Consider authorizing a Tax Resale Deed to be executed by the City Manager on behalf of the City and all taxing units in the Tax Foreclosure Judgment for the sale of 337 W. Avenue P (Sarah Tackett-Torres)

Staff Recommendation:

Approve

Summary/History:

The subject property was auctioned off at the Sheriff's Sale on March 3, 2026. No offers were received, causing the subject property to be struck-off to the City, as Trustee for the taxing entities. The property was posted for sale by the Real Estate Division. We received 1 sealed offer for \$18,000, from Isiah Lucio/Lucio Acquisitions LLC.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Upon approval: (1) The City will retain a \$500 administration fee; (2) the balance will be distributed according to the judgment on the Sheriff's Return and additional maintenance charges incurred by the City since April 2026; and (3) Property will be reinstated back onto the tax roll.

Attachments:

1. QCD - Lucio Acquisitions LLC_337 W. Ave P QCD - Lucio Acquisitions LLC_337 W. Ave P.pdf

Presentation:

Sarah Tackett

Approvals/Reviews:

Sarah Tackett
Sarah Tackett

Created/Initiated
Approved

Brandon Dyson
Jonathan Flores
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Final Approval

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

Tax-Resale Deed

(Property Sold for Less than Adjudged Value)

Date: September ___, 2026

Grantor: The City of San Angelo, a Texas home-rule municipal corporation, for itself and as Trustee for itself, Tom Green County, and San Angelo Independent School District
72 West College Avenue
San Angelo, Tom Green County, Texas 76903

Grantee: Lucio Acquisitions, LLC
102 W. 14th Street
San Angelo, Texas 76903

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot 2, Block 134, Fort Concho Addition, City of San Angelo, Tom Green County, Texas,
described in Volume 598, Page 778, Deed Records of Tom Green County, Texas

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on September 26, 2025, in Suit No. D220046TAX by the 391st District Court of Tom Green County, Texas.

Sheriff's Deed: Grantor acquired full legal title to the Property — both for its own benefit and as Trustee for all other taxing authorities entitled to receive proceeds from the sale of the Property under the terms of the Judgment — by Sheriff's Deed dated April 14, 2026, and recorded in Instrument No. 202604725, Official Public Records, Tom Green County, Texas.

For the Consideration, Grantor — acting by and through its Mayor, who has been duly authorized to execute this instrument on Grantor's behalf by resolution and order of Grantor's City Council recorded in the City Council's official minutes — hereby quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Neither Grantor, nor any other taxing unit interested in the Judgment, nor any other person or entity claiming under them, will have, claim, or demand any right or title to the Property or any part of it. Grantor gives this Tax-Resale Deed without any express or implied warranty whatsoever; and all warranties that might arise by common law and the warranties in §5.023 of the Texas Property Code (or its successor) are hereby specifically excluded.

Grantee's rights under this deed are subject to the provisions of Chapter 34 of the Texas Tax Code, including, without limitation, any right of redemption remaining in the former owner of the Property; the terms of any recorded restrictive covenants running with the land that were recorded before January 1 of the year in which the tax lien on the property arose; any recorded lien that arose under such restrictive covenants that was not extinguished in the judgment foreclosing the tax lien; and each valid easement of record as of the date of the sale that was recorded before January 1 of the year the tax lien arose.

Grantor is selling the Property to Grantee for an amount that is less than the lesser of (1) the market

value specified in the Judgment, or (2) the total amount of the Judgment. Each taxing unit that is entitled to receive proceeds from the sale of the Property has consented to this sale and has authorized this sale by formal resolution. The parties acknowledge that the sale of the Property to Grantee does not constitute a violation of Section 52, Article III, Texas Constitution.

Grantee assumes full payment of any *ad valorem* taxes for the Property for the current year and all future years.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

The City of San Angelo, a Texas home-rule municipal corporation, for itself and as Trustee for any taxing authorities named in the Judgment

ATTEST:

By:

Phillip Urrutia, City Manager

Heather Stastny, City Clerk

STATE OF TEXAS

COUNTY OF TOM GREEN

§
§
§

This instrument was acknowledged before me on _____, 2026, by **PHILLIP URRUTIA**, City Manager of the City of San Angelo, a Texas home-rule municipal corporation, on behalf of such corporation and as Trustee for any taxing authorities named in the Judgment identified in the above instrument.

Notary Public, State of Texas

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jeremy Miller, Assistant Director of Operations, Operations

Meeting Date: September 15, 2026

Item type: Consent Item

Caption:

Consider awarding RFB OP-03-26 Ready Mix Concrete to Ingram ReadyMix, Inc. and MDHC in the aggregate amount of \$200,000, budgeted annually, and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

The City of San Angelo solicited bids for the purchase of ready mix concrete to be used for curb and gutter, valley gutters and fillets, alley paving, sidewalks, street paving, curb ramps, medians, drainage improvements, water utility projects, parks projects, and similar City projects on an as-needed basis. Bids were solicited from area providers and two bids were received.

The City requests awarding a contract to both Respondents under this RFB. Awarding to multiple vendors will give the City flexibility in scheduling and availability to ensure any time-sensitive projects can be completed effectively.

Funding Source(s):

Financial Impact:

Purchases under this RFB will be made from annually-budgeted expense accounts across various Funds.

Other Information/Recommendation:

Staff recommends approving the award to both respondents.

Attachments:

- | | | |
|----|---|--|
| 1. | BidTabulationReport_BidTable_BT-
28DL_1786474837.2171333 | BidTabulationReport_BidTable_BT-
28DL_1786474837.2171333.xlsx |
|----|---|--|

Presentation:

Patrick Frerich

Approvals/Reviews:

Jeremy Miller	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

			Ingram ReadyMix, Inc.			MDHC	
Total Cost			\$1,273.50			\$2,434.00	
#	Items	QuantityRe Unit	UnitPrice	Comments	TotalCost	UnitPrice	Comments
Item: Totals			\$1,273.50				
#1-1	Class A- Cor	1 Cubic Yard	\$160.00	.	\$160.00	\$225.00	.
#1-2	Class B- Cor	1 Cubic Yard	\$155.00	.	\$155.00	\$215.00	.
#1-3	Class C- Cor	1 Cubic Yard	\$165.00	.	\$165.00	\$235.00	.
#1-4	Class D- Cor	1 Cubic Yard	\$140.00	2 sk Flowab	\$140.00	\$250.00	.
#1-5	Class E- Cor	1 Cubic Yard	\$0.00	.	\$0.00	\$190.00	.
#1-6	Class S- Cor	1 Cubic Yard	\$170.00	.	\$170.00	\$260.00	.
#1-7	Class P- Cor	1 Cubic Yard	\$165.00	.	\$165.00	\$260.00	.
#1-8	Class DC- C	1 Cubic Yard	\$0.00	.	\$0.00	\$285.00	.
#1-9	Class CO- C	1 Cubic Yard	\$0.00	.	\$0.00	\$285.00	.
#1-10	Retarding A	1 Cubic Yard	\$15.00	.	\$15.00	\$8.00	per each pe
#1-11	High Yield/	1 Cubic Yard	\$19.50	.	\$19.50	\$10.00	per each pe
#1-12	Steel Fiberr	1 Cubic Yard	\$36.00	1 bag per ci	\$36.00	\$6.00	.
#1-13	Delivery	1 Per Truck o	\$40.00	Fuel Surcha	\$40.00	\$50.00	per truck
#1-14	Small Load	1 Short Load	\$200.00	less than 6	\$200.00	\$150.00	.
#1-15	Annual Esca	1 Dollar per A	\$8.00	.	\$8.00	\$5.00	per CY
#1-16	Other Stanc	1 Fee Amoun	\$0.00	schedule of	\$0.00	\$0.00	all included

)
TotalCost
\$2,434.00
\$225.00
\$215.00
\$235.00
\$250.00
\$190.00
\$260.00
\$260.00
\$285.00
\$285.00
\$8.00
\$10.00
\$6.00
\$50.00
\$150.00
\$5.00
\$0.00

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Operations

Meeting Date: September 15, 2026

Item type: Consent Item

Caption:

Consider a resolution approving an Advanced Funding Agreement related to a grant award from the Texas Department of Transportation under its Carbon Reduction Program for the Sunset Drive Project in the amount of \$1.48 million, authorizing the City's contribution of a 20% match and direct state costs not to exceed \$493,076.40 plus cost overruns, and further authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

The City of San Angelo is seeking Council's support for a Resolution Authorizing Execution of an Advance Funding Agreement (AFA) with TxDOT for the Sunset Drive Rehabilitation Project through TxDOT's Carbon Reduction Program. The \$1.48 million award will assist in the construction of the pedestrian improvements along Sunset Dr. from Foster Road to Houston Harte Expressway including sidewalks and bus turnouts.

Approval of this resolution commits the City to the 20% local match, to pay for any cost overruns, reaffirms the City's support of the project, and authorizes the City to negotiate and execute the AFA defining the terms of the agreement between the City and TxDOT. This resolution is a requirement to proceed with executing the grant award's funding agreement with TxDOT.

Funding Source(s):

Financial Impact:

As part of the project, COSA will be responsible for the local match of 20% and Direct State Costs of \$122,100, any items constructed that are not grant-eligible, and any cost overruns.

Total City contribution will be approximately \$493,076. Of that total, 370,977 is dedicated as a federal local match.

Other Information/Recommendation:

Staff recommends approving the resolution and authorizing the City Manager's office to negotiate and execute all documents.

Attachments:

1. CSJ 0907-24-060 AFA Resolution Form
2. CSJ 0907-24-060_DRAFT_AFA
LongGen_Attachment B Project Budget

CSJ 0907-24-060 AFA Resolution Form.docx
CSJ 0907-24-060_DRAFT_AFA LongGen_Attachment
B Project Budget.pdf

Presentation:

Patrick Frerich

Approvals/Reviews:

Charles Michalewicz
Patrick Frerich
Shane Kelton
Brandon Dyson
Jonathan Flores
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Approved
Final Approval

RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ADVANCE FUNDING AGREEMENT (AFA) WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ACCEPTING A GRANT AWARD OF \$1,480,000 FOR A CARBON REDUCTION PROGRAM PROJECT FOR BIKE AND PEDESTRIAN IMPROVEMENTS ON SUNSET DRIVE FROM FOSTER ROAD TO HOUSTON HARTE EXPRESSWAY UNDER CONTROL-SECTION-JOB (CSJ) NUMBER 0907-24-060; AND FURTHER AUTHORIZING THE CITY'S CONTRIBUTION OF A 20% MATCH PLUS DIRECT STATE COSTS OF \$122,099.60, NON GRANT-ELIGIBLE COSTS, AND ANY COST OVERRUNS

WHEREAS, on August 21, 2025, via Minute Order 116997, the Texas Transportation Commission authorized Bike and Pedestrian Improvements on Sunset Drive from Foster Road to Houston Harte Expressway (the "Project") to receive Carbon Reduction Program funds in the amount of \$1,480,000 for project construction and Texas Department of Transportation (TxDOT or the State) oversight; and

WHEREAS, the Carbon Reduction Program requires a local match of 20% being \$370,976.80, and the City of San Angelo commits to provide the match in cash; and

WHEREAS, the City of San Angelo is additionally responsible for all non-reimbursable costs, direct state costs of \$122,099.60, and 100% of overruns, if any; and

WHEREAS, the City Council of the City of San Angelo desires to reaffirm its support of the Project and approve and authorize the execution of an Advance Funding Agreement (AFA) with TxDOT for the Project.

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

That the City Manager is authorized to negotiate and execute an Advanced Funding Agreement with TxDOT for this Project, to include a 20% local match and direct state costs not to exceed \$493,076.40, plus non grant-eligible costs and any cost overruns.

PASSED and APPROVED this 15th day of September 2026.

TEXAS:

THE CITY OF SAN ANGELO,

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

TxDOT:				Federal Highway Administration:	
CCSJ #	0907-24-060	AFA ID		CFDA No.	20.205
AFA CSJs	0907-24-060			CFDA Title	Highway Planning and Construction
District #	07-SJT	Code Chart 64#	34700		
Project Name	Sunset Dr. – Bike and Pedestrian Improvements			AFA Not Used For Research & Development	

ATTACHMENT B PROJECT BUDGET

Costs will be allocated based on 80% Federal funding and 20% Local funding until the Federal funding reaches the maximum obligated amount. The Local Government will then be responsible for 100% of cost overruns.

Description	Total Estimated Cost	Federal Participation		State Participation		Local Participation	
		%	Cost	%	Cost	%	Cost
Construction (by Local Government)	\$1,854,884.00	80%	\$1,483,907.20	0%	\$0	20%	\$370,976.80
Construction (by Local Government)	\$1,839,968.72	0%	\$0	0%	\$0	100%	\$1,839,968.72
Subtotal	\$3,694,852.72		\$1,483,907.20		\$0		\$2,210,945.52
Environmental Direct State Costs	\$2,271.00	0%	\$0	0%	\$0	100%	\$2,271.00
Engineering Direct State Costs	\$2,271.00	0%	\$0	0%	\$0	100%	\$2,271.00
Right of Way Direct State Costs	\$15,895.06	0%	\$0	0%	\$0	100%	\$15,895.06
Utility Direct State Costs	\$2,271.00	0%	\$0	0%	\$0	100%	\$2,271.00
Construction Direct State Costs	\$99,391.54	0%	\$0	0%	\$0	100%	\$99,391.54
Indirect State Costs (5.51%)	\$203,586.38	0%	\$0	100%	\$203,586.38	0%	\$0
Subtotal	\$325,685.98		\$0		\$203,586.38		\$122,099.60
TOTAL	\$4,020,538.70		\$1,483,907.20		\$203,586.38		\$2,333,045.12

Initial payment by the Local Government to the State: \$22,708.06.

Payment by the Local Government to the State before construction: \$99,391.54.

Estimated total payment by the Local Government to the State: \$122,099.60.

This is an estimate. The final amount of Local Government participation will be based on actual costs.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 15, 2026

Item type: Consent Item

Caption:

Consider a resolution designating Carlos Carrillo as the Local Rabies Control Authority in accordance with Sec. 826.017 of the Texas Health and Safety Code, Chapter 826 (Angela Bloss)

Staff Recommendation:

Adopt

Summary/History:

Request approval of a resolution designating Carlos Carillo, Animal Services Officer Supervisor as the Local Rabies Control Authority (LRCA).

Per Sec. 826.017, a municipality is required to designate an officer to act as the LRCA. The individual named can be a county or municipal health officer, animal control officer, peace officer, or any entity that a governing body deems appropriate. Carlos supervises Animal Control field operations in the City and has daily oversight of animal bite cases that may present a rabies health issue. As such, he is an appropriate candidate for the designation.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|------------------------------------|---|
| 1. | 260915 Resolution designating LRCA | 260915 Resolution designating LRCA.docx |
|----|------------------------------------|---|

Presentation:

Angela Bloss

Approvals/Reviews:

Angela Bloss
Brandon Dyson
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Final Approval

RESOLUTION NO. _____

**RESOLUTION OF THE CITY OF SAN ANGELO, TEXAS DESIGNATING A LOCAL
RABIES CONTROL AUTHORITY PURSUANT TO SECTION 826.017 OF THE TEXAS
HEALTH AND SAFETY CODE.**

WHEREAS, Chapter 826 of the Texas Health and Safety Code regulates the control of rabies in the State of Texas; and

WHEREAS, pursuant to Section 826.017 of that Code, the governing body of a municipality is required to designate an officer of the City to serve as the local rabies control authority for the purposes of the Code; and

WHEREAS, an unexpected vacancy has occurred in the local rabies control authority position that must be filled to maintain compliance with the Health and Safety Code; and

WHEREAS, City Council finds that City Animal Control Officer, Carlos Carrillo, should be designated as the local rabies control authority.

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

That Carlos Carrillo is hereby designated as the local rabies control authority for the City of San Angelo and is fully authorized, among other duties, to enforce Chapter 826 of the Texas Health and Safety Code.

PASSED and APPROVED THIS 15th DAY OF SEPTEMBER, 2026.

CITY OF SAN ANGELO, TEXAS

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM

Brandon Dyson, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, Economic Development

Meeting Date: September 15, 2026

Item type: Consent Item

Caption:

Consider ratifying COSADC's authorization for the Board President to negotiate and execute a professional services agreement with the San Angelo Chamber of Commerce for marketing and recruitment services for an amount not to exceed \$238,000 for one six-month term (Ryan Gaddy)

Staff Recommendation:

Approve

Summary/History:

The current contract expires September 30, 2026.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Ryan Gaddy

Approvals/Reviews:

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

Heather Stastny

Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, Operations

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

Second reading of an ordinance establishing a right-of-way infrastructure fee by amending Appendix A "Fee Schedule," Article A8.000 "Utility Related Fees," Section A8.001 "Reserved" by replacing such reserved section with Section A8.001 "Right-of-Way Infrastructure Fee"; providing for severability; and, providing for an effective date (Presentation made by Operations Director Patrick Frerich)

Staff Recommendation:

Adopt

Summary/History:

City Staff recommends the implementation of a right-of-way infrastructure fee and related ordinances. This fee will provide funding to support a dedicated fund for the maintenance of items in the right-of-way including streets, curbing, sidewalks, ADA facilities (such as ramps and crosswalks), signs, signals, striping, alleys and street lighting. If approved, the fee will have an effective date of October 1, 2026 with an implementation (first billing) date of January 1, 2027.

Funding Source(s):

Financial Impact:

The fee will generate approximately \$10.5 million annually.

Other Information/Recommendation:

Staff recommends adoption of the ordinance establishing a right-of-way infrastructure fee.

Attachments:

- | | | |
|----|---|--|
| 1. | Enacting Ordinance - ROW Infrastructure Fee - Final | Enacting Ordinance - ROW Infrastructure Fee - Final.docx |
| 2. | ROW Infrastructure Fee Ordinance Draft 2026.08.11 final (1) | ROW Infrastructure Fee Ordinance Draft 2026.08.11 final (1).docx |

Presentation:

Patrick Frerich

Approvals/Reviews:

Heather Stastny
Patrick Frerich
Shane Kelton
Brandon Dyson
Jonathan Flores
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Approved
Final Approval

ORDINANCE 2026-__

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, ESTABLISHING A RIGHT-OF-WAY INFRASTRUCTURE FEE BY AMENDING APPENDIX A "FEE SCHEDULE," ARTICLE A8.000 "UTILITY RELATED FEES," SECTION A8.001 "RESERVED" BY REPLACING SUCH RESERVED SECTION WITH SECTION A8.001 "RIGHT-OF-WAY INFRASTRUCTURE FEE"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of San Angelo, Texas is a home-rule municipality acting under its Charter and Article XI, Section 5 of the Texas Constitution and possesses full power of local self-government to adopt ordinances for the good government, peace, and order of the municipality; and

WHEREAS, the City owns, operates, and maintains a comprehensive transportation system within its municipal boundaries consisting of streets, alleys, roadways, bridges, and related infrastructure and facilities serving all properties within the City; and

WHEREAS, an adequately maintained transportation system is critical to the long-term viability of the City and the protection of the public health, safety and welfare of its residents; and

WHEREAS, the City's transportation system is a utility that must be perpetually maintained, preserved, and repaired due to continuous use by vehicular traffic; and

WHEREAS, the use of the City's transportation system by vehicles traveling to and from properties within the City imposes direct and measurable costs on the City for planning, construction, operation, monitoring, maintenance, repair, improvement, replacement, and reconstruction of the transportation system; and

WHEREAS, the City retained Kimley-Horn and Associates, Inc., as a consultant to analyze the feasibility of establishing a right-of-way infrastructure fee based on the proportionate demands that benefitted properties place on the City's transportation system, considering size, land use, and motor vehicle trips generated by such properties; and

WHEREAS, the City Council finds that a right-of-way infrastructure fee assessed against benefitted properties, based on the methodology presented by Kimley-Horn, provides a reasonable, equitable, and proportional method of allocating the transportation system's costs among those properties whose use generates such costs; and

WHEREAS, the primary purpose for establishing a right-of-way infrastructure fee is to manage the use of the City's transportation system and to fund the planning, construction, operation, monitoring, maintenance, repair, improvement, replacement, and reconstruction of that system in amounts reasonably necessary to cover the City's costs, not to raise revenue in excess of such costs; and

WHEREAS, amounts collected from the right-of-way infrastructure fee shall be set aside in a designated fund and utilized solely for the purpose detailed herein; and

WHEREAS, the City Council finds that the establishment of a right-of-way infrastructure fee is reasonable, equitable, necessary, and proper for carrying out the City's powers and responsibilities with respect to its transportation system and serves the public health, safety, and general welfare of the City's citizens.

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

Section 1. Appendix A "Fee Schedule," Article A8.000 "Utility Related Fees," Section A8.001 "Reserved" of the City of San Angelo Code of Ordinances is amended by replacing such reserved section with a new Section A8.001 "Right-of-Way Infrastructure Fee" as shown on **Exhibit A** hereto.

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, from and after the date of adoption.

INTRODUCED with public hearing the 9th day of September, 2026, and finally PASSED this 15th day of September, 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Patrick Frerich, Director of Operations

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit A

ARTICLE A8.001. RIGHT-OF-WAY INFRASTRUCTURE FEE

Sec. A8.001. General regulations.

(a) *Definitions.*

Benefitted property, or property. A property, residential or nonresidential, located within the City limits on which improvements have been constructed and that generates motor vehicle trips.

Bill for water utilities. The monthly invoice that residences and businesses receive for services provided by the City, which may include water and wastewater, solid waste, drainage, and other municipal services and charges.

Category or categories. One (1) of forty-nine (49) categories, or as many categories as may be modified from time to time, recognized in the trip factor index determined from the land uses of the nonresidential customers.

City limits. The corporate boundaries of the City of San Angelo, Texas.

Maintenance. Any work, activity, study, analysis, or function performed on, for, or in conjunction with the Transportation System within the right-of-way.

Multi-Family Residential benefitted property. A benefitted property that is not a single-family residence with a water meter that serves more than one residence.

Nonresidential benefitted property. A benefitted property not defined as residential benefitted property under this article. Nonresidential property shall include, but not be limited to, property being used for the following purposes: commercial, industrial, institutional, lodging, medical, office, or religious.

Residential benefitted property. A benefitted property with a structure serving as a residence including but not limited to single-family residence, modular home, townhouse, two-family housing, multi-family housing, mobile home, travel trailer, or manufactured home.

Right-of-way infrastructure fee. A fee that is established by this section and which is assessed against, and collected from, owners or occupants of benefitted property for the purpose of funding the planning, construction, reconstruction, operation, repair, renewal, improvement, replacement, monitoring, maintenance, and related activities of the transportation system of the City.

Single Family Residential benefitted property. A benefitted property that is single-family residence with a water meter that serves only one residence.

Transportation System. The structures, traffic controls, streets and other facilities in the public right-of-way, including but not limited to, bridges, sidewalks, lighting, and alleys, which are dedicated to the use of vehicular and pedestrian traffic, all of which are owned and/or controlled by the City, and including provisions for additions, improvements and extensions to the system.

Trip factor. A principle basis of service measurement, principally derived from the average weekday trip rates calculated using the Institute of Transportation Engineers Trip Generation Manual 12th Edition, or updated Editions as adopted by the City.

Trip factor index. The table of applied land uses adopted and amended by separate resolution of City Council for purposes of implementing the right-of-way infrastructure fee.

Utility account. An account or accounts between a customer and the City for services provided by the City, which may include water and wastewater, solid waste, drainage, street maintenance, and other municipal services and charges.

Utility customer ("customer"). The holder of a utility account or the person or entity who is responsible for the payment of charges of a utility account.

(b) *Establishment and revision of right-of-way infrastructure fee.*

- (1) There is hereby established and imposed a right-of-way infrastructure fee to be paid by utility customers for benefitted properties within the City limits. Such fee is deemed reasonable and necessary and shall be set in amounts which will provide adequate funds to construct, operate and maintain the transportation system.
- (2) Collection of the fee shall be made by a monthly charge to be added to the bill for water utilities.
- (3) The right-of-way infrastructure fee schedule as shown in subsection (j) below shall be utilized in calculating the fee imposed for each benefitted property. Said schedule may be changed or modified at any time in City Council's sole discretion by an amendment to this ordinance.

(c) *Right-of-Way Infrastructure fund.*

- (1) A separate and dedicated fund shall be created effective October 1, 2026, to be known as the right-of-way infrastructure fund.
 - a. All right-of-way infrastructure fees collected by the City shall be used solely for the purpose set out herein, and shall be deposited in the designated right-of-way infrastructure fund. In no event shall such fees be utilized for the general government administrative purposes of the City.
 - b. Money from sources other than the right-of-way infrastructure fee may be deposited in the right-of-way infrastructure fund.
 - c. It shall not be necessary or required for the expenditures from the fund to specifically relate to any particular property from which the fees were collected.
 - d. Billing will begin for all utility accounts on January 1, 2027.

(d) *Findings.*

- (1) It is appropriate that benefitted properties pay the prorated annual cost of the maintenance of the transportation system that can reasonably be attributed to the benefitted property.
- (2) The number of motor vehicle trips generated by a benefitted property may reasonably be used to estimate the prorated cost of the transportation system attributable to a benefitted property.
- (3) The size and use of a benefitted property may reasonably be used to estimate the number of motor vehicles trips generated by the property.
- (4) Based on the best available data, this method of imposing the right-of-way infrastructure fee reasonably prorates the cost of the transportation system among the benefitted properties.
- (5) It is reasonable and equitable to impose a set monthly fee per each residential and nonresidential benefitted property in order to avoid a disproportionate burden on any residential or nonresidential benefitted property.
- (6) If available, appraisal district property tax records may be relied upon to determine the size of nonresidential benefitted property.
- (7) It is reasonable and equitable to consider trip generation rates for nonresidential property from the Institute of Transportation Engineers in determining the trip factor used for benefitted properties.
- (8) It is reasonable and equitable to assume that each utility meter in the service area serves a benefitted property.

- (9) For purposes of this section, a property's use does not depend on the property's zoning. If a property fits more than one (1) category of land use, the City Manager, or designee, shall assign a land use category that meets the highest use type for the property.
- (e) *Determination of right-of-way infrastructure fee.*
- (1) The right-of-way infrastructure fee for residential property shall be charged monthly to a utility customer within the City limits, or to the person or entity responsible for the bill for water utilities for such lot, unit, tract, or parcel used for a residential purpose. Residential benefitted property is defined on the right-of-way infrastructure fee schedule as rate codes SF (single-family) and MF (multi-family).
- (2) The calculation of the right-of-way infrastructure fee for residential property is determined by multiplying the per month fee for the rate code by the multiplier identified in the right-of-way infrastructure fee schedule, and further defined as follows: SF units are charged per non-irrigation meter, MF units are charged per dwelling unit.
- a. For example, a single-family residence (rate code SF) with one (1) non-irrigation meter is charged fifteen dollars (\$15.00) per month ($\$15.00 \times 1 = \15.00).
- b. For example, a multifamily residential property (rate code MF) with one hundred (100) dwelling units is charged one-thousand and five hundred dollars (\$1,500.00) per month ($\$15.00 \times 100 = \$1,500.00$).
- (3)
- a. The right-of-way infrastructure fee for nonresidential property shall be charged monthly to a utility customer within the City limits, or to the person or entity responsible for the bill for water utilities for such lot, unit, tract, or parcel used for a nonresidential purpose. The monthly fee for the nonresidential property is determined by its base trip rate range as shown in the right-of-way infrastructure fee schedule rate codes (C1—C9), in subsection (j).
- b. The calculation of the base trip rate for nonresidential property is determined by identifying the appropriate land use category on the trip factor index for the property and multiplying the trip factor for that land use category by the unit of measure for that land use category. In the case where a nonresidential property could be classified to more than one land use category, the land use category with the highest use type shall be used.
- c. The land use categories, trip factors, and units of measure listed on the trip factor index are based on the Institute of Transportation Engineers Trip Generation Manual, 12th edition, or updated editions as adopted by the City, and are the number of trips anticipated to and from a benefitted property per its land use and established units, as amended for local conditions.
- (4) The following mathematical formula shall be used to determine the base trip rating for the right-of-way infrastructure fee program:
- Base trip rate = (Number of units $\times$ trip factor).
- (5) The right-of-way infrastructure fee for a single building with a single use, and with multiple water meters, shall be calculated and charged monthly to the utility customer for one (1) meter only.
- (6) Properties that are contiguous, are owned or operated by the same owner or operator, and whose independent functions are in support of each other with no impact on additional traffic generation may be calculated and charged monthly to the primary utility customer for one (1) meter only as determined by the Director of Operations.
- (7) Billing shall commence on January 1, 2027. Billing for schools and master-metered-apartments may be billed at a rate of $\frac{1}{2}$ the respective approved unit rate for the first year of implementation and 100% of the approved unit rate for every year thereafter.

- (8) Escalation. All fees shall be reviewed annually during the budget process. Any fee adjustments shall be subject to annual City Council review to ensure such adjustments reasonably reflect the City's cost in constructing, operating, and maintaining the transportation system.
- (f) *Billing and collection of fee.*
- (1) Bills or statements for the right-of-way infrastructure fee shall be rendered by the City for all properties subject to the fee. Bills shall be payable when rendered and shall be considered as received by the customer/owner, whether actually received or not, when deposited in the United States mail, postage prepaid, addressed to the utility customer.
 - (2) The fee shall be billed and collected with the monthly bill for water utilities and shall be due upon receipt. Such fee shall be identified as a Right-of-Way Infrastructure Fee.
 - (3) Delinquent bills shall be subject to late charges as set out in Section A8.007, Appendix A of the City Code of Ordinances.
 - (4) Where the City does not bill water to a customer/owner, the City is hereby authorized to establish a "right-of-way infrastructure only account" and to bill the fee to the customer/owner.
- (g) *Recovery of unpaid fee.* Any fee due hereunder which is not paid when due may be recovered in any action at law by the City. In addition to any other remedies or penalties provided by this section or this Code, failure of any customer of the City utilities to pay the fees promptly when due may subject such customer to the discontinuance of utility services provided by the City.
- (h) *Request for modification or adjustment.*
- (1) The Director of Operations, or his or her designee, shall consider a written request for a modification or adjustment of the payment of a right-of-way infrastructure fee only for the following reasons:
 - a. The customer believes the right-of-way infrastructure fee was charged in error; or
 - b. The customer disputes the category of land used in calculating the fee for the customer's benefitted property.
 - (2) Such written request for modification or adjustment must be received no later than thirty (30) days from the billing date of the bill for water utilities which is being disputed. A decision on the request will be based upon the information provided in the written request and any research performed thereto. It is the responsibility of the customer to provide such documentation as may be necessary to prove the sufficiency of their request for an adjustment or modification limited to the prior three (3) bill statements from the contested bill statement.
 - (3) The Director of Operations shall determine and inform the customer in writing of his or her decision within thirty (30) days from receipt of the written request for modification or adjustment.
 - (4) *Appeals of requests.* In matters relating to subsection (h)(1) above, the decision of the Director of Operations may be appealed to the City Manager for review and determination. Any appeal must be made within thirty (30) days of the decision from the Director of Operations. The City Manager shall render a decision in writing within thirty (30) days of receipt of the appeal. The City Manager's determination shall be final, and no appeal may be taken therefrom.
 - (5) During all periods of the request for modification or adjustment process, the customer shall be responsible for the payment of the right-of-way infrastructure fee in full. If, after payment of the contested bill for water utilities, the appeal is successful and a lower right-of-way infrastructure fee is applicable, a refund shall be credited to the utility account of the difference between what was paid and the amended rate. Any late fees applied during this period shall be considered in accordance with the current late fee policy.
- (i) *Exemptions.*

- (1) Through action of City Council, the City reserves the right to grant variances to utility customers or exempt a benefitted property from the fee imposed by this section.
- (2) If any state or federal law prohibits the collection of all or any portion of the fee from a state or federal governmental entity, the City shall not collect the prohibited portion from that entity.

(j) *Right-of-Way Infrastructure Fee Schedule.*

Right-of-Way Infrastructure Fee Schedule

Rate Code	Rate	Multiplier
SF (Single-Family)	\$15.00	Per non-irrigation meter
MF (Multi-Family)	\$15.00	Per dwelling unit
Rate Code	Rate	Base Trip Factor
C1	\$25.00	0 to 1.99
C2	\$40.00	2.00 to 2.99
C3	\$60.00	3.00 to 4.99
C4	\$100.00	5.00 to 7.99
C5	\$150.00	8.00 to 14.99
C6	\$250.00	15.00 to 49.99
C7	\$350.00	50.00 to 149.99
C8	\$500.00	150.00 to 249.99
C9	\$1,000.00	250.00 or greater

Entity	Rate	Frequency
Mathis Field Airport	\$8,000	annually
Goodfellow AFB	\$6,500	annually
SAISD Campuses	\$.60 per student	monthly
TLCA Campuses	\$.60 per student	monthly
Howard College Campuses	\$.60 per student	monthly
Angelo State University	\$.60 per student	monthly
Schools	\$.60 per student	monthly

- (k) *Liability.* This section does not imply that a benefitted property will be free from inadequately maintained infrastructure and does not create additional duties on the part of the City. This section does not waive the City's immunity under any law.

Secs. 10-002 -10-100 Reserved.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Michael Muncey, Budget Manager, Budget

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

Second reading and public hearing of an ordinance adopting the budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027. This budget will raise more total property taxes than last year's budget by \$962,035 (1.64%), and of that amount, \$773,890 is tax revenue to be raised from new property added to the tax roll (Presentation made by Finance Director Jonathan Flores)

Staff Recommendation:

Adopt

Summary/History:

The following action items are necessary to proceed with adopting the 2026-2027 budget.

This is the second public hearing and adoption of the budget ordinance for the fiscal year beginning October 1, 2026, and ending September 30, 2027. The ordinance appropriates funds for the 2026-2027 fiscal year (Exhibit A) and approves the pay schedule for all City employees (Exhibit B). It also determines and approves budget amendment authorizations. The ordinance authorizes the City Manager to apply for, accept, and budget for routine, recurring grants (Exhibit C) and execute any documents related to these grants. The City Manager is also given the authority to execute certain Interlocal Agreements that do not require the expenditure of City funds. The staffing headcount is authorized in sections ten for civil service and eleven for civilians (Exhibit D). The proposed 2026-2027 budget meets all legal requirements.

Funding Source(s):

Financial Impact:

Total operating budget of \$253,109,450. See the attached ordinance and draft budget for specifics.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|-----------------------------|---------------------------------|
| 1. | 2026-2027 Budget Ordinance | 2026-2027 Budget Ordinance.docx |
| 2. | Taxpayer Impact Statement | Taxpayer Impact Statement.pdf |
| 3. | FY2026-2027 Proposed Budget | FY2026-2027 Proposed Budget.pdf |

Presentation:

Jonathan Flores

Approvals/Reviews:

Michael Muncey

Michael Muncey

Jonathan Flores

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval

ORDINANCE 2020-084

AN ORDINANCE OF THE CITY OF SAN ANGELO APPROVING AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027 INCLUDING AUTHORIZING EMPLOYEE COMPENSATION SCHEDULES; PROVIDING FOR THE GENERAL APPROPRIATION OF FUNDS; RESERVING UNTO THE CITY COUNCIL THE POWER TO AMEND OR MAKE CHANGES IN THE BUDGET FOR MUNICIPAL PURPOSES; AND PROVIDING AUTHORITY FOR THE CITY MANAGER TO MAKE AUTHORIZED ADJUSTMENTS AND BUDGETARY APPROVALS

WHEREAS, a budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027, has been proposed and submitted by the City Manager to the City Council as required by law; and,

WHEREAS, the proposed budget has been filed with the City Clerk and has been posted on the website for the City of San Angelo, for inspection by any person for more than fifteen (15) days immediately prior to the public hearing upon said budget and more than thirty (30) days prior to a tax levy for the fiscal year; and,

WHEREAS, proper notice of public hearing upon this budget has been posted and published in accordance with applicable law; and,

WHEREAS, the City Council has conducted the necessary public hearings as required by law; and,

WHEREAS, after a full and final consideration of the financial condition and estimated revenues and proposed expenditures as set forth in the budget as filed and amended, it is the consensus of opinion of the Council that the budget as filed and amended should be approved.

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

SECTION 1: The facts and matters set forth in the preamble of this Ordinance are found to be true and correct.

SECTION 2: The proposed budget as filed with the City Clerk and as amended by the City Council, for the fiscal year October 1, 2026, through September 30, 2027, (hereinafter the "Budget") is hereby approved and adopted. A copy of the Budget, as amended, approved, and adopted, is attached hereto as **Exhibit "A"** and made a part hereof for all purposes.

SECTION 3: The Competitive Pay Plan Grade and Step Tables for Fire and Police Civil Service employees and the Salary Ranges for all other City employees set forth in the Budget are attached hereto as **Exhibit "B"** and made a part hereof for all purposes. Employee compensation schedules that are in accordance with the Competitive Pay Plan and Grade Step Tables for Fire and Police Civil Service employees and the Salary Ranges for all other City employees as set forth are hereby authorized.

SECTION 4: By virtue of the adoption of the Budget, there are hereby appropriated out of available cash funds and out of the general and special revenues of the City that will be received in the treasury during the 2026-2027 fiscal year, the amounts set forth in the Budget for the purposes therein stated.

SECTION 5: All unencumbered or unobligated funds for the prior fiscal year shall lapse at the end of the prior fiscal year. All appropriations for encumbered, obligated, or restricted funds shall carry over to the subsequent fiscal year and be considered committed to complete these transactions.

SECTION 6: The expenditures of the City shall be made in accordance with the financial summaries included within the Budget approved by this ordinance provided, however:

1. The City Council may, as permitted by law, amend this ordinance to authorize changes that increase or decrease the total appropriation of any fund or otherwise make changes in the budget for municipal purposes.
2. The City Manager or his designee is authorized to:
 - a) approve changes that move budgeted amounts between accounts within a fund.
 - b) approve budget amendments that reduce the total amount of budgeted revenues and expenditures in a fund. Under this authorization, the reduction in budgeted expenditures must equal or exceed any reduction in budgeted revenues.
3. The City Manager is authorized to:
 - a) approve changes to the budget under \$100,000 cumulative of all funds that are necessary for purchases and grants.
 - b) accept and budget for grants, designated and restricted revenues, and their corresponding expenditures.
 - c) accept donations to the City of San Angelo with a value not to exceed \$5,000.
4. Changes to the budget that are necessary for purchases, grants, or interlocal agreements over \$100,000 are hereby authorized by the City Council if the agenda caption of the item clearly states the funding source and the amount of the item. The background memo of the purchase, grant, or interlocal agreement must clearly show all funds impacted by the expenditure. If these requirements are met, the agenda item serves as final approval by City Council for the expenditure and the amendment to the budget.

SECTION 7: Certain grants are identified in the Budget, as listed on **Exhibit "C"**, attached hereto and made a part hereof for all purposes. The City Manager or his designee is hereby authorized to apply for, accept, and budget those grants and execute any documents related thereto.

SECTION 8: The City Manager or his designee is hereby authorized to execute any documents necessary for the application for any grants and budget for grants not included in **Exhibit "C"** in which the City expenditure of funds is less than \$100,000.

SECTION 9: The City Manager is authorized to execute any Interlocal Agreement formed under Chapter 791 of the Texas Government Code that does not require the expenditure of City funds.

SECTION 10: The Classification plan for authorized police and fire positions set out in Chapter 2, Article 2.08.002 of the City of San Angelo Code of Ordinances, as amended, is attached hereto as **Exhibit "D"**, and are hereby authorized and made part hereof for all purposes.

SECTION 11: The total number of civilian employees in place as shown on **Exhibit "D"** is hereby authorized. The City Manager or his designee is authorized to adjust compensation and position titles for any non-civil service positions and hire all part-time positions deemed necessary to retain qualified individuals or for the efficient administration of the City.

SECTION 12: The Budget as amended and adopted shall be filed with the City Clerk and posted on the City's website. The budget officer is hereby directed to provide a copy of this budget ordinance, and the Budget as amended, approved, and adopted to the County Clerk of Tom Green County for recording after final passage and adoption hereof.

SECTION 13: Should any section, provision, clause, or word of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of this ordinance shall not be affected thereby.

INTRODUCED with public hearing on the 9th day of September, 2026, and finally PASSED, this 15th day of September, 2026.

YES

NO

CITY OF SAN ANGELO, TEXAS

Tom Thompson, Mayor

Tommy Hiebert, SMD #1

Joe Self, SMD #2

Harry Thomas, SMD #3

Patrick Keely, SMD #4

Karen Hesse Smith, SMD #5

Mary Coffey, SMD #6

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Jonathan Flores, Finance Director

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

EXHIBIT A

Consolidated Financial Schedule Revenue and Expenditures, Fiscal Year Ending September 30, 2027

Fund No.	Fund Name	Beginning Balance	Operating Revenues	Transfers In	Amount Available	Operating Expenditures	Transfers Out	Total Expenditures	Rev Over/ (Under) Exp	Ending Balance
101	General	25,670,260	98,161,863	5,914,122	129,746,245	100,493,548	3,582,437	104,075,985	-	25,670,260
103	Intergovernmental	405,915	5,501,877	319,837	6,227,629	5,654,940	166,774	5,821,714	-	405,915
105	General Debt Service	2,150,363	13,293,136	1,395,800	16,839,299	14,538,936	-	14,538,936	150,000	2,300,363
106	TIRZ	(4,458,157)	2,284,850	-	(2,173,307)	2,039,161	245,689	2,284,850	-	(4,458,157)
108	Right of Way	-	8,066,000	1,579,663	9,645,663	9,645,663	-	9,645,663	-	-
201	State Office Building	858,369	1,423,808	-	2,282,177	661,602	762,206	1,423,808	-	858,369
203	Texas Bank Sports Complex	290,362	274,719	930,220	1,495,301	1,204,939	-	1,204,939	-	290,362
220	Airport Operating	1,797,505	2,135,968	-	3,933,473	1,994,900	141,068	2,135,968	-	1,797,505
230	Solid Waste	4,783,946	2,650,788	-	7,434,734	1,899,358	751,430	2,650,788	-	4,783,946
240	Stormwater	2,192,422	3,551,611	135,000	5,879,033	3,189,057	497,554	3,686,611	-	2,192,422
260	Water Operating	56,399,985	38,124,399	2,917,222	97,441,606	31,511,060	9,530,561	41,041,621	-	56,399,985
261	Water Debt Service	9,188,428	-	9,607,891	18,796,319	9,607,891	-	9,607,891	-	9,188,428
270	Water Reclamation Operating	31,235,439	18,009,295	-	49,244,734	11,478,669	6,530,626	18,009,295	-	31,235,439
271	Water Reclamation Debt Service	2,723,721	-	4,107,250	6,830,971	4,107,250	-	4,107,250	-	2,723,721
410	Civic Events	1,485,008	526,061	1,189,027	3,200,096	1,421,766	169,322	1,591,088	124,000	1,609,008
420	Fort Concho	748,969	492,400	1,215,258	2,456,627	1,707,658	-	1,707,658	-	748,969
440	Fairmount Cemetery	17,306	485,074	125,871	628,251	610,945	-	610,945	-	17,306
453	Community Development Block Grant	298,932	675,017	-	973,949	630,017	45,000	675,017	-	298,932
483	HOME Grant	135,689	304,555	13,385	453,629	317,940	-	317,940	-	135,689
501	Equipment Replacement	157,134	150,000	309,000	616,134	459,000	-	459,000	-	157,134
502	Capital Projects	2,592,170	-	-	2,592,170	-	-	-	-	2,592,170
512	Water / Supply Capital Projects	21,075,352	6,038,666	200,000	27,314,018	6,238,666	-	6,238,666	-	21,075,352
520	Water Reclamation Capital Projects	4,228,492	2,100,947	-	6,329,439	2,100,947	-	2,100,947	-	4,228,492
529	Airport PFC	988,363	236,651	-	1,225,014	86,651	150,000	236,651	-	988,363
533	Streets	552,497	679,052	-	1,231,549	679,052	-	679,052	-	552,497
601	Designated Revenue	51,640	83,737	-	135,377	83,737	-	83,737	-	51,640
602	Restricted Revenue	2,914,460	542,863	-	3,457,323	525,661	17,202	542,863	-	2,914,460
605	Hotel Occupancy Tax	3,662,504	3,095,051	-	6,757,555	1,575,301	1,479,027	3,054,328	40,723	3,703,227
625	Keep San Angelo Beautiful	-	12,000	125,000	137,000	137,000	-	137,000	-	-
640	Lake Nasworthy Trust	8,326,587	1,430,903	-	9,757,490	50,000	423,813	473,813	957,090	9,283,677
700	Development Corp: Economic Development	12,797,157	4,096,853	-	16,894,010	3,482,779	614,074	4,096,853	-	12,797,157
711	Development Corp: Ballot	15,683,986	9,868,573	-	25,552,559	4,890,810	4,977,763	9,868,573	-	15,683,986
Operating Totals		\$ 208,954,804	\$ 224,296,717	\$ 30,084,546	\$ 463,336,067	\$ 223,024,904	\$ 30,084,546	\$ 253,109,450	\$ 1,271,813	\$ 210,226,617
301	Fleet Services	881,398	7,460,362	-	8,341,760	7,460,362	-	7,460,362	-	881,398
305	Communications	328,963	2,819,783	-	3,148,746	2,819,783	-	2,819,783	-	328,963
310	Health Insurance	126,173	17,877,307	350,990	18,354,470	17,877,307	-	17,877,307	350,990	477,163
320	Property/Casualty	590,796	2,643,467	-	3,234,263	2,643,467	-	2,643,467	-	590,796
330	Workers' Compensation	4,596,968	2,763,803	-	7,360,771	2,763,803	-	2,763,803	-	4,596,968
Total Internal Service Funds		\$ 6,524,298	\$ 33,564,722	\$ 350,990	\$ 40,440,010	\$ 33,564,722	\$ -	\$ 33,564,722	\$ 350,990	\$ 6,875,288

EXHIBIT B

Fire Department Effective 10-1-26

Civil Service Pay Plan

GRADE	POSITION	ANNUALLY
F24	Fire Recruit	\$ 57,492
F26	Probationary Firefighter	\$ 58,883
F27	Firefighter	\$ 73,938
F28	Fire Driver	\$ 85,518
F29	Fire Lieutenant	\$ 98,317
F30	Fire Captain	\$ 109,717
F31	Battalion Chief	\$ 126,361
F32	Assistant Chief	\$ 150,122

Additional Pay

PARAMEDIC	\$150/month
INTERMEDIATE CERTIFICATION	\$100/month
ARFF CERTIFICATION	\$75/month
EMS COORDINATOR	\$75/month
EMT BASIC	\$75/month
EMS COMPLIANCE	\$1,250/month
FIRE COMPLIANCE	\$1,250/month
TRAINING CENTER ASSIGNMENT	\$200-350/month
INCENTIVE/COLLEGE TRAINING	up to \$150/month
INCENTIVE DEGREE PAY	\$25/month
LONGEVITY PER YEAR OF SERVICE (25 YRS MAX)	\$4/month
LOYALTY PER YEAR OF SERVICE (NO MAX)	\$25/month

Police Department
Effective 10-1-26

Civil Service Pay Plan

GRADE	STEP	POSITION	ANNUALLY
P05	1	Recruit	\$65,574
P15	1	Police Officer: Basic	\$71,115
P15	2	Police Officer: Intermediate	\$78,938
P15	3	Police Officer: Advanced	\$86,762
P15	4	Police Officer: Master	\$94,592
P20	1	Sergeant: Intermediate	\$95,703
P20	2	Sergeant: Advanced	\$101,736
P20	3	Sergeant: Master	\$107,769
P25	1	Lieutenant: Advanced	\$111,653
P25	2	Lieutenant: Master	\$124,258
P28	1	Deputy Chief	\$129,362
P32	1	Assistant Chief	\$141,918

Additional Pay

CRISIS NEGOTIATION	\$100/month
CRITICAL INCIDENT	\$100/month
SPECIAL WEAPONS & TACTICS	\$100/month
INCENTIVE/COLLEGE TRAINING	max of \$400/month
LONGEVITY PER YEAR OF SERVICE (25 YR MAX)	\$4/month
LOYALTY PER YEAR OF SERVICE (NO MAX)	\$25/month
DRONE PAY (4 POSITIONS MAX)*	\$100/month
PRESCRIPTIVE TRAINING	\$100/month
TRAINING OFFICER ASSIGNMENT	\$50/day
BILINGUAL CERTIFIED	\$100/month

On-call response is to be used when an employee is called out to work on their scheduled time off and does not apply to time extended on shift with the exception of response to event requests from other agencies, departments, or divisions when response is necessary to ensure public safety and no alternative options are available with the approval of the Chief of Police or his designee.

On-call response will be paid at 150% at a premium rate and will be eligible for FLSA overtime. This overtime will be capped at the budgeted amount. Once this value is exceeded, on-call response overtime will convert to call-out pay. Any expenses that exceed the budgeted amount will need to be funded through the police operating budget.

*Drone Pay is limited to the designated "Drone Team" responsible for responding in person to incidents in the field.

Non-Civil Service
Effective 10-1-26
Pay Plan

GRADE		MIN		MID		MAX
50	\$	244,456	\$	299,308	\$	366,684
49	\$	231,932	\$	289,915	\$	347,898
48	\$	220,050	\$	275,062	\$	330,074
47	\$	208,776	\$	260,970	\$	313,164
46	\$	198,079	\$	247,599	\$	297,119
45	\$	187,931	\$	234,914	\$	281,897
44	\$	178,303	\$	222,878	\$	267,454
43	\$	169,168	\$	211,460	\$	253,751
42	\$	160,501	\$	200,626	\$	240,750
41	\$	152,277	\$	190,347	\$	228,416
40	\$	144,476	\$	180,595	\$	216,714
39	\$	137,073	\$	171,342	\$	205,611
38	\$	130,051	\$	162,564	\$	195,076
37	\$	123,388	\$	154,235	\$	185,082
36	\$	117,067	\$	146,333	\$	175,600
35	\$	111,069	\$	138,836	\$	166,604
34	\$	105,378	\$	131,723	\$	158,067
33	\$	99,980	\$	124,975	\$	149,969
32	\$	94,857	\$	118,571	\$	142,286
31	\$	89,998	\$	112,497	\$	134,996
30	\$	85,386	\$	106,733	\$	128,080
29	\$	81,012	\$	101,265	\$	121,518
28	\$	76,861	\$	96,077	\$	115,292
27	\$	72,924	\$	91,154	\$	109,385
26	\$	69,188	\$	86,484	\$	103,781
25	\$	65,643	\$	82,053	\$	98,464
24	\$	62,280	\$	77,850	\$	93,420
23	\$	59,089	\$	73,861	\$	88,633
22	\$	56,062	\$	70,077	\$	84,092
21	\$	53,189	\$	66,487	\$	79,784
20	\$	50,464	\$	63,080	\$	75,697
19	\$	47,879	\$	59,848	\$	71,818
18	\$	45,426	\$	56,782	\$	68,139
17	\$	43,098	\$	53,873	\$	64,647
16	\$	40,890	\$	51,113	\$	61,336
15	\$	38,795	\$	48,494	\$	58,193
14	\$	36,808	\$	46,009	\$	55,211
13	\$	34,922	\$	43,653	\$	52,383
12	\$	33,133	\$	41,416	\$	49,700

Non-Civil Service Public Safety

GRADE	MIN	MID	MAX
G30	\$96,302	\$120,377	\$141,454
G29	\$83,980	\$104,974	\$125,970
G27	\$59,755	\$74,694	\$89,632

Non-Civil Service Additional Pay

Bilingual Certified	\$100/month
CDL Certification A	\$300/month
CDL Certification B	\$175/month
Engineer I.T. I	5%
Engineer I.T. II	5%
Loyalty Per Year of Service (20 yrs Max)	\$25/month
WU/WR Class D License	5%
WU/WR Class C License	5%
WU/WR Class B License	5%
WU/WR Class A License	5%
WU/WR Operator A/B Differential	5%
Water Utility Field Pay	10%
WU/WR Experienced 3 yrs + 2 Licenses	2%
WU/WR Skilled 8 yrs + 4 Licenses	2%
WU/WR Senior 13 yrs + 6 Licenses	2%

EXHIBIT C

City Council authorizes application for and acceptance of the following grants:

Atmos Energy Grant
Assistance to Fire Fighters Grant
Community Development Block Grant
COPS Federal Grants
Criminal Justice Department Grants
Department of Defense Federal Grants
Department of Energy Federal Grants
Department of Transportation Federal Grants
Economic Development Administration Grant
Edward Byrne Formula State Grant
Edward Byrne Justice Assistance Grants
Emergency Food and Shelter Program Grant
Emergency Management Performance Grant
Environmental Health Service and Bureau of Regional Local Health Operations Grant
Federal Aviation Administration Grants - Entitlements and Discretionary
Federal Disaster Prevention and Relief Grants
Federal Infrastructure and Environmental Project Grants
Federal Infrastructure Investment and Jobs Act Grants
HOME Grant
Hazards Grant
National Opioid Settlement Proceeds
Patrick Leahy BPV Federal Grant
State and Federal Homeland Security Grants Programs
San Angelo Cultural Affairs Council Grant
State Events Trust Fund Grant
State Homeland Security-LETPA(Law Enforcement Terrorist Prvtn Actvt) Grant
Texas Commission on Environmental Quality Grants
Texas Department of Transportation Routine Airport Maintenance Program
Texas Department of Transportation Grants
Texas Motor Vehicle Crime Prevention Authority Grants
Texas Parks and Wildlife Grants
Texas Water Development Board Grants
Title III C-1 Congregate Nutrition Services
Transit and Transportation Planning Grants - Federal and State
U.S. Bureau of Reclamation Grants
U.S Department of Agriculture
U.S. Department of Housing and Urban Development Grants
U.S. Environmental Protection Agency Grants
Victim Assistance – Gen. Direct Srvs State Grant
Women, Infant, and Children Grant

EXHIBIT D

Classification plan for authorized positions:

FIRE CHIEF	1
ASSISTANT CHIEF	2
BATTALION CHIEF	4
FIRE CAPTAIN	12
FIRE LIEUTENANT	21
FIRE ENGINEER (OR DRIVER)	49
FIRE FIGHTER	89
FIRE DEPARTMENT – CIVIL SERVICE SUBTOTAL	178
POLICE CHIEF	1
ASSISTANT CHIEF	2
DEPUTY CHIEF	2
POLICE LIEUTENANT	7
POLICE SERGENT	27
POLICE OFFICER	141
POLICE DEPARTMENT – CIVIL SERVICE SUBTOTAL	180
CIVILIANS	640
TOTAL STAFFING LEVELS	998

City of San Angelo

Taxpayer Impact Statement

House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property in the upcoming fiscal year.

The City of San Angelo has proposed a budget for the city's 2026-2027 fiscal year. The City intends to adopt its budget on or before September 30, 2026.

Median Homestead Taxable Value

Prior Year (FY 2025-2026)	207,300
Current Year (FY 2026-2027)	212,830

Tax Rates

No-New-Revenue Tax Rate (FY 2025-26)	0.7246 per \$100 valuation
No-New-Revenue Tax Rate (FY 2026-27)	0.7694 per \$100 valuation
Proposed Tax Rate (FY 2026-27)	0.7947 per \$100 valuation

	Tax Year 2025	Tax Year 2026 No-New-Revenue Rate*	Tax Year 2026 Proposed Rate
Median Value Homestead Property	207,300	212,830	212,830
City of San Angelo Tax Rate	0.7246	0.7694	0.7947
Estimated Property Tax Bill	\$1,502.10	\$1,637.51	\$1,691.36

*The No-New-revenue Tax Rate, as calculated under Chapter 26 of the Texas Tax Code, may not be capable of funding a balanced budget for the City.

The estimates in this Impact Statement are valid only for the proposed budget and proposed tax rate that the City Council will discuss at its meeting on September 1, 2026. The proposed budget and the proposed tax rate may each be amended by the City Council at any time before their final adoption. If the City Council intends to discuss the proposed budget at a subsequent meeting, the City will include a Taxpayer Impact Statement in the notice for that meeting which will include updated estimates based on any amendments to the proposed budget and proposed tax rate.

CITY OF SAN ANGELO



Operating Budget
Fiscal year 2026-2027

sanangelo.gov





City of San Angelo, Texas

Operating Budget Fiscal Year 2026-27

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$962,035 (1.64%), AND OF THAT AMOUNT, \$773,890 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR

City Council Record Vote

****September 15, 2026****

The members of the governing body voted on the adoption of the budget as follows:

FOR:

AGAINST:

PRESENT and not voting:

ABSENT:

Tax Rate	Adopted FY2025-26	Proposed FY2026-27
Property Tax Rate	0.7947 / \$100	0.7947 / \$100
No New Revenue Tax Rate	0.7246/ \$100	0.7694 / \$100
No New Revenue M&O Tax Rate	0.6085/ \$100	0.6274 / \$100
Voter Approval Tax Rate	0.7947/ \$100	0.8143/ \$100
Debt Tax Rate	0.1637/ \$100	0.1637/ \$100

The total amount of municipal debt obligations secured by property taxes is \$176,451,871.

General Fund Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
101 REVENUES:						
Taxes						
Property Tax	47,254,647	50,347,409	50,347,409	48,267,960	50,793,092	445,683
Sales Tax	25,738,706	25,455,279	25,455,279	19,781,680	26,218,937	763,658
Alcohol Beverage Taxes	468,519	467,151	467,151	358,487	478,453	11,302
Bingo Taxes	32,458	33,913	33,913	21,842	28,907	(5,006)
Franchise Tax	6,818,044	6,668,554	6,668,554	5,010,945	6,607,674	(60,880)
Total Taxes	80,312,374	82,972,306	82,972,306	73,440,914	84,127,063	1,154,757
Public Safety						
Police	1,571,011	1,568,222	1,568,222	1,606,093	1,764,475	196,253
Municipal Court	1,644,443	1,980,175	1,980,175	1,053,799	1,629,525	(350,650)
Fire	5,849,582	5,362,000	5,362,000	4,219,011	6,392,000	1,030,000
Fire Prevention	130,616	150,923	202,923	111,244	204,923	54,000
Total Public Safety	9,195,652	9,061,320	9,113,320	6,990,147	9,990,923	929,603
Public Works						
Engineering	70	60	60	-	70	10
Traffic Control	14,139	191,000	191,000	8,275	-	(191,000)
Street & Bridge	1,874,569	-	1,729,362	(11,564)	-	-
Building Maintenance	35,071	38,200	38,200	27,121	34,700	(3,500)
Total Public Works	1,923,849	229,260	1,958,622	23,832	34,770	(194,490)
Public Services						
Parks	39,611	40,500	40,500	23,014	47,580	7,080
Recreation	320,871	392,023	392,023	178,589	246,195	(145,828)
Aquatics	109,569	140,841	140,841	42,114	144,033	3,192
Total Public Services	470,051	573,364	573,364	243,717	437,808	(135,556)

General Fund Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
Development Services						
Planning	100,591	105,000	105,000	83,872	91,500	(13,500)
Permits & Inspections	1,441,922	1,555,500	1,555,500	1,768,549	1,660,500	105,000
Total Development Services	1,542,513	1,660,500	1,660,500	1,852,421	1,752,000	91,500
Neighborhood & Family Services						
Code Compliance	136,346	128,400	128,400	69,371	131,550	3,150
Animal Services	26,388	25,400	25,400	86,854	109,490	84,090
Total Neighborhood & Family Services	162,734	153,800	153,800	156,225	241,040	87,240
Other Departmental Charges						
Health Services	115,216	112,100	112,100	110,737	100,600	(11,500)
Legal & Real Estate	193,461	139,763	139,763	104,452	124,950	(14,813)
Purchasing	110,927	71,291	71,291	98,848	71,291	-
Other Departmental charges	1,143	7,200	7,200	1,045	7,200	-
Other Departmental Charges	420,747	330,354	330,354	315,082	304,041	(26,313)
Other Revenue Sources						
Interest	1,823,175	1,287,050	1,287,050	1,177,912	1,274,218	(12,832)
Administrative Charges (Indirect Cost)	4,281,139	4,464,004	4,564,004	3,423,003	4,693,801	229,797
Miscellaneous	213,315	-	-	33,840	-	-
Transfers In	728,484	1,002,057	1,311,056	770,242	1,220,321	218,264
Other Revenue Sources	7,046,113	6,753,111	7,162,110	5,404,997	7,188,340	435,229
Total General Fund Revenues	101,074,033	101,734,015	103,924,376	88,427,335	104,075,985	2,341,970

General Fund Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
101 EXPENDITURES:						
Public Safety						
Police	28,096,003	28,730,672	29,405,169	23,198,221	31,940,085	3,209,413
Municipal Court	2,188,331	2,607,315	2,511,413	1,669,468	2,714,984	107,669
Public Safety Communications	2,634,617	2,504,904	2,513,982	2,085,153	2,674,149	169,245
Fire	23,694,440	25,220,426	25,461,080	19,354,249	29,637,394	4,416,968
Fire Prevention	1,044,540	1,050,937	1,176,821	720,565	1,192,353	141,416
Total Public Safety	57,657,931	60,114,254	61,068,465	47,027,656	68,158,965	8,044,711
Public Works						
Engineering	1,702,425	1,940,169	1,865,426	1,239,969	1,985,347	45,178
Operations Admin	390,083	432,897	422,095	347,790	538,696	105,799
Traffic/Signal Control	1,116,737	1,423,213	1,469,931	965,096	-	(1,423,213)
Street and Bridge	8,267,555	6,996,618	10,698,183	3,613,644	-	(6,996,618)
Street Lighting	1,222,061	1,263,417	1,302,612	746,782	1,263,417	-
Total Public Works	12,698,861	12,056,314	15,758,247	6,913,281	3,787,460	(8,268,854)
Public Services						
Parks	4,031,405	4,462,287	4,354,215	3,297,827	4,902,457	440,170
Water Lily Garden	108,800	121,658	121,658	71,214	124,700	3,042
Recreation	950,786	1,163,319	1,153,799	689,253	1,313,463	150,144
Aquatics	196,323	261,059	279,941	62,073	180,700	(80,359)
Total Public Services	5,287,314	6,008,323	5,909,613	4,120,367	6,521,320	512,997
Planning & Development Services						
Administration	718,644	690,328	1,441,568	655,713	1,124,130	433,802
Planning	283,654	471,151	431,253	282,724	380,768	(90,383)
Permits & Inspections	1,321,924	1,354,488	1,422,541	1,115,888	1,366,049	11,561
Total Planning & Development Services	2,324,222	2,515,967	3,295,362	2,054,325	2,870,947	354,980

General Fund Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
Neighborhood & Family Services						
Code Compliance	729,521	728,926	734,164	559,166	708,136	(20,790)
Animal Services	1,359,707	1,558,188	1,642,891	1,265,019	1,712,258	154,070
Social Services	342,534	417,265	513,419	363,781	561,057	143,792
Total Neighborhood & Family Services	2,431,762	2,704,379	2,890,474	2,187,966	2,981,451	277,072
Health Services						
Nursing	199,805	253,092	248,791	159,047	250,678	(2,414)
Environmental Health	82,984	109,296	100,774	62,875	120,552	11,256
Administration	230,355	246,621	246,621	186,605	254,610	7,989
MHMR Contribution	80,500	80,500	80,500	60,375	80,500	-
Total Health Services	593,644	689,509	676,686	468,902	706,340	16,831
General Government						
City Council	164,462	188,341	223,341	143,379	194,684	6,343
City Manager	998,673	1,036,426	1,181,250	1,080,563	1,370,830	334,404
Internal Auditor	107,141	112,450	112,450	80,546	118,626	6,176
Communications	326,324	271,591	301,358	201,180	339,369	67,778
City Clerk	359,114	373,469	373,469	261,673	399,552	26,083
Construction Management	143,745	148,522	148,522	110,288	154,837	6,315
Development Corporation	255,742	397,642	397,642	326,937	447,564	49,922
Total General Government	2,355,201	2,528,441	2,738,032	2,204,566	3,025,462	497,021

General Fund Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
Administrative Services						
City Attorney/Legal	915,027	959,106	942,612	721,267	927,636	(31,470)
Real Estate	177,715	203,840	210,565	139,998	258,792	54,952
Finance	2,488,648	2,799,896	2,800,400	2,039,503	2,955,802	155,906
Billing & Receipts	999,493	1,058,093	1,031,826	727,045	746,915	(311,178)
Purchasing	292,948	327,733	327,733	234,390	420,859	93,126
Human Resources	3,485,729	3,681,328	3,855,196	2,834,328	4,138,656	457,328
Facilities Maintenance	788,606	899,770	941,881	630,522	954,847	55,077
GIS	421,614	483,388	474,985	332,234	494,496	11,108
Non-Departmental	331,871	963,896	2,536,728	339,061	1,150,031	186,135
Lobbyist	-	25,000	20,000	-	20,000	(5,000)
Legal Notices	14,905	23,061	23,605	1,622	22,579	(482)
Total Administrative Services	9,916,556	11,425,111	13,165,531	7,999,970	12,090,613	665,502
Transfers Out						
Grants	149,447	149,447	149,447	112,085	198,882	49,435
Capital	2,823,773	2,211,440	2,612,640	1,959,480	309,000	(1,902,440)
Other Funds	6,149,612	1,330,830	3,563,687	2,581,540	3,425,545	2,094,715
Total Transfers Out	9,122,832	3,691,717	6,325,774	4,653,105	3,933,427	241,710
Total General Fund Expenditures	102,388,323	101,734,015	111,828,184	77,630,138	104,075,985	2,341,970
Revenues Over/(Under) Expenditures	(1,314,290)	-	(7,903,808)	10,797,197	-	-
Beginning Fund Balance	31,615,358	31,788,842	31,788,842	31,788,842	23,885,034	(7,903,808)
Ending Fund Balance	31,788,842	31,788,842	23,885,034	42,586,039	23,885,034	

TIRZ Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
106 REVENUES:						
Downtown Property Tax	1,331,301	1,518,515	1,518,515	1,376,685	941,255	(577,260)
North Property Tax	1,321,479	1,480,133	1,480,133	1,477,107	1,002,047	(478,086)
Interest	304,233	251,932	251,932	244,996	341,548	89,616
Total Revenues	2,957,013	3,250,580	3,250,580	3,098,788	2,284,850	(965,730)
106 EXPENSES:						
Downtown Projects	332,193	1,580,258	4,246,640	1,581,586	1,038,008	(542,250)
North Projects	751,102	1,600,751	5,914,099	479,238	1,001,153	(599,598)
Transfers out	67,366	69,571	369,571	277,179	245,689	176,118
Total Expenses	1,150,661	3,250,580	10,530,310	2,338,003	2,284,850	(965,730)
Revenues Over/(Under) Expenditures	1,806,352	-	(7,279,730)	760,785	-	-
Beginning Fund Balance	1,015,221	2,821,573	2,821,573	2,821,573	(4,458,157)	(7,279,730)
Ending Fund Balance	2,821,573	2,821,573	(4,458,157)	3,582,358	(4,458,157)	(7,279,730)

General Debt Service Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
105 REVENUES:						
Current Taxes	9,922,929	12,936,582	12,936,582	12,412,884	13,053,540	116,958
Delinquent Taxes	106,944	55,000	55,000	46,815	55,000	-
Transfers In	2,719,078	1,393,900	1,393,900	1,356,400	1,395,800	1,900
Interest	327,464	106,168	106,168	191,015	184,596	78,428
Total Revenues	13,076,415	14,491,650	14,491,650	14,007,114	14,688,936	197,286
105 EXPENSES:						
Principal on Debt	8,995,063	8,590,000	10,532,532	6,522,531	8,535,000	(55,000)
Interest on Debt	3,604,741	5,586,699	5,622,190	2,875,964	5,397,625	(189,074)
Issue Costs	25,537	164,951	252,951	9,487	606,311	441,360
Total Expenditures	12,625,341	14,341,650	16,407,673	9,407,982	14,538,936	197,286
Revenues Over/(Under) Expenditures⁽¹⁾	451,074	150,000	(1,916,023)	4,599,132	150,000	-
Beginning Fund Balance	3,615,312	4,066,386	4,066,386	4,066,386	2,150,363	(1,916,023)
Ending Fund Balance	4,066,386	4,216,386	2,150,363	8,665,518	2,300,363	(1,916,023)

⁽¹⁾ There was a planned contribution to fund balance for the repayment of debt from the Airport Passenger Facility Fund.

General Equipment Replacement Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>501 REVENUES:</u>						
Transfers In	2,061,440	1,811,440	1,811,440	1,358,580	309,000	(1,502,440)
Sale of Fixed Assets	-	-	-	-	-	-
Interest	52,729	-	-	39,936	-	-
Other	185,881	150,000	150,000	48,317	150,000	-
Total Revenue	2,300,050	1,961,440	1,961,440	1,446,833	459,000	(1,502,440)
<u>501 EXPENSES:</u>						
Fleet Services	1,936	-	103,000	40,492	-	-
Engineering	34,700	-	35,000	31,540	-	-
Traffic Control	61,854	-	-	-	-	-
Street & Bridge	251,022	199,343	411,343	403,746	309,000	109,657
Parks	-	-	300,500	208,910	-	-
Police	1,067,839	-	577,274	416,191	-	-
Fire	43,402	-	53,000	49,186	-	-
Ambulance	607,612	270,000	996,890	415,670	-	(270,000)
Capital(1)	-	1,492,097	457,092	-	150,000	(1,342,097)
Other Vehicles & Equipment	125,069	-	70,500	46,123	-	-
Total Expenses	2,193,434	1,961,440	3,004,599	1,611,858	459,000	(1,502,440)
Revenues Over/(Under) Expenditures	106,616	-	(1,043,159)	(165,025)	-	-
Beginning Fund Balance	1,093,677	1,200,293	1,200,293	1,200,293	157,134	(1,043,159)
Ending Fund Balance	1,200,293	1,200,293	157,134	1,035,268	157,134	(1,043,159)

⁽¹⁾ All unobligated funds are placed in this line, then allocated as needed throughout the year.

Right of Way Fund Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
108 REVENUES:						
Right of Way Infrastructure Fee	-	-	-	-	7,875,000	7,875,000
Traffic Control	-	-	-	-	191,000	191,000
Street & Bridge	-	-	-	-	-	-
Transfer In	-	-	-	-	1,579,663	1,579,663
Interest	-	-	-	-	-	-
Total Revenues	-	-	-	-	9,645,663	9,645,663
108 Expenses						
Personnel	-	-	-	-	3,925,068	3,925,068
Operations & Maintenance	-	-	-	-	5,517,095	5,517,095
Capital	-	-	-	-	203,500	203,500
Total Expenditures	-	-	-	-	9,645,663	9,645,663
Revenues Over/(Under) Expenditures	-	-	-	-	-	-
Beginning Fund Balance	-	-	-	-	-	-
Ending Fund Balance	-	-	-	-	-	-

This fund was created in FY27 for the Right of Way Infrastructure Fee directed by City Council.

General Capital Projects Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>502 REVENUES:</u>						
Transfers In	762,333	400,000	1,596,564	694,650	-	(400,000)
Interest	182,586	-	-	77,953	-	-
Other	6,204	-	-	-	-	-
Total Revenue	951,123	400,000	1,596,564	772,603	-	(400,000)
<u>502 EXPENSES:</u>						
Standards Times Building	11,414	-	8,586	8,917	-	-
Real Estate	-	-	150,000	144,843	-	-
Public Safety Communications	100,000	-	-	-	-	-
ADA Curb Cut Program	672	-	274,328	-	-	-
ADA Transition Plan	320,575	-	74,320	27,235	-	-
Pool Sanitation System	-	-	41,200	41,200	-	-
Tree Irrigation	5,462	-	43,912	1,134	-	-
Park Land	259,294	-	-	1,200	-	-
Park Improvements	36,044	-	111,944	3,360	-	-
Riverbank Stabilization	436,469	-	302,462	58,920	-	-
Santa Fe Master Plan	-	-	198,600	119,187	-	-
29th Street Sports Complex	1,201,986	-	423,755	177,254	-	-
Fort Concho	-	-	410,445	4,700	-	-
Animal Services Improvements	890	-	453,050	32,092	-	-
Fire Station	410,438	-	57,950	-	-	-
Fire Truck Replacement	874,988	400,000	1,491,360	-	-	-
Police Portable Building	-	-	250,000	2,975	-	-
Transfers Out	-	-	15,000	-	-	-
Total Expenses	3,658,232	400,000	4,306,912	623,017	-	-
Revenues Over/(Under) Expenditures	(2,707,109)	-	(2,710,348)	149,586	-	-
Beginning Fund Balance	5,429,966	2,722,857	5,302,518	2,722,857	2,592,170	(130,687)
Ending Fund Balance	2,722,857	2,722,857	2,592,170	2,872,443	2,592,170	(130,687)

Street Infrastructure Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>533 REVENUES:</u>						
Current Taxes	432,188	568,988	568,988	562,293	574,132	5,144
Reimbursed Expenses	204,375	-	-	153,281	-	-
Interest	151,618	62,706	62,706	127,155	104,920	42,214
Transfers In	1,052,534	-	2,111,224	1,583,418	-	-
Total Revenues	1,840,715	631,694	2,742,918	2,426,147	679,052	47,358
<u>533 EXPENSES:</u>						
Street Improvements	1,120,656	631,694	5,978,428	338,024	679,052	47,358
Total Expenses	1,120,656	631,694	5,978,428	338,024	679,052	47,358
Revenues Over/(Under) Expenditures	720,059	-	(3,235,510)	2,088,123	-	-
Beginning Fund Balance	-	3,788,007	3,788,007	3,788,007	552,497	(3,235,510)
Ending Fund Balance	3,788,007	3,788,007	552,497	5,876,130	552,497	(3,235,510)

This fund was created in FY22 for the \$0.006 per \$100 of assessed valuation in property tax that City Council dedicated for street infrastructure.

Water Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>260 REVENUES:</u>						
Water Sales	33,602,509	32,977,938	32,977,938	24,761,733	33,015,644	37,706
Taps and Connections	432,140	387,300	387,300	318,425	387,300	-
Lake Use Revenues	327,233	583,838	583,838	194,658	583,838	-
Customer Service	2,940,764	2,557,348	2,557,348	2,160,743	2,594,231	36,883
Transfers In	1,772,151	1,759,984	1,759,984	1,188,945	1,766,897	6,913
Interest	2,299,408	2,017,358	2,017,358	1,710,128	2,472,828	455,470
Other	162,031	220,883	220,883	124,269	220,883	-
Total Revenues	41,536,236	40,504,649	40,504,649	30,458,901	41,041,621	536,972
<u>260 EXPENSES:</u>						
Personnel	8,574,649	9,575,917	9,569,435	6,702,873	10,308,012	732,095
Operations & Maintenance	12,605,878	15,227,269	16,381,975	10,145,932	16,595,136	1,367,867
Legal Notices	286	5,000	8,000	2,216	5,000	-
Lobbying	750	750	750	-	750	-
Transfers Out	9,166,849	8,471,956	8,471,956	6,368,309	8,486,045	14,089
Capital	1,310,604	7,223,757	9,887,614	6,431,768	5,646,678	(1,577,079)
Total Expenses	31,659,016	40,504,649	44,319,730	29,651,098	41,041,621	536,972
Revenues Over/(Under) Expenditures	9,877,220	-	(3,815,081)	807,803	-	-
Beginning Fund Balance	46,522,765	56,399,985	56,399,985	56,399,985	56,399,985	-
Ending Fund Balance	56,399,985	56,399,985	52,584,904	57,207,788	56,399,985	-

Water Debt Service Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>261 REVENUES:</u>						
Transfer in from Development Corporation	2,900,000	2,900,000	2,900,000	2,900,000	2,900,000	-
Transfers In from Water	6,852,055	6,698,595	6,698,595	5,036,874	6,707,891	9,296
Interest	27,326	9,296	9,296	103,017	-	(9,296)
Total Revenues	9,779,381	9,607,891	9,607,891	8,039,891	9,607,891	-
<u>261 EXPENSES:</u>						
Debt Service	791,763	9,607,891	9,607,891	8,918,560	9,607,891	-
Total Expenses	791,763	9,607,891	9,607,891	8,918,560	9,607,891	-
Revenues Over/(Under) Expenditures	8,987,618	-	-	(878,669)	-	-
Beginning Fund Balance	200,810	9,188,428	9,188,428	9,188,428	9,188,428	-
Ending Fund Balance	9,188,428	9,188,428	9,188,428	8,309,759	9,188,428	-

Water Capital Projects Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
512 REVENUES:						
Water Sales	5,272,168	5,000,705	5,000,705	3,850,621	5,132,901	132,196
Transfers In	-	200,000	200,000	-	200,000	-
Interest	1,057,539	857,842	857,842	669,907	905,765	47,923
Total Revenues	6,329,707	6,058,547	6,058,547	4,520,528	6,238,666	180,119
512 EXPENSES:						
Capital Improvements	3,345,667	5,576,511	7,821,723	1,597,347	5,750,020	173,509
Franchise Fee	263,765	250,036	250,036	192,531	256,646	6,610
Lobbying	-	32,000	32,000	-	32,000	-
Transfers Out	4,654,347	-	-	-	-	-
Contract Services	45,175	200,000	200,000	49,930	200,000	-
Total Expenses	8,308,954	6,058,547	8,303,759	1,839,808	6,238,666	180,119
Revenues Over/(Under) Expenditures	(1,979,247)	-	(2,245,212)	2,680,720	-	-
Beginning Fund Balance	23,054,599	21,075,352	21,075,352	21,075,352	21,075,352	-
Ending Fund Balance	21,075,352	21,075,352	18,830,140	23,756,072	21,075,352	-

Lake Nasworthy Trust Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>640 REVENUES:</u>						
Lot Sales	601,732	900,000	900,000	626,848	900,000	-
Lake Lease Income	54,237	60,000	60,000	27,576	60,000	-
Interest	476,741	463,222	463,222	356,819	470,903	7,681
Total Revenues	1,132,710	1,423,222	1,423,222	1,011,243	1,430,903	7,681
<u>640 EXPENSES:</u>						
Professional Services	7,200	50,000	50,000	13,500	50,000	-
Transfers Out	429,067	416,900	416,900	321,137	423,813	6,913
Total Expenses	436,267	466,900	466,900	334,637	473,813	6,913
Revenues Over/(Under) Expenditures	696,443	956,322	956,322	676,606	957,090	768
Beginning Fund Balance	6,673,822	7,370,265	7,370,265	7,370,265	8,326,587	956,322
Ending Fund Balance	7,370,265	8,326,587	8,326,587	8,046,871	9,283,677	957,090

Water Reclamation Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
270 REVENUES:						
Water Reclamation Charges	15,995,844	15,689,764	15,689,764	12,215,101	16,115,101	425,337
Farm Use Revenues	353,454	327,690	327,690	296,985	327,690	-
Paving Cuts	54,850	78,000	78,000	69,100	78,000	-
Taps and Connections	21,800	26,500	26,500	23,150	26,500	-
Interest	1,309,832	1,166,237	1,166,237	991,331	1,412,004	245,767
Other	103,914	50,000	50,000	21,075	50,000	-
Total Revenues	17,839,694	17,338,191	17,338,191	13,616,742	18,009,295	671,104
270 EXPENSES:						
Personnel	3,032,143	3,278,885	3,278,885	2,393,701	3,522,314	243,429
Operations & Maintenance	5,310,764	5,601,403	6,099,063	3,914,256	5,831,484	230,081
Legal Notices	-	5,000	5,000	-	5,000	-
Transfers Out	5,055,029	4,879,712	4,879,712	3,659,784	4,892,314	12,602
Capital	150,870	3,573,191	3,337,461	112,021	3,758,183	184,992
Total Expenses	13,548,806	17,338,191	17,600,121	10,079,762	18,009,295	671,104
Revenues Over/(Under) Expenditures	4,290,888	-	(261,930)	3,536,980	-	-
Beginning Fund Balance	26,944,551	31,235,439	31,235,439	31,235,439	31,235,439	-
Ending Fund Balance	31,235,439	31,235,439	30,973,509	34,772,419	31,235,439	-

Water Reclamation Debt Service Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>271 REVENUES:</u>						
Transfers In from Water Reclamation	4,094,922	4,094,648	4,094,648	3,070,986	4,107,250	12,602
Interest	21,489	12,602	12,602	38,645	-	(12,602)
Total Revenues	4,116,411	4,107,250	4,107,250	3,109,631	4,107,250	-
<u>271 EXPENSES:</u>						
Debt Service	1,682,445	4,107,250	4,107,250	3,217,775	4,107,250	-
Total Expenses	1,682,445	4,107,250	4,107,250	3,217,775	4,107,250	-
Revenues Over/(Under) Expenditures	2,433,966	-	-	(108,144)	-	-
Beginning Fund Balance	289,755	2,723,721	2,723,721	2,723,721	2,723,721	-
Ending Fund Balance	2,723,721	2,723,721	2,723,721	2,615,577	2,723,721	-

Water Reclamation Capital Projects Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
520 REVENUES:						
Water Reclamation Charges	1,899,441	1,771,770	1,771,770	1,433,787	1,911,716	139,946
Interest	174,184	129,809	129,809	147,888	189,231	59,422
Transfers in	-	-	-	-	-	-
Total Revenues	2,073,625	1,901,579	1,901,579	1,581,675	2,100,947	199,368
520 EXPENSES:						
Capital Projects	-	1,812,990	1,933,002	75,499	2,005,361	192,371
Transfers Out	1,157,906	-	-	-	-	-
Franchise Fee	94,975	88,589	88,589	71,689	95,586	6,997
Total Expenses	1,252,881	1,901,579	2,021,591	147,188	2,100,947	199,368
Revenues Over/(Under) Expenditures	820,744	-	(120,012)	1,434,487	-	-
Beginning Fund Balance	3,407,748	4,228,492	4,228,492	4,228,492	4,228,492	-
Ending Fund Balance	4,228,492	4,228,492	4,108,480	5,662,979	4,228,492	-

Stormwater Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>240 REVENUES:</u>						
Stormwater Fee	3,407,911	3,161,000	3,161,000	2,398,618	3,387,248	226,248
Transfers In	135,000	135,000	135,000	101,250	135,000	-
Interest	171,017	138,231	138,231	106,496	134,363	(3,868)
Other	52,185	30,000	30,000	12,361	30,000	-
Total Revenues	3,766,113	3,464,231	3,464,231	2,618,725	3,686,611	222,380
<u>240 EXPENSES:</u>						
Personnel	1,698,767	1,942,885	1,942,885	1,255,548	2,018,123	75,238
Operations & Maintenance	839,918	810,149	1,072,421	626,850	945,299	135,150
Legal Notices	-	500	500	-	500	-
Transfers Out	548,218	476,521	705,240	359,115	497,554	21,033
Capital	195,796	234,176	1,049,264	261,535	225,135	(9,041)
Total Expenses	3,282,699	3,464,231	4,770,310	2,503,048	3,686,611	222,380
Revenues Over/(Under) Expenditures	483,414	-	(1,306,079)	115,677	-	-
Beginning Fund Balance	3,015,087	3,498,501	3,498,501	3,498,501	2,192,422	(1,306,079)
Ending Fund Balance	3,498,501	3,498,501	2,192,422	3,614,178	2,192,422	(1,306,079)

Solid Waste Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>230 REVENUES:</u>						
Landfill Fees	1,949,877	1,732,109	1,732,109	1,354,049	1,779,000	46,891
Leases	611,715	614,672	614,672	405,688	618,025	3,353
FEMA Grant	-	-	-	228,940	-	-
Interest	275,718	234,557	234,557	202,199	253,763	19,206
Total Revenues	2,837,310	2,581,338	2,581,338	2,190,876	2,650,788	69,450
<u>230 EXPENSES:</u>						
Personnel	271,678	339,934	339,934	167,812	280,789	(59,145)
Operations & Maintenance	474,062	755,915	1,250,915	187,291	753,425	(2,490)
Legal Notices	-	300	300	481	300	-
Transfers Out	1,144,929	1,098,220	1,098,220	882,037	1,112,042	13,822
Capital	227,993	386,969	1,504,185	161,009	504,232	117,263
Total Expenses	2,118,662	2,581,338	4,193,554	1,398,630	2,650,788	69,450
Revenues Over/(Under) Expenditures	718,648	-	(1,612,216)	792,246	-	-
Beginning Fund Balance	5,677,514	6,396,162	6,396,162	6,396,162	4,783,946	(1,612,216)
Ending Fund Balance	6,396,162	6,396,162	4,783,946	7,188,408	4,783,946	(1,612,216)

State Office Buildings Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
201 REVENUES:						
Rental Income	1,214,924	1,221,000	1,221,000	916,688	1,274,768	53,768
Interest	49,836	44,699	44,699	33,250	49,040	4,341
Other	36,401	100,000	100,000	-	100,000	-
Total Revenues	1,301,161	1,365,699	1,365,699	949,938	1,423,808	58,109
201 EXPENSES:						
Personnel	131,184	138,994	138,994	104,100	148,832	9,838
Operations & Maintenance	392,341	415,792	415,792	264,723	412,770	(3,022)
Transfers Out	475,410	710,913	744,912	558,684	762,206	51,293
Capital	252,052	100,000	304,920	96,362	100,000	-
Total Expenses	1,250,987	1,365,699	1,604,618	1,023,869	1,423,808	58,109
Revenues Over/(Under) Expenditures	50,174	-	(238,919)	(73,931)	-	-
Beginning Fund Balance	1,047,114	1,097,288	1,097,288	1,097,288	858,369	(238,919)
Ending Fund Balance	1,097,288	1,097,288	858,369	1,023,357	858,369	(238,919)

Airport Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>220 REVENUES:</u>						
Leases/Rentals	1,370,056	1,646,561	1,646,561	1,074,071	1,548,947	(97,614)
Concessions	416,301	436,785	436,785	298,880	431,400	(5,385)
Landing Fees	64,611	63,978	63,978	52,292	68,640	4,662
Interest	40,289	29,946	29,946	13,417	59,065	29,119
Other	28,836	28,126	28,126	35,024	27,916	(210)
Total Revenues	1,920,093	2,205,396	2,205,396	1,473,684	2,135,968	(69,428)
<u>220 EXPENSES:</u>						
Personnel	781,713	1,033,535	1,034,720	689,448	1,121,803	88,268
Operations & Maintenance	715,582	872,372	911,744	586,720	970,009	97,637
Legal Notices	1,508	3,500	3,500	873	3,500	-
Transfers Out	81,475	11,112	16,109	-	11,112	-
Capital	330,290	284,877	1,371,727	669,872	29,544	(255,333)
Total Expenses	1,910,568	2,205,396	3,337,800	1,946,913	2,135,968	(69,428)
Revenues Over/(Under) Expenditures	9,525	-	(1,132,404)	(473,229)	-	-
Beginning Fund Balance	1,787,980	1,797,505	1,797,505	1,797,505	1,797,505	-
Ending Fund Balance	1,797,505	1,797,505	665,101	1,324,276	1,797,505	-

Airport Passenger Facility Charges (PFC) Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>529 REVENUES:</u>						
Passenger Facility Charges	216,420	197,550	197,550	146,389	200,008	2,458
Interest	43,056	34,772	34,772	30,070	36,643	1,871
Total Revenues	259,476	232,322	232,322	176,459	236,651	4,329
<u>529 EXPENSES:</u>						
Transfer to Capital Fund	45,335	-	523,730	128,120	-	-
Debt Service	150,000	150,000	150,000	112,500	150,000	-
Miscellaneous	3,848	82,322	108,302	-	86,651	4,329
Total Expenses	199,183	232,322	782,032	240,620	236,651	4,329
Revenues Over/(Under) Expenditures	60,293	-	(549,710)	(64,161)	-	-
Beginning Fund Balance	928,070	988,363	988,363	988,363	988,363	-
Ending Fund Balance	988,363	988,363	438,653	924,202	988,363	-

Fort Concho Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
420 REVENUES:						
Venue Rentals	317,087	369,750	369,750	261,294	385,750	16,000
General Fund Transfer In	445,600	328,279	328,279	246,209	393,958	65,679
Other Transfers In	503,180	770,007	770,007	577,505	821,300	51,293
Interest	33,519	28,237	28,237	23,933	34,000	5,763
Other	44,898	69,150	69,150	65,471	72,650	3,500
Total Revenues	1,344,284	1,565,423	1,565,423	1,174,412	1,707,658	142,235
420 EXPENSES:						
Personnel	905,851	1,115,425	1,115,425	772,323	1,208,433	93,008
Operations & Maintenance	390,358	446,998	446,998	346,044	475,225	28,227
Legal Notices	-	-	-	-	-	-
Capital	12,897	3,000	3,000	-	24,000	21,000
Total Expenses	1,309,106	1,565,423	1,565,423	1,118,367	1,707,658	142,235
Revenues Over/(Under) Expenditures	35,178	-	-	56,045	-	-
Beginning Fund Balance	713,791	748,969	748,969	748,969	748,969	-
Ending Fund Balance	748,969	748,969	748,969	805,014	748,969	-

Health Insurance Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	YTD as of June YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
Clinic Operations						
310 REVENUES:						
Reimbursed Expenditures	125,136	96,000	96,000	73,026	96,000	-
Revenues	125,136	96,000	96,000	73,026	96,000	-
310 EXPENSES:						
Operating Costs	154,905	214,268	214,268	159,555	215,672	1,404
Expenses	154,905	214,268	214,268	159,555	215,672	1,404
Rev over/(under) expenditure	(29,769)	(118,268)	(118,268)	(86,529)	(119,672)	(1,404)
Insurance						
310 REVENUES:						
Stop loss Reimbursement	12,902	70,000	70,000	10,000	70,000	-
City Contribution- Health	6,242,502	7,160,640	7,160,640	5,363,568	12,271,618	5,110,978
City Contribution- O65 Health	2,243,586	2,243,583	2,243,583	1,682,687	1,074,623	(1,168,960)
O65 Retiree Premiums	984,341	1,010,340	1,010,340	846,237	545,372	(464,968)
Employee Health Premiums	2,468,691	2,380,921	2,380,921	1,902,028	2,415,400	34,479
Dental/Vision/Other Premiums	124,090	159,588	159,588	110,633	1,397,204	1,237,616
Transfers In	624,420	-	-	-	350,990	350,990
Interest Income	10,622	49,125	49,125	10,373	7,090	(42,035)
Revenues	12,711,154	13,074,197	13,074,197	9,925,526	18,132,297	5,058,100

Health Insurance Fund

Financial Summary

	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	YTD as of June YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
310 EXPENSES:						
Professional Services	43,000	58,000	58,000	40,025	282,000	224,000
Stop Loss Premiums	1,630,984	2,240,842	2,025,842	1,333,513	2,422,362	181,520
Other Insurance Premiums	785,748	777,600	992,600	753,470	1,549,926	772,326
Retiree Insurance Premiums	1,684,501	1,242,760	1,242,760	1,207,572	1,620,000	377,240
Wellness Program	10,731	150,000	210,000	67,299	10,000	(140,000)
Health Plan Claims	10,928,797	7,706,277	7,706,277	10,126,442	10,944,794	3,238,517
Health Plan Admin Fee	477,997	485,576	485,576	375,223	485,576	-
Administration	314,228	294,874	294,874	249,654	346,977	52,103
Expenses	15,875,986	12,955,929	13,015,929	14,153,198	17,661,635	4,705,706
310 Total Revenues	12,836,290	13,170,197	13,170,197	9,998,552	18,228,297	5,058,100
310 Total Expenses	16,030,891	13,170,197	13,230,197	14,312,753	17,877,307	4,707,110
Revenues Over/(Under) Expenditures⁽¹⁾	(3,194,601)	-	(60,000)	(4,314,201)	350,990	350,990
Beginning Fund Balance	3,380,774	186,173	186,173	186,173	126,173	(60,000)
Ending Fund Balance	186,173	186,173	126,173	(4,128,028)	477,163	290,990

(1) There is a planned contribution to fund balance for future unexpected health claims.

Civic Events Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
410 REVENUES:						
Hotel Occupancy Tax (Transfer In)	1,532,623	1,189,027	1,189,027	891,770	1,189,027	-
Facility Use Fee(1)	133,835	122,000	122,000	110,666	124,000	2,000
Coliseum Revenue	176,512	40,000	40,000	30,213	40,000	-
Convention Center Revenue	189,894	202,900	202,900	163,172	204,650	1,750
River Stage Revenue	9,665	31,000	31,000	1,000	31,000	-
Pavilion Revenue	7,700	14,850	14,850	16,423	14,850	-
Pecan Creek Revenue	8,500	30,650	30,650	10,042	20,000	(10,650)
Interest	65,900	51,669	51,669	42,926	51,161	(508)
Other	34,022	50,400	50,400	34,229	40,400	(10,000)
Total Revenues	2,158,651	1,732,496	1,732,496	1,300,441	1,715,088	(17,408)
410 EXPENSES:						
Personnel	825,024	902,393	902,393	628,169	941,748	39,355
Operations & Maintenance	602,997	538,781	700,695	500,456	480,018	(58,763)
Legal Notices	218	-	-	-	-	-
Transfers Out	205,037	169,322	169,322	126,992	169,322	-
Capital	571,822	-	631,755	178,057	-	-
Total Expenditures	2,205,098	1,610,496	2,404,165	1,433,674	1,591,088	(19,408)
Restricted Revenue ⁽¹⁾	133,835	122,000	161,819	150,485	124,000	2,000
Revenues Over/ (Under) Expenditures	(180,282)	-	(833,488)	(283,718)	-	-
Beginning Fund Balance	1,638,723	1,458,441	1,458,441	1,458,441	1,485,008	26,567
Ending Fund Balance	1,458,441	1,485,008	786,772	1,325,208	1,609,008	124,000

⁽¹⁾Beginning in FY21, City Council restricted the facility use fee revenue to fund balance for future capital improvements.

Texas Bank Sports Complex Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>203 REVENUES:</u>						
Program Fees	31,500	105,100	105,100	101,882	150,000	44,900
Transfers In	867,598	862,025	862,025	646,519	930,220	68,195
Interest	32,550	23,766	23,766	21,141	23,019	(747)
Other	46,437	85,975	85,975	61,655	101,700	15,725
Total Revenues	978,085	1,076,866	1,076,866	831,197	1,204,939	128,073
<u>203 EXPENSES:</u>						
Personnel	488,470	530,604	516,564	364,850	629,850	99,246
Operations & Maintenance	418,652	546,262	658,751	314,621	575,089	28,827
Transfers Out	33,656	-	-	-	-	-
Capital	97,373	-	270,005	132,837	-	-
Total Expenses	1,038,151	1,076,866	1,445,320	812,308	1,204,939	128,073
Revenues Over/(Under) Expenditures	(60,066)	-	(368,454)	18,889	-	-
Beginning Fund Balance	718,882	658,816	658,816	658,816	290,362	(368,454)
Ending Fund Balance	658,816	658,816	290,362	677,705	290,362	(368,454)

Fairmount Cemetery Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>440 REVENUES:</u>						
Charges for Service	371,886	404,400	404,400	186,753	377,900	(26,500)
Columbarium	15,640	33,000	33,000	9,630	33,000	-
Trust Income	72,474	65,000	65,000	54,971	65,000	-
General Fund Transfer In	680,211	95,683	95,683	71,762	125,871	30,188
Interest	4,710	6,714	6,714	3,693	4,174	(2,540)
Other	-	5,000	5,000	1,927	5,000	-
Total Revenues	1,144,921	609,797	609,797	328,736	610,945	1,148
<u>440 EXPENSES:</u>						
Personnel	403,930	429,551	429,551	322,712	441,025	11,474
Operations & Maintenance	186,585	138,646	139,217	79,412	127,253	(11,393)
Transfers Out	21,770	-	-	-	-	-
Columbarium	25,710	31,600	31,600	13,870	31,600	-
Legal Notices	-	10,000	9,429	-	10,000	-
Capital	589,603	-	149,281	-	1,067	1,067
Total Expenses	1,227,598	609,797	759,078	415,994	610,945	1,148
Revenues Over/(Under) Expenditures	(82,677)	-	(149,281)	(87,258)	-	-
 Beginning Fund Balance	 249,264	 166,587	 166,587	 166,587	 17,306	 (149,281)
Ending Fund Balance	166,587	166,587	17,306	79,329	17,306	(149,281)

Designated Revenue Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>601 REVENUES:</u>						
Donations	65,466	41,100	86,355	84,880	41,700	600
Riverfest	14,531	30,000	30,000	4,207	30,000	-
Auditorium	45,116	-	-	7,760	-	-
Interest	20,642	-	-	15,841	12,037	12,037
Total Revenue	145,755	71,100	116,355	112,688	83,737	12,637
<u>601 EXPENSES:</u>						
Departmental Projects	52,205	41,100	541,701	71,647	83,737	42,637
Riverfest	10,756	30,000	27,630	8,177	-	(30,000)
Total Expenses	62,961	71,100	569,331	79,824	83,737	12,637
Revenues Over/(Under) Expenditures	82,794	-	(452,976)	32,864	-	-
Beginning Fund Balance	421,822	504,616	504,616	504,616	51,640	(452,976)
Ending Fund Balance	504,616	504,616	51,640	537,480	51,640	(452,976)

Intergovernmental Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
103 REVENUES:						
Comprehensive Plan Grant	-	-	300,000	-	-	-
Transportation Grant	248,676	374,999	444,329	17,833	374,999	-
Neighborhood & Family Services	13,504	-	-	-	-	-
Streets Grant	188,823	-	4,504,170	63,791	-	-
Airport Grants	100,000	100,000	100,000	-	100,000	-
NRCS	-	-	7,955,156	-	-	-
Park Improvement Grants	-	-	320,000	-	-	-
Nutrition Program Revenue	135,220	158,945	158,945	64,429	158,945	-
Health Department Grants	219,170	198,491	198,491	147,617	222,940	24,449
Environmental Health Grant	161,777	145,724	442,602	112,393	-	(145,724)
Women, Infant, and Children Program	802,685	971,670	985,170	387,597	971,670	-
Police Grants	79,480	-	507,178	72,600	-	-
Fire Grants	891,054	3,717,217	3,717,217	544,723	3,510,997	(206,220)
Emergency Management Grant	161,327	157,374	257,374	47,566	162,326	4,952
Lake Nasworthy Improvements	174,163	-	2,250,000	-	-	-
Transfers In	2,420,876	270,402	5,156,502	977,633	319,837	49,435
Interest	426,483	-	-	120,204	-	-
Total Revenue	6,023,238	6,094,822	27,297,134	2,556,386	5,821,714	(273,108)

Intergovernmental Fund

Financial Summary

	FY 2025	FY 2026	FY 2026	FY 2026	FY 2027	Inc / (Dec)
	Actual	Original Budget	Revised Budget	YTD as of June	Draft Budget	from FY26
103 EXPENSES:						
Comprehensive Plan Grant	-	-	300,000	-	-	-
Transportation Grant	220,477	360,351	429,681	181,147	360,351	-
Neighborhood & Family Services Grants	13,504	-	-	-	-	-
Streets Grant	3,325,774	-	12,074,205	6,723,863	-	-
Airport Grants	111,111	111,112	145,337	-	111,112	-
NRCS	-	-	9,983,875	-	-	-
Park Improvement Grants	11,505	-	310,077	3,100	-	-
Nutrition Program	307,327	308,392	308,392	192,998	357,827	49,435
Health Department Grants	428,594	344,215	1,282,875	334,613	222,940	(121,275)
Women, Infant, and Children Program	790,818	863,218	876,718	501,527	823,895	(39,323)
Police Grants	2,085,601	-	557,880	440,152	-	-
Fire Grants	1,369,564	3,717,217	5,349,705	2,118,444	3,510,997	(206,220)
Emergency Management Grant	248,102	256,866	356,566	156,918	261,818	4,952
Lake Nasworthy Improvements	242,397	-	2,007,603	5,957	-	-
Legal Notices	7,702	6,000	6,300	2,536	6,000	-
Transfers Out	268,118	127,451	797,815	95,588	166,774	39,323
Total Expenditures	9,430,594	6,094,822	34,787,029	10,756,843	5,821,714	(273,108)
Revenues Over/(Under) Expenditures	(3,407,356)	-	(7,489,895)	(8,200,457)	-	-
 Beginning Fund Balance	 11,303,166	 7,895,810	 7,895,810	 7,895,810	 405,915	 (7,489,895)
Ending Fund Balance	7,895,810	7,895,810	405,915	(304,647)	405,915	(7,489,895)

Community Development Block Grant Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>453 REVENUES:</u>						
Grant Income	703,673	641,137	704,436	136,900	673,017	31,880
Rehab Loans	704	2,000	2,000	355	2,000	-
Other	18,521	-	14,825	14,825	-	-
Total Revenues	722,898	643,137	721,261	152,080	675,017	31,880
<u>453 EXPENSES:</u>						
Personnel	225,153	208,103	208,103	159,424	209,721	1,618
Operations and Maintenance	35,246	10,524	55,949	14,656	32,982	22,458
Legal Notices	330	-	3,400	375	3,300	3,300
Debt Service	127,429	124,209	124,209	8,604	120,903	(3,306)
Transfers Out	344,509	300,301	338,600	156,275	308,111	7,810
Capital	-	-	2,987	-	-	-
Total Expenses	732,667	643,137	733,248	339,334	675,017	31,880
Revenues Over/(Under) Expenditures	(9,769)	-	(11,987)	(187,254)	-	-
Beginning Fund Balance	308,701	298,932	298,932	298,932	298,932	-
Ending Fund Balance	298,932	298,932	286,945	111,678	298,932	-

HOME Program Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>483 REVENUES:</u>						
Grant Income	175,190	243,258	491,763	76,173	260,143	16,885
Loan Payments	-	6,000	6,000	-	6,000	-
Sale of Property	41,608	38,412	38,412	25,605	38,412	-
Other	9,858	-	-	6,693	-	-
Transfers In	80,372	13,385	70,285	9,638	13,385	-
Total Revenues	307,028	301,055	606,460	118,109	317,940	16,885
<u>483 EXPENSES:</u>						
HOME Grant Urban Redevelopment	70,152	22,996	56,901	31,617	51,101	28,105
MHMR Contribution	30,183	49,000	49,000	11,262	49,000	-
Homebuyers Assistance	25,436	55,332	256,729	5,916	82,339	27,007
Galilee CDC	105,620	171,797	185,000	66,560	130,000	(41,797)
Homeless Veterans ARPA Grant	88,091	-	54,366	17,545	-	-
Legal Notices	2,621	1,930	1,930	1,067	5,500	3,570
Rent/Mortgage Assita	14,066	-	3,313	2,651	-	-
Transfers Out	1,188	-	-	-	-	-
Total Expenses	337,357	301,055	607,239	136,618	317,940	16,885
Revenues Over/(Under) Expenditures	(30,329)	-	(779)	(18,509)	-	-
Beginning Fund Balance	166,018	135,689	135,689	135,689	135,689	-
Ending Fund Balance	135,689	135,689	134,910	117,180	135,689	-

Hotel Occupancy Tax Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>605 REVENUES:</u>						
Hotel Occupancy Tax	3,187,746	2,945,035	2,945,035	2,234,221	2,945,035	-
Interest	150,632	140,811	140,811	95,046	150,016	9,205
Total Revenues	3,338,378	3,085,846	3,085,846	2,329,267	3,095,051	9,205
<u>605 EXPENSES:</u>						
Destination Marketing Organization	950,000	950,000	1,049,498	1,025,743	1,049,495	99,495
Downtown San Angelo	100,000	100,000	100,000	50,000	100,000	-
Transfer to Fort Concho	53,000	90,000	90,000	67,500	90,000	-
Transfer to Civic Events	1,532,623	1,189,027	1,189,027	891,770	1,189,027	-
Transfer to Sports Complex	50,000	200,000	200,000	150,000	200,000	-
Wayfinding Improvements	19,350	25,000	264,782	27,147	-	(25,000)
Arts Programs	446,000	350,003	408,803	253,191	400,000	49,997
Convention Center Study	39,927	-	135,806	-	25,806	25,806
Total Expenses	3,190,900	2,904,030	3,437,916	2,465,351	3,054,328	150,298
Revenues Over/(Under) Expenditures	147,478	181,816	(352,070)	(136,084)	40,723	(141,093)
Beginning Fund Balance	3,333,210	3,480,688	3,480,688	3,480,688	3,662,504	181,816
Ending Fund Balance	3,480,688	3,662,504	3,128,618	3,344,604	3,703,227	40,723

Keep San Angelo Beautiful Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>625 REVENUES:</u>						
Transfers From Solid Waste	110,000	110,000	110,000	82,500	125,000	15,000
Reimbursed Expense	-	-	-	653	12,000	12,000
Interest on Investments	-	976	976	-	-	(976)
Total Revenues	110,000	110,976	110,976	83,153	137,000	26,024
<u>625 EXPENSES:</u>						
Personnel	86,394	92,223	92,223	67,935	95,877	3,654
Operations & Maintenance	22,365	11,632	11,882	2,484	35,975	24,343
Contingencies	-	7,121	6,720	-	5,148	(1,973)
Total Expenses	108,759	110,976	110,825	70,419	137,000	26,024
Revenues Over/(Under) Expenditures	1,241	-	151	12,734	-	-
 Beginning Fund Balance	 (1,392)	 (151)	 (151)	 (151)	 -	 151
Ending Fund Balance	(151)	(151)	-	12,583	-	151

Fleet Services Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>301 REVENUES:</u>						
Gas and Oil	1,743,398	3,181,915	3,181,915	1,587,786	2,951,281	(230,634)
Materials & Labor	3,262,893	4,145,436	4,145,436	2,694,036	4,466,069	320,633
Rent	-	-	-	-	-	-
Other	6,278	3,000	3,000	6,719	3,000	-
Interest	60,441	58,643	58,643	27,488	40,012	(18,631)
Total Revenues	5,073,010	7,388,994	7,388,994	4,316,029	7,460,362	71,368
<u>301 EXPENSES:</u>						
Personnel	1,273,720	1,496,951	1,496,951	1,107,863	1,613,905	116,954
Operations & Maintenance	4,025,133	5,239,021	5,668,421	3,227,765	5,257,131	18,110
Legal Notices	254	1,000	1,000	509	1,000	-
Capital	34,076	652,022	222,622	21,994	588,326	(63,696)
Transfer Out	70,150	-	-	-	-	-
Total Expenses	5,403,333	7,388,994	7,388,994	4,358,131	7,460,362	71,368
Revenues Over/(Under) Expenditures	(330,323)	-	-	(42,102)	-	-
Beginning Fund Balance	1,211,721	881,398	881,398	881,398	881,398	-
Ending Fund Balance	881,398	881,398	881,398	839,296	881,398	-

Information Technology Service Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>305 REVENUES:</u>						
Charges for Services	2,077,712	2,261,111	2,261,111	1,672,617	2,804,598	543,487
Transfer from General	-	-	39,138	-	-	-
Interest	16,299	12,298	12,298	10,909	15,185	2,887
Total Revenues	2,094,011	2,273,409	2,312,547	1,683,526	2,819,783	546,374
<u>305 EXPENSES:</u>						
Personnel	698,735	731,026	731,026	579,147	1,109,655	378,629
Radio	20,098	6,172	6,172	4,629	5,980	(192)
Communications Network	210,041	347,272	347,272	207,330	383,146	35,874
Cell Phones	379,634	348,108	359,201	289,066	346,180	(1,928)
Systems and Software	543,294	701,218	740,356	626,310	880,800	179,582
Technology Capital	124,343	139,613	139,613	78,261	94,022	(45,591)
Total Expenses	1,976,145	2,273,409	2,323,640	1,784,743	2,819,783	546,374
Revenues Over/(Under) Expenditures	117,866	-	(11,093)	(101,217)	-	-
Beginning Fund Balance	222,190	340,056	340,056	340,056	328,963	(11,093)
Ending Fund Balance	340,056	340,056	328,963	238,839	328,963	(11,093)

Property/Casualty Insurance Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
<u>320 REVENUES:</u>						
Premium Contributions	2,114,211	2,245,122	2,245,122	1,715,547	2,516,225	271,103
Insurance Proceeds	506,298	99,394	99,394	286,376	92,063	(7,331)
Interest Income	24,228	27,422	27,422	16,533	35,179	7,757
Total Revenues	2,644,737	2,371,938	2,371,938	2,018,456	2,643,467	271,529
<u>320 EXPENSES:</u>						
Personnel	248,030	208,478	208,478	157,691	239,047	30,569
Insurance Premiums	1,046,966	1,188,999	1,377,017	1,322,908	1,428,690	239,691
Claims Management	28,856	39,000	38,500	20,350	39,000	-
O&M	2,979	9,400	9,900	6,737	9,500	100
Self-Insurance Claims	980,745	604,134	972,442	340,147	627,917	23,783
Capital	262	321,927	133,909	-	299,313	(22,614)
Transfers Out	4,297	-	-	-	-	-
Total Expenses	2,312,135	2,371,938	2,740,246	1,847,833	2,643,467	271,529
Revenues Over/(Under) Expenditures	332,602	-	(368,308)	170,623	-	-
Beginning Fund Balance	626,502	959,104	959,104	959,104	590,796	(368,308)
Ending Fund Balance	959,104	959,104	590,796	1,129,727	590,796	(368,308)

Workers' Compensation Insurance Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
330 REVENUES:						
Premium Contributions	2,291,472	2,040,000	2,040,000	1,844,121	2,552,750	512,750
Insurance Recovery	6,448	2,258	2,258	25,780	2,371	113
Interest Income	182,090	105,866	105,866	150,087	208,682	102,816
Total Revenues	2,480,010	2,148,124	2,148,124	2,019,988	2,763,803	615,679
330 EXPENSES:						
Prior Years' Indemnity	82,902	150,000	150,000	58,647	150,000	-
Prior Years' Medical	228,120	350,000	350,000	151,644	350,000	-
Current Medical	513,932	886,337	886,337	407,524	886,500	163
Insurance Premiums	258,057	397,894	397,894	357,097	400,970	3,076
Administration	313,705	363,893	363,893	231,354	976,333	612,440
Total Expenses	1,396,716	2,148,124	2,148,124	1,206,266	2,763,803	615,679
Revenues Over/(Under) Expenditures	1,083,294	-	-	813,722	-	-
Beginning Fund Balance	3,513,674	4,596,968	4,596,968	4,596,968	4,596,968	-
Ending Fund Balance	4,596,968	4,596,968	4,596,968	5,410,690	4,596,968	-

Restricted Revenue Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
Communications- PEG Fees						
Revenues	128,462	170,000	170,000	84,493	170,000	-
Expenditures	70,818	170,000	817,294	20,872	170,000	-
Revenue Over/(Under) Expenditures	57,644	-	(647,294)	63,621	-	-
Municipal Court						
Revenues	269,442	286,100	286,100	149,582	186,300	(99,800)
Expenditures	224,910	286,100	2,021,592	219,993	186,300	(38,610)
Revenue Over/(Under) Expenditures	44,532	-	(1,735,492)	(70,411)	-	(61,190)
Crossing Guards						
Revenues	155,581	148,763	148,763	111,563	148,763	-
Expenditures	106,232	148,763	557,736	94,933	148,763	-
Revenue Over/(Under) Expenditures	49,349	-	(408,973)	16,630	-	-
Opioid Settlement						
Revenues	-	-	41,442	41,442	-	-
Expenditures	79,996	-	114,904	25,880	-	-
Revenue Over/(Under) Expenditures	(79,996)	-	(73,462)	15,562	-	-
Police						
Revenues	60,066	36,500	316,021	298,952	36,800	300
Expenditures	83,032	36,500	365,444	291,589	36,800	300
Revenue Over/(Under) Expenditures	(22,966)	-	(49,423)	7,363	-	-
Fire Prevention						
Revenues	2,197	1,000	1,000	2,143	1,000	-
Expenditures	2,627	1,000	815	1,103	1,000	-
Revenue Over/(Under) Expenditures	(430)	-	185	1,040	-	-
Miscellaneous						
Interest Income	121,447	-	-	88,766	-	-
Total Revenues	737,195	642,363	963,326	776,941	542,863	(99,500)
Total Expenses	567,615	642,363	3,877,785	654,370	542,863	(99,500)
Revenues Over/(Under) Expenditures	169,580	-	(2,914,459)	122,571	-	-
Beginning Fund Balance	2,744,880	2,914,460	2,914,460	2,914,460	2,914,460	-
Ending Fund Balance	2,914,460	2,914,460	1	3,037,031	2,914,460	-

Development Corp: Economic Development Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
700 REVENUES:						
Sales and Use Tax	3,652,481	3,563,739	3,563,739	2,769,435	3,670,651	106,912
Interest on Investments	532,815	379,674	379,674	316,073	405,742	26,068
Lease Income	17,236	20,010	20,010	3,153	20,010	-
Misc. Income	-	450	450	48	450	-
Property Sales	302,310	-	-	240,000	-	-
Total Revenues	4,504,842	3,963,873	3,963,873	3,328,709	4,096,853	132,980
700 EXPENSES:						
Operations & Maintenance	116,352	118,850	104,852	58,128	104,254	(14,596)
Partner Affiliations	76,047	86,250	100,750	90,447	100,750	14,500
COSADC Staff	255,862	397,642	397,642	289,025	432,401	34,759
City Services	176,927	188,743	188,743	141,558	181,673	(7,070)
Industrial Park Ops & Maint.	11,744	31,782	51,084	35,512	52,500	20,718
Marketing-Chamber of Commerce	262,500	476,000	476,000	357,000	476,000	-
Advertising	83,689	32,700	32,700	11,465	44,700	12,000
Legal Notices	1,802	4,500	4,500	1,024	4,500	-
Building Maintenance/Utilities	74,434	122,766	122,766	42,514	122,766	-
Capital	147,326	35,000	1,432,500	2,388	35,000	-
Business Factory	121,133	127,652	224,556	93,341	127,652	-
Future Projects	-	2,341,988	1,493,567	-	2,414,657	72,669
Project Account	79,444	-	4,663,430	1,335,465	-	-
Transfer Out	-	-	50,000	-	-	-
Total Expenditures	1,407,260	3,963,873	9,343,090	2,457,867	4,096,853	132,980
Revenues Over/(Under) Expenditures	3,097,581	-	(5,379,217)	870,842	-	-
Unreserved Beginning Fund Balance	9,699,576	12,797,157	12,797,157	12,797,157	12,797,157	-
Unreserved Ending Fund Balance	12,797,157	12,797,157	7,417,940	13,667,999	12,797,157	-

Development Corp: Economic Ballot Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD as of June	FY 2027 Draft Budget	Inc / (Dec) from FY26
711 REVENUES:						
Sales and Use Tax	9,216,872	9,163,900	9,163,900	7,121,405	9,438,817	274,917
Interest	613,834	397,526	397,526	474,783	429,756	32,230
Total Revenues	9,830,706	9,561,426	9,561,426	7,596,188	9,868,573	307,147
711 EXPENSES:						
City Services	25,579	34,105	34,105	25,578	60,558	26,453
Ballot Projects Debt Service	2,565,600	1,243,900	1,243,900	1,243,900	1,245,800	1,900
Affordable Housing	581,586	335,000	369,755	278,494	335,000	-
Long Term Water Supply	3,458,020	3,658,020	3,658,020	3,179,010	3,658,020	-
Future Projects	-	4,290,401	4,290,401	-	4,569,195	278,794
Total Expenditures	6,630,785	9,561,426	9,596,181	4,726,982	9,868,573	307,147
Revenues Over/(Under) Expenditures	3,199,921	-	(34,755)	2,869,206	-	-
Unreserved Beginning Fund Balance	12,484,065	15,683,986	15,683,986	15,683,986	15,683,986	-
Unreserved Ending Fund Balance	15,683,986	15,683,986	15,649,231	18,553,192	15,683,986	-

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Michael Muncey, Budget Manager, Budget

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

Second reading and public hearing of an ordinance fixing and levying ad valorem taxes for the current tax year for the use and support of the municipal government of the City of San Angelo, Texas, for the 2026-2027 budget year; providing for the assessment and collection thereof; providing for when the tax shall become due; providing when the tax shall become delinquent; providing for exemptions; providing for severability; providing for publication on the city operated website; and, providing for an effective date (Presentation made by Finance Director Jonathan Flores)

Staff Recommendation:

Adopt

Summary/History:

This item is the second public hearing of the ordinance to levy property taxes for the tax year 2026. The ordinance sets the total tax rate of 0.7947 per \$100 valuation and establishes that taxes are delinquent on February 1, 2027. No changes are proposed to the existing exemptions, including continuing the 20% homestead exemption available to property owners on their primary residence. The tax rate also remains under the 3.5% cap calculated by the truth and taxation worksheet.

The tax rate is proposed at 0.7947 per \$100 valuation and remains flat from fiscal year 2026. The proposed tax rate will be applied as follows:

For maintenance and operations in the General Fund: 0.6238

For maintenance and operations in the Street Infrastructure fund: 0.0072

To pay annual interest and maturities and create debt service funding to discharge outstanding bonded indebtedness of the City of San Angelo: 0.1637

The total tax rate for the aforementioned purposes is: 0.7947

This year's proposed tax rate does exceed the no-new-revenue tax rate, but does not exceed the voter-approved tax rate. The associated additional notices and actions are required for this ordinance.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
General Fund			\$49,742,202
Street Infrastructure Fund			\$574,132

General Debt Service Fund	\$13,053,540
TIRZ (North & South)	\$1,943,302

Financial Impact:

The proposed tax rate for the City of San Angelo will generate the above property tax revenue, providing a 98% collection rate for the respective funds. The TIRZ portion listed above only includes the revenue generated from the City's tax rate.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|------------------------------|-----------------------------------|
| 1. | 2026-2027 Tax Levy Ordinance | 2026-2027 Tax Levy Ordinance.docx |
|----|------------------------------|-----------------------------------|

Presentation:

Jonathan Flores

Approvals/Reviews:

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

AN ORDINANCE FIXING AND LEVYING AD VALOREM TAXES FOR THE CURRENT TAX YEAR FOR USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF SAN ANGELO, TEXAS, FOR THE 2026-2027 BUDGET YEAR; PROVIDING FOR THE ASSESSMENT AND COLLECTION THEREOF; PROVIDING WHEN THE TAX SHALL BECOME DUE; PROVIDING WHEN THE TAX SHALL BECOME DELINQUENT; PROVIDING FOR EXEMPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION ON THE CITY-OPERATED WEBSITE; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Charter for the City of San Angelo provides that the City Council at its first meeting in September of each year, or as soon thereafter as practicable, shall levy the annual tax for such year; and,

WHEREAS, Section 26.05 of the Texas Tax Code requires that the City of San Angelo, Texas, adopt a tax rate for the next fiscal year by September 30, 2026; and,

WHEREAS, the City Council finds that all public notices have been given and published as required by law for fixing and levying the ad valorem taxes; and,

WHEREAS, the City Council further finds that the taxes for the fiscal year beginning October 1, 2026, and ending September 30, 2027, hereinafter levied therefore are necessary to pay interest and maturities and create a sinking fund to discharge outstanding bonded indebtedness of the City; and,

WHEREAS, the City Council further finds that the tax for the fiscal year beginning October 1, 2026, and ending September 30, 2027, hereinafter levied for purposes of maintenance and operations must be levied to provide for the revenue requirements of the budget for the ensuing fiscal year:

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

Section One: The following taxes be and are hereby levied for the fiscal year 2026-2027, upon each One Hundred Dollar (\$100) valuation of property subject to taxation in the City of San Angelo for said year:

To pay annual interest and maturities and create a sinking fund to discharge outstanding bonded indebtedness of the City of San Angelo	\$0.16370
For the purposes of maintenance and operations in the General Fund	\$0.62380
For the purpose of maintenance and operations in the Streets Fund	\$0.00720
The total tax rate for the aforementioned purposes is:	<i>\$0.79470</i>

Section Two. This tax rate will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 0.57 percent and will raise more taxes for maintenance and operations on a \$100,000 home by approximately \$3.62.

Section Three: The taxes levied herein shall be assessed and proper record made thereof, as required by law by the officers performing the duties of assessor and collector of taxes for the City of San Angelo and their successors in office and said officers shall collect such taxes and remit the same required by law and this ordinance.

Section Four: All taxes levied and due under this ordinance, plus penalties and interest thereon, shall become a lien upon the property against which the tax is assessed, as provided by City Charter and State law, and the officers performing the duties of assessor and collector of taxes for the City of San Angelo and their successors in office, or their designee, are hereby authorized and empowered to enforce the collection of such taxes, penalties and interest according to the Constitution and laws of the State of Texas and the Charter and Ordinances of the City of San Angelo. Penalties and interest collected shall be paid to and credited to the General Fund of the City of San Angelo.

Section Five: Taxes levied under this ordinance shall be due on October 1, 2026, and if not paid as provided by law, shall immediately become delinquent on February 1, 2027.

Section Six: The City hereby affirms the adoption of the following exemptions from taxation of real property:

An individual may claim an exemption from taxation equal to twenty percent (20%) of the appraised value of his/her residence homestead, but not less than five thousand dollars (\$5,000) or the value of the homestead if said value is less than \$5,000.

Section Seven: Should any part, portion, or section of this ordinance be declared invalid, inoperative, or void for any reason by a court of competent jurisdiction, such decision, opinion or judgment shall in no way affect the remaining parts, portions or sections of this ordinance, which provisions shall be, remain and continue in full force and effect.

Section Eight: The City Manager or his designee shall cause a copy of this Ordinance, in its entirety, as passed, to be published on the website operated by the City of San Angelo

Section Nine: This ordinance shall become effective on the date Approved and Adopted.

INTRODUCED on the 1st day of September 2026, and APPROVED and ADOPTED on this the 15th day of September 2026.

YES

NO

CITY OF SAN ANGELO, TEXAS

Tom Thompson, Mayor

Tommy Hiebert, SMD #1

Joe Self, SMD #2

Harry Thomas, SMD #3

Patrick Keely, SMD #4

Karen Hesse Smith, SMD #5

Mary Coffey, SMD #6

ATTEST:

Heather Stastny, City Clerk

Approved as to Content

Approved as to Form

Jonathan Flores, Finance Director

Brandon Dyson, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

Consider approval of an agreement with the San Angelo Police Officers Coalition, establishing certain terms and conditions of employment for covered Police Officers, to be effective October 1, 2026, through September 30, 2027, and authorizing the City Manager to negotiate and execute all related documents (Presentation by Human Resources Director Veronica Sanchez and San Angelo Police Officers Coalition President Charles Flores)

Staff Recommendation:

Approve

Summary/History:

In October 2025, the City and San Angelo Police Officers Coalition (SAPOC) entered into a Meet and Confer Agreement that expires September 30, 2026. Negotiations between the two parties for another agreement have concluded, and the parties have reached a tentative agreement that includes the following:

- Increased pay for officers within current budgetary limits based on market study results within a three-year period (Appendix 1 is the updated pay plan and part of the attached tentative agreement)
- Compensation commensurate with the TCOLE proficiency certificate level for out-of-state lateral officers
- Implementation of a Physical Fitness Assessment and Incentive Program to include a city appropriated annual budget in the amount of \$20k to be utilized for cardiac testing
- Maintaining the 6 vacant officer positions frozen to help supplement pay in addition to funding the first year of the three-year plan

The agreement will be effective from October 1, 2026, through September 30, 2027.

Funding Source(s):

Financial Impact:

Funding for the agreement is included in the Fiscal Year 2027 Original Budget.

Other Information/Recommendation:

Attachments:

1. 2026 M&C Agrmt Approved TA

2026 M&C Agrmt Approved TA.pdf

Presentation:

Veronica Sanchez

Approvals/Reviews:

Veronica Sanchez

Brandon Dyson

Jeffrey Tomlinson

Jonathan Flores

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Final Approval

**Tentative Agreement
Between the City of San Angelo
And
The San Angelo Police Officers Coalition**

The San Angelo Police Officers Coalition and the City of San Angelo, through their respective representatives, tentatively agree as follows:

The Meet and Confer Agreement is approved by both parties in substantially the form attached hereto subject to formatting corrections.



City of San Angelo



San Angelo Police Officers Coalition

Date: 8/27/20



Meet and Confer Agreement

BETWEEN THE CITY OF SAN ANGELO
AND
THE SAN ANGELO POLICE OFFICERS COALITION

October 1, 2026 through September 30, 2027

Contents

Article I. Definitions.....	4
Article II. Recognition.....	5
Section 1. M & C Agent Recognized.	5
Section 2. Officers Excepted.	5
Section 3. Preemption.	5
Article III. Hiring Process	6
Section 1. Applicability.....	6
Section 2. Applicants (Non-Certified).	6
Section 3. Certified Officers or Lateral Transfers.....	8
Section 4. Compensation for Experienced Entry-Level Police Officers.	9
Section 5. San Angelo Police Department Academy requirement.	10
Section 6. Preemption.	10
Article IV. Probationary Period	11
Section 1. Applicability	11
Section 2. Police Recruits	11
Section 3. Probationary Police Officers.	11
Section 4. Preemption.	11
Article V. Part-Time Police Officers	11
Section 1. Applicability.....	11
Section 2. Part-Time Employment of Police Officers.	11
Section 3. Rate of Pay and Maximum Number of Hours Per Calendar Year.	12
Section 4. Outside Law Enforcement Employment.	12
Section 5. Application Process and Requirements.....	12
Section 6. Exclusion from City Benefits.....	13
Section 7. Preemption.	13
Article VI. Assessment Center	13
Section 1. Applicability.....	13
Section 2. Assessment Center Process for Promotion to the Ranks of Sergeant and Lieutenant.13	

Section 3. Confidentiality	15
Section 4. Promotion Eligibility List Formula for Sergeant and Lieutenant.....	15
Section 5. Exception to Assessment Center.....	16
Section 6. Preemption.	16
Article VII. Promotion to Deputy Chief	16
Section 1. Two Deputy Chiefs	16
Section 2. Preemption.	16
Article VIII. Compensation	17
Section 1. Applicability.....	17
Section 2. Compensation.....	17
Section 3. Funding Obligations.....	17
Section 4. Preemption.	17
Article IX. Administrative Investigations and Rights of Officers.....	18
Section 1. Effect of Article.....	18
Section 2. Definitions In this Article:	18
Section 3. Access to Complaint, Officer's Statement and Related Procedures.....	19
Section 4. Confidentiality of Records and Misuse of Information.	20
Section 5. Right to Representation for Complaints.	20
Section 6. Violation of Officer's Rights.....	21
Section 7. Scheduling of Interviews.....	21
Section 8. Preemption.	21
Article X. Discipline	21
Section 1. Applicability.....	21
Section 2. Appealable and Non-Appealable Suspensions.....	21
Section 3. Suspensions of Forty-One (41) to One Hundred Twenty (120) Hours	22
Section 4. Suspensions of One Hundred Twenty-One (121) to Seven Hundred Twenty (720) Hours	22
Section 5. Alternative Discipline by Agreement	23
Section 6. Local Government Code Section 143.057 Hearing Examiner Retained for Suspensions	23
Section 7. Procedures for Hearings before Commission and Hearing Examiners.....	23

Section 8. Appeal Procedures before Hearing Examiners	23
Section 9. Submission of Briefs in Lieu of a Hearing	24
Section 10. Access to Internal Affairs File	25
Section 11. Preemption.	25
Article XI. Contract Interpretation Dispute Resolution Procedure	25
Section 1. Scope of Procedure.	25
Section 2. Application of Procedure.	26
Section 3. Mediation.....	26
Section 4. Arbitration.	26
Section 5. Decision Final and Binding.....	27
Section 6. Expenses.....	27
Section 7. Mutual Extension.	27
Section 8. Non-Association Members and Expenses.	27
Article XII. Physical Fitness Assessment and Incentive Program	27
Section 1. Purpose	27
Section 2. Policy Statement.....	28
Section 3. Annual Fitness Assessment.....	28
Section 4. Training and Wellness Support	30
Section 5. Program Review.....	30
Section 6. Cardiac Testing.....	30
Article XIII. Miscellaneous.....	30
Section 1. Complete Agreement.	30
Section 2. Preemption.	30
Section 3. Savings Clause.	31
Section 4. Duration of Agreement.	31
Section 5. Subsequent Agreement Negotiation.	31

This Agreement is to be effective for the period of October 1, 2026 through September 30, 2027, and is entered into in Tom Green County, Texas by and between the City of San Angelo and The San Angelo Police Officers Coalition pursuant to the authority of Chapter 142 of the Texas Local Government Code.

The parties hereby agree as follows:

Article I. Definitions

The following terms, abbreviations, and acronyms shall have the meanings stated below whenever referenced or used throughout the document:

Agreement shall mean the Meet and Confer Agreement for the period of October 1, 2026 through September 30, 2027.

Break in Service shall mean the event which occurs when an officer resigns from their position with the SAPD, retires from the SAPD, or is indefinitely suspended from the SAPD and the indefinite suspension is upheld pursuant to the appeal process or the timeframe for the appeal has expired and no appeal is filed. A temporary suspension does not create a break in service.

City shall mean the City of San Angelo, Texas.

Fitness Star: An officer who achieves the 90th percentile or above on either approved Texas DPS rowing assessment. Officers who earn this distinction shall receive Fitness Star recognition for the following calendar year.

M&C shall mean meet and confer as set out in Chapter 142 of the Texas Local Government Code.

Police Officer and **Officer** shall mean a member of the San Angelo Police Department who was appointed in substantial compliance with Chapter 143 of the Texas Local Government Code or with the provisions of the Meet and Confer Agreement if employed on or hired after October 1, 2026.

SAPOC shall mean the San Angelo Police Officers Coalition.

SAPD shall mean the San Angelo Police Department.

Seniority shall mean years, months, and days of service with the SAPD that have elapsed since the date of an officer's commission with the SAPD. Unless provided otherwise in this Agreement, in determining seniority, temporary suspension days will be subtracted from an officer's length of service, and that deduction may be used to break what otherwise might be a tie on a promotion exam score or other purpose for which seniority is used by SAPD.

TCOLE shall mean the Texas Commission on Law Enforcement.

Texas DPS Rowing Standards: The physical fitness assessment standards utilized by the Texas Department of Public Safety, consisting of either a 2,000 meter rowing assessment or a 500 meter rowing assessment performed on a Concept2 rowing machine. Performance is evaluated using DPS-adopted percentile rankings based on age, gender, and weight classifications.

TLGC shall mean the Texas Local Government Code.

Article II. Recognition

Section 1. M & C Agent Recognized.

The City recognizes the SAPOC as the sole and exclusive M & C agent for all covered police officers, pursuant to Section 142.053 of the TLGC.

Section 2. Officers Excepted.

The parties agree that police officers, as defined in Section 142.052 of the TLGC, are properly included as M & C unit employees for purposes of meet and confer under Chapter 142, TLGC, except as listed below. The following police officers, as defined under Section 142.052 of the TLGC, are excluded from meet and confer:

- (a) Chief of Police of the SAPD,
- (b) Assistant Chiefs and appointed Deputy Chiefs of the SAPD, who are excluded under Section 142.058(b) of TLGC; and
- (c) All police officers within the Airport, the City Marshal's department, and the Fire Marshal's Office.

Section 3. Preemption.

In the event that any provisions of this Article conflict or are inconsistent with any applicable provisions of Chapter 142 or 143, TLGC, or any other civil service provision or statute setting standards or rights for SAPD employees, this Agreement and any duly approved Amendment thereto shall prevail, notwithstanding any such provision of Chapter 142 or 143, TLGC, or any other civil service provision or statute.

Article III. Hiring Process

Section 1. Applicability.

This Article applies only to applicants applying for beginning positions and previously commissioned officers applying for lateral transfer with SAPD.

Section 2. Applicants (Non-Certified).

(a) Application with City:

1. Applications pre-screened for immediate disqualifiers as determined by the Department that would eliminate applicant for employment (pass/fail).
2. Maximum age of 45 at the time of application.
3. Qualifying applicants proceed to the Physical Agility exam.

(b) Physical Agility Test:

1. Pass/fail.

(c) Civil Service Exam:

1. The Civil Service Exam will now be open testing, allowing for the Department to accept and process applications, conduct background examinations, and hire Recruits throughout the year as long as there is a vacancy or expected vacancies.
2. Applicants are required to take a written or electronic test which is graded with a numerical score.
3. A minimum score of 70 (without military or loyalty points) is required in order to pass the exam.
4. An eligibility list will not be created. A ranking roster will be determined upon completion of the academy.

(d) Background Process and Personal History Statement (PHS):

1. Pass/fail

(e) Oral Board Composition

1. An Oral Board shall be created composed of the following members:

Chief or designee

Training Supervisor or designee

Civil Service Director or designee

Representative from Association

Supervisor

Two (2) Officers

(f) Oral Board Selection Process:

1. Applicants who pass background will be interviewed.
2. Each interviewer will score the applicant based on the overall conduct of the applicant.
3. The sum of the scores will be turned in for tally.
4. The highest and lowest scores will be discarded and the final sum of remaining scores will be used for a pass/fail.
5. All applicants who “pass” the oral board will interview with the Chief of Police, who will ultimately determine if the applicant is extended a conditional job offer for Police Recruit.
6. Conditional offers of employment are contingent on successfully completing a medical, physical, and psychological exam, as required by TCOLE and the City of San Angelo.

(g) Class Ranking

1. A ranking roster will be created to establish seniority within the Police Department.
2. A Recruit’s position on the ranking roster will be determined by their overall score from the Police Academy, including military or loyalty points, if applicable.
3. A maximum of five (5) military or loyalty points will be added to the overall score from the Police Academy.
 - a. Five (5) military points are awarded to recruits who have served in the armed forces of the United States for at least two (2) years and who have received an honorable discharge.
 - b. Five (5) military points are awarded to recruits who are or who have served in one of the reserve components of the armed forces of the United States for at least two (2) years and has a letter from their unit commander indicating they are in good standing, or have discharge paperwork indicating an honorable discharge.

c. Five (5) loyalty points are awarded to Recruits who have served as department (SAPD or Public Safety Communications) employees for two (2) years prior to being hired as a Recruit.

4. Whenever two (2) or more Recruits attain the same final grade, the tie will be broken by date of original application.

Section 3. Certified Officers or Lateral Transfers.

(a) Application with City

1. Applications shall be pre-screened for anything that would eliminate applicant for employment (pass/fail).

(b) Applicants shall hold a peace officer certificate.

(c) Maximum age of 56 at the time of application.

(d) Physical Agility Test:

1. Pass/fail

(e) Background Process and Personal History Statement (PHS):

1. Pass/fail

(f) Oral Board Selection Process:

1. Applicants who pass background are interviewed.

2. Oral Board composition for officers that have completed a field training officer program and have been certified as a peace officer for at least six (6) months shall be as follows:

Chief or designee

Training Supervisor or designee

Civil Service Director or designee

Representative from Association

3. Oral board composition for officers that have been certified as a peace officer for less than six (6) months shall follow the non-certified applicant makeup.

4. Each interviewer will score the applicant based on:

a. Their responses to each standardized question.

b. The sum of the scores will be turned in for tally.

5. All applicants who “pass” will be ranked after all applicants are interviewed and the final selections are made based on the number of open positions.

Section 4. Compensation for Experienced Entry-Level Police Officers.

(a) Newly hired TCOLE-certified police officers, who have prior law enforcement experience in a comparable law enforcement agency as determined by the Chief of Police, will receive Police Officer compensation that reflects the officer’s certification level in accordance with adopted pay schedules.

(b) Nothing in this Article allows for use of prior service with another law enforcement agency for purposes of seniority, longevity, or promotions.

(c) Newly hired TCOLE-certified police officers, who have prior law enforcement experience in a comparable law enforcement agency as determined by the Chief of Police shall not be eligible for promotion for four years.

Section 4.1. Compensation Placement for Out-of-State Peace Officers

An employee who is licensed or certified as a peace officer in another state and who becomes eligible for licensure by the Texas Commission on Law Enforcement (TCOLE) may be eligible for compensation commensurate with the TCOLE proficiency certificate level they would have otherwise qualified for based on their prior law enforcement experience, education, and training.

Because TCOLE does not assign Basic, Intermediate, Advanced, or Master Proficiency Certificates to officers licensed through the out-of-state licensing process, the following procedure shall apply:

(a) The employee shall submit all relevant training records, employment history, certifications, and supporting documentation to the San Angelo Police Department, recruiting will submit the information to the Training Division.

(b) The Training Division shall evaluate the employee's qualifications using the current TCOLE proficiency certificate requirements and determine the proficiency certificate level the employee would be expected to qualify for if evaluated under standard Texas proficiency requirements. The minimum number of years of service as an officer required to obtain a license level by TCOLE, based upon education, training hours, or military service shall be used in conjunction with an allowance of training hours and years of service from other states to count in place of TCOLE hours and years of service in Texas.

(c) The Training Division shall submit its recommendation to the Chief of Police and the President of the San Angelo Police Officers Coalition for review.

(d) The President of the San Angelo Police Officers Coalition shall likewise provide a recommendation to the Chief of Police regarding the appropriate proficiency certificate level.

(e) After reviewing and considering the recommendations of the Training Division and President of the San Angelo Police Officers Coalition, and in consultation with the City Manager, or his designee, the Chief of Police may determine the employee's proficiency certificate level up to Master and approve compensation at the corresponding proficiency pay level established by this Agreement. Any advancement beyond initial certificate level would be established through standard TCOLE proficiency certification.

(f) This compensation placement applies solely to salary determination under this Agreement and shall not be construed as conferring an official TCOLE proficiency certificate or altering TCOLE licensing requirements.

(g) For out of state certified or lateral officers hired on or after 1/1/2026, a determination under this subsection shall be made on 10/1/2026 and those employees shall be eligible to be placed in the appropriate pay level as if they were hired after 10/1/2026.

Unless otherwise approved as set out herein, the employee shall be compensated at the applicable entry-level proficiency pay until such time as the employee earns the applicable TCOLE proficiency certificate.

Section 5. San Angelo Police Department Academy requirement.

At the sole discretion of the Chief of Police, experienced entry level officers may be required to attend and successfully complete part or all of the San Angelo Police Academy training for new officers.

Section 6. Preemption.

In the event that any provisions of this Article conflict or are inconsistent with any applicable provisions of Chapter 143, TLGC, including but not limited to Sections 143.021, 143.022, 143.023, 143.024, 143.025, and 143.026, or any other civil service provision or statute setting standards or rights for SAPD employees, this Agreement and any duly approved Amendment thereto shall prevail, notwithstanding any such provision of Chapter 143, TLGC, or any other civil service provision or statute.

Article IV. Probationary Period

Section 1. Applicability

This Article applies only to the SAPD, including the ranks of Police Recruit and Probationary Police Officer, neither of which are civil service positions until the below specified applicable probationary period is satisfactorily served and completed.

Section 2. Police Recruits

Non-TCOLE certified applicants who are hired as Police Recruits by the SAPD will serve a probationary period of twelve (12) months from the date of swearing in as a Police Officer by the SAPD.

Section 3. Probationary Police Officers.

TCOLE-certified applicants who are hired as Police Officers by the SAPD will serve a probationary period of twelve (12) months from the date of swearing in as a Police Officer by the SAPD.

Section 4. Preemption.

In the event that any provisions of this Article conflict or are inconsistent with any applicable provisions of Chapter 143, TLGC, including but not limited to Section 143.027 or any other civil service provision or statute setting standards or rights for SAPD employees, this Agreement and any duly approved Amendment thereto shall prevail, notwithstanding any such provision of Chapter 143, TLGC, or any other civil service provision or statute.

Article V. Part-Time Police Officers

Section 1. Applicability.

This Article applies only to the SAPD.

Section 2. Part-Time Employment of Police Officers.

(a) The SAPD may employ as part-time employees TCOLE-certified officers who have honorably separated as full-time Texas Peace Officers with a minimum of five (5) years' experience in Texas or a minimum of two (2) years' experience with the SAPD. Part-time employment is discretionary and is subject to the needs of the SAPD. Such part-time employees are at-will employees, and they are not Civil Service employees.

- (b) Part-time officers will work as assigned by the Chief of Police or his designee. Part-time officers are subject to the supervision of the chain of command of their particular assignment and are subject to all the rules and procedures of the SAPD.
- (c) Part-time officers will be hired to supplement the number of full-time positions authorized by the City Council as set out in Section 2.1502 of the City Code. The employment of these part-time officers will not result in a temporary or permanent reduction in that number of positions currently authorized.
- (d) Approval of part-time officers will be subject to adequate funding and approved by the City Manager.

Section 3. Rate of Pay and Maximum Number of Hours Per Calendar Year.

- (a) Part-time officers employed by the SAPD will receive a rate of pay commensurate with their TCOLE proficiency certification. They will not receive any additional compensation such as longevity and education incentive pay. They will not be eligible for pay step increases nor be eligible for promotions.
- (b) Part-time officers may work no more than nine hundred and ninety-nine (999) hours per calendar year.

Section 4. Outside Law Enforcement Employment.

Part-time officers of the SAPD may be assigned to off-duty law enforcement employment at the Chief's discretion.

Section 5. Application Process and Requirements.

- (a) Applications for part-time employment as police officers will be submitted to the City of San Angelo Human Resources Department.
- (b) Applicants who apply for part-time employment within one-hundred eighty (180) days of their separation from the SAPD can be processed for employment immediately upon meeting the requirements of the pre-employment physical examination including essential function testing and verification of meeting all TCOLE requirements for license reactivation. These applicants may commence employment after meeting the physical requirements and reactivation of the license by TCOLE.
- (c) Applicants who have been separated from the SAPD more than one-hundred eighty (180) days and applicants who did not work for the SAPD will be subject to SAPD hiring procedures including background check, polygraph examination if determined to be necessary by the Chief of Police, oral interview board, pre-employment physical examination, pre-employment essential function testing, and pre-employment psychological examination before being hired. Such applicants will be required to meet all

TCOLE licensing standards including educational requirements at their own expense before they may commence part-time employment. Subsequent annual TCOLE training requirements will be provided by the SAPD.

Section 6. Exclusion from City Benefits.

Part-time officers will not qualify for city benefits; however, worker's compensation will be provided for on-the-job injuries but will not include the benefit of salary continuation.

Section 7. Preemption.

In the event that any provisions of this Article conflict or are inconsistent with any applicable provisions of Chapter 143, TLGC, including but not limited to Sections 143.021, 143.022, 143.023, 143.024, 143.025, and 143.026, or any other civil service provision or statute setting standards or rights for SAPD employees, this Agreement and any duly approved Amendment thereto shall prevail, notwithstanding any such provision of Chapter 143, TLGC, or any other civil service provision or statute.

Article VI. Assessment Center

Section 1. Applicability.

This Article applies only to the SAPD positions of Sergeant and Lieutenant.

Section 2. Assessment Center Process for Promotion to the Ranks of Sergeant and Lieutenant.

Officers who pass the Sergeant's or Lieutenant's written promotional examination with a score of 70% or higher, exclusive of seniority points, will proceed to the next step of the examination process, which is an Assessment Center.

Prior to the written test being administered, the Chief and Civil Service Director shall agree upon assessment criteria, based on job content and responsibility. The Civil Service Director will generate a list of consultants and will review that list with the Chief, who will approve the list, allowing for input from the Association President or designee.

The Consultant will confer with both the Chief and Civil Service Director on the needs or issues affecting the design of the Assessment Center. Any input from the Association will be in writing and made available to the Chief and Civil Service Director. The Consultant shall make all final decisions concerning the design and implementation of the Assessment Center.

The Consultant will design the Assessment Center from among the following exercises:

In-Basket

Problem Solving/Analysis

Written and Oral Resumes/Structured Interviews

Role-Playing

Memo/Report Writing

Oral Presentation/Plan Preparation

Staff Meeting

Special Event/Operations, or

Any other exercise the consultant recommends.

The Consultant is not required to utilize all of the listed exercises but may select or combine them as they are best suited for the particular rank.

The Consultant also selects the assessors, who shall meet the following criteria:

- (a) Active duty, sworn officers of similar rank to the promotion, or above, from cities with a population equal to or greater than that of San Angelo's;
- (b) Shall not reside in San Angelo;
- (c) Shall not be related to any candidates for promotion;
- (d) Shall not be known to, beyond mere acquaintance, any candidates for promotion;
- (e) Shall have four years of experience in the promoted or equivalent rank and intermediate certification for sergeants and advanced certification for lieutenants; and
- (f) Shall not be a current or former employee of the City of San Angelo.

Assessors shall be trained in the methods to be used in administering the test. The Civil Service Director shall conduct an orientation for candidates prior to administering the Assessment Center. Applicants will be allowed to attend these orientation sessions while on duty.

The assessors will evaluate the applicants, awarding up to one hundred (100) points to each. Nothing in the assessment center process may be appealed either to the Civil Service Commission, hearing examiner, or the District Court.

Section 3. Confidentiality

Neither the Chief of Police or the Civil Service Director may have any contact with the assessors regarding the assessment center or any candidate for promotion except as part of the assessment process. The process and all information related to candidates shall remain confidential until the conclusion of the assessment center.

Section 4. Promotion Eligibility List Formula for Sergeant and Lieutenant.

Applicants shall have five years as an officer and a minimum intermediate certification to promote to Sergeant. The Association and all officers acknowledge that test materials posted on August 12, 2026, notified applicants that eligibility for testing required six years in rank. The change to five years agreed to herein shall not be the basis for a contract dispute or a contest or appeal to the validity of the August 12, 2026 notice or the next subsequent test on which the notice is based, which as of the date of this agreement has not been scheduled.

Must have three years in rank of Sergeant and a minimum of advanced certification to promote to Lieutenant. The Association and all officers acknowledge that test materials posted on August 12, 2026, notified applicants that eligibility for testing required four years in rank. The change to three years agreed to herein shall not be the basis for a contract dispute or a contest or appeal to the validity of the August 12, 2026 notice or the next subsequent test on which the notice is based, which as of the date of this agreement has not been scheduled.

After the Assessment Center scoring has been completed for the rank of Sergeant or Lieutenant, the eligibility list shall be calculated as follows:

Written examination points:

Maximum exam points 100\100

Maximum seniority points +10\0*

Total maximum points: 110\100

Assessment Center:

Assessment Center points 100\100

Total maximum points: 100\100

*Seniority points: Each officer shall be entitled to a maximum of ten (10) seniority points, to be added to a passing written exam score, equivalent to one (1) point per year of service.

(Written examination points + seniority points) x .60 adjustment factor

+

(Assessment Center Points) x .40 adjustment factor

=

Total points for promotion list**

**Formula shall be carried to 3 decimal points and rounded up from .0005. Civil Service tie-breaking rules will be applied if necessary.

Section 5. Exception to Assessment Center.

The assessment center process shall not be utilized in the event the number of candidates for the rank does not exceed the number of vacancies.

Section 6. Preemption.

In the event that any provisions of this Article conflict or are inconsistent with any applicable provisions of Chapter 143, TLGC, including but not limited to Sections 143.028, 143.029, 143.031, 143.032, 143.033, 143.034, and 143.035, or any other civil service provision or statute setting standards or rights for SAPD employees, this Agreement and any duly approved Amendment thereto shall prevail, notwithstanding any such provision of Chapter 143, TLGC, or any other civil service provision or statute.

Article VII. Promotion to Deputy Chief

Section 1. Two Deputy Chiefs

(a) Upon identification of available funding, the Chief of Police may appoint two (2) Deputy Police Chiefs. Deputy Police Chief appointments shall be promoted only from the Civil Service rank of Lieutenant.

(b) Should this Meet and Confer Agreement expire or should this Article not be included in a subsequent Meet and Confer Agreement, then the Deputy Chief positions, if filled, shall return to the rank of Lieutenant.

Section 2. Preemption.

In the event that any provisions of this Article conflict or are inconsistent with any applicable provisions of Chapter 143, TLGC, including but not limited to Sections 143.014, or any other civil service provision or statute setting standards or rights for SAPD employees, this Agreement and any duly approved Amendment thereto shall prevail, notwithstanding any such provision of Chapter 143, TLGC, or any other civil service provision or statute.

Article VIII. Compensation

Section 1. Applicability.

This Article applies only to the SAPD officers.

Section 2. Compensation.

(a) The City shall adopt the compensation plan as set out in the attached Appendix I, which will become effective for all members of the SAPD covered by this agreement who are employed on the date of full execution of this agreement. This plan shall be funded in part by freezing six (6) vacant officer positions which shall remain unfilled until such time additional funding is allocated by City Council.

(b) It shall be the officer's responsibility to report the status of license change to Police Administration on a form agreed upon by Police Administration and Human Resources. The City is not responsible for the payment of back pay for the delinquent reporting of change in status. Compensation will be increased beginning the pay period that the report is submitted to Police Administration.

(c) The parties adopt and agree to the Sick Leave Payout Policy attached hereto and incorporated herein for all purposes as Appendix II. It is intended that the Sick Leave Payout Policy specifically preempts TLGC Section 143.045 to the extent of any conflict.

(d) In computing the hours in a work week or the average number of hours in a work week during a work cycle of a police officer, vacation time, holiday leave, compensatory time off, jury duty, military leave, emergency leave, WOW days and United Way Days, shall be included as hours worked.

Section 3. Funding Obligations.

The City agrees to include in the proposed budget for 2026-2027 a plan for compensation equal to or greater than the compensation plan set out in Appendix I and will fully and promptly perform all the obligations of the City under this agreement. All obligations of the City shall be paid only out of current revenues or any other funds lawfully available therefore and appropriated for such purpose by the City Council, in compliance with the Texas Constitution. In the event the City of San Angelo cannot meet its funding obligations as provided in the State Constitution, this entire Agreement becomes null and void.

Section 4. Preemption.

In the event that any provisions of this Article conflict or are inconsistent with any applicable provisions of Chapter 143 of the Texas Local Government Code, including but not limited to Sections 143.041(b) and 143.045 or any other civil service provision or statute

setting standards or rights for SAPD employees, this Agreement and any duly authorized amendment thereto shall prevail notwithstanding any such provision of Chapter 143 of the Texas Local Government Code or any other civil service provision or statute.

Article IX. Administrative Investigations and Rights of Officers

Section 1. Effect of Article.

The following provisions shall apply to the administrative investigation of complaints based on alleged misconduct and/or other actions by Department officers. To the extent of any conflict between this Agreement and the provisions of Chapter 143 of the Texas Local Government Code and provisions of Chapter 614 of the Texas Government Code, the provisions of this Agreement shall control. To the extent of any conflict between this Article and any other provision of this Agreement, this Article shall control.

Section 2. Definitions In this Article:

- (a) The term "complaint" means any signed written document by the complainant setting forth allegations that form the basis of future allegations of misconduct or other violations of policy against an officer and which serves as the basis for initiating an investigation.
- (b) The term "investigation" means an administrative fact-finding investigation of a complaint based on alleged misconduct or other violations of policy by an officer that could result in disciplinary action.
- (c) The term "investigator" means an agent or employee of the Department, City, or an Independent Investigator who participates in investigating.
- (d) The term "statement" means any written communication setting forth particulars or facts regarding the alleged misconduct under investigation.
- (e) The term "evidence" means statements, reports, records, recordings, documents, computer data, text, graphics, videotape, photographs, or other tangible forms of information, including a "complaint."
- (f) The term "counsel/representative" means the officer's attorney.
- (g) The term "Buddy Officer" means an officer on the department chosen by the officer being investigated. The primary purpose of the Buddy Officer is to assist the officer under investigation as a support system to maintain the physical and mental health of officers that are being investigated and as such are allowed to conduct this duty while on their regular tour of duty.

(h) The term “Disciplinary Action” means suspension, indefinite suspension, demotion in rank, or any combination of those.

Section 3. Access to Complaint, Officer’s Statement and Related Procedures.

(a) Not less than forty-eight (48) hours before the officer who is the subject of an investigation provides an initial statement to an investigator, the officer shall be provided a copy of the complaining party's original statement of complaint. The Department may omit the name and/or identity of the person making the complaint. In the event that the complaint(s) does not contain all allegations of misconduct or other wrongdoing under investigation the investigator must inform the officer in writing of the additional allegations being investigated. This section does not prohibit additional complaints from being investigated if they arise during the investigation. The 48-hour notice period shall not be extended if additional complaints arise during an interview with the officer. The 48-hour notice period shall reset or be extended as necessary if additional complaints arise prior to the interview with the officer. After the officer is advised in writing of his right to consult with an attorney, this 48-hour rule may be waived by the officer in writing. This paragraph does not apply to a hearing at which discipline is rendered or any other administrative hearing conducted for the purpose of determining whether the Department shall take disciplinary action against the officer.

(b) An officer is entitled to a copy of his/her statement to the investigator at the time when the statement is finalized and signed by the officer, but the statement remains confidential in the hands of the officer pursuant to TLGC Sec. 143.089(g), Department policy, and orders of non-communication about internal investigations, except for consultations with his/her attorney or his Buddy Officer.

(c) Nothing in this Article shall be construed as requiring the Department to provide or make available for review by the officer or his/her representative any evidence from criminal investigations by the Department. No criminal investigation material that is part of the investigation case file can be released if a criminal investigation or judicial proceeding is pending or has been conducted, unless required by law, court order, or subpoena.

(d) Neither the officer nor his/her representative will be permitted to make copies of any witness statements, audio tapes, photographic or videotape evidence reviewed, except as provided in Sections 3(a) and 3(b) above.

(e) Not less than forty-eight (48) hours before any administrative hearing conducted for the purpose of determining whether the department shall take disciplinary action against an officer for alleged misconduct or other wrongdoing, the officer and his representative shall be allowed up to five (5) hours to review any and all evidence gathered or obtained during the investigation, and not previously reviewed by the officer. The evidence available for review shall include the administrative investigation report.

Evidence does not include attorney client communications. Neither the officer nor his representative will be permitted to make copies of any of the evidence reviewed.

(f) The administrative investigation report provided to the officer for review shall include the applicable violation categories under the San Angelo Police Policy Manual - "Disciplinary Matrix", as amended. In making the final decision as to discipline, if any, the Chief shall not be restricted to the alleged policy violations and/or the range of discipline provided pursuant to this subsection.

(g) An officer notified of an investigation into their conduct may select a Buddy Officer. The Buddy Officer may not be someone involved as the subject, witness, or investigator in the investigation and should not be involved in the investigation in any way. Statements made to a Buddy Officer by the officer under investigation are confidential and they may not be ordered to speak to anyone else about the content of communication with the officer under investigation. If statements of criminal conduct, or any items the Buddy Officer is required to report by law, are made to the Buddy Officer, they shall report them in the appropriate manner to the Department and any other agency required by law immediately.

Section 4. Confidentiality of Records and Misuse of Information.

The access to records provided in Section 3 of this Article has been granted in exchange for the following agreements intended to ensure confidentiality and to prevent retaliation or the threat of retaliation against any witness in an investigation:

- (a) Retaliation or the threat of retaliation by an officer, or by an individual at the direction of the officer, against the author of an Internal Affairs statement is strictly prohibited. If the Department head finds a violation of this subsection has occurred, it shall result in either a temporary or indefinite suspension.
- (b) Information remains confidential in the hands of the officer pursuant to TLGC Sec. 143.089(g), Department policy, and orders of non-communication about internal investigations, except for consultations with his/her attorney or his Buddy Officer.
- (c) If an officer is suspended pursuant to this Section, the officer shall have the right to appeal the suspension pursuant to Article X.

Section 5. Right to Representation for Complaints.

An officer who is the subject of an investigation shall have the right to be represented by an attorney of the officer's choice during any interviews provided the attorney complies with the interview protocol of the investigation. The interview protocol shall be determined at the sole discretion of the investigator or Chief. A minimum of 48 hours' notice of an interview must be provided to an officer, however, the officer can waive the notice if they choose. Under no circumstances shall an interview be required of the officer without the notice required under this section. In no way shall the availability of an

attorney to be present cause a delay beyond the initial 48 hour time period that an officer is notified that an interview is needed.

Section 6. Violation of Officer's Rights.

If the department or any investigator violates any of the provisions of this article while conducting an investigation, the violation may be considered by the Civil Service Commission or a Hearing Examiner in any disciplinary appeal hearing if the violation substantially impaired the officer's ability to defend against the allegations of misconduct or other wrongdoing as determined by the Civil Service Commission or Hearing Examiner respectively.

Section 7. Scheduling of Interviews.

If the Investigator and the officer mutually agree upon a time and date for an interview that complies with this article, they may schedule the interview outside of the normal working hours for the officer provided the Department pays the officer Overtime for attending the interview.

Section 8. Preemption.

In the event that any provisions of this Article conflict or are inconsistent with any applicable provisions of Chapter 143, TLGC, including but not limited to Sections 143.010, 143.052, 143.053, 143.054, 143.055, 143.056, and 143.057, 143.089, or any other civil service provision or statute setting standards or rights for SAPD employees, this Agreement and any duly approved Amendment thereto shall prevail, notwithstanding any such provision of Chapter 143, TLGC, or any other civil service provision or statute.

Article X. Discipline

Section 1. Applicability.

This Article applies only to the SAPD police officers, including only the ranks of Police Officer (non-probationary), Sergeant, and Lieutenant.

Section 2. Appealable and Non-Appealable Suspensions.

It is understood that most officers, including those who are good, professional police officers, will make some errors during their career involving rule violations. The parties agree that short disciplinary suspensions are also for the purpose of reinforcing the need for compliance with departmental standards and are not exclusively used as punishment.

The parties agree that when an officer is suspended for forty (40) hours or less, they may choose one of two methods of dealing with the suspension as listed below.

(a) **Suspensions that may not be appealed.** The officer may choose to use vacation or holiday time to serve the suspension, with no loss of pay and no break in service for purposes of seniority, retirement, promotion, or any other purpose. The officer must waive all right of appeal if this method of serving the suspension is chosen.

(b) **Suspensions that may be appealed.** The officer may appeal the suspension either to a Hearing Examiner or the Civil Service Commission if option (a) is not agreed upon by both the officer and the Chief of Police.

Section 3. Suspensions of Forty-One (41) to One Hundred Twenty (120) Hours

The Parties agree that when an officer is suspended for forty-one (41) to one hundred twenty (120) hours, they may choose one of two methods of dealing with the suspension as listed below.

(a) **Suspensions that are not appealed.** The Department Head may allow an officer to forfeit vacation or holiday time equal to the length of the suspension to serve the suspension with no loss of paid salary and no break in service for purposes of seniority, retirement, or promotion. The forfeited vacation or holiday time will not constitute hours worked. Approval of use of vacation or holiday time will be noted in the suspension paperwork. The officer must agree that there is no right to appeal the suspension nor right to bring a contract dispute under Article XI regarding the suspension before any administrative or judicial body if this method of suspension is chosen and the officer must sign a waiver of appeal.

(b) **Suspensions that may be appealed.** The officer may appeal the suspension to the Civil Service Commission or a Hearing Examiner as provided in TLGC, section 143.057.

Section 4. Suspensions of One Hundred Twenty-One (121) to Seven Hundred Twenty (720) Hours

(a) **Mutually Agreed.** Either the Department Head or the officer facing discipline may offer to impose or accept a suspension without pay for a period from one hundred twenty-one (121) to seven hundred twenty (720) hours. If the officer accepts the mutually agreed suspension, there shall be no right to appeal the suspension nor right to bring a contract dispute under Article XI regarding the suspension to any administrative or judicial body and the officer must sign a waiver of appeal. It is also understood and agreed that if the Department Head permits the forfeit of vacation or holiday time, either in full or partial satisfaction of the suspension, said allotted vacation or holiday time shall be considered as equal discipline to unpaid hours of suspension. Approval of use of vacation or holiday time will be noted in the suspension paperwork. In no case will sick leave be substituted for unpaid hours of suspension. The forfeited vacation or holiday time will not constitute hours worked.

(b) **Non-Agreed.** If the Department Head imposes a suspension under this section, the officer may appeal to the Commission or to a Hearing Examiner as provided in TLGC, section 143.057, may be selected.

Section 5. Alternative Discipline by Agreement

In considering appropriate disciplinary action, the Department Head may require that an officer be evaluated by a qualified professional designated by the Department Head. If that professional recommends a program of counseling and/or rehabilitation for the officer, the Department Head may offer the officer the opportunity to enter into an alternative disciplinary agreement. Under the agreement the Department Head may offer lesser discipline than what the Department Head would have otherwise imposed, including temporary suspension in lieu of indefinite suspension, under the condition that the officer accept and agree to successfully complete the program of counseling and/or rehabilitation recommended by the qualified professional designated by the Department Head. The program of counseling and/or rehabilitation will be completed on the officer's off duty time, unless the Department Head approves the use of accrued vacation leave, holiday leave, or sick leave. The officer shall be responsible for paying all costs of the program of counseling and/or rehabilitation, which are not covered by the officer's health insurance plan. If the officer's misconduct involved alcohol or substance abuse related behavior, the Department Head may require that the officer submit to mandatory alcohol or drug testing, for a specified period of time. If the officer accepts the opportunity for agreed alternative discipline, the officer may not appeal any terms of the Agreement nor the disciplinary action. If the officer fails to successfully complete the program of counseling and/or rehabilitation, the officer may be indefinitely suspended, or ordered to serve the full temporary suspension that would have originally been rendered, without right of appeal and without right to bring any contract dispute under Article XI regarding the Agreement or the disciplinary action, before any administrative or judicial body.

Section 6. Local Government Code Section 143.057 Hearing Examiner Retained for Suspensions

Subject to the terms herein, the City recognizes that during the term of this Agreement officers have the right to an appeal of an indefinite suspension before a Hearing Examiner as provided in section 143.057 of the TLGC. During the term of this Agreement, the Parties specifically agree to retain this right of appeal, as modified herein, notwithstanding any change to section 143.057 which may occur as a result of court or legislative action.

Section 7. Procedures for Hearings before Commission and Hearing Examiners

It is expressly agreed that Commission hearings and hearings before Hearing Examiners under 143.057, are informal administrative hearings and are not subject to discovery or evidentiary processes. Specifically, it is understood that neither the Texas Rules of Evidence (TRE) nor the Texas Rules of Court (TRC) apply to such hearings. The burden of proof shall be by a preponderance of the evidence.

Section 8. Appeal Procedures before Hearing Examiners

In any proceeding before a hearing examiner, the following procedures shall be followed:

- (a) The Department shall furnish the charge letter to the hearing examiner by delivering a copy far enough in advance, so that the hearing examiner receives the copy at least five (5) business days before the start of the hearing.
- (b) The officer may furnish a position statement to the hearing examiner by delivering copies to the hearing examiner and to the Department far enough in advance, so that the hearing examiner and the Department receive the copies at least five (5) business days before the start of the hearing.
- (c) At the close of the presentation of evidence to a TLGC 143 Hearing Examiner, the Hearing Examiner shall render a decision within ten (10) working days. Post submission briefs shall only be allowed by mutual agreement of the Parties.

Section 9. Submission of Briefs in Lieu of a Hearing

- (a) If the officer and the City agree, the appeal may be decided through the submission of written briefs to the Civil Service Commission or a Hearing Examiner, without holding a public hearing. The Agreement shall be reduced to writing and signed by the officer and the Police Chief, or their respective representatives.
 - 1. The parties shall endeavor to agree to the parameters of the briefs, including the submission of exhibits, affidavits and issues to be decided.
 - 2. Written briefs shall be submitted within thirty (30) calendar days of the date the written agreement is signed.
 - 3. Reply briefs shall be submitted within fifteen (15) calendar days of the date the initial brief is submitted.
 - 4. No additional briefs shall be allowed except upon permission of the Hearing Examiner / Civil Service Commission Chairperson.
 - 5. The parties may mutually agree to extend the time periods; however, if no agreement is reached, additional time shall be granted to the parties only under extraordinary circumstances as determined by the Hearing Examiner / Civil Service Commission Chairperson.
 - 6. The Hearing Examiner/ Civil Service Commission Chairperson may hold a telephone conference call(s) with the parties to address the contents of the briefs or any other relevant issues.
- (b) If the parties do not agree to decide the appeal through the submission of briefs, the appeal shall proceed to a public hearing as provided for in TLGC Chapter 143 and this Agreement.
- (c) The Hearing Examiner / Civil Service Commission shall endeavor to issue a ruling within thirty (30) calendar days after the receipt of the final briefs. This provision specifically supersedes the statutory requirement in TLGC Chapter 143 that the Commission must issue its decision on the same day a case is heard.

(d) Failure of the Hearing Examiner / Civil Service Commission to meet their obligations as set out in this Subsection does not jeopardize the rights of either the City or the officer.

Section 10. Access to Internal Affairs File

If an officer appeals discipline, and provides a written request, the City will provide to the officer, or their legal counsel, a copy of the un-redacted Professional Standards file within 5 business days of receiving the request. Additionally, all individuals who have access by virtue of this Section to the Professional Standards file or investigative information shall be bound to the same extent as the San Angelo Police Department and the City to comply with the confidentiality provisions of this Agreement, Chapter 143 of the Texas Local Government Code, the Texas Public Information Act, and all other applicable law. The officer and their legal counsel shall not be provided information contained within a Professional Standards file that is made confidential by a law other than Chapter 143 of the Texas Local Government Code, such as medical records, records concerning juveniles, sexual assault victims, and individuals who have tested positive for HIV.

Section 11. Preemption.

In the event that any provisions of this Article conflict or are inconsistent with any applicable provisions of Chapter 143, TLGC, including but not limited to Sections 143.010, 143.052, 143.053, 143.054, 143.055, 143.056, and 143.057, 143.089, or any other civil service provision or statute setting standards or rights for SAPD employees, this Agreement and any duly approved Amendment thereto shall prevail, notwithstanding any such provision of Chapter 143, TLGC, or any other civil service provision or statute.

Article XI. Contract Interpretation Dispute Resolution Procedure

Section 1. Scope of Procedure.

The City and Association recognize that from time-to-time disagreements between the parties may arise as to the application or interpretation of this Agreement. The Parties therefore agree that the purpose of this dispute resolution procedure is to provide a just and equitable method for resolving disagreements between the Parties regarding the application or interpretation of the provisions of this Agreement. Matters involving the interpretation, application, or alleged violations of a specific provision of this Meet and Confer Agreement shall be subject to this dispute resolution procedure. Any matters for which the right of appeal is afforded by Subchapter D of Chapter 143 of the Texas Local Government Code are excepted from the scope of this Article.

Section 2. Application of Procedure.

If either the City or the Association has a dispute with the other Party regarding this Agreement, that Party should reduce the dispute to writing and deliver it to the other's designated representative, who for the Association shall be its President and for the City shall be the Civil Service Director or City Manager. An officer may not file a request for contract dispute resolution directly with the City; all resolution requests must be approved and come from the Association.

Each matter shall state the factual basis for the dispute, identify the applicable sections of this Agreement and identify the specific remedy sought. Any claim or dispute by an officer or group of officers under this Agreement, which includes a claim for pay or benefits for any past pay periods, must be filed by the officer with the Association within ten (10) working days of the date when the officer knew or reasonably should have known of the claim. The Parties shall then again attempt to resolve the matter. It is intended that during the resolution process that the labor/management group that assisted in the formation of the Agreement will provide input to their respective sides as to what was intended. If the representatives have not been successful in resolving the issue within thirty (30) days from the Association's notification, the matter shall proceed to mediation first, or to arbitration if mutually agreed by both Parties.

Section 3. Mediation.

If the dispute is not resolved after thirty (30) days from the Association's notification, either party shall have the right to seek mediation of the dispute by requesting mediation in writing within ten (10) days. The mediation will proceed before a mutually agreed mediator. If a mediator is not mutually agreed upon, or if mediation is not successful, either party may elect to proceed with any legal remedy it may be entitled to by law, including agreed arbitration as set out in Section 4. In the event the Parties resolve the dispute as a result of mediation, the mediated resolution will be in writing and will be final and binding.

Section 4. Arbitration.

If arbitration is mutually agreed to in writing by the Parties, the Parties agree they will contact the American Arbitration Association to obtain a panel of seven qualified arbitrators, from which to select an arbitrator by each side striking names, beginning with the complaining party, from the list until a single name remains.

The arbitration shall be held at the earliest available date but may be continued for good cause shown or upon mutual agreement. The hearing shall be held at facilities of the City of San Angelo or at a location agreed by the Parties, and shall be conducted informally, without strict evidentiary or procedural rules. The arbitrator shall consider and decide only the issue(s) in the dispute statement or submitted in writing by agreement of the Parties. The hearing shall be concluded as expeditiously as possible. The arbitrator shall attempt to render a bench ruling, but in the event is unable to do so, the arbitrator shall render a written decision upon the matter within ten (10) business days after the close of the hearing.

Section 5. Decision Final and Binding.

The Parties specifically agree that the arbitrator's authority shall be strictly limited to interpreting and applying the explicit provisions of this Agreement. Any finding or ruling of the arbitrator on any legal issues which are determinative in the dispute are subject to judicial review. The arbitrator shall not have authority to add to, amend, modify, or subtract from the provisions of this Agreement in arriving at his decision on the issue or issues timely submitted in the grievance as originally submitted in Section 4 above and shall confine his decision to the interpretation of this Agreement. The Parties agree that neither the City nor the Association shall have *ex parte* communications with the arbitrator concerning any matter involved in the grievance submitted to the arbitrator.

The written decision of the arbitrator shall be final and binding on both Parties and may not be appealed by either Party, except for any decision procured by fraud, collusion, unlawful means, or which exceeds the arbitrator's jurisdiction, or which is based on legal conclusions or interpretations which are clearly contrary to existing law.

Section 6. Expenses.

Each Party shall be responsible for its own expenses in preparing for and representing itself at mediation or arbitration including witness fees, but the fees and expenses of the mediator or arbitrator shall be borne equally by the Parties. In the event a Party desires a court reporter, that Party shall bear that cost one hundred percent (100%).

Section 7. Mutual Extension.

All deadlines within this article may be waived or extended by written mutual agreement by the Parties. If the last day of a time period herein falls on a Saturday, Sunday, or City holiday, the time period will be extended to the next business day.

Section 8. Non-Association Members and Expenses.

Dispute Resolution Requests of Non-Association members must follow the same procedure outlined by this article and, in accordance with the law, will be pursued by the Association, if accepted, until final resolution is reached.

Article XII. Physical Fitness Assessment and Incentive Program

Section 1. Purpose

The purpose of this policy is to promote officer wellness, physical readiness, and long-term health through an annual physical fitness assessment program. The program is designed to encourage healthy lifestyles and provide incentives for officers who demonstrate exceptional physical fitness and overall wellness.

Section 2. Policy Statement

The San Angelo Police Department recognizes the critical role physical fitness plays in officer safety, operational readiness, resilience, and long-term wellbeing. The department encourages all sworn personnel to maintain a level of physical fitness consistent with the demands of law enforcement service. The annual fitness assessment is intended to promote wellness, track organizational fitness trends, and determine eligibility for incentives.

Section 3. Annual Fitness Assessment

(a) Assessment Schedule.

1. All sworn personnel will participate in an annual rowing assessment using either the Texas DPS 2,000-meter standard or the Texas DPS 500-meter standard.
2. All assessments shall be conducted on a Concept2 rowing machine with the damper setting fixed at five (5).
3. Assessments will generally occur during the fourth quarter of each calendar year.
4. Percentile rankings shall be determined using the applicable Texas DPS percentile tables for the selected assessment.
5. Officers must declare their selected assessment type prior to beginning. After an assessment begins, the officer may not change assessment type until the next authorized testing opportunity.
6. Incentive eligibility shall be based solely on percentile ranking and shall not differ based on assessment type.
7. Assessment results will be maintained by the department and used for incentive determination and wellness monitoring.
8. Newly sworn officers graduating from the SAPD academy shall complete an approved rowing assessment within 90 days of completing probation, or as soon as reasonably practicable.
9. Lateral transfers, reinstated officers, and other certified officers sworn in after the annual assessment period shall complete an assessment within 90 days of being sworn, or as soon as reasonably practicable.
10. Assessments shall be administered by a Division Commander or their designated representative authorized by the Chief of Police or designee.

11. Officers who do not meet minimum standards are required to retest every three (3) months until achieving the minimum percentile.

(b) Assessment Documentation.

1. All assessments shall be documented on the department's Physical Fitness Assessment Form.
2. Both the participant and test administrator shall sign the form acknowledging completion and accuracy.
3. Completion is defined by rowing the full distance declared by the officer when they selected the assessment type prior to beginning such assessment.

(c) Incentive Program. Incentives shall be administered in accordance with applicable City and Human Resources procedures. Percentile-based incentives are as follows:

Year 1 (FY 26–27)

- 30th–59th Percentile: Minimum requirement
- 60th–79th Percentile: 1 day off
- 80th Percentile and Above: 2 days off
- 90th Percentile and Above: Fitness Star Recognition

(d) Medical Exemptions and Incentive Continuation

1. Officers unable to participate due to a documented medical condition, injury, illness, workers' compensation claim, or other medically verified condition may receive a temporary medical exemption.
2. Once medically cleared, the officer must complete the assessment at the next available testing opportunity.

(e) Program Intent.

1. The annual fitness assessment is intended to support officer wellness, monitor organizational fitness trends, and determine incentive eligibility. The DPS rowing standards provide an objective, consistent, and measurable assessment method used by a statewide law enforcement agency.
2. No sworn employee shall be disciplined, suspended, referred for fitness-for-duty evaluation, or subjected to any adverse employment action based on assessment results.

Section 4. Training and Wellness Support

1. The department will continue encouraging participation in wellness initiatives, fitness activities, and available health resources.
2. On-duty exercise opportunities may be authorized when consistent with staffing and operational requirements.
3. Supervisors are encouraged to support employee wellness and foster a culture of health and fitness.

Section 5. Program Review

The department may periodically review incentive levels and overall program effectiveness to ensure continued alignment with organizational goals and employee wellness objectives.

Section 6. Cardiac Testing

The City shall appropriate in the annual budget an amount not to exceed TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) that officers may utilize for cardiac testing not otherwise covered by City or third-party insurance. Once funding is depleted no further testing will be authorized. Testing requests will be administered by department administration and prioritized based on years of service with the department, with a minimum of five (5) years to be eligible. Otherwise, priority will be determined on a first-come, first-served basis. Cardiac testing will consist of a pulmonary function test and an electrocardiogram test provided by a physician contracted by the City.

Article XIII. Miscellaneous

Section 1. Complete Agreement.

This Agreement constitutes the entire Agreement between City and SAPOC; and no party is bound by any contract, condition or stipulation, understanding or representation not contained herein. It is understood and agreed that this Agreement may only be amended in writing by mutual consent of the City and the SAPOC.

Section 2. Preemption.

In the event that any provisions of this Agreement conflict or are inconsistent with any applicable provision of Chapter 143, TLGC, or any other civil service provision or statute setting standards or rights for covered employees, this Agreement and any duly approved Amendment thereto shall prevail, notwithstanding any such provision of Chapter 143, TLGC or any other civil service provision or statutes.

Nothing in this Article or this contract is intended to supersede the provisions of Texas Government Code, Chapter 614, Sections 614.021 and 614.023.

Section 3. Savings Clause.

Should any provision of this Agreement be found to be inoperative, void, or invalid by a court of competent jurisdiction, all other provisions of this Agreement shall remain in full force and effect for the duration of this Agreement. It is the intention of the parties that no portion of this Agreement, or any provision herein, shall become inoperative or fail by reason of the invalidity of any other portion or provision.

Section 4. Duration of Agreement.

This Agreement shall become effective October 1, 2026 after ratification by the covered employees pursuant to a vote conducted by the SAPOC and upon approval of the City by its City Council after compliance with any procedural or publication requirements imposed by Charter or Chapter 142 of the TLGC. It shall continue in effect until September 30, 2027 unless extended by written mutual agreement.

Section 5. Subsequent Agreement Negotiation.

The Parties agree to open meet and confer negotiations for a successor agreement prior to City Council scheduled budget workshops in 2027.

City of San Angelo, Texas

San Angelo Police Officers Coalition

Phillip Urrutia
City Manager

Charles "Blue" Flores II
President

ATTEST:

ATTEST:

Heather Stastny, City Clerk

Secretary

APPENDIX I

Police Department

Civil Service Grade and Step Plan

10/1/2026

Grade Step Position

P05	1	Recruit	\$65,574
P15	1	Police Officer: Basic	\$71,115
P15	2	Police Officer: Intermediate	\$78,938
P15	3	Police Officer: Advanced	\$86,762
P15	4	Police Officer: Master	\$94,592
P20	1	Sergeant: Intermediate	\$95,703
P20	2	Sergeant: Advanced	\$101,736
P20	3	Sergeant: Master	\$107,769
P25	1	Lieutenant: Advanced	\$111,653
P25	2	Lieutenant: Master	\$124,258

APPENDIX I (cont.)

Additional Pay

Crisis Negotiation	\$100/month
Critical Incident	\$100/month
Special Weapons & Tactics	\$100/month
College/Training	max of \$400/month
Longevity Per Year of Service (25 yr max)	\$4/month
Loyalty Per Year of Service (no max)	\$25/month
Drone Pay (4 positions max)*	\$100/month
Training Officer	\$100/month
Training Officer Assignment	\$50/day
Bilingual Pay	\$100/month

On-call response is to be used when an employee is called out to work on their scheduled time off and does not apply to time extended on a shift with the exception of response to event requests from other agencies, departments, or divisions when response is necessary to ensure public safety and no alternative options are available with the approval of the Chief of Police or his designee. On-call response will be paid at 150% at a premium rate and will be eligible for FLSA overtime.

This overtime will be capped at the budgeted amount. Once this value is exceeded, on-call response overtime will convert to call out pay. Any expenses that exceed the budgeted amount will need to be funded through the police operating budget.

*Drone Pay is limited to the designated "Drone Team" responsible for responding in person to incidents in the field.

Appendix II

Sick Leave Payout Policy

Policy Statement

Employees who separate from City employment in good standing after a minimum of five (5) years of service as a civil service employee may be eligible to receive a payout of accrued, unused sick leave hours. The amount and rate of payout shall be determined based on the employee's total years of service as a police recruit, lateral transfer, or commissioned officer at the time of separation.

Eligibility

- Employees must have completed at least five (5) years of service as a civil service employee.
- Payout is based on the employee's accrued, unused sick leave balance as of the effective date of separation.

Payout Schedule

Years of Service	Maximum Hours Paid	Rate of Pay
Less than 5 years	No payout	N/A
5 – 9 years	Up to 240 hours	100% of rate
10 – 19 years	Up to 720 hours	100% of rate
20 + years	Up to 960 hours	100% of rate

Additional Provisions

- The payout will be calculated using the customary payout rate at the time of separation.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jonathan Flores, Finance Director, Finance

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

Discussion and possible action regarding the Destination Marketing Organization contract:

1. Presentation of the Destination Marketing Organization (Presentation made by DMO Vice President Jeremy Bartz)
2. Consider approving a contract with the San Angelo Destination Marketing Organization allocating Hotel Occupancy Tax receipts to be used for eligible activities and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Finance Director Jonathan Flores)

Staff Recommendation:

Direction from Council

Summary/History:

City staff is requesting that the City Council consider allowing the City Manager to negotiate the terms of the Chamber of Commerce Destination Marketing Organization (DMO) contract for the use of Hotel Occupancy Tax (HOT) dollars.

The current agreement with the DMO is set to expire on September 30, 2026.

The current agreement includes a claw-back clause, which requires any unused funds to be returned to the City's HOT fund at the end of the contract term.

The City of San Angelo levies the HOT for eligible expenditures, which include, but are not limited to, the operation of convention facilities, the promotion of tourism, and the improvement of the arts and historical venues. During FY 2027 budget discussions and adoption, the City Council allocated HOT funds for the fiscal year 2027 to include a contract with the DMO for \$1,049,498. These funds will be used to assist with funding the operations of the DMO and in performing part of its mission.

Funding Source(s):

Financial Impact:

Budget for this agreement is included in the Fiscal Year 2027 Original Budget

Other Information/Recommendation:

Attachments:

Presentation:

Jonathan Flores

Approvals/Reviews:

Jonathan Flores

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

Consider approving North TIRZ Incentive requests in the amount of \$300,000 for the following projects:

1. 313 W. 8th
2. 309 W. 8th
3. 317 W. 8th (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This request is for funding from the North TIRZ fund to support housing. Three addresses are to build new duplexes — 309, 313, and 317 W. 8th Street. Each request is for \$100,000 towards the construction project, which covers the facade, landscaping, development fees, fencing and roofing. Our current TIRZ policy encourages funding of new housing in RM and Commercial, and Central Business District zoning districts. This is the same developer who has improved the properties along N. 19th and Martin Luther King Blvd with housing.

Our ResIntel housing study from 2019 and 2024 dictates this type of needed housing in many parts of our community. Partnering with the TIRZ district allows for more citizens to be close to commercial nodes which can provide jobs, mercantile and an easy location for alternative transportation modes.

The TIRZ Board heard this case on August 25, 2026, and made the recommendation 7-0 in approval for the funding of \$100,000 per project for a total funding of \$300,000 out of the North TIRZ fund balance.

Current Balance is \$3,877,424 leaving \$3,577,424 in the North for allocation.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|------------------------------------|--|
| 1. | 223 Elevation | 223 Elevation.pdf |
| 2. | 223 Site plan | 223 Site plan.pdf |
| 3. | 309 W 8th | 309 W 8th.pdf |
| 4. | 313 W 8th | 313 W 8th.pdf |
| 5. | 317 w 8th TIRZ | 317 w 8th TIRZ.pdf |
| 6. | Funding request and location W 8th | Funding request and location W 8th.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

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



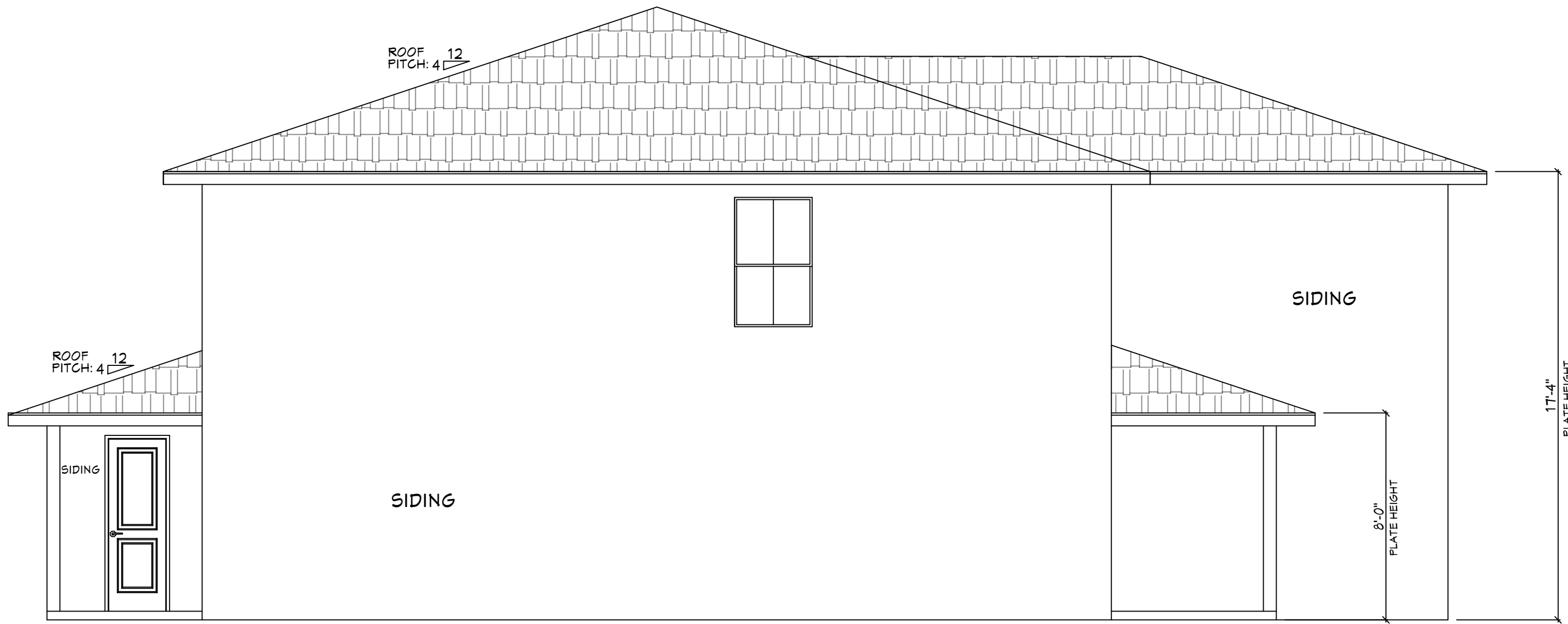
BP26-000013009
REVIEWED for code compliance
6/22/2026



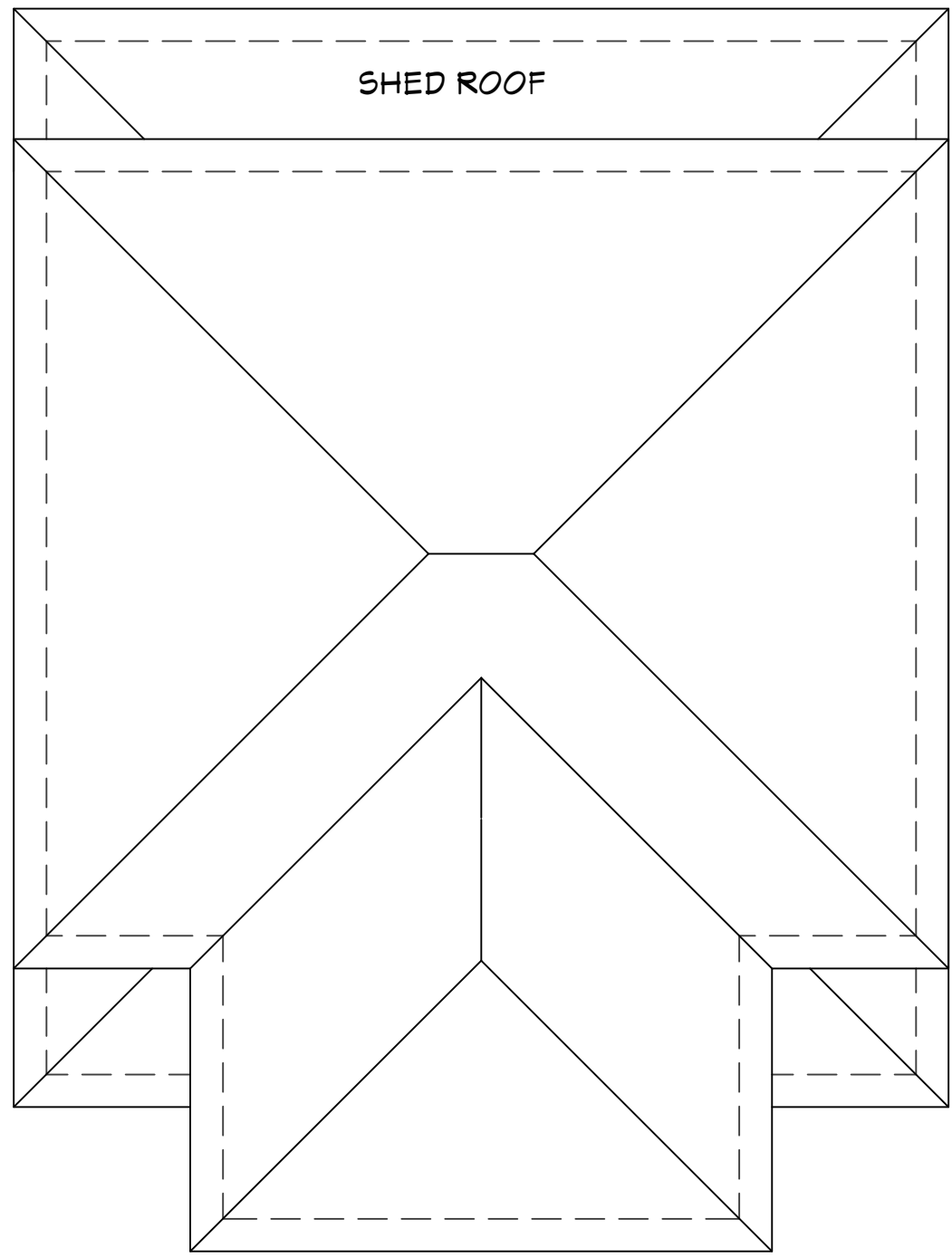
FRONT ELEVATION
SCALE: 1/4"=1'-0"



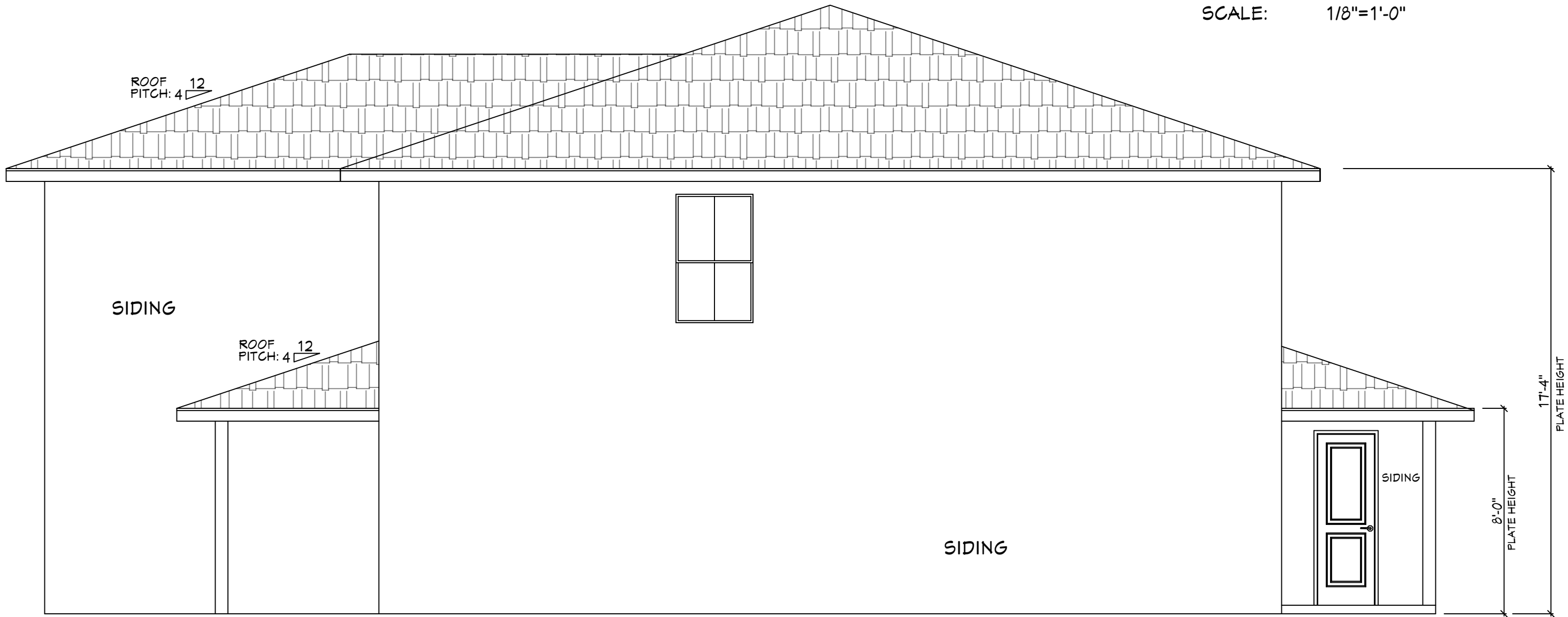
REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

NOTE:
EXACT EXTERIOR FINISHES TO BE DETERMINED BY BUILDER/
OWNER. SEE ELEVATIONS.

NOTE:
WINDOW SHAPES AND SIZES ARE SHOWN FOR DISPLAY ONLY.
EXACT SHAPE AND SIZE TO BE DETERMINED BY OWNER.

NOTE:
ROOF PLAN IS SHOWN FOR DESIGN PURPOSES,
EXACT DESIGN TO BE DETERMINED BY BUILDER.

NOTICE

THESE DESIGN DOCUMENTS ARE THE PROPERTY OF BUILDER OF RECORD
AND MAY NOT BE COPIED, REPRODUCED OR MODIFIED WITHOUT PRIOR
WRITTEN APPROVAL OF SAID BUILDER.

DRAFTER/DESIGNER IS NOT RESPONSIBLE FOR ANY STRUCTURAL, CONSTRUCTION,
FABRICATION, ELECTRICAL, AND/OR PLUMBING FAILURES CONCERNING THIS
PROJECT. BUILDER IS THE SOLE RESPONSIBILITY OF THE ENGINEER, ARCHITECT
AND/OR GENERAL CONTRACTOR AUTHORIZED ON THIS PROJECT.

Judi Hambright
House Designs and Drafting
(325) 234-4281
jhamclan@msn.com

DUPLEX RESIDENCE
223 W. 19TH STREET
SAN ANGELO, TEXAS

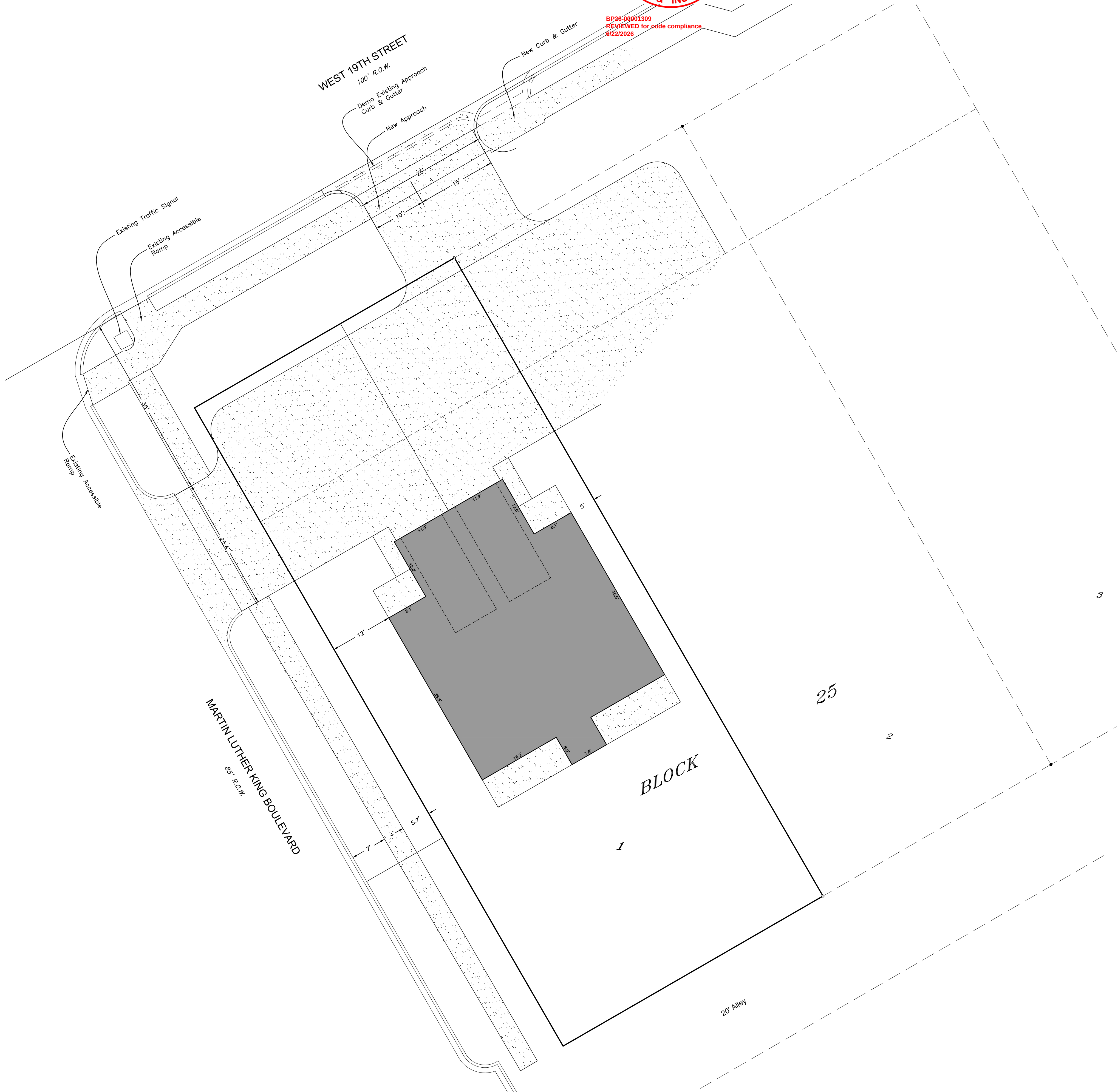
DRAFTED BY:
J. HAMBRIGHT

JOB NO. 2060 ORIG. DATE: 3-3-2026

SCALE: 1/4" = 1'-0" SHEET NO. 2



BP26-09061309
REVIEWED for code compliance
6/22/2026



LEGAL DESCRIPTION & ADDRESS

LOT 1, BLOCK 25, LAKSER'S ADDITION, SAN ANGELO, TOM GREEN COUNTY, TEXAS.

223 W. 19TH STREET

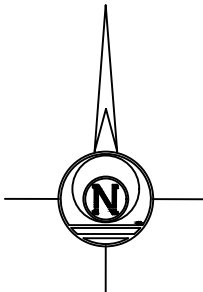
PARKING:

PROPOSED USE: RESIDENTIAL

2 SPACES/ 9' X 18'

KEYED NOTES:

- [A] NEW CONCRETE ENTRANCE. MEET APPLICABLE CODES.
- [B] MODIFY EXISTING SIDEWALK TO MEET LOCAL CODES.
- [C] NEW CONCRETE PARKING TO MEET LOCAL CODES.
- [D] THE FIRE LANE STRIPING SHALL BE 6" RED STRIPE WITH 4" WHITE LETTERING STATING "FIRE LANE - NO PARKING". THE GROUPS OF WORDING SHALL NOT BE MORE THAN 15' APART.
- [E] PARALLEL RAMP.
- [F] SIGNS DEPICTED ON THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ON-PREMISE SIGN PLACEMENT, DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF SAN ANGELO SIGN REGULATIONS AND SHALL BE REVIEWED UNDER A SEPARATE PERMIT.



LEGEND

- PROPERTY LINE
- BUILDING
- NEW EXISTING CONCRETE
- EXISTING CURB AND GUTTER

GENERAL NOTES:

1. DIMENSIONS SHOWN HEREON ARE TO THE BACK OF CURB, CENTERLINE OF STRIPING, OR BUILDING FACE.
2. EXISTING CONDITIONS, UTILITIES, SETBACKS AND EASEMENTS SHOWN HEREON ARE PROVIDED BASED ON A SURVEY PREPARED BY SKG ENGINEERING.
3. EXISTING CONDITIONS, UTILITIES, SETBACKS AND EASEMENTS REPRESENT THE BEST INFORMATION AVAILABLE AND SHOULD NOT BE CONSTRUED AS EXACT AND COMPLETE AND ITS USE DOES NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY FOR LOSSES DUE TO ANY INACCURACIES. NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES FOUND.
4. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
5. DO NOT SCALE DRAWINGS FOR THE PURPOSE OF ESTABLISHING DIMENSIONS. CONTACT ENGINEER FOR VERIFICATION.
6. COORDINATE WITH THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND VERIFY THE LOCATION OF ALL PROJECT REQUIREMENTS.
7. ALL SITE WORK SHALL BE IN ACCORDANCE WITH, OR SURPASS RECOMMENDATIONS OF SOILS REPORT, DRAWINGS, AND SPECIFICATIONS. IF A CONFLICTS ARISES, THE MORE PROHIBITIVE SHALL TAKE PRECEDENCE AND BE CONSIDERED TO BE THE INTENT OF THE PROJECT DOCUMENTS. IN ALL CASES, STRICTLY ADHERE TO DRAWINGS AND SPECIFICATIONS, UNLESS SOILS REPORT RECOMMENDATION EXCEEDS THE DRAWINGS AND SPECIFICATIONS.
8. ALL WORK PERFORMED IN THE CITY R.O.W. SHALL CONFORM TO THE CITY'S STANDARD DETAILS AND SPECIFICATIONS.

DEMOLITION NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
2. ALL DEMOLITION AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE STATE AND FEDERAL RULES AND REGULATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL, ADJUSTMENT, OR DEMOLITION OF ANY AND ALL EXISTING ELEMENTS WHICH MAY BE IN CONFLICT WITH THE WORK. COORDINATE WITH OWNER OF AFFECTED ELEMENT PRIOR TO WORK.

40 20 10 5 0 FEET

PROJECT OWNER:
MATLOCK FAMILY PARTNERSHIP

DUPLEX RESIDENCE
215 W. 19TH STREET
SAN ANGELO, TEXAS

SITE PLAN

REVISIONS
05.04.2026

DWG BY: JD DWG. DATE: 01.29.2025
JOB NO: 25-S-0096 SHEET NO:
SCALE: 1"=10' C1.1

SKG ENGINEERING LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1888 FAX: 325.657.8189
FIRM NO.: 10102400
www.skg.com



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: Matlock Family Partnership LLC Date: 3-11-2026

Business Owner (if different from above): _____

Business Address: P.O. Box 5684, San Angelo, TX 76902 Mailing Address: P.O. Box 5684, San Angelo, TX 76902

Business Phone: 325-242-1830 Secondary Phone: _____

Email: CMatlockcpa@gmail.com Fax: _____

Property Owner: Matlock Family Partnership, LLC

Remit incentive payment(s) to: ☒ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☒ TIRZ - North Eligibility Area ☐ TIRZ - South Eligibility Area

(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

- ☐ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____
- ☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____
- ☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____
- ☐ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.

Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☐ SUMMARY: a written summary outlining the overall scope of work to be performed;
- ☒ APPLICATION: completed & signed application (this document);
- ☒ W-9: used for establishing an account for payment by the City of San Angelo;
- ☐ NARRATIVE: used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☐ PROJECT BUDGET: a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.
- ☐ DHRC LETTER OF APPROVAL: If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project MUST BE PROVIDED with your application. **Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED.** Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner _____

Chris Matlock

Date: 3-11-2026

SECTION 6: REPRESENTATIVE:

I hereby designate Chris Matlock as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 325-242-1830,
cmatlockcpa@gmail.com

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE

[illegible]



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: Matlock Family Partnership LLC Date: 4-2-2026

Business Owner (if different from above): _____

Business Address: P.O. Box 5684, San Angelo, TX 76902 Mailing Address: P.O. Box 5684, San Angelo, TX 76902

Business Phone: 325-242-1830 Secondary Phone: _____

Email: CMatlockCPA@gmail.com Fax: _____

Property Owner: Matlock Family Partnership, LLC

Remit incentive payment(s) to: ☒ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☒ TIRZ - North Eligibility Area ☐ TIRZ - South Eligibility Area
(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

- ☐ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____
- ☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____
- ☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____
- ☐ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy *adopted 09/19/2023*, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|--|---|---|
| ☒ Facade Improvement | ☒ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☐ Historic Preservation | ☒ Paving (part of a larger project and meet ADA requirements) | |
| ☐ Asbestos Abatement | ☒ Landscape Installation | ☐ Sprinkler & Monitored Smoke Alarm System |
| ☐ Sales Tax | ☐ Property Tax Abatement | ☒ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: 325,000.00.

4C. The amount of funding requested is: 100,000.00, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: 25,000.00, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- ☒ Provide connections between activities?
- ☒ Improve pedestrian & vehicular infrastructure?
- ☒ Provide or reinforce usable & defined open space?
- ☒ Strengthen the focus area's identity?
- ☒ Support the goals of making the area a cultural, leisure, and tourist destination?
- ☒ Improve the utilities and/or drainage infrastructure?
- ☒ Remediate environmental deficiencies or enhance public safety?
- ☒ Promote mixed-use development?
- ☒ Utilize architectural styles that compliment to historic areas already in existence?
- ☒ Help to mitigate or eliminate undesirable views or outside storage?
- ☒ Reduce the visual impact of parking areas?
- ☒ Preserve or provide natural landscaping?
- ☐ Implement environmentally-friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- ☒ Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.

Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☐ SUMMARY: a written summary outlining the overall scope of work to be performed;
- ☒ APPLICATION: completed & signed application (this document);
- ☒ W-9: used for establishing an account for payment by the City of San Angelo;
- ☐ NARRATIVE: used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☐ PROJECT BUDGET: a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.
- ☐ DHRC LETTER OF APPROVAL: If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project MUST BE PROVIDED with your application. **Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED. Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.**

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner Chris Matlock Date: 4-2-2026

SECTION 6: REPRESENTATIVE:

I hereby designate Chris Matlock as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 325-242-1830,
cmatlockcpa@gmail.com

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE

[illegible]



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: MATLOCK Family Partnership LLC Date: 8-5-2026

Business Owner (if different from above): _____

Business Address: P.O. Box 5684, San Angelo, TX 76902 Mailing Address: P.O. Box 5684, San Angelo, TX 76902

Business Phone: 325-242-1830 Secondary Phone: _____

Email: CMATLOCKCPA@gmail.com Fax: _____

Property Owner: MATLOCK Family Partnership, LLC

Remit incentive payment(s) to: ☒ Property Owner

☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the:

☒ TIRZ - North Eligibility Area

☐ TIRZ - South Eligibility Area

(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

- ☐ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____
- ☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____
- ☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____
- ☐ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy adopted 09/19/2023, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|--|---|---|
| ☒ Facade Improvement | ☒ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☐ Historic Preservation | ☒ Paving (part of a larger project and meet ADA requirements) | |
| ☐ Asbestos Abatement | ☒ Landscape Installation | ☐ Sprinkler & Monitored Smoke Alarm System |
| ☐ Sales Tax | ☐ Property Tax Abatement | ☒ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: 325,000.00.

4C. The amount of funding requested is: 100,000.00, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: 25,000.00, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- ☒ Provide connections between activities?
- ☒ Improve pedestrian & vehicular infrastructure?
- ☒ Provide or reinforce usable & defined open space?
- ☒ Strengthen the focus area's identity?
- ☒ Support the goals of making the area a cultural, leisure, and tourist destination?
- ☒ Improve the utilities and/or drainage infrastructure?
- ☒ Remediate environmental deficiencies or enhance public safety?
- ☒ Promote mixed-use development?
- ☒ Utilize architectural styles that compliment to historic areas already in existence?
- ☒ Help to mitigate or eliminate undesirable views or outside storage?
- ☒ Reduce the visual impact of parking areas?
- ☒ Preserve or provide natural landscaping?
- ☐ Implement environmentally-friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- ☒ Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.
Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☐ SUMMARY: a written summary outlining the overall scope of work to be performed;
- ☒ APPLICATION: completed & signed application (this document);
- ☒ W-9: used for establishing an account for payment by the City of San Angelo;
- ☐ NARRATIVE: used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☐ PROJECT BUDGET: a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.
- ☐ DHRC LETTER OF APPROVAL: If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project MUST BE PROVIDED with your application. Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED. Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official Letter to Proceed is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner Chris Matlock Date: 8-5-2026

SECTION 6: REPRESENTATIVE:

I hereby designate Chris Matlock as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 325-242-1830,
cmatlockcpa@gmail.com

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <u>Matlock Family Partnership, LLC</u>	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► <u>P</u> Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
5 Address (number, street, and apt. or suite no.) See instructions. <u>P.O. Box 5684</u>	Requester's name and address (optional)
6 City, state, and ZIP code <u>San Angelo, TX 76902</u>	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-			-		
or									
Employer identification number									
2	7	-	0	4	1	4	7	8	7

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <u>Chris Matlock</u>	Date ► <u>9-20-2023</u>
-----------	---	-------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Funding Recommendation-TIRZ North

Address	Requested Funding Amount	
313 W 8th	\$100,000	
309 W 8th	\$100,000	
317 W 8th	\$100,000	
Total:	\$300,000	Amount left if fully funded
Available for assignment	\$3,877,424	\$3,577,424

309, 313, 317 W 8th



Aerial Map

TIRZ: 309, 313, 317 W 8th St

Council District: #4 - Patrick Keely

Neighborhood: Blackshear

Scale: 0 0 0.01 0.02 0.02 0.03 Miles

200' Range: —

Subject Property: —

Notified Properties: —

N



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

Consider approving South TIRZ Incentive request in the amount of \$617,530 for the following projects:

1. 116 E. Ave A
2. 12 E. Twohig (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

The South TIRZ area has two requests; one being a public request for a project at the River Stage and the second a private funding request for a multi-story building at 12 e Twohig. This is the first time hearing a multi-story building request where the TIRZ policy allows for each story to request funding, and they can request funding over a multi-year period.

The Bill Aylor Sr. River Stage has been going through renovations to the stage, seating, ADA areas and ticketing areas. This request is to paint the exterior of the building – SW Downing Sand, add limestone facing on columns and wainscot – South Elevation and replace the west fence to include new concrete. The request is \$144,530 to complete the project. City staff recommended full funding for this request and the TIRZ board heard the item on August 25, 2026, and recommended full funding with a 7-0 vote.

12 E. Twohig, known as the Junior League Building, is a historically designated building where the property owner and property manager want to provide opportunities for full occupancy. The major stumbling blocks are egress and accessibility, which mean egress from the basement and elevator to higher stories. While doing this, they are doing some of the facade improvements approved by the Design and Historic Review Commission in 2023. This is essentially a 5-story building comprising a basement and floors 1–4. The basement is a useable programming space for occupancy with the correct egress. Through this process, they intend to come into compliance with local codes.

Each story is eligible for up to \$100,000 in TIRZ funding under the new guidelines from 2025; this allows the full structure to go through a transformation to be improved and add occupancy to higher floors or do more historical facade restoration. In this case, they are choosing to do both as the community and the property owners see this as an iconic building worth preserving for the San Angelo community. The request is for \$475,000 for the entire 5 floors. City staff gave the TIRZ Board the option to fund \$200,000 out of the FY 26 funds and the remaining \$275,000 out of the FY27 funds.

The TIRZ Board heard this case on August 25, 2026 and gave a recommendation for full funding of \$475,000

in one year with a 6-1 vote. The one dissenting vote, does want the project to move forward; they just happened to want to spread the funding encumbrance over the two-year period instead of one.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|---|--|
| 1. river stage asking | river stage asking.pdf |
| 2. TIRZ - Application - River Stage | TIRZ - Application - River Stage.pdf |
| 3. River Stage backgorund | River Stage backgorund.pdf |
| 4. 12 E. Twohig - Basement (1) | 12 E. Twohig - Basement (1).pdf |
| 5. 12 E. Twohig - First Floor (1) | 12 E. Twohig - First Floor (1).pdf |
| 6. 12 E. Twohig - Fourth Floor (1) | 12 E. Twohig - Fourth Floor (1).pdf |
| 7. 12 E. Twohig - Second Floor (1) | 12 E. Twohig - Second Floor (1).pdf |
| 8. 12 E. Twohig - Third Floor (1) | 12 E. Twohig - Third Floor (1).pdf |
| 9. [http][V99AVS5N0D5CW8][v][CA23-17 - APPROVAL LETTER] | [http][V99AVS5N0D5CW8][v][CA23-17 - APPROVAL LETTER].pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

Re: TIRZ application

From Walker, Sidney <sidney.walker@sanangelo.gov>
Date Mon 8/3/2026 2:25 PM
To Murrell, Hannah <hannah.murrell@sanangelo.gov>
Cc White, Carl <Carl.White@sanangelo.gov>; Torres, Alfonso <alfonso.torres@sanangelo.gov>

All,

Please let me know if there is any additional information I need to add to this.

The River Stage Renovation Project has significantly improved the functionality, accessibility, and overall visitor experience of the facility. The initial Phase 1A cost approximately \$1.5 million in design and construction and includes new dressing and storage rooms, a production office, extended concessions and box office, ADA-accessible pathways and viewing areas, and other site enhancements. While these improvements have transformed the venue, several exterior enhancements remain to complete the overall vision for the facility. Civic Events is requesting \$142,530.00 in TIRZ grant funding to complete the remaining improvements, including repainting the exterior of the facility, installing limestone stone facing on the stage façade, and modifying the west perimeter fence to improve access and functionality. These final improvements will enhance the appearance of the River Stage, create a more cohesive and welcoming venue, and support continued investment and revitalization within the TIRZ district while improving the experience for residents, visitors, and event organizers.

Improvement	Estimated Cost
Repaint exterior of the River Stage	\$56,200.00
Install stone facing on the stage façade	\$38,450.00
West perimeter fence modifications	\$47,880.00
Total Funding Requested	\$142,530.00

Thanks,

Sid

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

From: Murrell, Hannah <hannah.murrell@sanangelo.gov>
Sent: Thursday, July 30, 2026 3:52 PM
To: Walker, Sidney <sidney.walker@sanangelo.gov>
Subject: Re: TIRZ application

I am out tomorrow as well, be back monday! Lets chat then!

Hannah Murrell
Development Coordinator
City of San Angelo

From: Walker, Sidney <sidney.walker@sanangelo.gov>
Sent: Thursday, July 30, 2026 3:51 PM
To: Murrell, Hannah <hannah.murrell@sanangelo.gov>
Subject: Re: TIRZ application

I am out until Monday, but I do have some questions for you regarding something of the information you may need.
I will reach out around 9am on Monday if that works for you.



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: City of San Angelo Date: 8-5-2021

Business Owner (if different from above): _____

Business Address: 116 E. Ave. A Mailing Address: 501 Rio Concho Dr.
San Angelo, TX 76903 San Angelo, TX 76903

Business Phone: (325) 653-9577 Secondary Phone: _____

Email: Sidney.Walker@sanangelo.gov Fax: _____

Property Owner: Sidney Walker

Remit incentive payment(s) to: ☐ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☐ TIRZ - North Eligibility Area ☒ TIRZ - South Eligibility Area
(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

☐ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____

☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____

☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____

☐ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy adopted 09/19/2023, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|--|--|---|
| ☒ Facade Improvement | ☐ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☐ Historic Preservation | ☐ Paving (part of a larger project and meet ADA requirements) | |
| ☐ Asbestos Abatement | ☐ Landscape Installation | ☐ Sprinkler & Monitored Smoke Alarm System |
| ☐ Sales Tax | ☐ Property Tax Abatement | ☐ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: \$142,530.00.

4C. The amount of funding requested is: \$142,530.00, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: \$0, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- ☐ Provide connections between activities?
- ☐ Improve pedestrian & vehicular infrastructure?
- ☒ Provide or reinforce usable & defined open space?
- ☒ Strengthen the focus area's identity?
- ☒ Support the goals of making the area a cultural, leisure, and tourist destination?
- ☐ Improve the utilities and/or drainage infrastructure?
- ☐ Remediate environmental deficiencies or enhance public safety?
- ☐ Promote mixed-use development?
- ☒ Utilize architectural styles that compliment to historic areas already in existence?
- ☐ Help to mitigate or eliminate undesirable views or outside storage?
- ☐ Reduce the visual impact of parking areas?
- ☐ Preserve or provide natural landscaping?
- ☐ Implement environmentally-friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- ☐ Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.

Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☒ **SUMMARY:** a written summary outlining the overall scope of work to be performed;
- ☒ **APPLICATION:** completed & signed application (this document);
- ☐ **W-9:** used for establishing an account for payment by the City of San Angelo;
- ☒ **NARRATIVE:** used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☒ **PROJECT BUDGET:** a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and **CANNOT** include non-eligible items for funding or match.
- ☐ **DHRC LETTER OF APPROVAL:** If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project **MUST BE PROVIDED** with your application. **Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED.** Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner _____

Date: 8/6/20

SECTION 6: REPRESENTATIVE:

I hereby designate _____ as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: _____.

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR _____

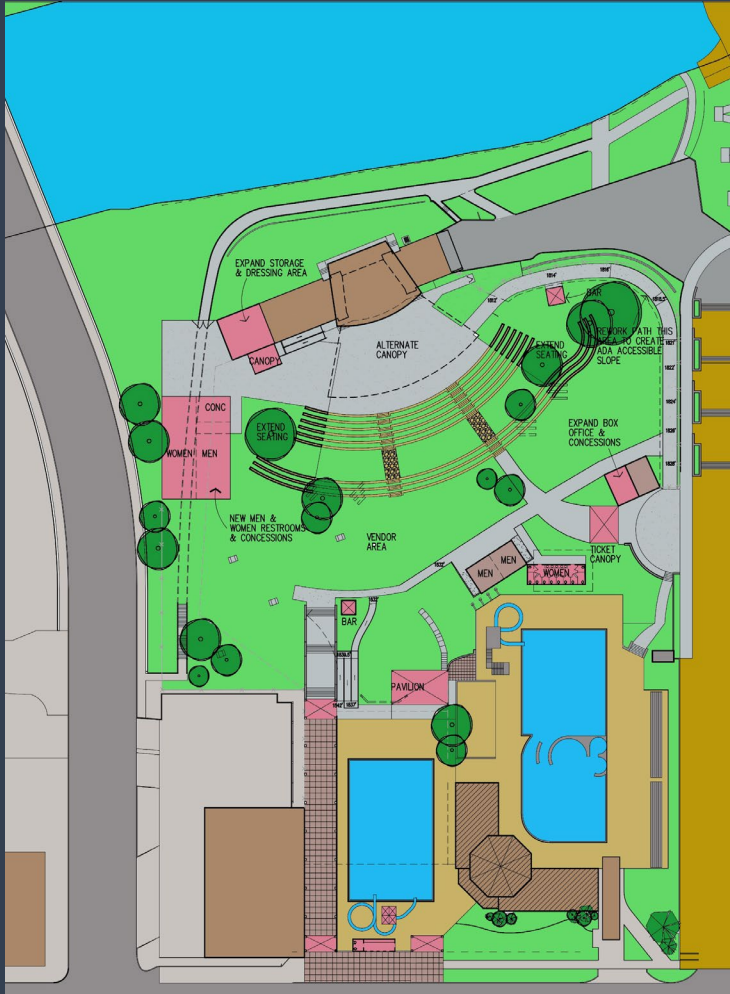
DATE _____

Bill Aylor Sr. Memorial River Stage

Project Summary

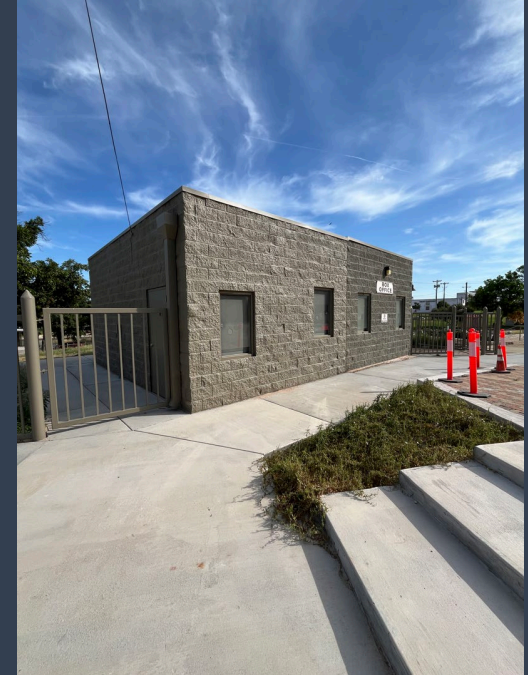
- River Stage improvements address maintenance, accessibility, and long-term venue needs.
- Opportunity to improve and grow
- Improvements include ADA access, additional dressing rooms, storage, expanded seating, ticketing and concession areas, and other upgrades.
- Project is nearing completion and there are a few items that need to be completed. Existing funding has been exhausted so we are seeking additional help to get this project completed.

Bill Aylor Sr. River Stage Renovations

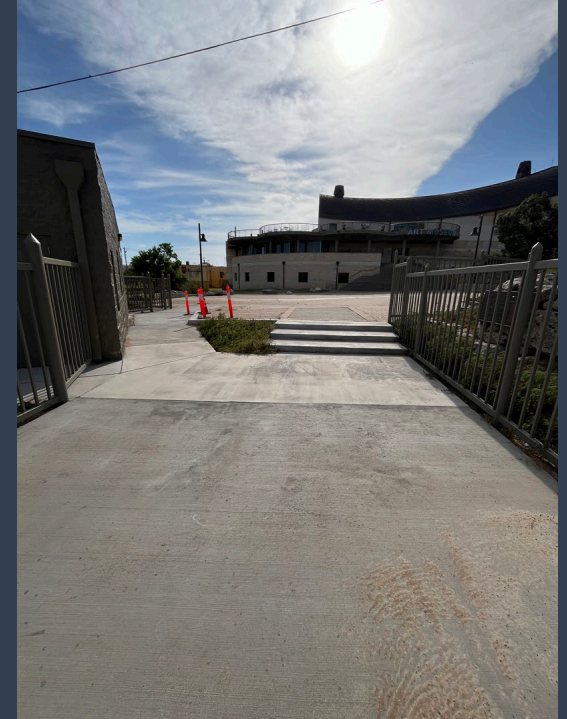


- New storage room
- Additional green rooms
- Expand terraced seating
- Expand existing ticketing and concessions
- New covered loading dock
- Level entry drive for buses
- Sidewalk improvements
- Accessible ramps to stage
- East side fencing modifications

Bill Aylor Sr. River Stage Renovations



Bill Aylor Sr. River Stage Renovations



River Stage Remaining Improvements

REQUESTED ITEMS

1. Paint exterior of building – SW Downing Sand
2. Limestone facing on columns and wainscot – South Elevation
3. Replace west fence to include new concrete

River Stage Remaining Improvements

SW Downing
Sand exterior
paint

Limestone
veneer



Bill Aylor Sr. River Stage Renovations

West Fence
Modification

Red- base bid

Green- proposed
additional fence



Project Summary – Basement Infrastructure & Studio Improvements

Property Address: 12 E. Twohig Ave., San Angelo, TX

Applicant: San Angelo Studios, LLC

San Angelo Studios proposes basement-level improvements focused on **accessibility, life-safety, and code-compliant access improvements** for the basement level at 12 E. Twohig Ave. The basement is an active part of the building and requires qualifying improvements related to safe access, emergency egress, and public usability.

This project is centered on **elevator modernization allocation, basement access improvements, life-safety upgrades, and code-related egress improvements** necessary to support safe and compliant access to the basement level of this historic downtown building.

The proposed work is intended to improve accessibility to the basement, strengthen life-safety conditions, and support continued lawful and functional use of the lower level as part of the overall building.

Total Project Cost: \$100,000

TIRZ Request: \$75,000

Private Match: \$25,000



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: 12ETA, LLC | San Angelo Studios Date: March 12, 2026

Business Owner (if different from above): Chris Martin / Derek Rankin | Managed: Seth Chomout

Business Address: 12 E. Twohig Mailing Address: _____

Business Phone: 9725333349 Secondary Phone: _____

Email: seth@sanangelostudios.com Fax: _____

Property Owner: 12ETA, LLC

Remit incentive payment(s) to: ☒ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☐ TIRZ - North Eligibility Area ☒ TIRZ - South Eligibility Area
(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

☒ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____
coworking and small business office suites

☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____

☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____

☒ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____
street-level storefront space for members and community events



SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy adopted 09/19/2023, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|---|--|---|
| ☐ Facade Improvement | ☐ Outdoor Storage & Screening | ☒ Secondary Egress |
| ☒ Historic Preservation | ☐ Paving (part of a larger project and meet ADA requirements) | |
| ☐ Asbestos Abatement | ☐ Landscape Installation | ☐ Sprinkler & Monitored Smoke Alarm System |
| ☐ Sales Tax | ☐ Property Tax Abatement | ☐ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: \$100k.

4C. The amount of funding requested is: \$75k, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: \$25k, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- ☒ Provide connections between activities?
- ☒ Improve pedestrian & vehicular infrastructure?
- ☐ Provide or reinforce usable & defined open space?
- ☐ Strengthen the focus area's identity?
- ☐ Support the goals of making the area a cultural, leisure, and tourist destination?
- ☐ Improve the utilities and/or drainage infrastructure?
- ☒ Remediate environmental deficiencies or enhance public safety?
- ☐ Promote mixed-use development?
- ☒ Utilize architectural styles that compliment to historic areas already in existence?
- ☐ Help to mitigate or eliminate undesirable views or outside storage?
- ☐ Reduce the visual impact of parking areas?
- ☐ Preserve or provide natural landscaping?
- ☐ Implement environmentally-friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- ☒ Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.

Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☐ **SUMMARY:** a written summary outlining the overall scope of work to be performed;
- ☐ **APPLICATION:** completed & signed application (this document);
- ☐ **W-9:** used for establishing an account for payment by the City of San Angelo;
- ☐ **NARRATIVE:** used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☐ **PROJECT BUDGET:** a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.
- ☐ **DHRC LETTER OF APPROVAL:** If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project **MUST BE PROVIDED** with your application. **Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED. Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.**

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner



Date:

3-12-26

SECTION 6: REPRESENTATIVE:

I hereby designate Seth Chomout as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 972 533 3349

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE

Basement Infrastructure & Studio Improvements

Property Address: 12 E. Twohig Ave., San Angelo, TX

Applicant: San Angelo Studios, LLC

Project Overview

San Angelo Studios proposes basement-level improvements focused on **accessibility, life-safety, and egress** within the historic building located at 12 E. Twohig Ave. The basement is an active level within the property and requires improvements related to safe access, compliant circulation, and emergency egress in order to support continued use.

This application has been revised to focus only on **TIRZ-eligible categories**, specifically improvements related to elevator modernization, basement access, code-compliant egress, and life-safety improvements associated with public use of the lower level.

Scope of Work

The proposed basement project includes:

- Allocation of elevator modernization costs directly associated with basement accessibility
- Secondary egress improvements necessary for safe basement access and exit
- Life-safety improvements tied to public use and emergency conditions
- Accessibility-route improvements associated with basement circulation
- Historic-building access improvements needed to support compliant occupancy

These improvements are intended to strengthen the basement's safe and lawful use while preserving the long-term functionality of the building as a historic downtown property.

Need for the Project

Basement levels in historic buildings often present special challenges related to accessibility, life-safety, and code compliance. In order for this level to remain usable and safely accessible, improvements must be made that address basement entry, emergency egress, and accessible circulation. Elevator-related work is a central part of this effort because it directly affects the basement's ability to function as an accessible part of the building.

Public Benefit

These improvements support safe public use of a lower level within a historic downtown structure. By improving accessibility and life-safety conditions, the project helps preserve

continued activity within the building and contributes to the long-term usefulness of a downtown property.

Historic Preservation and Functionality

This project is consistent with preserving and adapting a historic structure for continued productive use. Improving access, egress, and life-safety conditions helps sustain the building's usability without changing its historic purpose as an active downtown property.

Conclusion

The proposed basement improvements are a focused accessibility and life-safety project designed to improve basement access, egress, and compliant use within a historic downtown building. By investing in elevator modernization, egress improvements, and related safety upgrades, this project will strengthen the long-term functionality of the basement level and support continued use of the property.



The City of

San Angelo, Texas

Planning Division

52 West College Avenue, 76903

January 19, 2024

Brodie Dobbins
Northstar Construction
2920 S Jackson
San Angelo, TX 76903
Brodie@northstarremodels.com

Subject: CA23-17: 12 E. Twohig

To Whom It May Concern,

At its meeting on **Thursday, January 18, 2024**, the Design & Historic Review Commission for the City of San Angelo **approved** your case CA23-17 of A request for a Certificate of Appropriateness for a full remodel of existing building that includes demoing existing awning, construction of double tier balcony, replace and/or install windows, replace brick/tile from entry with travertine tiles, add uplighting on balcony to illuminate façade, paint brick on entire building, and replace lettering on front of building located at 12 E Twohig Blk: 7, Subd: SAN ANGELO ADDITION, S120' OF LOT 3, **subject to two conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain the required permits from the Building Permits and Inspections Division, as required for new buildings.
3. An encroachment agreement is obtained by applicant for the balcony.
4. The original front façade brick is not painted and the sides are painted to match it.
5. The existing tile that is on the ground in front of the doorway not be replaced.

Please be advised that the required permits are obtainable from the City's Permits and Inspections Division, located at 52 West College Avenue. They may also be reached by phone at (325) 657-4210, Extension 1. We will also send a copy of this clearance letter to their attention so that they will also understand the circumstances and issue the permits accordingly. If you require further assistance, please contact me at the Planning Division, (325) 657-4210, Extension 1533, or via email at rae.lineberry@cosatx.us

Sincerely,

Rae Lineberry

Rae Lineberry
Planner

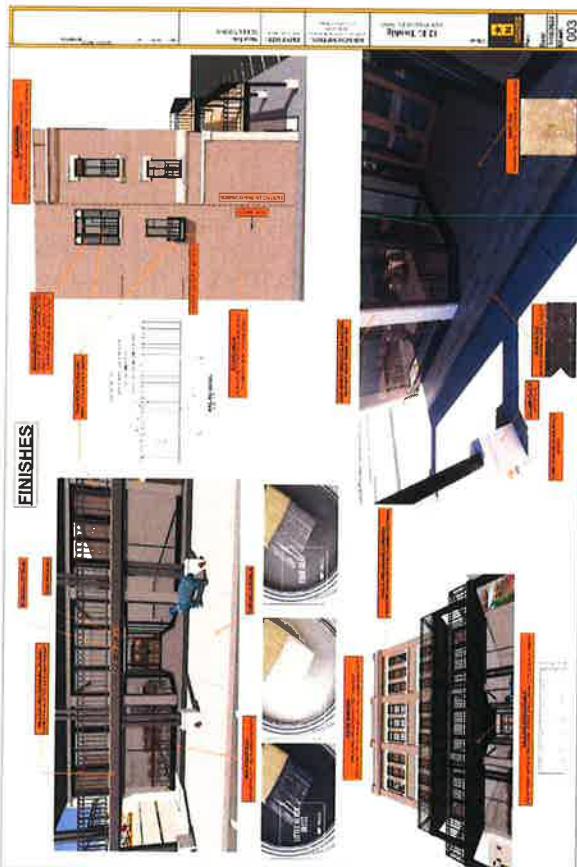
Front door tile



2



3



Project Summary – First Floor Storefront, Access & Accessibility Improvements

Property Address: 12 E. Twohig Ave., San Angelo, TX

Applicant: San Angelo Studios, LLC

San Angelo Studios proposes first-floor improvements focused on **storefront restoration, compliant entry access, historic façade preservation, and accessibility improvements** for the street-level portion of the building at 12 E. Twohig Ave. The first floor is the most visible and publicly accessible portion of the building and plays a critical role in the appearance, safety, and usability of the property.

This project includes **storefront window replacement, double-door and entry system improvements, accessibility-related improvements tied to first-floor public access, and elevator modernization allocation** supporting safe and accessible use of the property.

These improvements will preserve the architectural character of the historic storefront, improve entry and egress conditions, and strengthen the functionality of the first floor for continued public and commercial use.

Total Project Cost: \$137,307

TIRZ Request: \$100,000

Private Match: \$37,307



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: 12ETA, LLC | San Angelo Studios Date: March 12, 2026

Business Owner (if different from above): Chris Martin / Derek Rankin | Managed: Seth Chomout

Business Address: 12 E. Twohig Mailing Address _____

Business Phone: 9725333349 Secondary Phone: _____

Email: seth@sanangelostudios.com Fax: _____

Property Owner: 12ETA, LLC

Remit incentive payment(s) to: ☒ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☐ TIRZ - North Eligibility Area ☒ TIRZ - South Eligibility Area
(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

☒ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____
coworking and small business office suites

☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____

☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____

☒ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____
street-level storefront space for members and community events

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy adopted 09/19/2023, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|---|--|---|
| ☒ Facade Improvement | ☐ Outdoor Storage & Screening | ☒ Secondary Egress |
| ☒ Historic Preservation | ☐ Paving (part of a larger project and meet ADA requirements) | |
| ☐ Asbestos Abatement | ☐ Landscape Installation | ☐ Sprinkler & Monitored Smoke Alarm System |
| ☐ Sales Tax | ☐ Property Tax Abatement | ☐ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: \$ 137,307

4C. The amount of funding requested is: \$100k, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: 37,307, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- ☒ Provide connections between activities?
- ☒ Improve pedestrian & vehicular infrastructure?
- ☐ Provide or reinforce usable & defined open space?
- ☒ Strengthen the focus area's identity?
- ☐ Support the goals of making the area a cultural, leisure, and tourist destination?
- ☐ Improve the utilities and/or drainage infrastructure?
- ☒ Remediate environmental deficiencies or enhance public safety?
- ☐ Promote mixed-use development?
- ☒ Utilize architectural styles that compliment to historic areas already in existence?
- ☒ Help to mitigate or eliminate undesirable views or outside storage?
- ☐ Reduce the visual impact of parking areas?
- ☐ Preserve or provide natural landscaping?
- ☐ Implement environmentally-friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- ☒ Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.

Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☐ **SUMMARY:** a written summary outlining the overall scope of work to be performed;
- ☐ **APPLICATION:** completed & signed application (this document);
- ☐ **W-9:** used for establishing an account for payment by the City of San Angelo;
- ☐ **NARRATIVE:** used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☐ **PROJECT BUDGET:** a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.
- ☐ **DHRC LETTER OF APPROVAL:** If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project **MUST BE PROVIDED** with your application. **Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED.** Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner



Date:

3-12-26

SECTION 6: REPRESENTATIVE:

I hereby designate Seth Chomout as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 972 533 3349

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE

First Floor Storefront & Public-Facing Improvements

Property Address: 12 E. Twohig Ave., San Angelo, TX

Applicant: San Angelo Studios, LLC

Project Overview

The first floor of San Angelo Studios serves as the public face of the property and is the portion of the building most directly experienced from the sidewalk and street. Existing materials identify this level as the public-facing floor with storefront access and commercial use.

This application has been revised to focus on **TIRZ-eligible first-floor improvements**, specifically exterior storefront restoration, entry and egress improvements, code-compliant public access improvements, and elevator-related accessibility investment.

Scope of Work

The proposed first-floor project includes:

- replacement of storefront windows
- replacement of double entry doors and storefront system elements
- accessibility-related improvements associated with compliant public access
- elevator modernization allocation tied to accessible circulation and use

These items preserve and strengthen the public-facing function of the building while remaining within the categories most clearly connected to TIRZ eligibility.

Need for the Project

As the street-level portion of the property, the first floor has outsized impact on downtown appearance, public access, and commercial usability. Improvements to windows and entry systems strengthen the building façade and improve the pedestrian experience. Upgrades tied to accessibility and code-compliant public access improve the practical usability of the property while supporting continued lawful occupancy.

Historic Preservation and Public Benefit

The first floor is where historic preservation and public visibility overlap most directly. Storefront restoration and entry improvements preserve the character of the property while making it safer and more functional. These improvements benefit tenants, visitors, and pedestrians and contribute directly to the streetscape along Twohig Avenue.

Conclusion

The proposed first-floor improvements are a targeted historic preservation, façade, egress, and accessibility project. By improving storefront conditions, entry systems, public access, and elevator-related accessibility, this project will enhance both the appearance and functionality of the first floor while supporting continued use of the building.

[illegible]



The City of

San Angelo, Texas

Planning Division

52 West College Avenue, 76903

January 19, 2024

Brodie Dobbins
Northstar Construction
2920 S Jackson
San Angelo, TX 76903
Brodie@northstarremodels.com

Subject: CA23-17: 12 E. Twohig

To Whom It May Concern,

At its meeting on **Thursday, January 18, 2024**, the Design & Historic Review Commission for the City of San Angelo **approved** your case CA23-17 of A request for a Certificate of Appropriateness for a full remodel of existing building that includes demoing existing awning, construction of double tier balcony, replace and/or install windows, replace brick/tile from entry with travertine tiles, add uplighting on balcony to illuminate façade, paint brick on entire building, and replace lettering on front of building located at 12 E Twohig Blk: 7, Subd: SAN ANGELO ADDITION, S120' OF LOT 3, **subject to two conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain the required permits from the Building Permits and Inspections Division, as required for new buildings.
3. An encroachment agreement is obtained by applicant for the balcony.
4. The original front façade brick is not painted and the sides are painted to match it.
5. The existing tile that is on the ground in front of the doorway not be replaced.

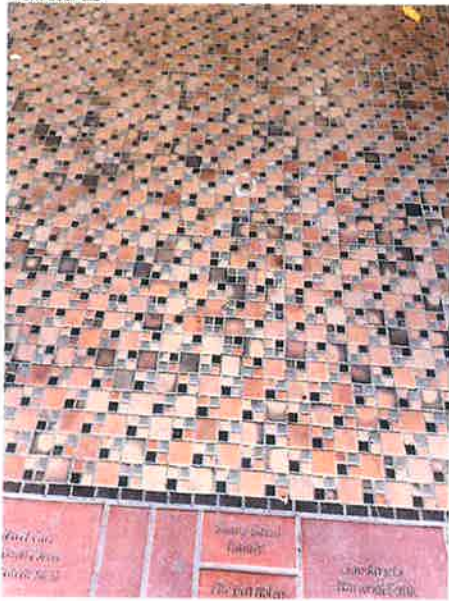
Please be advised that the required permits are obtainable from the City's Permits and Inspections Division, located at 52 West College Avenue. They may also be reached by phone at (325) 657-4210, Extension 1. We will also send a copy of this clearance letter to their attention so that they will also understand the circumstances and issue the permits accordingly. If you require further assistance, please contact me at the Planning Division, (325) 657-4210, Extension 1533, or via email at rae.lineberry@cosatx.us

Sincerely,

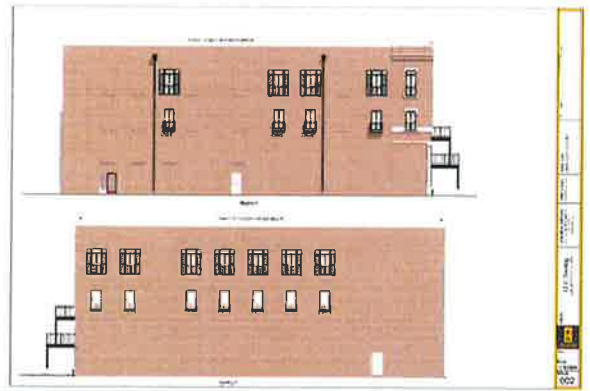
Rae Lineberry

Rae Lineberry
Planner

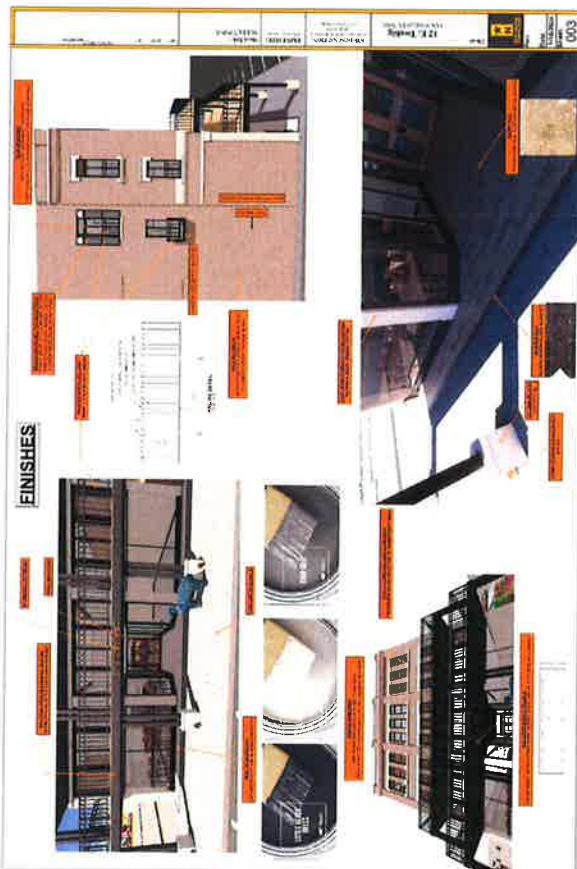
Front door tile



2



3



Project Summary – Fourth Floor Window, Accessibility & Upper-Level Access Improvements

Property Address: 12 E. Twohig Ave., San Angelo, TX

Applicant: San Angelo Studios, LLC

San Angelo Studios proposes fourth-floor improvements focused on **window replacement, accessibility, life-safety-related access improvements, and elevator-supported upper-floor use** for the fourth floor of the building at 12 E. Twohig Ave. The fourth floor is an important upper-level component of the property and benefits from reinvestment in exterior envelope conditions and accessible circulation.

This project includes **fourth-floor window replacement, upper-level accessibility improvements, life-safety and access-related improvements associated with lawful use, and elevator modernization allocation** serving the fourth floor.

These improvements are intended to improve the functionality, accessibility, and continued usability of the uppermost floor while preserving the historic building envelope.

Total Project Cost: \$148,655

TIRZ Request: \$100,000

Private Match: \$48,655



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: 12ETA, LLC | San Angelo Studios Date: March 12, 2026

Business Owner (if different from above): Chris Martin / Derek Rankin | Managed: Seth Chomout

Business Address: 12 E. Twohig Mailing Address: _____

Business Phone: 9725333349 Secondary Phone: _____

Email: seth@sanangelostudios.com Fax: _____

Property Owner: 12ETA, LLC

Remit incentive payment(s) to: ☒ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☐ TIRZ - North Eligibility Area ☒ TIRZ - South Eligibility Area

(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

☒ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____
coworking and small business office suites

☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____

☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____

☒ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____
street-level storefront space for members and community events

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy adopted 09/19/2023, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|---|--|---|
| ☒ Facade Improvement | ☐ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☒ Historic Preservation | ☐ Paving (part of a larger project and meet ADA requirements) | |
| ☐ Asbestos Abatement | ☐ Landscape Installation | ☐ Sprinkler & Monitored Smoke Alarm System |
| ☐ Sales Tax | ☐ Property Tax Abatement | ☐ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: \$148,655

4C. The amount of funding requested is: \$100K, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: \$48,655, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- ☒ Provide connections between activities?
- ☒ Improve pedestrian & vehicular infrastructure?
- ☐ Provide or reinforce usable & defined open space?
- ☒ Strengthen the focus area's identity?
- ☐ Support the goals of making the area a cultural, leisure, and tourist destination?
- ☒ Improve the utilities and/or drainage infrastructure?
- ☒ Remediate environmental deficiencies or enhance public safety?
- ☐ Promote mixed-use development?
- ☒ Utilize architectural styles that compliment to historic areas already in existence?
- ☐ Help to mitigate or eliminate undesirable views or outside storage?
- ☐ Reduce the visual impact of parking areas?
- ☐ Preserve or provide natural landscaping?
- ☐ Implement environmentally-friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- ☒ Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.

Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☐ **SUMMARY:** a written summary outlining the overall scope of work to be performed;
- ☐ **APPLICATION:** completed & signed application (this document);
- ☐ **W-9:** used for establishing an account for payment by the City of San Angelo;
- ☐ **NARRATIVE:** used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☐ **PROJECT BUDGET:** a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.
- ☐ **DHRC LETTER OF APPROVAL:** If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project **MUST BE PROVIDED** with your application. **Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED. Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.**

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner



Date:

3-12-26

SECTION 6: REPRESENTATIVE:

I hereby designate Seth Chomout as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 972 533 3349

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE

Fourth Floor Window, Accessibility & Upper-Level Access Improvements

Property Address: 12 E. Twohig Ave., San Angelo, TX

Applicant: San Angelo Studios, LLC

Project Overview

The fourth floor is one of the key upper levels of the building and requires continued reinvestment in window conditions, accessibility, and code-compliant circulation to support its long-term use. Existing materials identify the fourth floor as a meaningful upper-level opportunity within the building. This application has been revised to focus on **TIRZ-eligible improvements only**.

Scope of Work

The proposed fourth-floor project includes:

- replacement of fourth-floor windows
- accessibility and code-compliant upper-level access improvements
- life-safety and circulation improvements associated with lawful occupancy
- elevator modernization allocation serving upper-floor access

This revised scope removes non-qualifying interior activation language and focuses instead on the categories most clearly aligned with TIRZ eligibility.

Need for the Project

Historic upper floors often require access and envelope improvements in order to remain viable. Window replacement preserves the building envelope and supports continued use. Elevator-related accessibility and circulation improvements help ensure that upper-floor access does not become a barrier to long-term functionality.

Benefit to the Property

These improvements support continued upper-level use within a historic downtown building and help preserve the long-term value and usability of the property. By improving windows, access, and accessibility, the fourth floor remains a productive part of the building.

Conclusion

The proposed fourth-floor improvements are a targeted upper-level accessibility and façade project. By focusing on windows, elevator-supported access, and code-compliant circulation, this application strengthens the usability of the fourth floor while preserving the character and function of the historic structure.

[illegible]



The City of

San Angelo, Texas

Planning Division

52 West College Avenue, 76903

January 19, 2024

Brodie Dobbins
Northstar Construction
2920 S Jackson
San Angelo, TX 76903
Brodie@northstarremodels.com

Subject: CA23-17: 12 E. Twohig

To Whom It May Concern,

At its meeting on **Thursday, January 18, 2024**, the Design & Historic Review Commission for the City of San Angelo approved your case CA23-17 of A request for a Certificate of Appropriateness for a full remodel of existing building that includes demoing existing awning, construction of double tier balcony, replace and/or install windows, replace brick/tile from entry with travertine tiles, add uplighting on balcony to illuminate façade, paint brick on entire building, and replace lettering on front of building located at 12 E Twohig Blk: 7, Subd: SAN ANGELO ADDITION, S120' OF LOT 3, **subject to two conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain the required permits from the Building Permits and Inspections Division, as required for new buildings.
3. An encroachment agreement is obtained by applicant for the balcony.
4. The original front façade brick is not painted and the sides are painted to match it.
5. The existing tile that is on the ground in front of the doorway not be replaced.

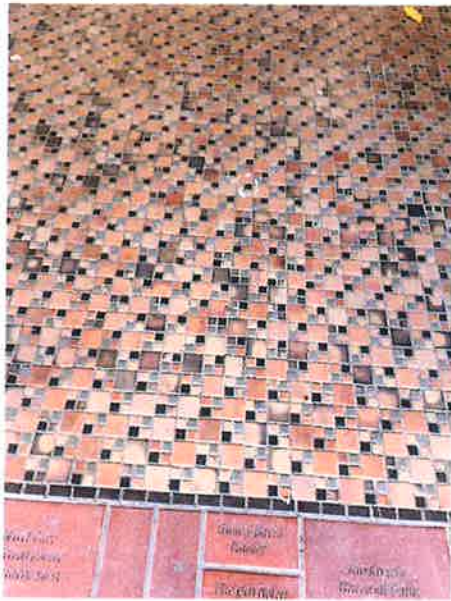
Please be advised that the required permits are obtainable from the City's Permits and Inspections Division, located at 52 West College Avenue. They may also be reached by phone at (325) 657-4210, Extension 1. We will also send a copy of this clearance letter to their attention so that they will also understand the circumstances and issue the permits accordingly. If you require further assistance, please contact me at the Planning Division, (325) 657-4210, Extension 1533, or via email at rae.lineberry@cosatx.us

Sincerely,

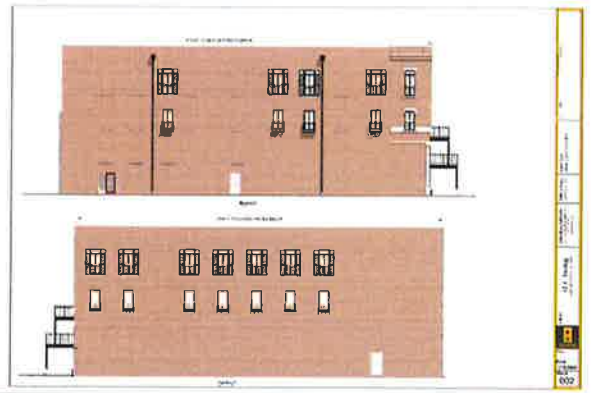
Rae Lineberry

Rae Lineberry
Planner

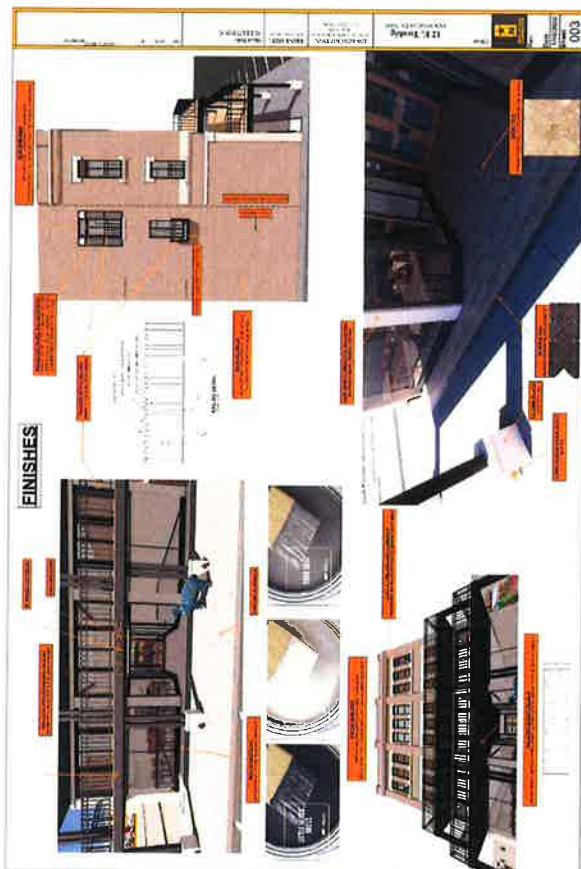
Front door tile



2



3



Project Summary – Second Floor Window, Accessibility & Operational Access Improvements

Property Address: 12 E. Twohig Ave., San Angelo, TX

Applicant: San Angelo Studios, LLC

San Angelo Studios proposes second-floor improvements focused on **window replacement, historic exterior preservation, accessibility improvements, and code-compliant operational access** for the second floor of the building at 12 E. Twohig Ave. The second floor supports office and meeting-related activity and benefits from exterior envelope improvements and accessible vertical circulation.

This project includes **second-floor window replacement, accessible circulation improvements, code-related access improvements tied to lawful occupancy, and elevator modernization allocation** serving the second floor.

These investments are intended to improve the functionality, accessibility, and long-term usability of the second floor while preserving the building's historic character.

Total Project Cost: \$134,520

TIRZ Request: \$100,000

Private Match: \$34,520



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: 12ETA, LLC | San Angelo Studios Date: March 12, 2026

Business Owner (if different from above): Chris Martin / Derek Rankin | Managed: Seth Chomout

Business Address: 12 E. Twohig Mailing Address _____

Business Phone: 9725333349 Secondary Phone: _____

Email: seth@sanangelostudios.com Fax: _____

Property Owner: 12ETA, LLC

Remit incentive payment(s) to: ☒ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☐ TIRZ - North Eligibility Area ☒ TIRZ - South Eligibility Area
(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

☒ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____
coworking and small business office suites

☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____

☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____

☒ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____
street-level storefront space for members and community events

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy adopted 09/19/2023, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|---|--|---|
| ☒ Facade Improvement | ☐ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☒ Historic Preservation | ☐ Paving (part of a larger project and meet ADA requirements) | |
| ☐ Asbestos Abatement | ☐ Landscape Installation | ☐ Sprinkler & Monitored Smoke Alarm System |
| ☐ Sales Tax | ☐ Property Tax Abatement | ☐ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☒ More than \$25,000

4B. The total estimated project cost is: \$134,520.

4C. The amount of funding requested is: \$100K, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: \$34,520, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- ☒ Provide connections between activities?
- ☒ Improve pedestrian & vehicular infrastructure?
- ☐ Provide or reinforce usable & defined open space?
- ☒ Strengthen the focus area's identity?
- ☐ Support the goals of making the area a cultural, leisure, and tourist destination?
- ☒ Improve the utilities and/or drainage infrastructure?
- ☒ Remediate environmental deficiencies or enhance public safety?
- ☐ Promote mixed-use development?
- ☒ Utilize architectural styles that compliment to historic areas already in existence?
- ☐ Help to mitigate or eliminate undesirable views or outside storage?
- ☐ Reduce the visual impact of parking areas?
- ☐ Preserve or provide natural landscaping?
- ☐ Implement environmentally-friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- ☒ Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.

Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☐ **SUMMARY:** a written summary outlining the overall scope of work to be performed;
- ☐ **APPLICATION:** completed & signed application (this document);
- ☐ **W-9:** used for establishing an account for payment by the City of San Angelo;
- ☐ **NARRATIVE:** used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☐ **PROJECT BUDGET:** a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.
- ☐ **DHRC LETTER OF APPROVAL:** If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project **MUST BE PROVIDED** with your application. **Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED.** Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner



Date:

3-12-26

SECTION 6: REPRESENTATIVE:

I hereby designate Seth Chomout as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 972 533 3349

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE

Second Floor Window, Accessibility & Operational Access Improvements

Property Address: 12 E. Twohig Ave., San Angelo, TX

Applicant: San Angelo Studios, LLC

Project Overview

The second floor of San Angelo Studios supports office and meeting-related use within the building. Existing materials describe this floor as containing office and shared-use functions. This application has been revised to focus on **TIRZ-eligible improvements only**, specifically window replacement, accessible circulation, life-safety-related access improvements, and elevator modernization.

Scope of Work

The proposed work includes:

- replacement of second-floor windows
- accessibility and code-compliant circulation improvements associated with second-floor use
- life-safety and operational access improvements tied to lawful use of the level
- elevator modernization allocation serving second-floor accessibility

This scope focuses on qualifying building-envelope and accessibility-related work rather than interior buildout.

Need for the Project

Historic upper floors often require reinvestment in windows, access, and code-compliant circulation in order to remain functional and productive. Window replacement improves weather resistance, comfort, and building longevity. Accessibility and circulation improvements support continued use and strengthen the legal and practical usability of the floor.

Public and Economic Benefit

Improvements to the second floor help preserve a productive and usable level within a historic downtown workspace building. By focusing on access, circulation, and exterior-envelope improvements, this project supports continued commercial use while maintaining the historic structure.

Conclusion

The proposed second-floor improvements are a focused accessibility and façade-related project designed to preserve usability, improve access, and strengthen the long-term functionality of the second floor within a historic downtown building.

[illegible]



The City of

San Angelo, Texas

Planning Division

52 West College Avenue, 76903

January 19, 2024

Brodie Dobbins
Northstar Construction
2920 S Jackson
San Angelo, TX 76903
Brodie@northstarremodels.com

Subject: CA23-17: 12 E. Twohig

To Whom It May Concern,

At its meeting on **Thursday, January 18, 2024**, the Design & Historic Review Commission for the City of San Angelo **approved** your case CA23-17 of A request for a Certificate of Appropriateness for a full remodel of existing building that includes demoing existing awning, construction of double tier balcony, replace and/or install windows, replace brick/tile from entry with travertine tiles, add uplighting on balcony to illuminate façade, paint brick on entire building, and replace lettering on front of building located at 12 E Twohig Blk: 7, Subd: SAN ANGELO ADDITION, S120' OF LOT 3, **subject to two conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain the required permits from the Building Permits and Inspections Division, as required for new buildings.
3. An encroachment agreement is obtained by applicant for the balcony.
4. The original front façade brick is not painted and the sides are painted to match it.
5. The existing tile that is on the ground in front of the doorway not be replaced.

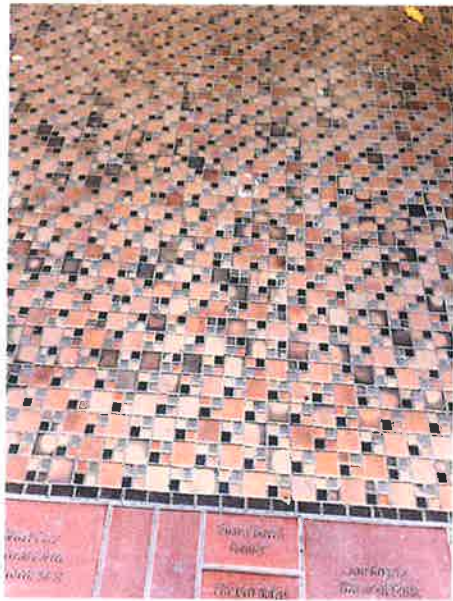
Please be advised that the required permits are obtainable from the City's Permits and Inspections Division, located at 52 West College Avenue. They may also be reached by phone at (325) 657-4210, Extension 1. We will also send a copy of this clearance letter to their attention so that they will also understand the circumstances and issue the permits accordingly. If you require further assistance, please contact me at the Planning Division, (325) 657-4210, Extension 1533, or via email at rae.lineberry@cosatx.us

Sincerely,

Rae Lineberry

Rae Lineberry
Planner

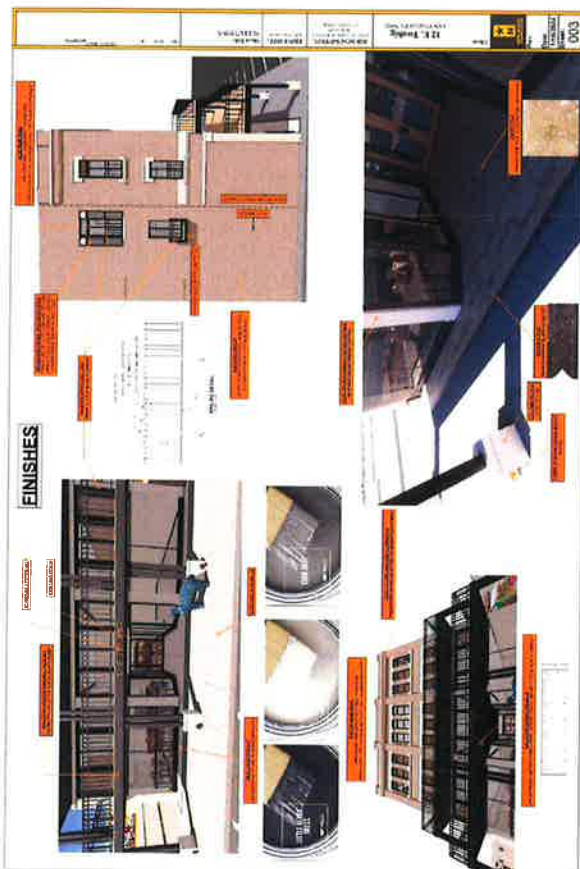
Front door tile



2



3



Project Summary – Third Floor Window, Accessibility & Future Occupancy Access Improvements

Property Address: 12 E. Twohig Ave., San Angelo, TX

Applicant: San Angelo Studios, LLC

San Angelo Studios proposes third-floor improvements focused on **window replacement, accessibility, and code-compliant access improvements** for the third floor of the building at 12 E. Twohig Ave. The third floor represents an important opportunity for continued productive use and requires qualifying improvements related to building envelope and accessible circulation.

This project includes **third-floor window replacement, accessibility-related improvements associated with lawful occupancy, circulation and life-safety access improvements, and elevator modernization allocation** serving the third floor.

These improvements will improve the floor's readiness for continued use, preserve the building envelope, and strengthen the usability of the upper level within a historic downtown property.

Total Project Cost: \$128,580

TIRZ Request: \$100,000

Private Match: \$28,580



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: 12ETA, LLC | San Angelo Studios Date: March 12, 2026

Business Owner (if different from above): Chris Martin / Derek Rankin | Managed: Seth Chomout

Business Address: 12 E. Twohig Mailing Address: _____

Business Phone: 9725333349 Secondary Phone: _____

Email: seth@sanangelostudios.com Fax: _____

Property Owner: 12ETA, LLC

Remit incentive payment(s) to: ☒ Property Owner ☐ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☐ TIRZ - North Eligibility Area ☒ TIRZ - South Eligibility Area
(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

☒ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____
coworking and small business office suites

☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____

☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____

☒ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____
street-level storefront space for members and community events

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy adopted 09/19/2023, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|---|--|---|
| ☒ Facade Improvement | ☐ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☒ Historic Preservation | ☐ Paving (part of a larger project and meet ADA requirements) | |
| ☐ Asbestos Abatement | ☐ Landscape Installation | ☐ Sprinkler & Monitored Smoke Alarm System |
| ☐ Sales Tax | ☐ Property Tax Abatement | ☐ Development Fee Reductions |

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☐ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000

☒ More than \$25,000

4B. The total estimated project cost is:

\$128,580

4C. The amount of funding requested is:

\$100K

, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is:

\$28,580

, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 09/19/23 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- ☒ Provide connections between activities?
- ☒ Improve pedestrian & vehicular infrastructure?
- ☐ Provide or reinforce usable & defined open space?
- ☒ Strengthen the focus area's identity?
- ☐ Support the goals of making the area a cultural, leisure, and tourist destination?
- ☒ Improve the utilities and/or drainage infrastructure?
- ☒ Remediate environmental deficiencies or enhance public safety?
- ☐ Promote mixed-use development?
- ☒ Utilize architectural styles that compliment to historic areas already in existence?
- ☐ Help to mitigate or eliminate undesirable views or outside storage?
- ☐ Reduce the visual impact of parking areas?
- ☐ Preserve or provide natural landscaping?
- ☐ Implement environmentally-friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- ☒ Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - In addition to a completed application - are minimum requirements.

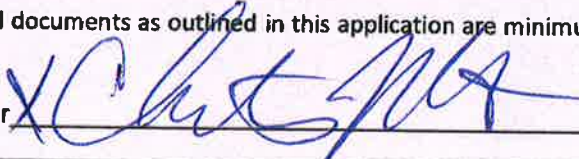
Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☐ **SUMMARY:** a written summary outlining the overall scope of work to be performed;
- ☐ **APPLICATION:** completed & signed application (this document);
- ☐ **W-9:** used for establishing an account for payment by the City of San Angelo;
- ☐ **NARRATIVE:** used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☐ **PROJECT BUDGET:** a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.
- ☐ **DHRC LETTER OF APPROVAL:** If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project **MUST BE PROVIDED** with your application. **Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED.** Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted September 19, 2023 by City Council).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner



Date: 3-12-26

SECTION 6: REPRESENTATIVE:

I hereby designate Seth Chomout as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 972 533 3349

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF DEVELOPMENT SERVICES COORDINATOR

DATE

Third Floor Window, Accessibility & Future Occupancy Access Improvements

Property Address: 12 E. Twohig Ave., San Angelo, TX

Applicant: San Angelo Studios, LLC

Project Overview

The third floor of San Angelo Studios is identified in the broader building materials as a future expansion opportunity for continued productive use. This application has been revised to focus only on **TIRZ-eligible work**, specifically window replacement, accessible circulation, and elevator-related access improvements.

Scope of Work

The proposed third-floor project includes:

- replacement of third-floor windows
- accessibility and code-compliant circulation improvements associated with lawful use
- elevator modernization allocation serving third-floor access

These revisions remove general buildout language and instead frame the project around envelope preservation, accessibility, and qualifying access-related improvements.

Need for the Project

Upper floors in historic downtown buildings often require window and access improvements before they can remain fully functional and productive. Window replacement preserves the exterior envelope and improves tenant comfort. Accessibility and circulation improvements support continued lawful use and remove barriers to upper-floor functionality.

Long-Term Benefit

This project helps preserve the usability of the third floor as part of a larger historic downtown building. By focusing on eligible access and façade-related improvements, it supports continued reinvestment in the property without relying on non-qualifying interior buildout categories.

Conclusion

The proposed third-floor improvements are a forward-looking accessibility and façade project. By improving windows, circulation, and elevator-supported access, this application strengthens the long-term functionality of the floor while preserving the value of the historic structure.

[illegible]

[illegible]

I certify that the information above is accurate in its representation of itemized costs. I understand that additional information may be requested to substantiate these amounts and will promptly provide such information.


Applicant or representative

3-12-26
Date

FOR OFFICE USE ONLY:**SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST**

DATE _____

RANKING INFO: _____ **APPROVED FOR FUNDING? Y N** **FINAL INCENTIVE AMOUNT:** _____

DATE OF PAYMENT: _____ **CHECK NUMBER:** _____ **CONTRACT EXECUTED:** _____ **Document Effective as of:** _____



The City of

San Angelo, Texas

Planning Division

52 West College Avenue, 76903

January 19, 2024

Brodie Dobbins
Northstar Construction
2920 S Jackson
San Angelo, TX 76903
Brodie@northstarremodels.com

Subject: CA23-17: 12 E. Twohig

To Whom It May Concern,

At its meeting on **Thursday, January 18, 2024**, the Design & Historic Review Commission for the City of San Angelo **approved** your case CA23-17 of A request for a Certificate of Appropriateness for a full remodel of existing building that includes demoing existing awning, construction of double tier balcony, replace and/or install windows, replace brick/tile from entry with travertine tiles, add uplighting on balcony to illuminate façade, paint brick on entire building, and replace lettering on front of building located at 12 E Twohig Blk: 7, Subd: SAN ANGELO ADDITION, S120' OF LOT 3, **subject to two conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain the required permits from the Building Permits and Inspections Division, as required for new buildings.
3. An encroachment agreement is obtained by applicant for the balcony.
4. The original front façade brick is not painted and the sides are painted to match it.
5. The existing tile that is on the ground in front of the doorway not be replaced.

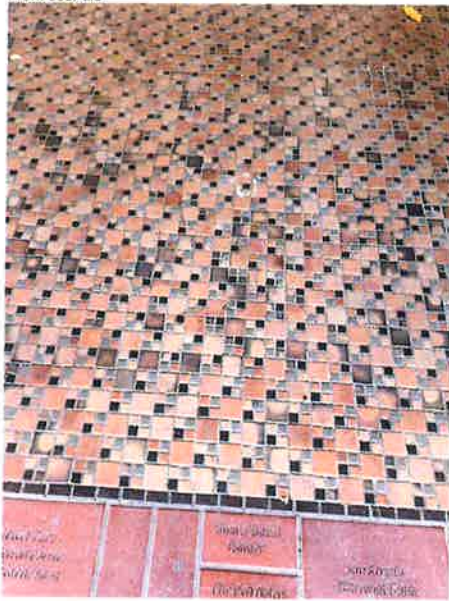
Please be advised that the required permits are obtainable from the City's Permits and Inspections Division, located at 52 West College Avenue. They may also be reached by phone at (325) 657-4210, Extension 1. We will also send a copy of this clearance letter to their attention so that they will also understand the circumstances and issue the permits accordingly. If you require further assistance, please contact me at the Planning Division, (325) 657-4210, Extension 1533, or via email at rae.lineberry@cosatx.us

Sincerely,

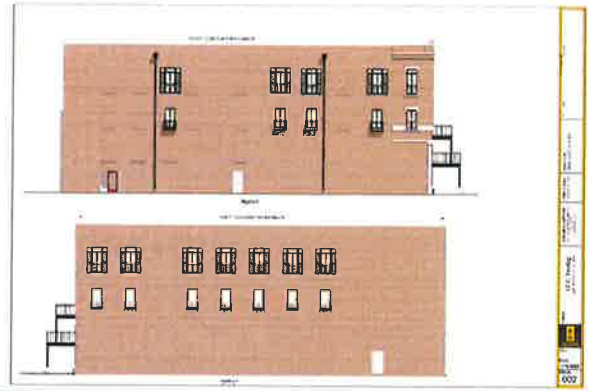
Rae Lineberry

Rae Lineberry
Planner

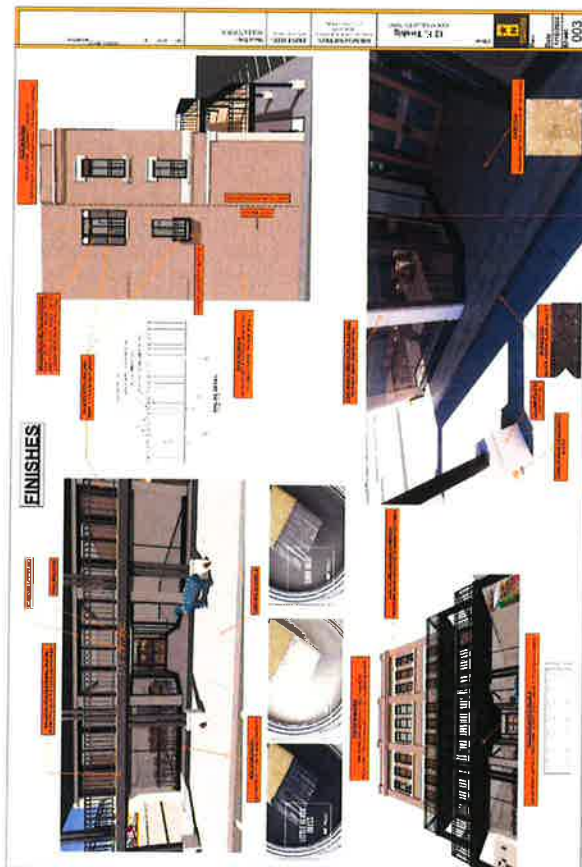
Front door tile



2



3





The City of

San Angelo, Texas

Planning Division

52 West College Avenue, 76903

January 19, 2024

Brodie Dobbins
Northstar Construction
2920 S Jackson
San Angelo, TX 76903
Brodie@northstarremodels.com

Subject: CA23-17: 12 E. Twohig

To Whom It May Concern,

At its meeting on **Thursday, January 18, 2024**, the Design & Historic Review Commission for the City of San Angelo **approved** your case CA23-17 of A request for a Certificate of Appropriateness for a full remodel of existing building that includes demoing existing awning, construction of double tier balcony, replace and/or install windows, replace brick/tile from entry with travertine tiles, add uplighting on balcony to illuminate façade, paint brick on entire building, and replace lettering on front of building located at 12 E Twohig Blk: 7, Subd: SAN ANGELO ADDITION, S120' OF LOT 3, **subject to two conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain the required permits from the Building Permits and Inspections Division, as required for new buildings.
3. An encroachment agreement is obtained by applicant for the balcony.
4. The original front façade brick is not painted and the sides are painted to match it.
5. The existing tile that is on the ground in front of the doorway not be replaced.

Please be advised that the required permits are obtainable from the City's Permits and Inspections Division, located at 52 West College Avenue. They may also be reached by phone at (325) 657-4210, Extension 1. We will also send a copy of this clearance letter to their attention so that they will also understand the circumstances and issue the permits accordingly. If you require further assistance, please contact me at the Planning Division, (325) 657-4210, Extension 1533, or via email at rae.lineberry@cosatx.us

Sincerely,

Rae Lineberry

Rae Lineberry
Planner

Approved by DHRC (January 18, 2024)

Front door tile





REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning Commission

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z26-13, a request for a zone change from the General/Heavy Commercial zoning district to the General Commercial zoning district located at 3 E. 9th St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

Thus request is to rezone a property for future development located at 3. E 9th Street. The property lies within the TIRZ North district and a qualification of funding is to rezone a property from the CG/CH General Commercial/Heavy Commercial to another zoning district. The Visions plan is Commercial along the Chadbourne Corridor. This property is a boarded building due to a previous fire and the current property owner is looking a opening either a small business or a Short Term Rental at the location. They have chosen the General Commercial zoning district, which is appropriate as this is the first developed lot adjacent to N. Chadbourne.

City staff recommenced approval at the August 17th Planning Commission. The Planning Commission recommended approval with a 6-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--------------------------------|------------------------------------|
| 1. | Z26-13 3 E 9th St Staff Report | Z26-13 3 E 9th St Staff Report.pdf |
| 2. | Z26-13- Ordinance | Z26-13- Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy

Aaron Vannoy

Holly Crooks

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval



STAFF REPORT - Z26-13 3 E 9th St

Planning Commission: August 17, 2026

City Council 1st reading: September 15, 2026

APPLICATION TYPE:		CASES:	
Zone Change		Z26-13: 3 E 9 th St	
SYNOPSIS:			
A request for a zone change from General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 3 E 9 th St.			
LOCATION:		LEGAL DESCRIPTION:	
3 E 9 th St		Acres: 0.115, Lot: 9, Blk: 29, Subd: MILES ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #3 – Harry Thomas Neighborhood – Reagan	Currently: CG/CH Requesting: CG	Commercial	0.115 Acres
NOTIFICATIONS:			
23 notifications sent on 07/28/26. Received 0 in favor and 1 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 3 E 9 th St.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Jennifer & James Smart			
STAFF CONTACT:			
Nicholas Janney Planner (325) 657-4210, ext 1186 Nicholas.janney@sanangelo.gov			

Additional Information: The Petitioner plans to renovate the current building, which sustained fire damage and is currently vacant. The applicant also plans to apply for TIRZ funding. Their initial plan was a member's only cigar lounge, but they are reconsidering what might be most appropriate.

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 proposed zoning is removing the multi-zoning code that Staff is trying to phase out of the Zoning Ordinance. It allows the area to remain commercial.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning does not conflict with the zoning ordinance and will allow continued commercial development along the commercial corridor.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The proposed zoning is compatible with the surrounding area as there is General/Heavy Commercial zoning and commercial uses all along N Chadbourne St.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** A zone change to General Commercial is necessary for the applicant's plans to apply for TIRZ funding to support the development.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** The zone change will allow for the redevelopment of a vacant and fire damage property, which will be a benefit to the local neighborhood.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The property will maintain the pattern of commercial development along N Chadbourne St.

Recommendation:

Staff recommend **approval** of a zone change from General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 3 E 9th St.

Attachments:

Notification Map

Zoning Map

Vision Plan Map

1002

10th

918

917

915

913

909

903

901

12

817

815

811

807

12

18

13

17

9

717

713

711

23

25

17

20

10

6

11

3

15

21

25

31

33

813

28

22

16

802

10

15

712

19

Chadbourne

9th

8th

7th

Houston Hartge Expy Frontage

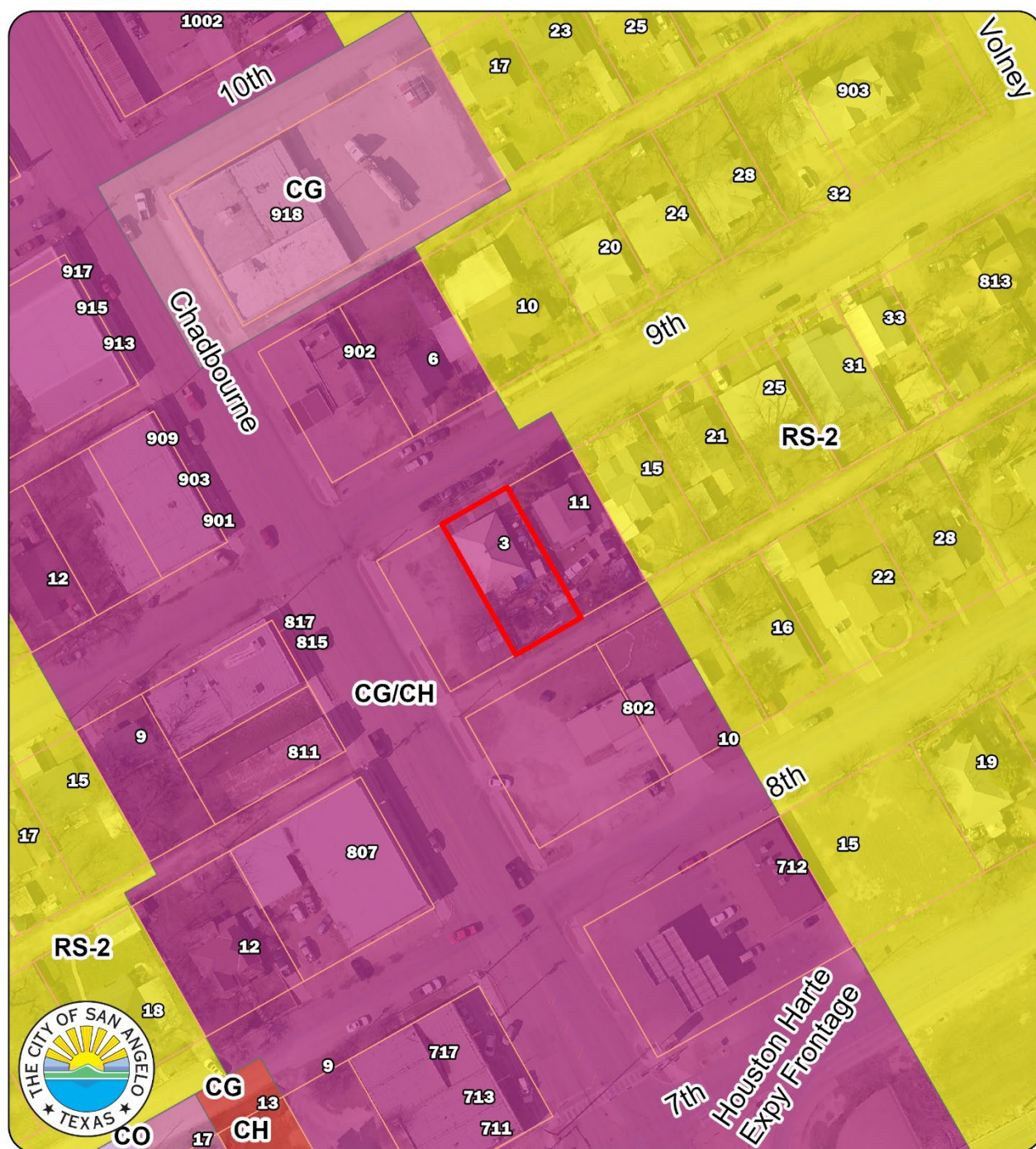
Volney

THE CITY OF SAN ANGELO TEXAS

N



Zoning Map



Zoning Map

Case Z26-13: 3 E 9th St

Council District: #3 - Harry Thomas
Neighborhood: Reagan

Subject Property: —

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

N



1002

10th

918

917

915

913

909

903

901

12

15

17

18

17

13

9

817

815

811

807

717

713

711

23

25

17

10

6

3

11

15

802

10

16

712

15

28

32

24

28

33

31

25

22

19

903

813

Neighborhood

Commercial

8th

7th

Houston

Frontage

THE CITY OF SAN ANTONIO
TEXAS

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 0.115 ACRES LOCATED AT 3 EAST 9TH STREET**; FROM THE GENERAL/HEAVY COMMERCIAL (CG/CH) TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z26-13: 3 E 9th St

WHEREAS, on the 17th day of August 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 General/Heavy Commercial (CG/CH) to General Commercial (CG).; and,

WHEREAS, on the 15th day of September 2026, City Council held a public hearing on Z26-13, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property of a total of 0.115 acres located at 3 E 9th St., 0.115 acres, Lot: 9, Blk: 29, Subd: Miles Addition described as 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 **15th day of September 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of October 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

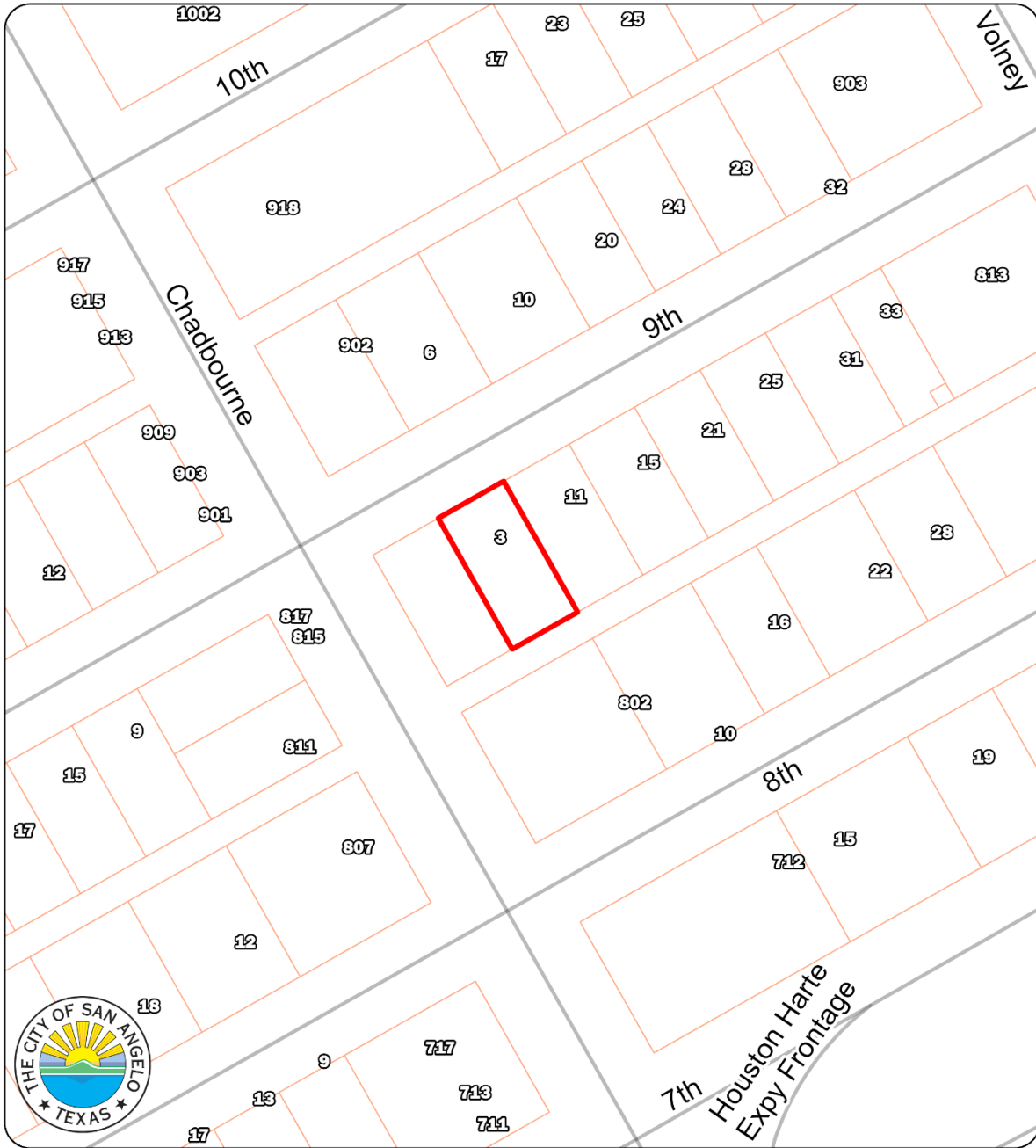
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map

Case Z26-13: 3 E 9th St

Council District: #3 - Harry Thomas
Neighborhood: Reagan

Subject Property:



Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

N



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z26-15, a request for a zone change from the Single-Family Residential zoning district to the Zero Lot Line, Twinhome and Townhome Residential zoning district located at 2412 Paint Rock Rd. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This request is for a zone change for a residential property located at 2412 Paint Rock Rd. This property has been speculated for development for many years; the challenge is the flood plain and foodway encompasses a significant portion of the property. Therefore, the property owner is seeking a rezoning from the slightly larger lots of RS-1, being a minimum of 5000 Sq. Ft. and a 50' frontage per lot to a smaller frontage of 35' and smaller lot size being 2,100 Sq. Ft. The applicant would like to do Zero Lot line housing, which is a single-family-style house just placed on one property line with a required 10' setback for building separation on the adjacent lot. This is in the designated infill area and the property owner wants to maximize the usable lot space on the property. This style of housing is reflected as a need from our 2019 and 2024 Resintel study and these areas close to Goodfellow allow for entry-level housing at a more affordable rate.

There were discussions from the adjacent neighborhood with concerns about traffic. The adjacent local roads are designed to accommodate the volume of traffic along with speed limits and appropriate designations for bus stops to minimize pedestrian vehicular interactions.

The Planning Commission heard the case on August 17th and made a recommendation of approval with a 6-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------------------|---|
| 1. | Z26-15 2412 Paint Rock Staff Report | Z26-15 2412 Paint Rock Staff Report.pdf |
| 2. | Z26-15 - Ordinance | Z26-15 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

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



STAFF REPORT

Planning Commission: August 17, 2026

City Council 1st reading: September 15, 2026

APPLICATION TYPE:		CASES:	
Zone Change		Z26-15: 2412 Paint Rock Road	
SYNOPSIS:			
A request for a zone change from the Single-Family Residential (RS-1) zoning district to Zero Lot Line, Twinhome and Townhome Residential (RS-3) located at 2412 Paint Rock Road.			
LOCATION:		LEGAL DESCRIPTION:	
2412 Paint Rock Road		Acres: 8.351, Abst: A-1556 S-0164, Survey: C KEIZER, 8.351 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Patrick Keely Neighborhood – Belaire	Currently: RS-1 Requesting: RS-3	Neighborhood	8.351 Acres
NOTIFICATIONS:			
35 notifications were sent on 07/27/26. At the time of this report, we have received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of a zone change from the Single-Family Residential (RS-1) zoning district to Zero Lot Line, Twinhome and Townhome Residential (RS-3) located at 2412 Paint Rock Road.			
PROPERTY OWNER/PETITIONER:			
Petitioner: JADE Living LLC			
STAFF CONTACT:			
Austin Reed Planning & Development Administrator (325) 657-4210, ext 1550 Austin.reed@sanangelo.gov			

Additional Information:

This zone change encompasses the entirety of a 8.351-acre tract where the Petitioner plans to develop Zero Lot Line, Twinhome, or Townhome-style houses. A plat application to subdivide the property has not yet been received but will presumably follow this zone change request. The vision plan determines this area to be “Neighborhood”, which this request aligns with. Surrounding this property is existing single-family residences and across the street is Goodfellow Air Force Base.

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 proposed zoning matches the vision plan for this area, which is Neighborhood.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The proposed zoning does not conflict with the zoning ordinance and will allow continued residential development adjacent to existing residential uses.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.* The proposed zoning is compatible with the surrounding area as there is residential zoning on the west, north, and south sides of the site. Through a subsequent plat, the developer plans to connect this development directly to the neighborhood immediately to the west through Stonewall Drive.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* A zone change is necessary for the applicant’s plans to develop new RS-3-type housing. Because the buildable area is restricted by flood plain on the southeastern side of the site, RS-3 is one of the most feasible options.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* There are no anticipated adverse effects on neighboring properties and the natural environment. A drainage study may be required through a subdivision plat.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* The zone change will be conducive to the community-wide need for more housing, as well as the local need for more military housing, as it resides just north of Goodfellow Air Force Base.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The property will maintain the pattern of residential development in this area.

Recommendation:

Staff recommend **APPROVAL** of a zone change from the Single-Family Residential (RS-1) zoning district to Zero Lot Line, Twinhome and Townhome Residential (RS-3) located at 2412 Paint Rock Road.

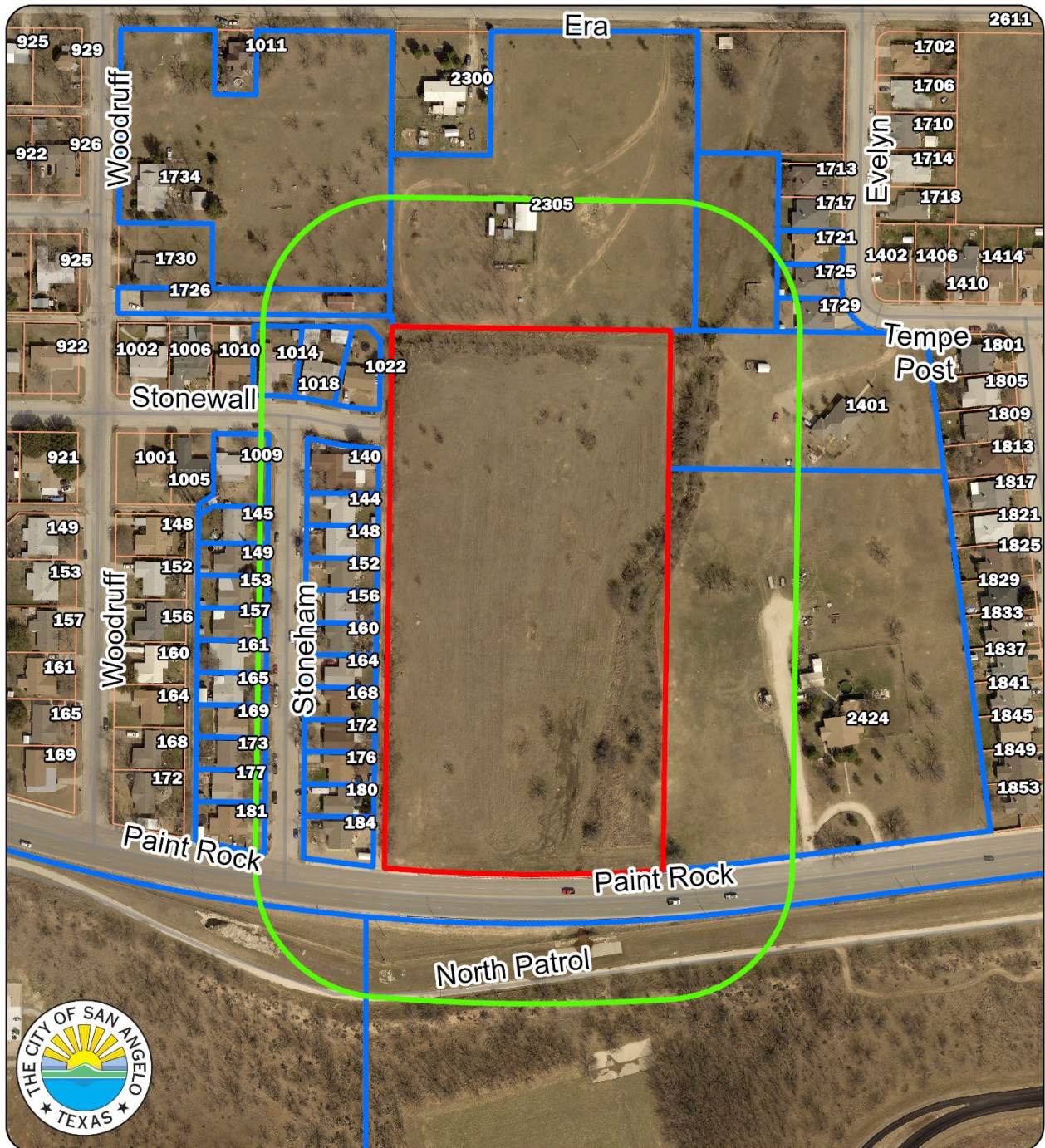
Attachments:

Notification Map

Zoning Map

Vision Plan Map

Notification Map



Notification Map

Case Z26-15: 2412 Paint Rock Rd

Council District: #4 - Patrick Keely

Neighborhood: Belaire

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

200' Range:

Subject Property:

Notified Properties:

N



Zoning Map



Zoning Map

Case Z26-15: 2412 Paint Rock Rd

Council District: #4 - Patrick Keely

Neighborhood: Belaire

Subject Property:

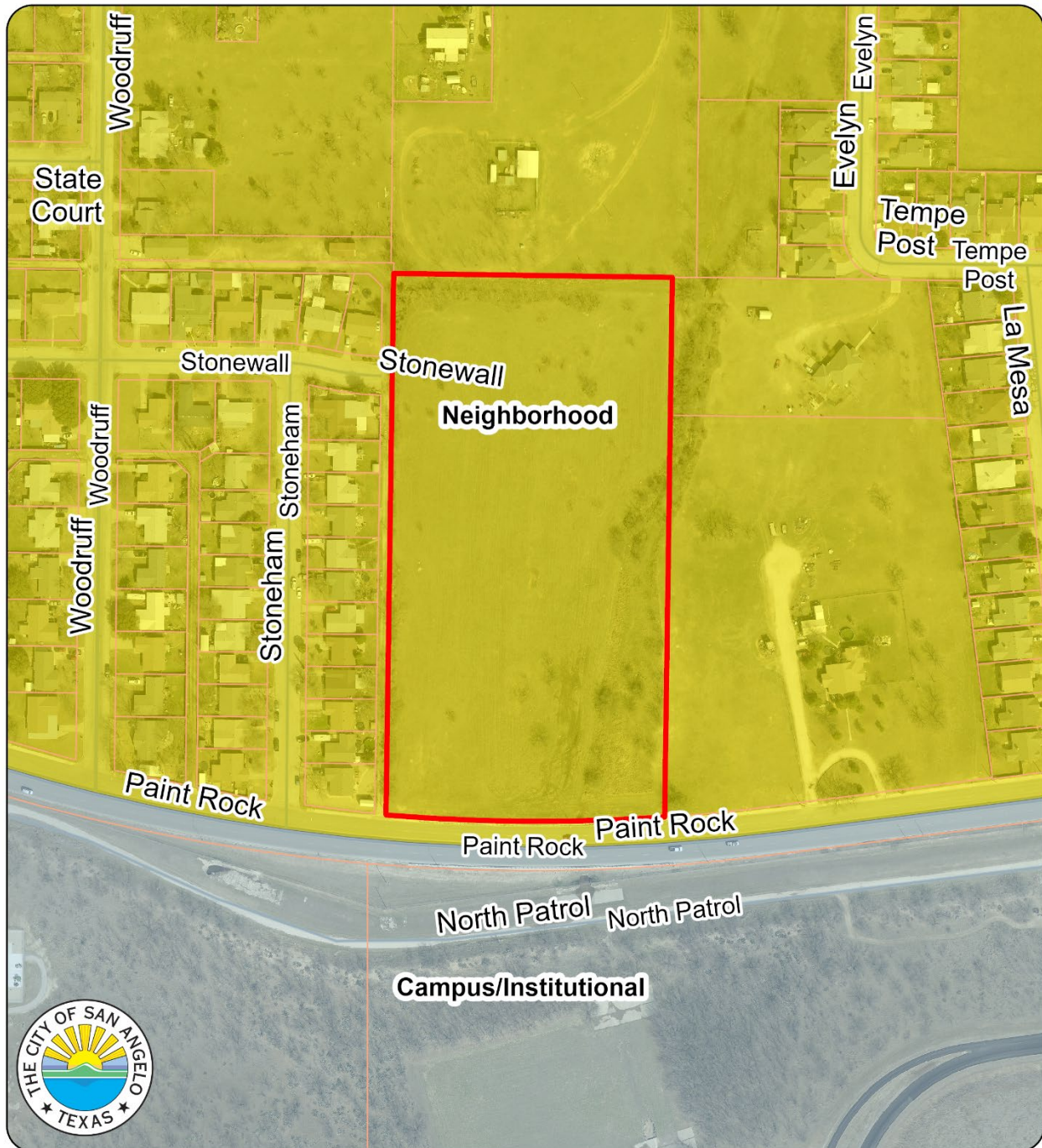


Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N



Vision Map



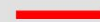
Vision Map

Case Z26-15: 2412 Paint Rock Rd

Council District: #4 - Patrick Keely

Neighborhood: Belaire

Subject Property:



Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 8.351 ACRES LOCATED AT 2412 PAINT ROCK ROAD**; FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO THE ZERO LOT LINE, TWINHOME AND TOWNHOME RESIDENTIAL (RS-3) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z26-15: 2412 Paint Rock Road

WHEREAS, on the 17th day of August 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) to Zero Lot Line, Twinhome and Townhome Residential (RS-3); and,

WHEREAS, on the 15th day of September 2026, City Council held a public hearing on Z26-15, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit “A” of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned Zero Lot Line, Twinhome and Townhome Residential (RS-3) zoning district:

The real property of 8.351 acres located at Abst: A-1556 S-0164, Survey: C KEIZER 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 **15th day of September 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of October 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

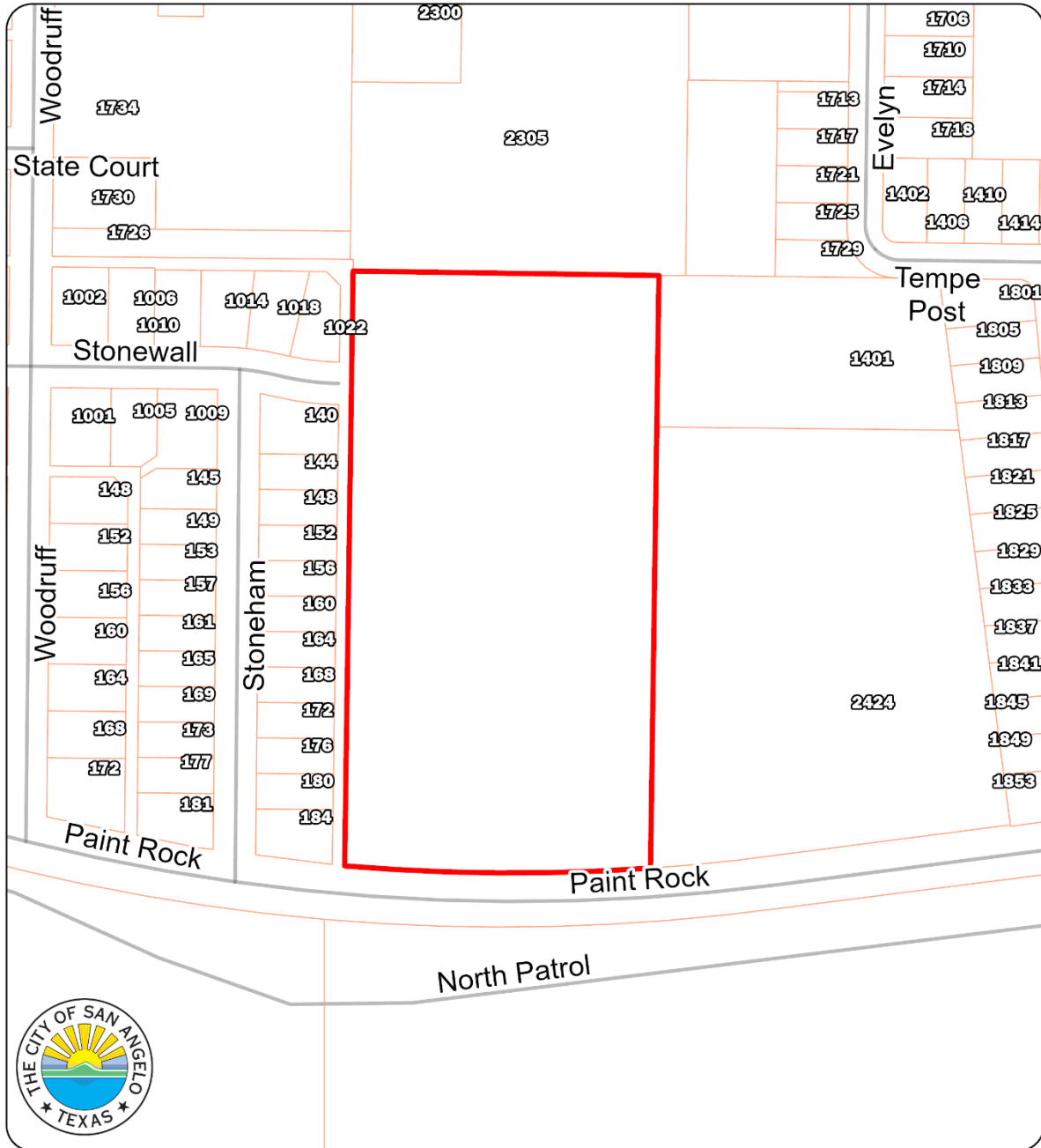
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map) –



Ordinance Map

Case Z26-15: 2412 Paint Rock Rd

Council District: #4 - Patrick Keeley

Neighborhood: Belaire

Subject Property:



Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning Commission

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

First reading and public hearing for the following cases:

1. Z26-16, a request for a zone change from the Light Manufacturing zoning district to the General Commercial zoning district; and
2. CP26-03, a Comprehensive Plan amendment from Industrial to Commercial on a 4-acre tract located at 4239 S. Chadbourne St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This request is to change the property to a potential commercial use from the light manufacturing zoning district. The property did secure a Conditional Use for Household Living at the August 17th Planning Commission via a 6-0 vote. The applicant wants to move forward with the zone change to commercial as the property has not moved into the light manufacturing zoning district in over 30 years. Even if the housing does move forward, the commercial zone opens more possibilities on a smaller 4.0 acre lot where light manufacturing is likely to need larger spaces. The property is directly adjacent to 3 single-family houses, which also limits the ability to move forward as a light manufacturing zoning district.

At the Planning Commission there was significant discussion about this region and its stagnant growth directly adjacent to Goodfellow AFB. At the intersection of Christoval Rd and S. Chadbourne there are two locations of housing, one being an older manufactured housing property and a multifamily housing unit less than 10 years old. Both have very high occupancy rates. The 2003 Comprehensive plan asked city staff to evaluate this strip primp property adjacent to Goodfellow and determine if it was really in the best interest of Goodfellow and the community to stay manufacturing and industrial. This is the first case to move forward with a potential change which would bring the zoning down to commercial and potentially additional future multifamily style housing adjacent to S. Chadbourne and Goodfellow. The City Staff believes this could be the catalyst to drive more housing closer to Goodfellow and support the S. Christoval Rd industrial areas.

The Planning commission recommends approval with a 6-0 vote at their meeting on August 17th, 2026 — this will need a supermajority vote as more than 20% of the surrounding property owners are in opposition to housing.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | Z26-16 & CP26-03 4239 S Chadbourne Staff Report | Z26-16 & CP26-03 4239 S Chadbourne Staff Report.docx |
| 2. | San Angelo ResIntel 2024 Update - FINAL_June 2025 (1) (1) 44 | San Angelo ResIntel 2024 Update - FINAL_June 2025 (1) (1) 44.pdf |
| 3. | CU26-16 4239 S Chadbourne Appr | CU26-16 4239 S Chadbourne Appr.pdf |
| 4. | Z26-16- Zoning Ordinance | Z26-16- Zoning Ordinance.docx |
| 5. | Ordinance (CP26-03) | Ordinance (CP26-03).docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

STAFF REPORT - Z26-16 & CP26-03 4239 S Chadbourne

Planning Commission: August 17, 2026

City Council 1st reading: September 15, 2026



APPLICATION TYPE:		CASES:	
Zone Change		Z26-16 & CP26-03: 4239 S Chadbourne	
SYNOPSIS:			
A request for a zone change from Light Manufacturing (ML) to General Commercial (CG) and a comprehensive plan change from Industrial to Commercial on a 4-acre tract located at 4239 S Chadbourne.			
LOCATION:		LEGAL DESCRIPTION:	
4239 S Chadbourne		C F POTTER Survey, Abstract: A-7278 S-0160, 4.00 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Joe Self Neighborhood – Riverside	Currently: ML Requesting: CG	Currently: Industrial Requesting: Commercial	4.00 Acres
NOTIFICATIONS:			
11 notifications sent on 07/27/26. Received 0 in favor and 6 opposed for both the Comprehensive Plan Change and the Rezoning.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of a zone change from Light Manufacturing (ML) to General Commercial (CG) and a comprehensive plan change from Industrial to Commercial.			
PROPERTY OWNER/PETITIONER:			
Petitioner: SKG Engineering			
STAFF CONTACT:			
Aaron Vannoy Director of Planning & Development Services (325) 657-4210, ext 1542 Aaron.vannoy@sanangelo.gov			

Additional Information: The petitioner is requesting a General Commercial Zoning with a request for Conditional Use which would allow Household Living within the General Commercial Zoning District. The tract has been zoned General Commercial/Heavy Commercial since 2000. It has not developed in a meaningful way. Adjacent properties to the west are Light Manufacturing; and have had limited development, typically older than any development design requirements thus being very rural and seem disconnected from Goodfellow AFB, the neighborhood to the north of Chadbourne. There are 4 single family residences built in the 1980's directly adjacent to this parcel of land.

The Vision Plan of Industrial was questioned in the Comprehensive Plan in 2003 and requested the City look strongly at zoning for this area to see if it matched future development which supported Goodfellow AFB.

With this information at hand, we are essentially looking at the Corner of Christoval Road to the "curve" section of S. Chadbourne directly across from Goodfellow AFB to the extent of this tract and adjacent lots (approximately 890') to move away from Industrial land use to a more Commercial, multi-family and housing friendly designation. This 4-acre tract could be the beginning of major housing options for this area.

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 city has adopted the 2019 and 2024 ResIntel Housing Studies which indicate our community need entry level and missing middle housing. Moving from an Industrial vision plan and down zoning to only commercial allows the property to move into a potential for multi-family, or other housing options. It also is a better buffer for the 4 close residential structures which were built in the 1980's. The Commercial zoning district limits outdoor storage to 10% of the property, so even if this moves in a commercial designation, the impact would be minimized. The City does support by policy and ordinances to be housing ready for our community.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** Zoning to the west is Light Manufacturing. The property directly to the East would fit into a Heavy Commercial zoning district and the property directly west has a single-family house on the property. It does not appear any function is an actual light manufacturing function to the west of this property. To the east is General Commercial/Heavy Commercial with 3 single family houses and an old laboratory which appears currently vacant. Moving to General Commercial is consistent with the Zoning Ordinance.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The surrounding area has housing and heavy commercial. Mixing in General Commercial is consistent with the area.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The conditions would change to lower the zoning district and intensity of what could take place on the tract. This could be a catalyst project for the area to bring additional housing into the area.

5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Based on ResIntel studies, Goodfellow AFB and the general growth of housing in the community we do believe there is a community need to add to the housing stock with missing middle housing. Moving to a general commercial zoning district allows for a flexible opportunity for a conditional use to move towards housing or if the market is ready for a general commercial venture on location this part of our community has very little general commercial.
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.* This would be a logical development to reduce the impacts of unlimited outdoor storage.

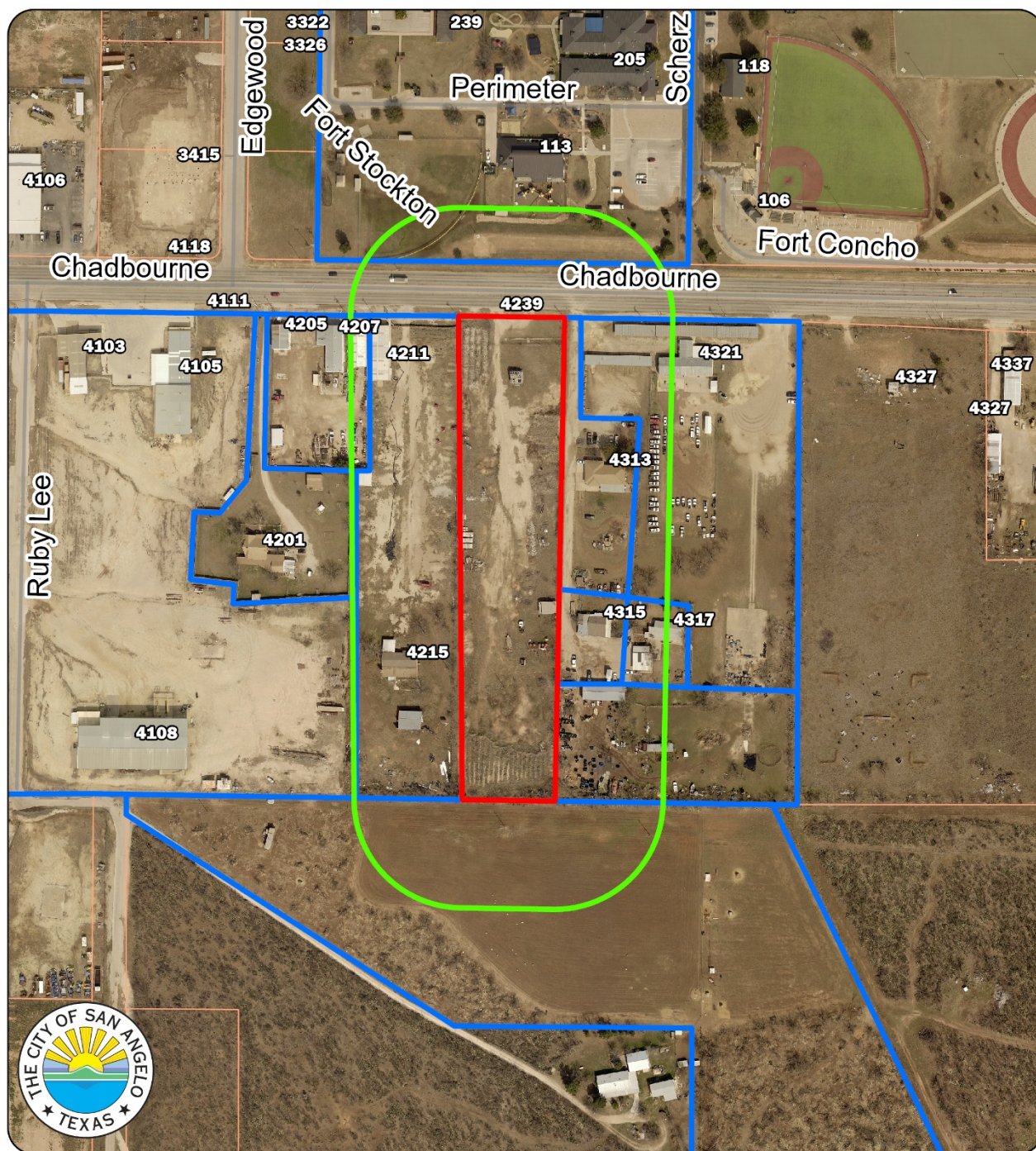
Recommendation:

Staff recommend **APPROVAL** of a zone change from Light Manufacturing (ML) to General Commercial (CG) and a comprehensive plan change from Industrial to Commercial.

Attachments:

Notification Map
Zoning Map
Vision Plan Map

Notification Map



Notification Map

Case Z26-16: 4239 S Chadbourne

Council District: #1 - Tommy Hiebert

Neighborhood: Glenmore

Scale: 0 0.010.03 0.06 0.09 0.12 Miles

200' Range:

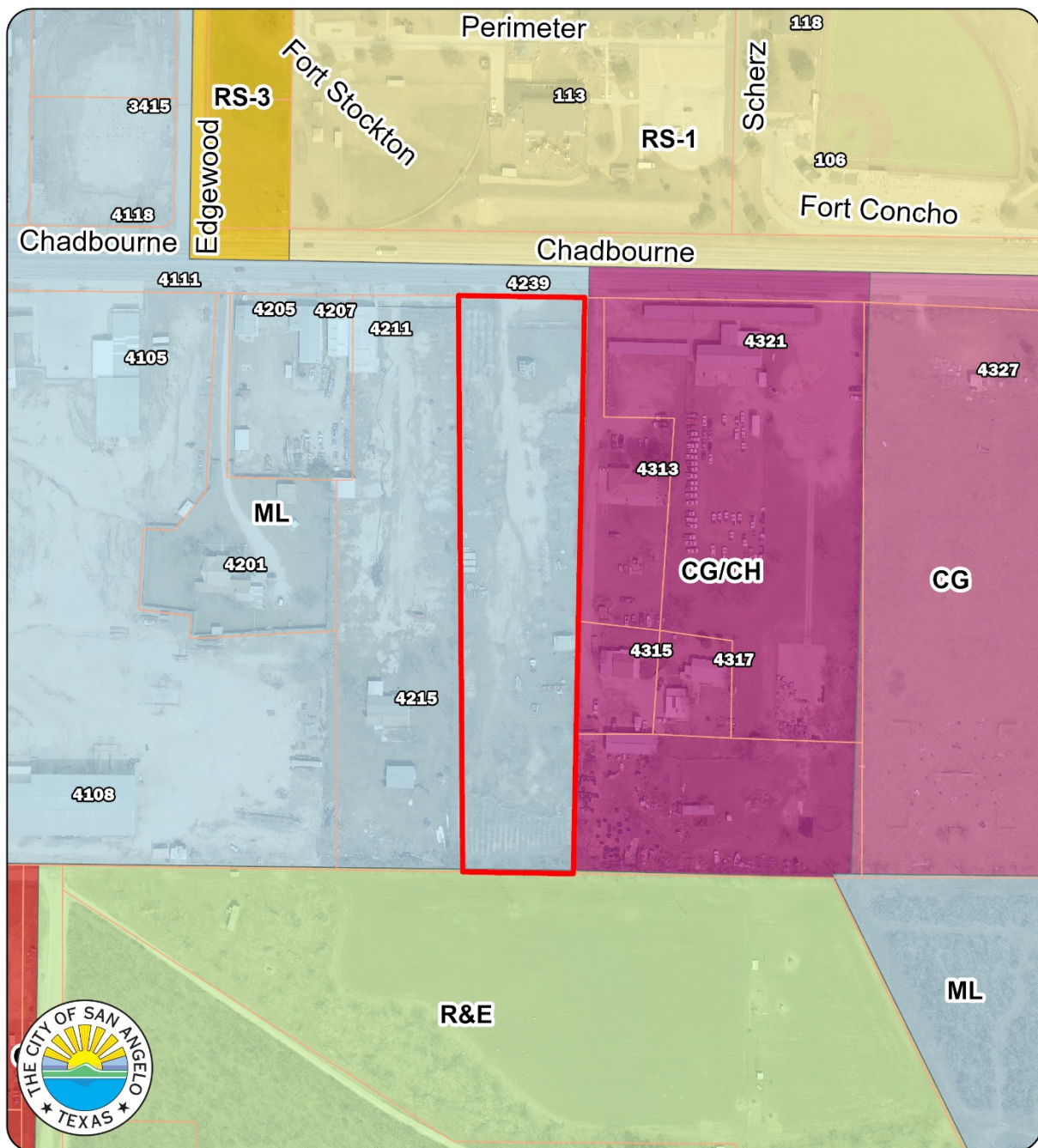
Subject Property:

Notified Properties:

N



Zoning Map



Zoning Map

Case Z26-16: 4239 S Chadbourne

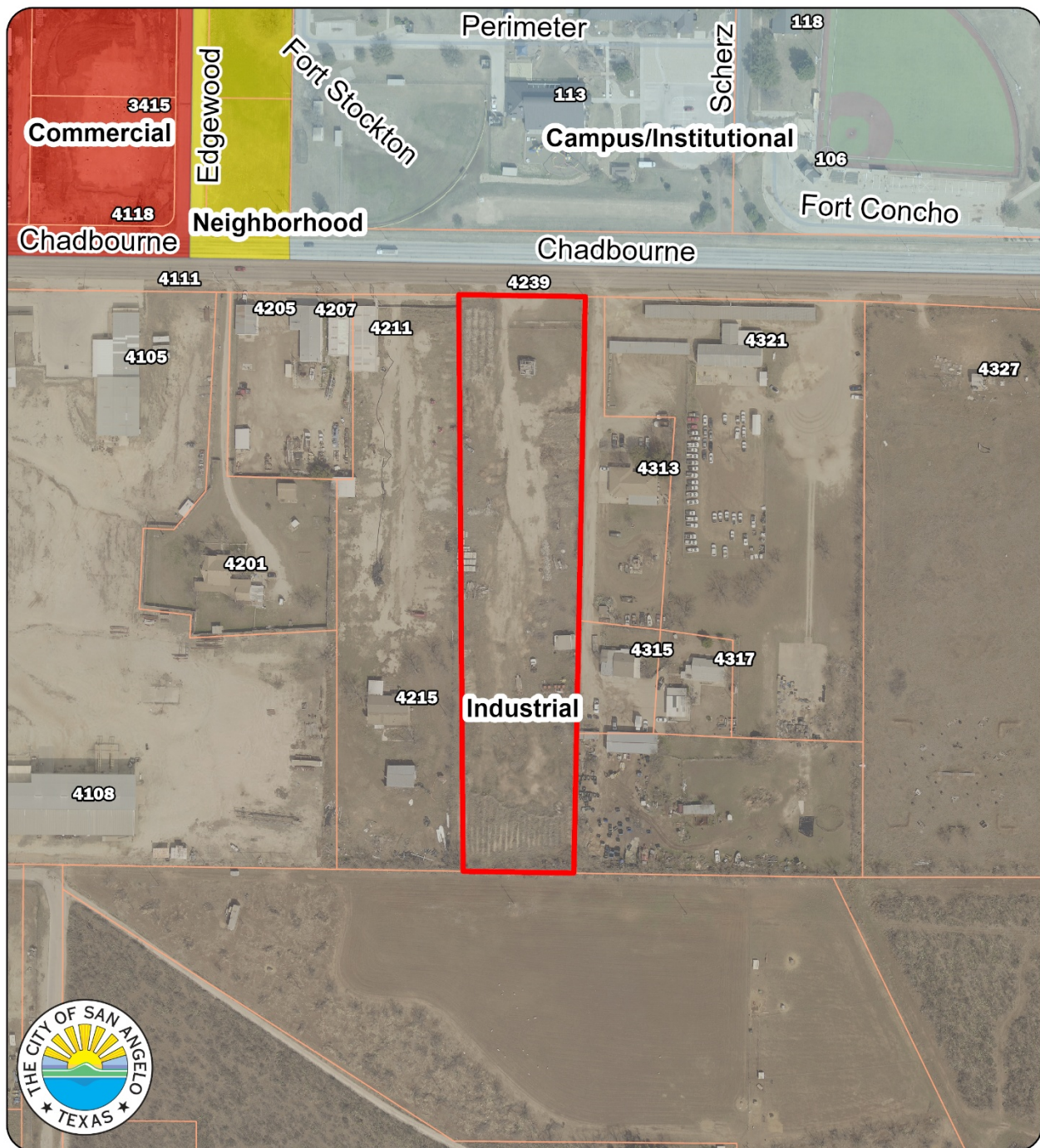
Council District: #1 - Tommy Hiebert
Neighborhood: Glenmore

Subject Property: —

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles



Vision Map



Vision Map

Case Z26-16: 4239 S Chadbourne

Council District: #1 - Tommy Hiebert

Neighborhood: Glenmore

Subject Property: —

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N



SAN ANGELO HOUSING CHARACTERISTICS AND TRENDS

The following three tables present information regarding the housing characteristics and trends in San Angelo and Tom Green County.

The majority of this information is derived from Environics 2024 which bases current estimates on past trends from U.S. Census Bureau and the American Community Survey, and in some cases, is self-reported data.

While this can generate minor anomalies (such as are present in the data on age of housing stock or housing values), the information presented in this section still provides a valuable overview of the housing stock in the City.

One important note to make is that the total housing unit number used in this section is an estimate.

Table 33 shows the type and number of housing units in San Angelo and Tom Green County.

- 70% of San Angelo's housing units were single-family detached homes.
- 20% of San Angelo's housing units were 3 to 50 units.
- About 60% of San Angelo's housing units were owner occupied and 40% were renter occupied.

Table 33: Housing Type Trends, 2024

Housing Type	San Angelo		Tom Green County	
	Count	%	Count	%
1 Unit Detached	30,604	70.2%	36,833	70.9%
1 Unit Attached	1,373	3.2%	1,603	3.1%
2 Units	605	1.4%	624	1.2%
3 or 4 Units	1,531	3.5%	1,549	3.0%
5 to 19 Units	2,841	6.5%	2,885	5.6%
20 to 49 Units	1,942	4.5%	1,953	3.8%
50 or More Units	3,109	7.1%	3,133	6.0%
Mobile Home or Trailer	1,531	3.5%	3,230	6.2%
Boat, RV, Van, etc.	62	0.1%	113	0.2%
Total Units	43,598		51,923	
Owner Occupied Units	23,041	58.6%	29,283	62.5%
Renter Occupied Units	16,290	41.4%	17,533	37.5%
Total Occupied Units	39,331	90.2%	46,816	90.2%
Unoccupied Units	4,267	9.8%	5,107	9.8%

Sources: Environics 2024



The City Of

San Angelo, Texas

Planning Division

52 West College Avenue, 76903

August 18, 2026

SKG Engineering for Douglass & Sarah Wilde

706 S Abe St

San Angelo, TX, 76903

(325) 655-1288

rg@skge.com

SUBJECT: CU26-16 4239 S Chadbourne ST; A request for approval of a Conditional Use to allow household living in the General Commercial (CG) zoning district at 4239 S Chadbourne.

Dear Ms. Hamby,

At its meeting on August 17th, 2026, the Planning Commission for the City of San Angelo **APPROVED** your case CU26-16 4239 S Chadbourne ST; A request for approval of a Conditional Use to allow household living in the General Commercial (CG) zoning district at 4239 S Chadbourne, subject to four (4) conditions of approval:

1. Generally, conform to the submitted concept plan with no more than 40 individual housing units. Density is 10 housing units per acre and follow all RM-1 zoning district setbacks
2. Submit an Urban Design plan which encompasses site layout, landscaping with one tree per two units (minimum of 20 trees), any proposed fencing.
3. Secure Development or Building permits with 12 months of Planning Commission's approval
4. Prepare and submit a plat for the 4 acres in abstract within 12 months of Conditional Use approval by Planning Commission.

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

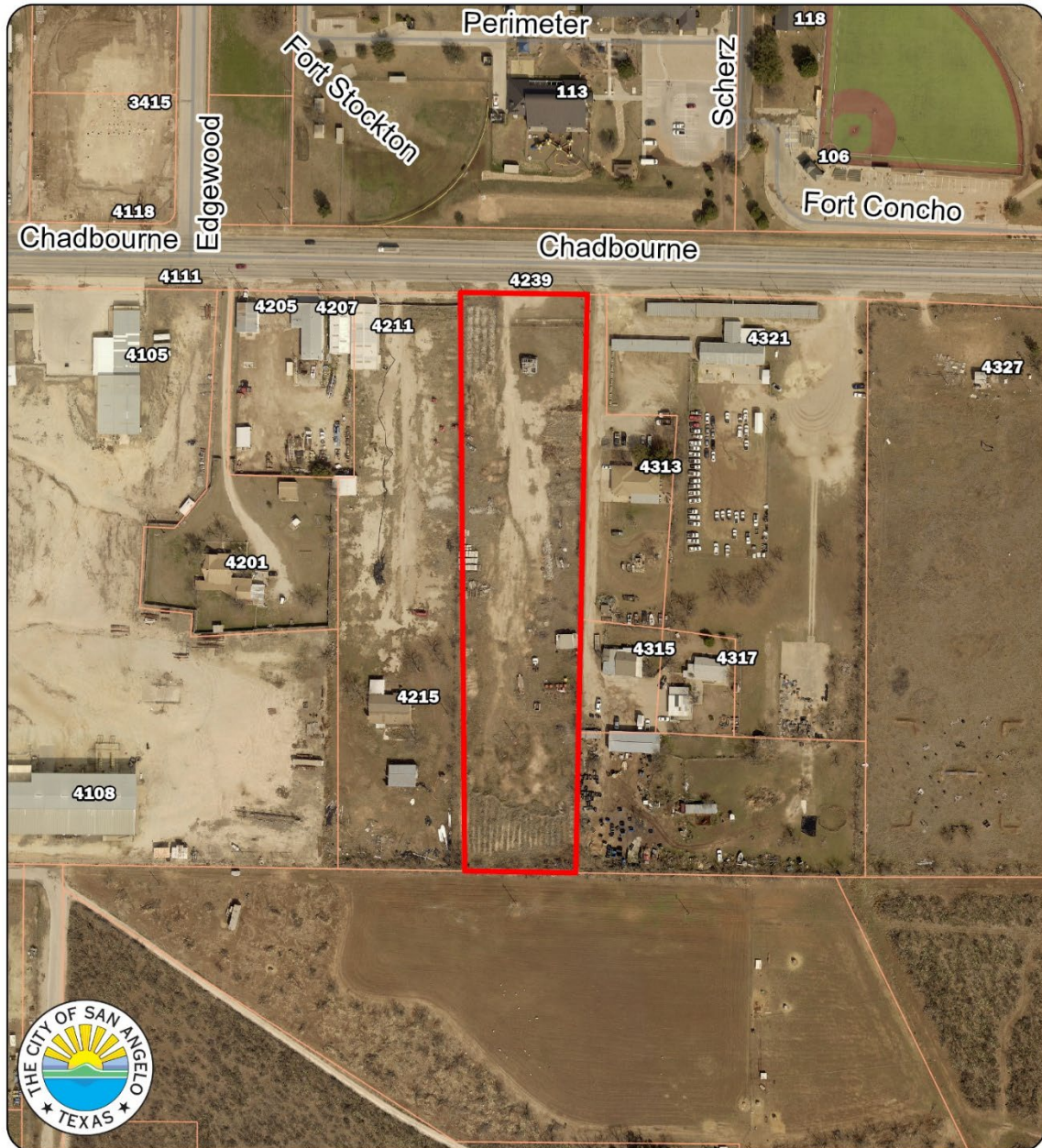
Sincerely,

Nicholas Janney

Nicholas Janney

Planner

City of San Angelo



Aerial Map

Case CU26-16: 4239 S Chadbourne

Council District: #1 - Tommy Hiebert

Neighborhood: Glenmore

Subject Property: —

Scale: 0 0.010.03 0.05 0.08 0.1 Miles

N



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 4.0 ACRES LOCATED AT 4239 S. CHADBOURNE ST.;** FROM THE LIGHT MANUFACTURING (ML-1) TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z26-16: 4239 S. Chadbourne St.

WHEREAS, on the 17th day of August 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 Light Manufacturing (ML-1) to General Commercial (CG).; and,

WHEREAS, on the 15th day of September 2026, City Council held a public hearing on Z26-16, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property of a total of 4.0 acres located at 4239 S. Chadbourne St., C F POTTER Survey, Abstract: A-7278 S-0160, 4.00 ACRES described as 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 **15th day of September 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of October 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

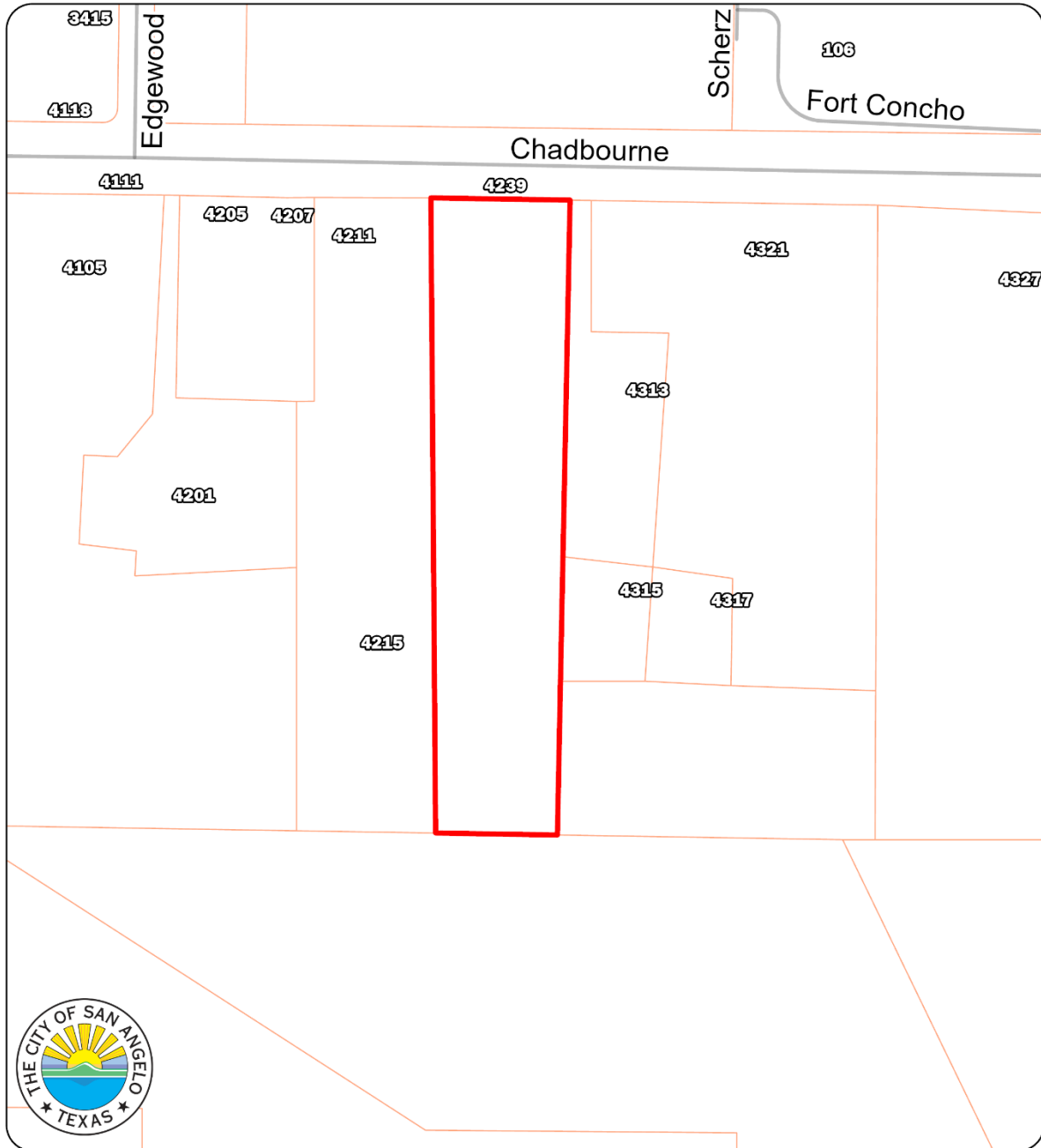
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map

Case Z26-16: 4239 S Chadbourne

Council District: #1 - Tommy Hiebert
Neighborhood: Glenmore

Subject Property:



Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N



AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS LOCATED AT **4239 S. CHADBOUNRE STREET**, BEING **APPROXIMATELY 4.0 ACRES**, FROM INDUSTRIAL TO COMMERCIAL PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

CP26-03: 4239 S. Chadbourne Street:

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

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

WHEREAS, inconsistencies have developed between current long standing land use and development patterns and development envisioned by the Future Land Use Map, which inconsistencies call for compatible revisions to the Future Land Use Map; and

WHEREAS, the Planning Commission and the City Council for the City of San Angelo, in compliance with the City Charter and Chapter 213 of the Texas Local Government Code regarding adoption and amendment of the City's Comprehensive Plan, having given requisite notice of public hearing by publication and otherwise, and having afforded a full and fair hearing to all property owners and persons interested, including persons situated in the vicinity of the affected area, being of the opinion that revision of the Comprehensive Plan and Future Land Use Map changes should be made as set out herein;

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

SECTION 1: The Future Land Use Plan Map, a component of the adopted Comprehensive Plan for the City of San Angelo be and the same is hereby amended to change the Future Land Use designation of the following described parcel as outlined below:

The real property generally located at 4239 S. Chadbourne Street, described as C F POTTER Survey, Abstract: A-7278 S-0160, 4.0 acres within the City of San Angelo, Tom Green County, Texas, from “Commercial” to “Neighborhood Center”.

SECTION 2: The Director of the Planning and Development Services Department is hereby authorized and directed to amend the Future Land Use Planning Map maintained in the Office of the Director to incorporate the foregoing amendments, as further depicted on **Exhibit “A”** of this Ordinance.

SECTION 3: 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 4: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **15th day of September, 2026**, and finally ADOPTED on this the **6thnd day of October, 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

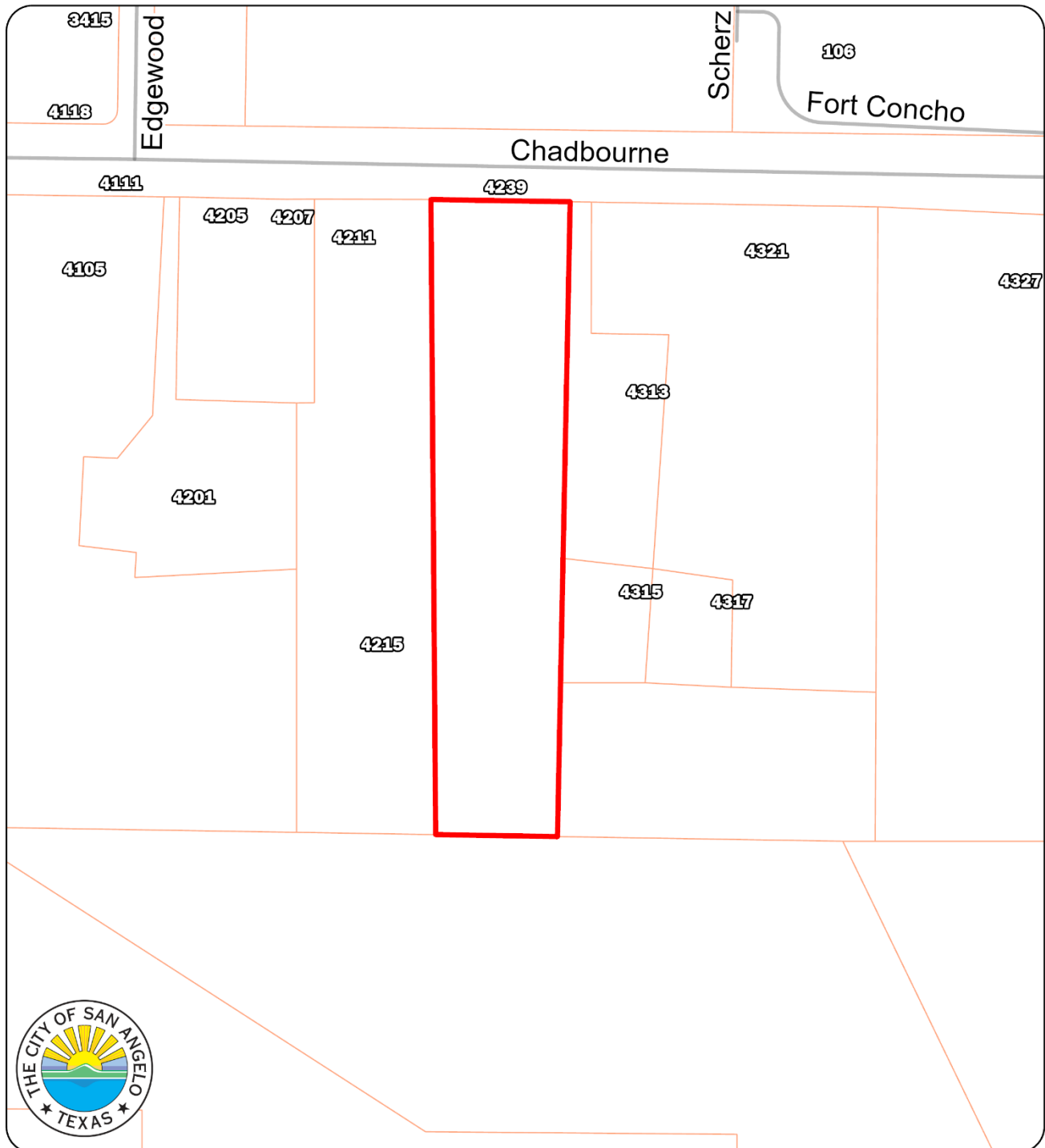
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Bradon Dyson, City Attorney

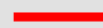
Ordinance Map Exhibit "A"



Ordinance Map Case Z26-16: 4239 S Chadbourne

Council District: #1 - Tommy Hiebert
Neighborhood: Glenmore

Subject Property:



Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z26-17, a request for a zone change from the RS-1 Single-Family Residential zoning district to the RS-4 Small Lot Residential zoning district located at 3302 Grape Creek Rd. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This request is to split a 50' by 140' lot into two lots. The objective is to build a single family house on the vacant property. This property would like to utilize one of the new zoning districts (RS-4) which allows for infill and medium-density single family housing. The RS-4 small lot residential zoning district allows for a smaller lot size and frontage being a minimum of 35' frontage and minimum lot size of 3000 sq. ft to 5,500 sq. ft. Across the road, new housing is being developed and lots which have additional land available for construction seem to be wanted by small home builders in the north part of town. This area is close to the Coliseum area and sits between the Chadbourne and Grape Creek Corridor.

The Planning Commission heard the case on August 17th and gave the recommendation of approval with a vote of 6-0.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|--|---|
| 1. Z26-17 3302 Grape Creek Rd Staff report | Z26-17 3302 Grape Creek Rd Staff report.pdf |
| 2. Z26-17 - Ordinance | Z26-17 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy

Aaron Vannoy

Holly Crooks

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval



STAFF REPORT

Planning Commission: August 17, 2026

City Council 1st reading: September 15, 2026

APPLICATION TYPE:		CASES:	
Zone Change		Z26-17: 3302 Grape Creek Road	
SYNOPSIS:			
A request for a zone change from the Single-Family Residential (RS-1) zoning district to Small Lot Residential (RS-4) located at 3302 Grape Creek Road.			
LOCATION:		LEGAL DESCRIPTION:	
3302 Grape Creek Rd		Acres: 0.161, Lot: 6, Blk: A, Subd: HAGELSTEIN ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Joe Self Neighborhood – Riverside	Current: RS-1 Requesting: RS-4	Neighborhood	0.161 Acres
NOTIFICATIONS:			
14 notifications were sent on 07/27/26. At the time of this report, we have received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of a zone change from the Single-Family Residential (RS-1) zoning district to Small Lot Residential (RS-4) located at 3302 Grape Creek Road.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Tharp Enterprise Inc.			
STAFF CONTACT:			
Austin Reed Planning & Development Administrator (325) 657-4210, ext 1550 Austin.reed@sanangelo.gov			

Additional Information: This is a 50'x140' residential lot with an existing single-family home. The owner wishes to subdivide off the back portion of their property for the construction of another single-family home. Because of the limited area, this requires a zone change to Small Lot Residential (RS-4).

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 proposed zoning matches the vision plan for this area, which is Neighborhood.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The proposed zoning does not conflict with the zoning ordinance and will allow continued residential development adjacent to existing residential uses.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.* The proposed zoning is compatible with the surrounding area as the property is surrounded by residential zoning and uses.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* A zone change to RS-4 is necessary for the applicant's plans to develop new residential housing, due to the limited area of the site.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* The zone change will be conducive to the community-wide need for more housing, as well as the community need for smaller-scale and more affordable housing.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The property will maintain the pattern of residential development in this area.

Recommendation:

Staff recommend **APPROVAL** of a zone change from the Single-Family Residential (RS-1) zoning district to Small Lot Residential (RS-4) located at 3302 Grape Creek Road.

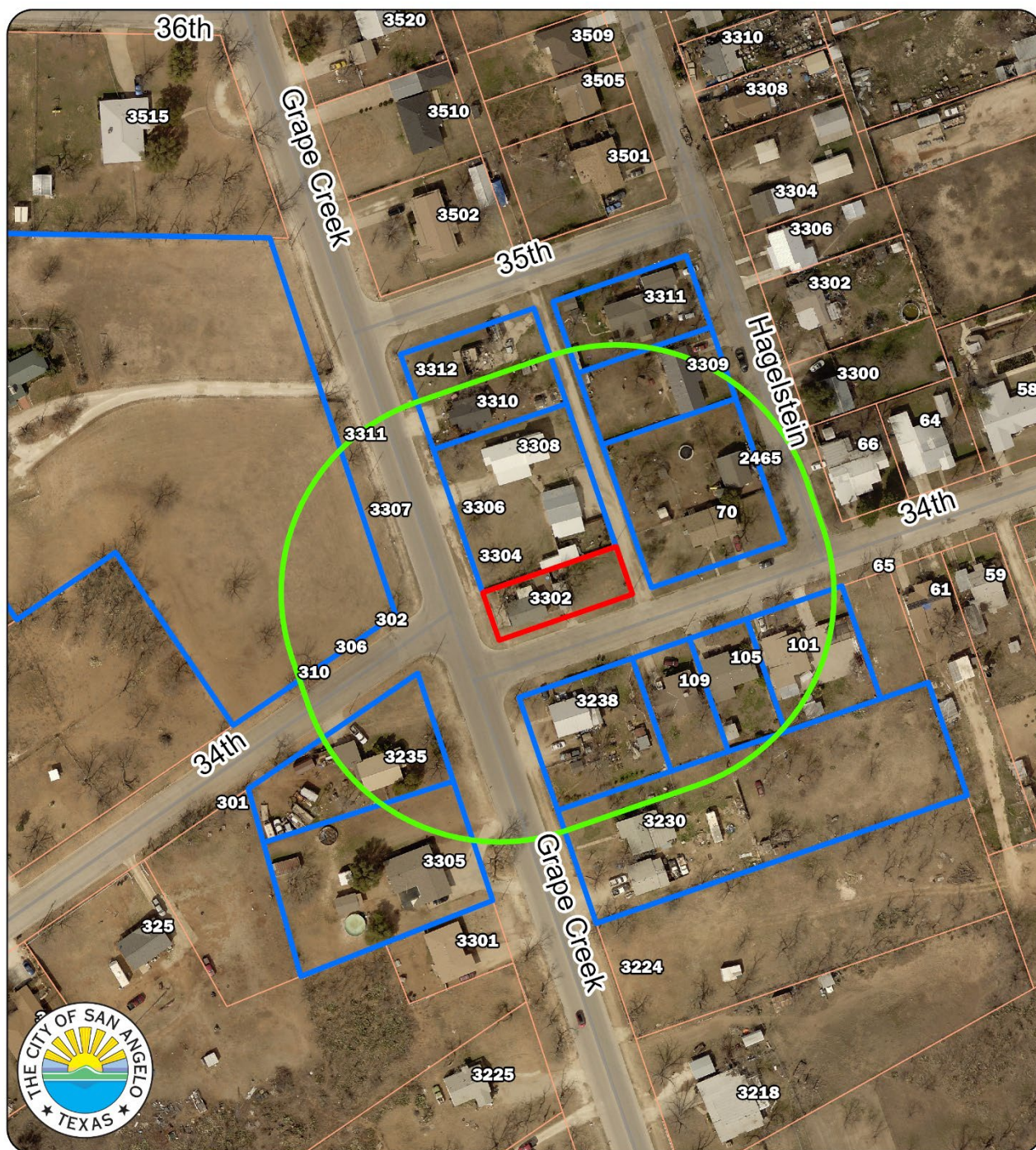
Attachments:

Notification Map

Zoning Map

Vision Plan Map

Notification Map



Notification Map

Case Z26-17: 3302 Grape Creek Rd

Council District: #2 - Joe Self

Neighborhood: Riverside

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

200' Range:

Subject Property:

Notified Properties:

N



Zoning Map



Zoning Map

Case Z26-17: 3302 Grape Creek Rd

Council District: #2 - Joe Self

Neighborhood: Riverside

Subject Property:



Scale: 0 0.01 0.02 0.03 0.04 Miles



Vision Map



Vision Map

Case Z26-17: 3302 Grape Creek Rd

Council District: #2 - Joe Self

Neighborhood: Riverside

Subject Property:



Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

N



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 0.161 ACRES LOCATED AT 3302 GRAPE CREEK ROAD**; FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO THE SMALL LOT RESIDENTIAL (RS-4) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z26-17: Grape Creek Road

WHEREAS, on the 17th day of August 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) to Small Lot Residential (RS-4); and,

WHEREAS, on the 15th day of September 2026, City Council held a public hearing on Z26-17, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property of 0.161 acres located at Lot: 6, Blk: A, Subd: Hagelstein Addition within the City of San Angelo, Tom Green County, Texas as more particularly all properties are described and depicted on Exhibit “A” of this Ordinance.

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning & Development Department, to

implement the zoning provision adopted herein, as further depicted on **Exhibit “A”** of this Ordinance (**“Zone Change Map”**).

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

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

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

INTRODUCED on the **15th day of September 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of October 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

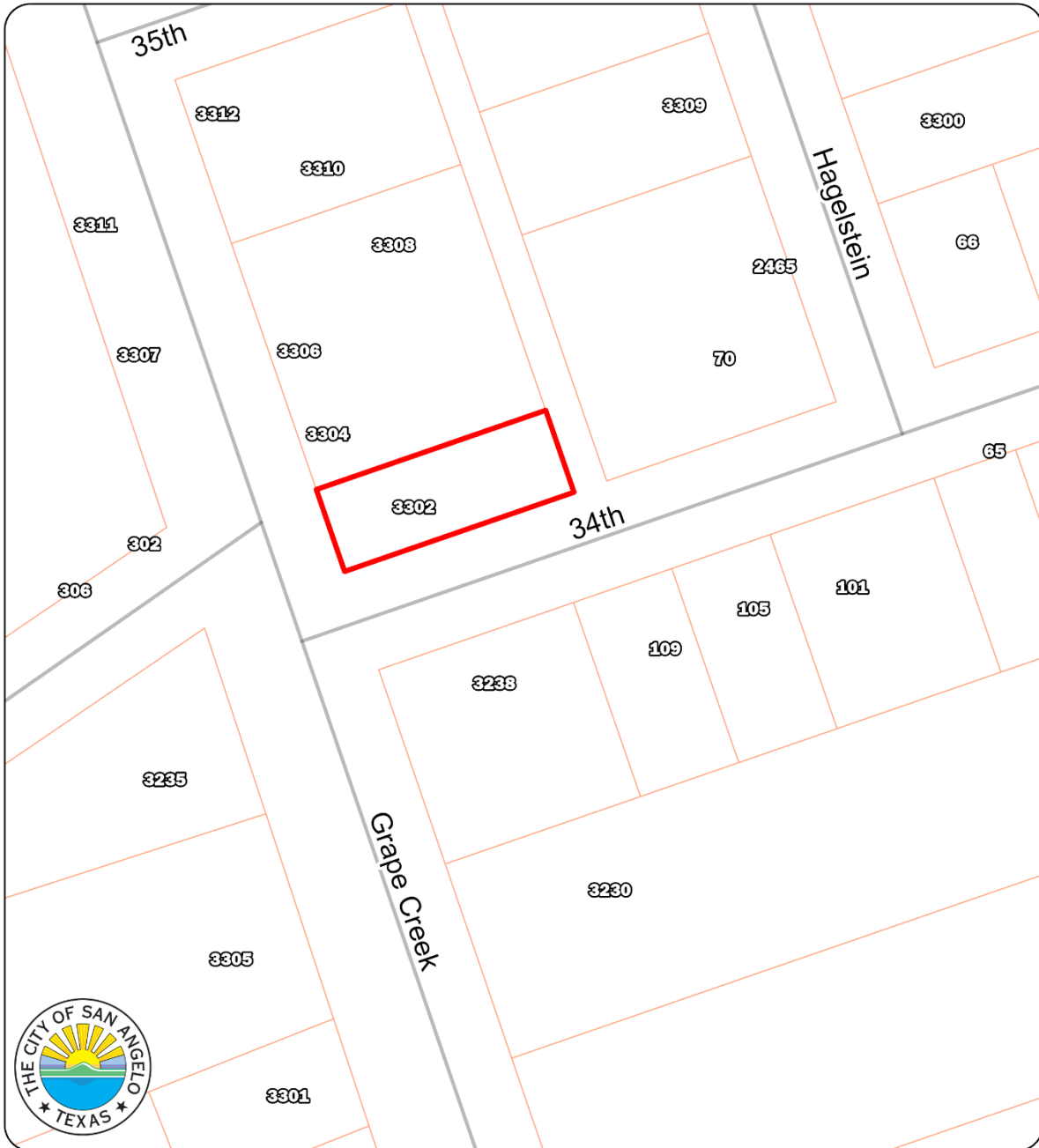
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map

Case Z26-17: 3302 Grape Creek Rd

Council District: #2 - Joe Self
Neighborhood: Riverside

Subject Property:



Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

N



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z26-18, a request for a zone change from the Single-Family Residential and General/Heavy Commercial zoning district to the General Commercial zoning district located at 655 Caddo St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This request comes from SAISD to rezone the Central High school Campus. The factor driving this rezoning is the height of proposed new buildings and, since we currently do not have an institutional-style zoning district, City Staff has recommended the General Commercial (CG) zoning district for the campus. General Commercial currently does not have a height cap in place and if you consider the daily volume and the multitude of activities for this campus, general commercial seems to be the best fit, allowing all current and some potential future uses allowable by right.

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

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|----------------------------------|--------------------------------------|
| 1. | Z26-18 655 Caddo St Staff Report | Z26-18 655 Caddo St Staff Report.pdf |
| 2. | Z26-18- Ordinance | Z26-18- Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy

Aaron Vannoy

Holly Crooks

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval



STAFF REPORT - Z26-18 655 Caddo St

Planning Commission: August 17, 2026

City Council 1st reading: September 15, 2026

APPLICATION TYPE:		CASES:	
Zone Change		Z26-18: 655 Caddo St	
SYNOPSIS:			
A request for a zone change from Single-Family Residence (RS-1) and General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 655 Caddo St.			
LOCATION:		LEGAL DESCRIPTION:	
655 Caddo St		Blocks 8, 9, 20-27, ANGELO HEIGHTS ADDITION & Abandoned Alleys & streets therein to be replatted as Central High School Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #5 – Karen Hesse Smith Neighborhood – Central	Currently: RS-1 & CG/CH Requesting: CG	Campus/Institutional	38.633 Acres
NOTIFICATIONS:			
28 notifications sent on 07/27/26. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from Single-Family Residence (RS-1) and General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 655 Caddo St.			
PROPERTY OWNER/PETITIONER:			
Petitioner: San Angelo ISD			
STAFF CONTACT:			
Nicholas Janney Planner (325) 657-4210, ext 1186 Nicholas.janney@sanangelo.gov			

Additional Information: The Petitioner plans to demolish old buildings and develop new classrooms, new performing arts facilities, a new sports arena, and a cafeteria

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 proposed zoning is removing the multi-zoning code that Staff is trying to phase out of the Zoning Ordinance. It allows the area to remain campus/institutional.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning does not conflict with the zoning ordinance and will allow continued campus/institutional development within the same footprint.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The proposed zoning is compatible with the surrounding area as there is General/Heavy Commercial zoning along the northwestern side of the site, and the high school campus will continue to serve the adjacent residential areas to the southwest of the site.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** A zone change to General Commercial is necessary for the applicant's plans to develop new classrooms, new performing arts facilities, a new sports arena, and a cafeteria, due to the restrictive development standards of the Single-Family Residence (RS-1) zoning district.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** The zone change will allow Central High School to enact its renovation and construction plans, which will include adding multiple new classrooms and a cafeteria, allowing the school to serve more students and better than before.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The property will maintain the pattern of campus/institutional development within the current boundaries of Central High School.

Recommendation:

Staff recommend **approval** of a zone change from Single-Family Residence (RS-1) and General/Heavy Commercial (CG/CH) to General Commercial (CG) located at 655 Caddo St.

Attachments:

Notification Map

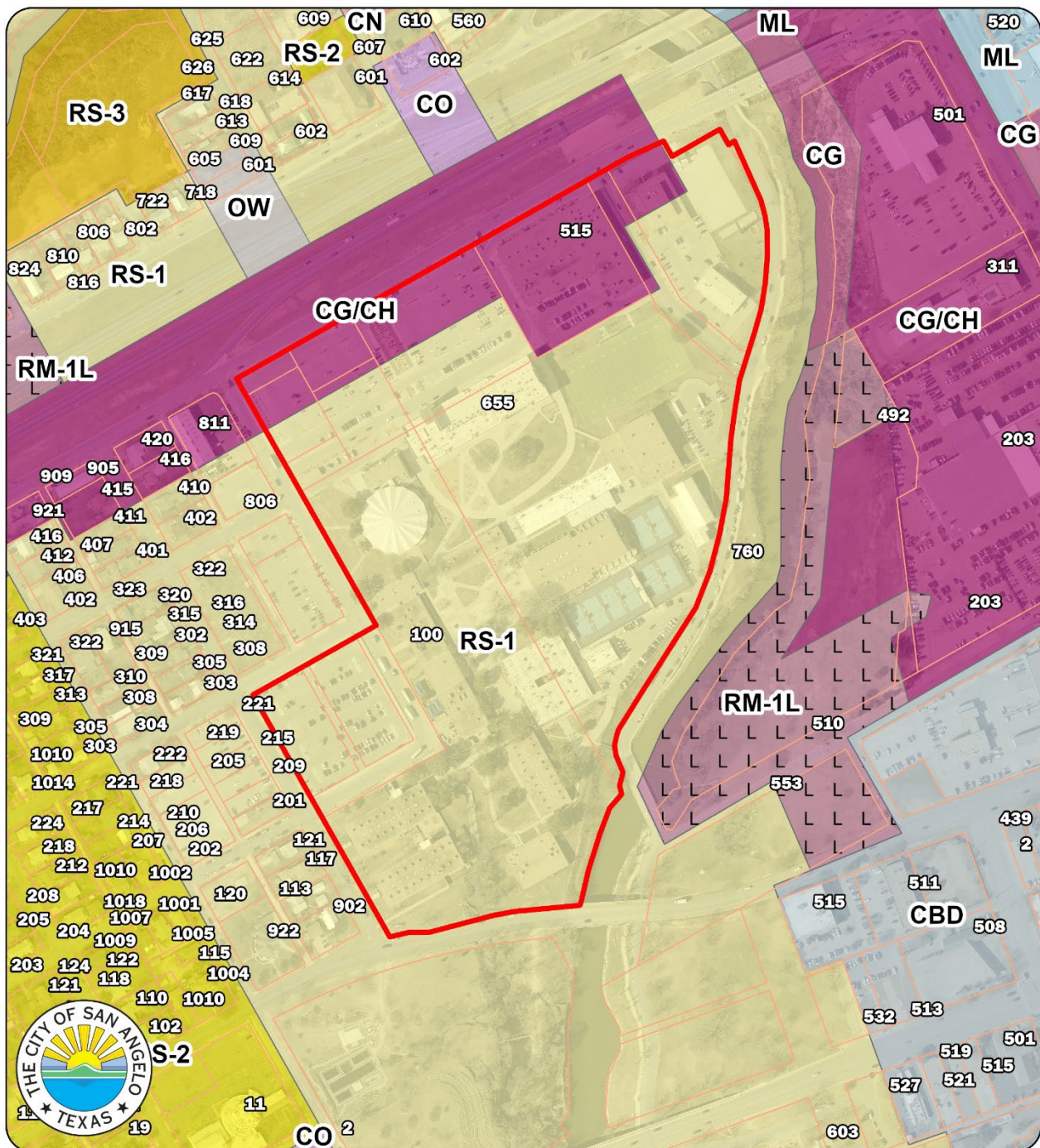
Zoning Map

Vision Plan Map

[illegible]



Zoning Map



Zoning Map

Case Z26-18: 655 Caddo St

Council District: #5 -Karen Hesse Smith
Neighborhood: Central

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

N



Open Space

Neighborhood

Campus/Institutional

Downtown

Open Space

Neighborhood

THE CITY OF SAN ANTONIO
TEXAS



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 38.633 ACRES LOCATED AT 655 CADDO STREET**; FROM THE SINGLE FAMILY RESIDENTIAL (RS-1) AND GENERAL/HEAVY COMMERCIAL (CG/CH) TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z26-18: 655 Caddo St

WHEREAS, on the 17th day of August 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) and General/Heavy Commercial (CG/CH) to General Commercial (CG).; and,

WHEREAS, on the 15th day of September 2026, City Council held a public hearing on Z26-18, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property of a total of 38.633 acres located at 655 Caddo St., Blocks 8, 9, 20-27, Angelo Heights Addition & Abandoned Alleys & streets therein to be replatted as Central High School Addition described as 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 **15th day of September 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of October 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for ROW26-06, a request for the City of San Angelo to abandon a 0.103 acre alleyway between S. Pierce St. and S. Fillmore St., and a 0.084 acre alleyway between S. Taylor St. and S. Fillmore St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This request comes from a condominium group and homeowners association for the City to abandon two alleyways in their complex. They have been experiencing an increase in pedestrian traffic and thefts where their community has parking and storage. These are directly beside their current alleyways. The alleyway does not have any city infrastructure located within their boundaries. The third party utility is AEP overhead. Their goal is to have it accessible via a gate for routine and emergency access to their lines.

At the Planning Commission, there was significant discussion about what the gates looked like and the locations of the gates. Those are not typical discussions regarding an abandonment of ROW; those discussions come in the development cycle when they replat and what types of setbacks would be required. The property will be required to replat to absorb these alleyways into their private properties with the appropriate easements for utilized access.

City staff — Utilities, Engineering, Fire Prevention, Planning and Permits all recommend approval of abandonment to the Planning Commission; the Planning Commission recommended approval with a 6-0 vote at the August 17th meeting.

One Planning Commissioner has reached out and said in writing they have concerns about the homeowners association being able to request this abandonment. Planning staff have verified that before the case was accepted that the applicants requesting the owners' permission to make this request for abandonment.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | ROW26-06 - Staff Report | ROW26-06 - Staff Report.pdf |
| 2. | A&L Heritage SOS (2) | A&L Heritage SOS (2).pdf |
| 3. | A&L Heritage Certificate of Formation (3) | A&L Heritage Certificate of Formation (3).pdf |
| 4. | A&L Heritage Assumed Business Name (2) | A&L Heritage Assumed Business Name (2).pdf |
| 5. | ROW26-09 - Ordinance | ROW26-09 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

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

PLANNING COMMISSION – August 17, 2026

STAFF REPORT

City Council 1st reading: September 1, 2026



APPLICATION TYPE:		CASE:	
Alley Right-of-Way Abandonment		ROW26-06: Pierce & Fillmore	
SYNOPSIS:			
A request for the City of San Angelo to abandon a 0.103-acre alleyway between S Pierce St and S Fillmore St.			
LOCATION:		LEGAL DESCRIPTION:	
Alleyway between S Pierce St and S Fillmore St, West Heights Addition, Block 43		West Heights Addition, Block 43	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #5 Karen Hesse Smith Neighborhood: Santa Rita	Multifamily Residential Legacy (RM-1L)	Neighborhood	0.103 acres
THOROUGHFARE PLAN:			
S Pierce St – Local Street S Fillmore St – Local Street			
NOTIFICATIONS:			
23 notifications mailed on 07/29/2026. Zero (0) received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the Right-of-Way Abandonment subject to three (3) conditions .			
PROPERTY OWNER/PETITIONER:			
Owner: City of San Angelo Petitioner: Anupam & Ajay Arora			
STAFF CONTACT:			
Austin Reed Planning & Development Administrator (325) 657-4210, Extension 1550 austin.reed@sanangelo.gov			

Additional Information:

Applicants plan to purchase the alleyway and use the space to build fencing, which will serve as a gated entryway for the residents of the condominium complex to access their vehicles and storage. The alleyways are currently unobstructed, and the property owners have noted complaints from residents of stolen personal belongings.

Rationale:

- *Traffic patterns:* Planning Staff believe that existing or anticipated traffic patterns would not be affected in any way by the current request. The alleyway is currently used as an access point to parking and storage for residents of the condominium complex, and that use will not change as a result of the abandonment.
- *Utilities:* There are no water or sewer lines that pass through this alleyway
- *Community Impact:* The Planning staff has sent adjacent owners public notice of the meeting. There have been no responses to date. As a condition of approval, Staff recommends that all abutting owners comply with the abandonment requirements within 24 months of approval.

Recommendation:

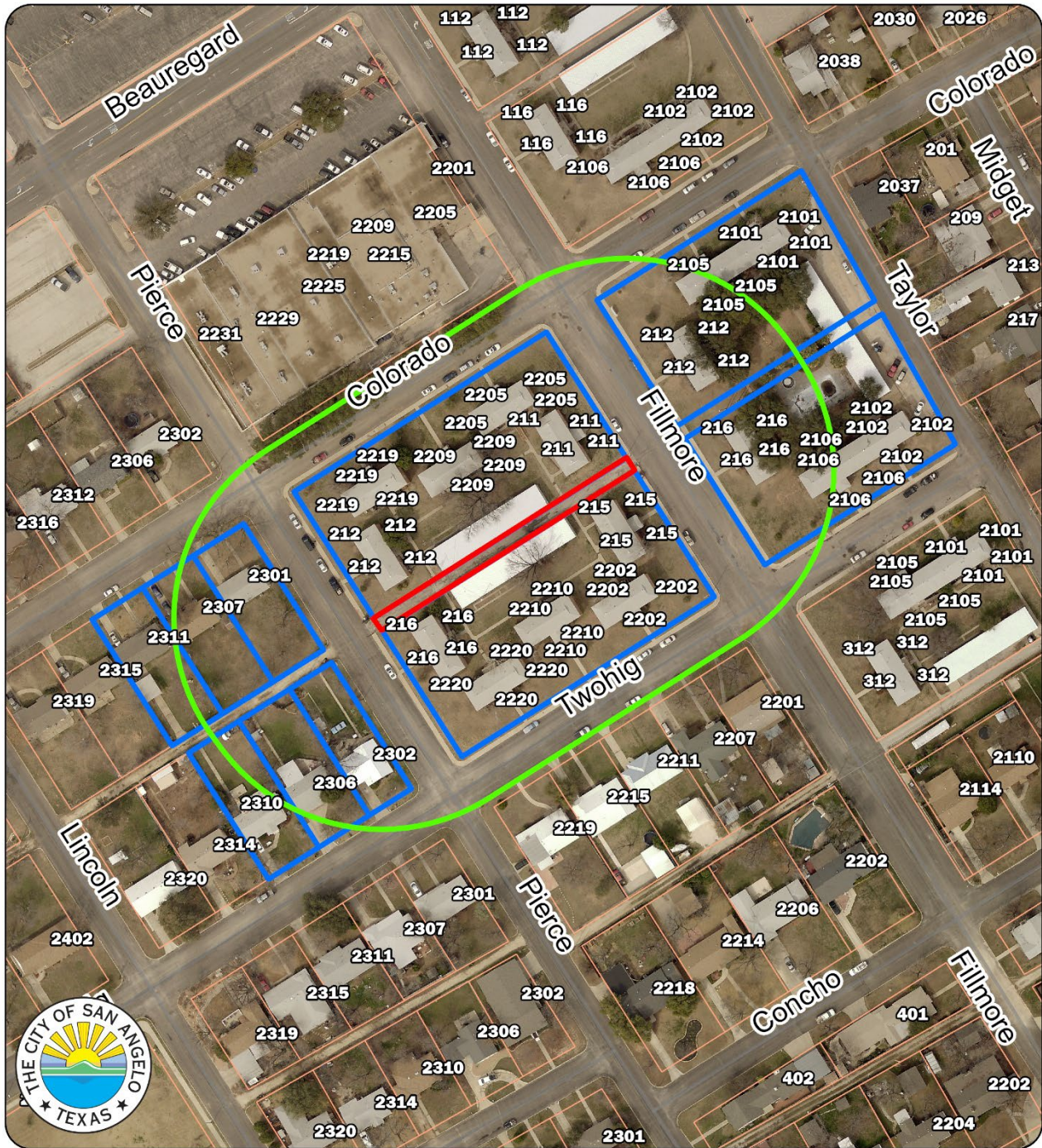
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions:**

1. Per the Code of Ordinances, Section A9.008, payment per the assessment formula outlined in the fee schedule shall be remitted for all of the abandoned alley and street right-of-way, should the vacation and abandonment be approved.
2. Verification of the recordation of deed(s) officially abandoning the City's claim to the entirety of the abandoned alley(s) shall be provided.
3. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.

Attachments:

Notification Map
Exhibit

Notification Map



Notification Map

Case ROW26-06: Pierce & Fillmore

Council District: #5 - Karen Hesse Smith

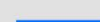
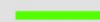
Neighborhood: Santa Rita

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range:

Subject Property:

Notified Properties:



N



[illegible]

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:

806163260

Original Date of Filing:

August 10, 2025

Formation Date:

N/A

Tax ID:

32101560368

Duration:

Perpetual

Entity Type:

Domestic Limited Liability Company (LLC)

Entity Status:

In existence

FEIN:

Name:

A&L Heritage Group LLC

Address:

212 S FILLMORE ST APT B
SAN ANGELO, TX 76901-3863 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name	Address		Inactive Date			
Prakash Sarkar	15307 Kenny Dr Tomball, TX 77377 USA					

Order

Return to Search

Instructions:
🔴 To place an order for additional information about a filing press the 'Order' button.

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: \$300



**Certificate of Formation
Limited Liability Company**

**Filed in the Office of the
Secretary of State of Texas
Filing #: 806163260 08/10/2025
Document #: 1507793160002
Image Generated Electronically
for Web Filing**

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

A&L Heritage Group LLC

Article 2 – Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☒ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Prakash Sarkar

C. The business address of the registered agent and the registered office address is:

Street Address:

15307 Kenny Dr Tomball TX 77377

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☒ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☒ A. The limited liability company is to be managed by managers.

OR

☐ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: **Ajay Arora**

Title: **Manager**

Address: **266 Cliffside Ave Shavertown PA, USA 18708**

Manager 2: **ANUPAM ARORA**

Title: **Manager**

Address: **455 N Y ST Washougal WA, USA 98671**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Initial Mailing Address

Address to be used by the Comptroller of Public Accounts for purposes of sending tax information.

The initial mailing address of the filing entity is:

455 N Y ST
Washougal, WA 98671
USA

Organizer

The name and address of the organizer are set forth below.

Anupam Arora **455 N Y St Washougal WA 98671**

Effectiveness of Filing

☐ A. This document becomes effective when the document is filed by the secretary of state.

OR

☒ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is: **August 11, 2025**

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Anupam Arora

Signature of Organizer

FILING OFFICE COPY



Office of the Secretary of State
Corporations Section
P.O. Box 13697
Austin, Texas 78711-3697
(Form 503)

Filed in the Office of the
Secretary of State of Texas
Filing #: 806163260 9/26/2025
Document #: 1521743860002
Image Generated Electronically
for Web Filing

**ASSUMED NAME CERTIFICATE
FOR FILING WITH THE SECRETARY OF STATE**

1. The assumed name under which the business or professional service is or is to be conducted or rendered is:

Village Apartments

2. The name of the entity as stated in its certificate of formation, application for registration, or comparable document is:

A&L Heritage Group LLC

3. The state, country, or other jurisdiction under the laws of which it was incorporated, organized or associated is **TEXAS**

4. The period, not to exceed 10 years, during which the assumed name will be used is
: **09/25/2035**

5. The entity is a : **Domestic Limited Liability Company (LLC)**

6. The entity's principal office address is:

212 S Fillmore St, San Angelo, TX, USA 76901

7. The county or counties where business or professional services are being or are to be conducted or rendered under such assumed name are:

**ALL COUNTIES LISTED BELOW:
TOM GREEN,**

8. The undersigned, if acting in the capacity of an attorney-in-fact of the entity, certifies that the entity has duly authorized the attorney-in-fact in writing to execute this document. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

A&L Heritage Group LLC

Name of the entity

By: **Anupam Arora**

Signature of officer, general partner, manager,
representative or attorney-in-fact of the entity

FILING OFFICE COPY

AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF RIGHT-OF-WAY BEING A 3,659 SQUARE FOOT ALLEYWAY BETWEEN SOUTH FILLMORE STREET AND SOUTH TAYLOR STREET WITHIN BLOCK 22 OF THE WEST HEIGHTS ADDITION; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, the City Council of the City of San Angelo, Texas, acting pursuant to law, is of the opinion that the public right-of-way described herein, is no longer needed for public use and therefore deems it advisable to abandon said portion of right-of-way; and,

WHEREAS, the City Council is of the opinion that the best interest and welfare of the public will be served by conditionally conveying the underlying abandoned public right-of-way to the abutting property owners;

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

SECTION 1: The public right-of-way located in the City of San Angelo, comprised of 3,659 square feet of alleyway, the boundary of the right-of-way being between 15 and 15.02 feet wide and between 181.03 and 217.46 feet long, and the boundary of the alleyway being 20 feet wide and between 243.42 and 244.18 feet long, Tom Green County, Texas, more particularly depicted in **Exhibit "A,"** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions herein set forth.

SECTION 2: The abandonments and conveyances provided for herein are made and accepted subject to all present zoning and deed restrictions, if the latter exist, and all existing easements, if any, whether apparent or not, aerial, surface, underground or otherwise.

SECTION 3: The abandonments and conveyances provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to the interest which the governing body for the City of San Angelo may legally and lawfully abandon and vacate.

SECTION 4: The following conditions precedent to the abandonment shall apply and be part of the consideration for conveyance by quitclaim deed(s) of the underlying tracts of land to owners of abutting properties:

1. Per the most recent *Schedule of Fees and Charges* adopted by City Council, remit payment per the assessment formula for all of the abandoned street right-of-way.
2. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned street right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.
3. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned street.

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyances of rights-of-way herein provided for, and shall be binding upon Grantees thereof and their heirs, successors and assigns.

SECTION 6: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Manager or Mayor of the City of San Angelo is hereby authorized to execute and deliver quitclaim deeds conveying the subject tracts of abandoned right-of-way depicted in **Exhibit "A"** to the owners of the designated abutting properties.

SECTION 7: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Clerk is hereby authorized and directed to certify a copy of this adopted Ordinance for recordation in the Official Real Property Records of Tom Green County, Texas, wherein the tracts of land are located.

INTRODUCED on the **15th day of September 2026**, and finally PASSED, APPROVED AND
ADOPTED on this the **6th day of October 2026**.
THE CITY OF SAN ANGELO

Tom Thompson, Mayor

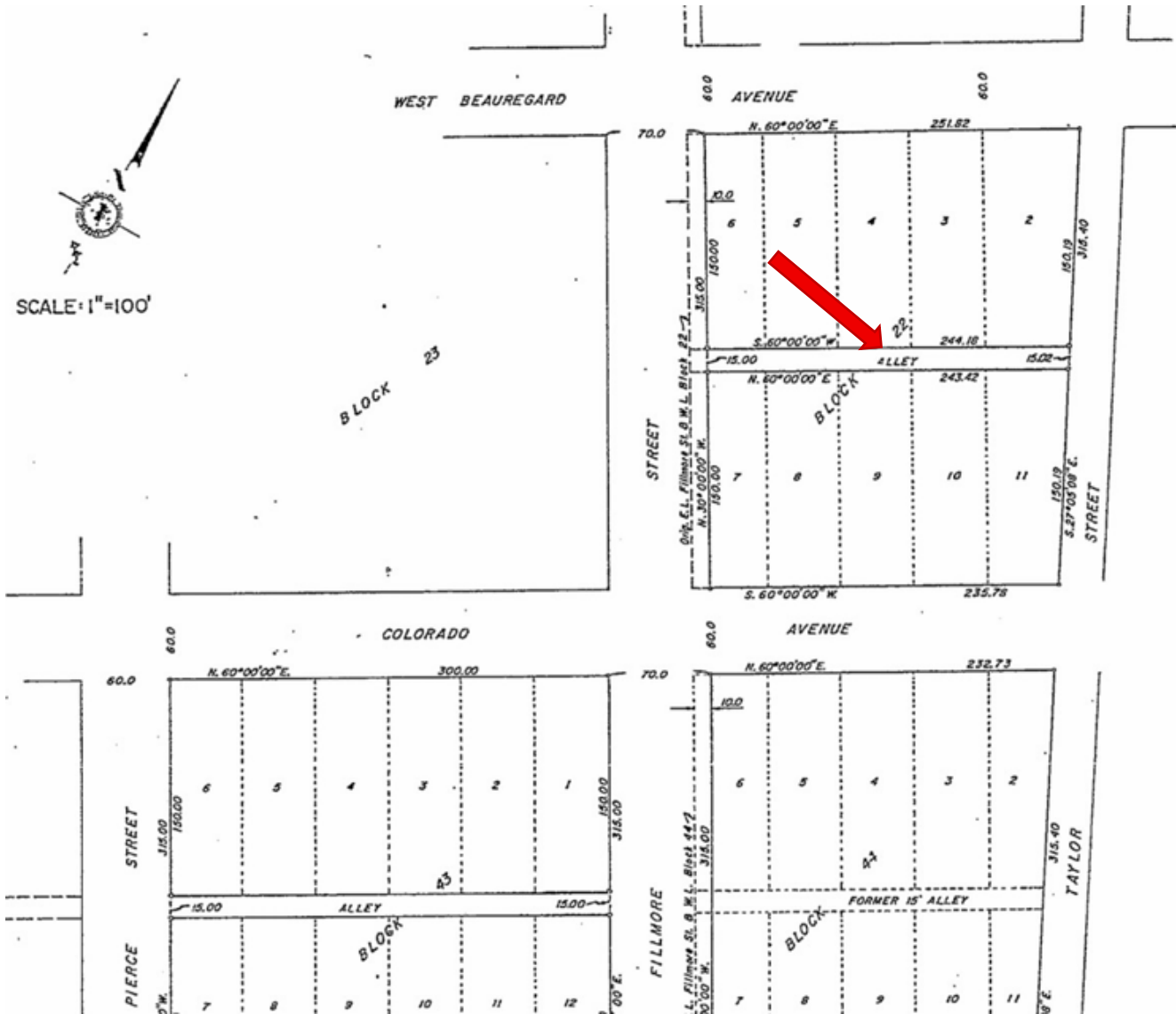
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit “A”



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for ROW26-07, a request for abandonment of 11,198 sq. ft. of street right-of-way being the end of Adobe Dr., generally located on Block 6 of the Arroyo Vista Addition west of Spraberry Dr. (Presentation made by Planning and Development Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This request is for the abandonment of the unimproved ROW and an amendment to the Master Thoroughfare to remove Adobe Dr as a Minor Collector. The request is from a property owner who wants to combine their property via the plat process, then dedicate the significant flood way to the City. By abandonment and realignment of the thoroughfare, he can achieve his goal of proper development of the land. City staff have evaluated this area between Adobe and Cox Lane to the south. The area is bordered by a couple of major obstructions. One is the red arroyo, which has flood way implications, and then to the far west, the railroad. Adobe is the only major connection between Loop 306 and Jackson St. Therefore, we need to evaluate connectivity.

In the area is Petro Dr. just a few hundred feet to the south of Adobe, this projects to connect to YMCA Dr. which connects South to Sunset. It also has a future connection to either Cox Lane or Foster Rd, giving a true connection to Loop 306.

With the connectivity and removal of the classification of Adobe Dr., this area can continue to develop safely with enough establish egress to major roadways.

The Planning Commission heard the case on August 17th and voted 6-0 in recommendation of approval.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Staff Report - ROW26-07 Adobe Dr
2. 001 Exhibit A
3. ROW26-07 - Ordinance 2

Staff Report - ROW26-07 Adobe Dr.pdf
001 Exhibit A.pdf
ROW26-07 - Ordinance 2.docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Holly Crooks
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Final Approval

STAFF REPORT
PLANNING COMMISSION – August 17, 2026
City Council First Reading – September 15, 2026

APPLICATION TYPE:		CASE:	
ROW Abandonment Master Thoroughfare Amendment		ROW26-07: Adobe Dr.	
SYNOPSIS:			
A request for abandonment 11,198 Sq. Ft. of Right of Way generally located at Arroyo Vista Addition Block 6 west of Spraberry Drive. A request to amend the Master Thoroughfare Plan for the minor collector designation for Adobe Dr. and the future extension of that minor collector.			
LOCATION:		LEGAL DESCRIPTION(S):	
3801 Spraberry Dr.		Acres: 11,198 Sq. Ft. dedicated ROW with the Arroyo Vista Addition, Block 6	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Heibert Neighborhood – Rio Vista	ML and CH	Commercial	11,198 Sq. Ft.
THOROUGHFARE PLAN:			
Adobe Dr. - ROW is 60' and paving width is 0' with no curb and gutter. Spraberry – Local Road. – ROW is 60+' and paving width is 40' with curb and gutter.			
NOTIFICATIONS:			
8 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 the ROW Abandonment with three conditions and <u>APPROVAL</u> of the Master thoroughfare plan change.			
PROPERTY OWNER/PETITIONER:			
Owner: TZ Investments, San Angelo			
STAFF CONTACT:			
Aaron Vannoy Planning and Development Services Director (325) 657-4210, Ext. 1552 aaron.vannoy@sanangelo.gov			

Information:

This ROW abandonment request is to remove Adobe Dr from a platted area and to prevent the road from moving westward. The main reason is this currently dissects a property which may develop into a larger site which will not benefit from the road access or dissecting the property. The Master Thoroughfare plan anticipates the western continuation of Adobe Dr as a minor collector. We also have with the Master Thoroughfare plan for Petro Dr. just a couple of blocks to the south to continue to the west as a minor collector. City staff looked at this area between the Railroad to the west, the boundary of these properties on their western edge, Jackson Street to the North and Loop 306 to the South. There are logistical needs of future connections but perhaps not as many large connections by roads to limit the amount of major traffic through future neighborhoods. Having a connection between Jackson and Loop 306 is a step-in long-term mitigation. Allowing the development of local roadways for general circulation and neighborhood traffic may lead to more fiscally desirable development in the future.

Planning Commission evaluation of appropriateness.

Exhibit C – Land Development and Subdivision Ordinance Chapter 2 – Purpose Statements: The Planning Commission and City Council consider, at minimum, any or all of the factors in determining the appropriateness of any ROW Abandonment and MT Amendment request as outlined in A through P below:

- A. To provide developers and land subdividers with a guide to the development and subdivision of land within the jurisdiction of the City of San Angelo.
- B. To protect and provide for the public health, safety and general welfare of the City of San Angelo.
- C. To provide for the orderly, safe and efficient development of the City and surrounding area.
- D. To provide streets that insure safe, convenient and functional systems for vehicular and pedestrian circulation.
- E. To assist in guiding the future growth and development of the City in accordance with City plans and requirements.
- F. To provide for a systematic and accurate record of land development.
- G. To provide for the efficient use and extension of municipal utilities.
- H. To minimize damage due to flooding, stormwater runoff and other environmental constraints.
- I. To insure that every new subdivision is designed and constructed so that it becomes a permanent asset to the City.
- J. To provide for low city maintenance costs and a quality of development that will retain stable tax values.
- K. To insure that property boundaries created through the land subdivision and development process are accurately determined, marked on the land, and established on a recorded plat which is available for public inspection.
- L. To insure that easements and rights-of-way are provided for drainage, access, and all utilities.
- M. To prevent scattered or premature subdivision of land that would involve danger or injury to health, safety, or prosperity by reason of lack of water supply, drainage, transportation, or other public services; or necessitate an excessive expenditure of public funds for the supply of such services.
- N. To insure proper land development in the extraterritorial jurisdiction so the City can expand in an orderly and efficient manner.
- O. To insure the proper and efficient layout of lots and blocks to insure orderly and harmonious development.
- P. To provide for the extension of streets and highways, where necessary to insure the orderly growth of the City.

The Planning Staff and the Engineering Staff have evaluated the proposal from TZ Investments to abandon Adobe Dr and make a Master Thoroughfare Plan Amendment for a future collector in the area of Adobe Dr. We determine this request has not negatively impacted any major purpose statements oin the Land Development and Subdivision Ordinance of the City of San Angelo.

Recommendation:

Staff recommend **APPROVAL** of the Abandonment of Adobe Dr and the Amendment to the Master Thoroughfare Plan to remove Adobe Dr. as a minor collector with the following conditions:

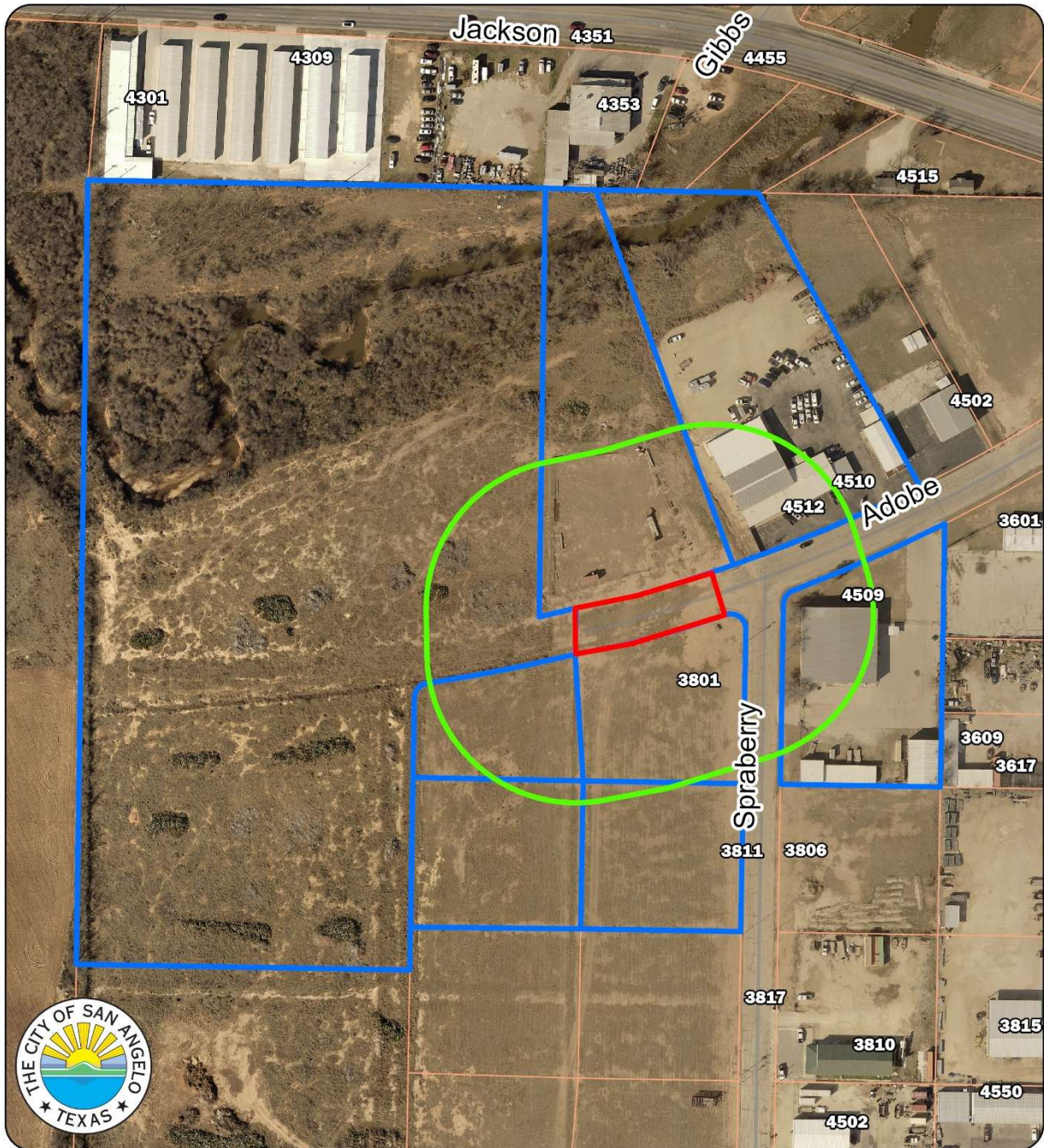
1. Per the most current Schedule of Fees and Charges adopted by City Council, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way.
2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned right-of-way.
3. Submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.

Note – at Plat stage the portion of floodway and flood plain in the Red Arroyo shall be dedicated to the City of San Angelo.

Attachments:

Notification Map
Aerial Map

Notification Map



Notification Map
Case ROW26-07: Adobe Dr

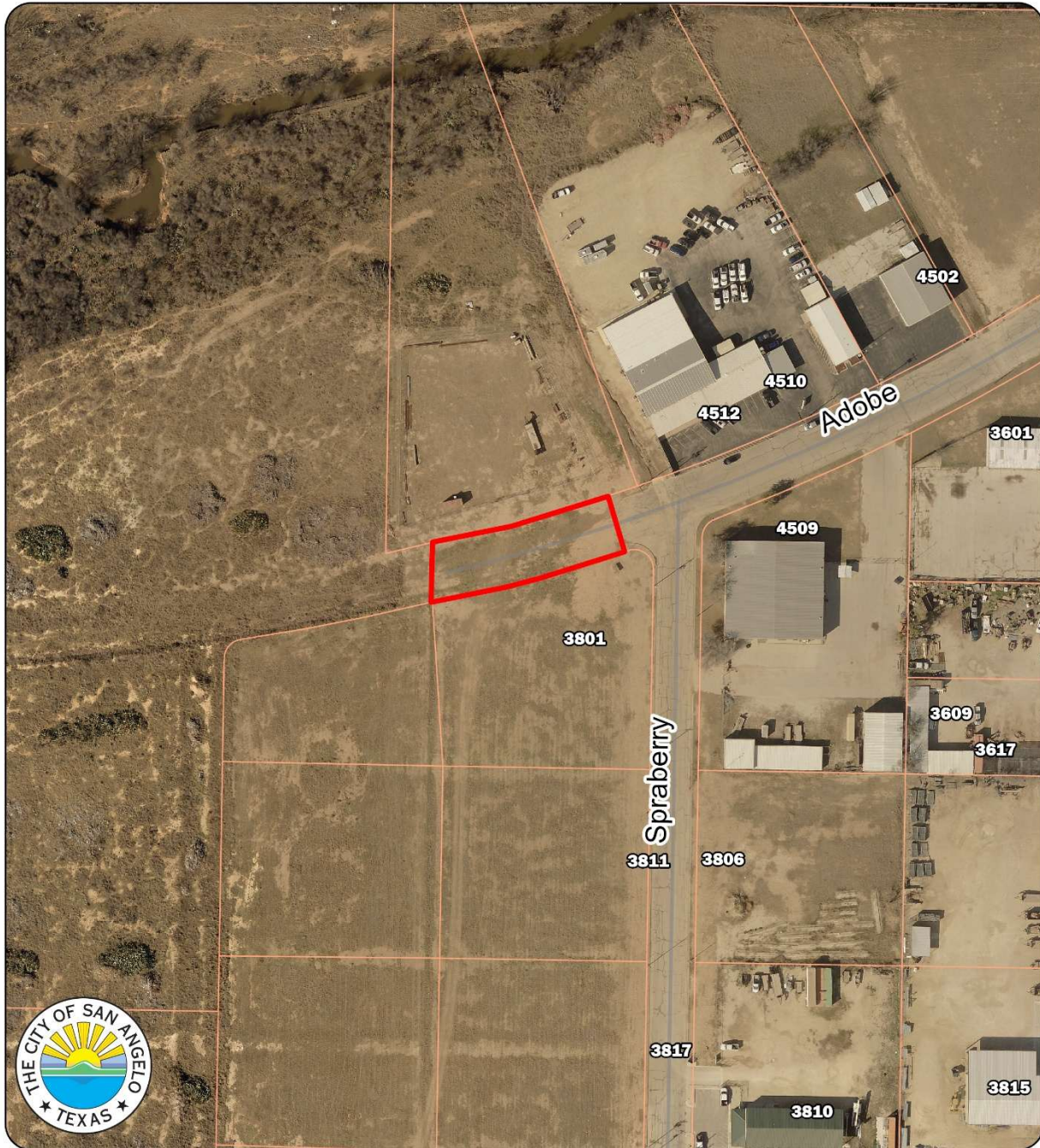
Council District: #1 - Tommy Hiebert
Neighborhood: Rio Vista

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 
Subject Property: 
Notified Properties: 



Aerial Map



Aerial Map
Case ROW26-07: Adobe Dr

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

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property:

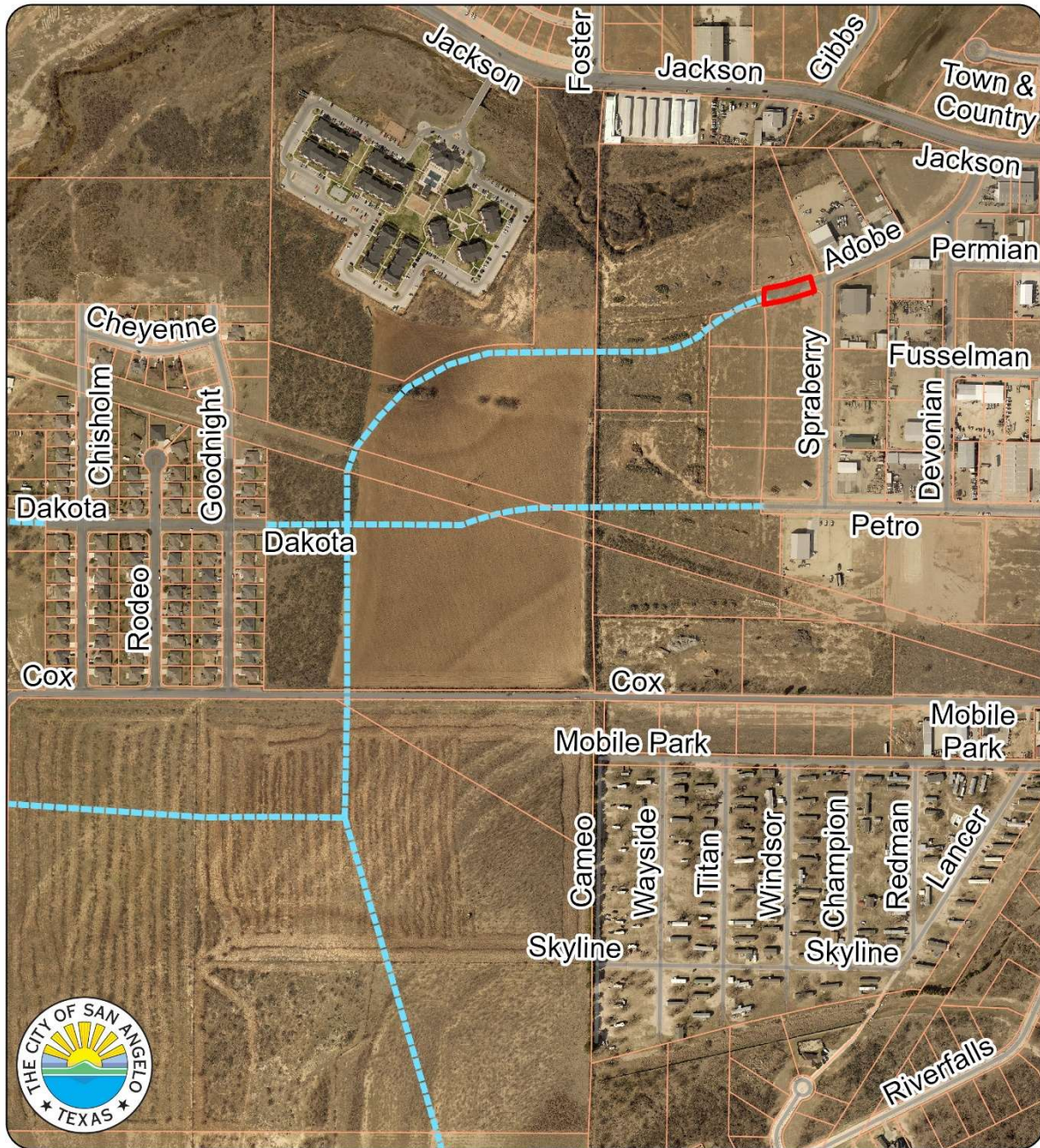








Future Master Thoroughfare Plan



Future Thoroughfare Map
Case ROW26-07: Adobe Dr

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

Scale: 0 0.04 0.07 0.14 0.21 0.28 Miles

Subject Property: 

Future Minor Collector: 



1.952 Ac.
Instr. 202605398, OPR
Tract 4

2.705 Ac.
Instr. 201808441,
OPR

13.444 Ac.
Instr. 202605398, OPR
Tract 1

$L=176.23'$
 $R=2,220.00'$
 $\Delta=4^{\circ}32'54''$
 $L.C.=N73^{\circ}42'12''E$
 $176.19'$

ADOBE DR
60' R.O.

$S18^{\circ}34'14''E$
60.00'

$N00^{\circ}57'51''E$
62.05'

ADOBE DRIVE
60' R.O.W.

11,198 Sq. Ft.

$L=197.04'$
 $R=2,280.00'$
 $\Delta=4^{\circ}57'06''$
 $L.C.=S73^{\circ}54'19''W$
196.98'

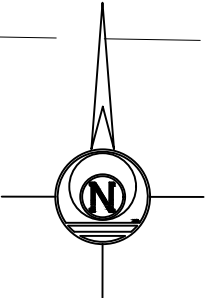
0.713 Ac.
Instr. No.
202408854, OPR
Tract 2

Instr. No. 202408854, OPR
Tract 1

SPRABERRY DRIVE
50' R.O.W.

Arroyo Vista Addition
Section One
Vol. 4, Pg. 289, PR

BLOCK 6



SCALE: 1"=50'



BEARINGS ARE BASED UPON THE
PLAT OF RECORD.

MAP SHOWING A PROPOSED STREET CLOSURE FOR ADOBE DRIVE FROM SPRABERRY ROAD TO THE WEST, ARROYO VISTA ADDITION, SECTION ONE, CITY OF SAN ANGELO TOM GREEN COUNTY, TEXAS.

AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF RIGHT-OF-WAY BEING A 11,198 SQUARE FOOT RIGHT OF WAY BETWEEN 3801 SPRABERRY DRIVE AND 4520 ADOBE DRIVE; BLK: 6, SUBD: ARROYO VISTA ADDITION; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, the City Council of the City of San Angelo, Texas, acting pursuant to law, is of the opinion that the public right-of-way described herein, is no longer needed for public use and therefore deems it advisable to abandon said portion of right-of-way; and,

WHEREAS, the City Council is of the opinion that the best interest and welfare of the public will be served by conditionally conveying the underlying abandoned public right-of-way to the abutting property owners;

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

SECTION 1: The public right-of-way located in the City of San Angelo, comprised of 11,198 square feet of Right-Of-Way, the boundary of the right-of-way being between 60 and 62.05 feet wide and between 176.19 and 196.98 feet long, Tom Green County, Texas, more particularly depicted in **Exhibit "A,"** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions herein set forth.

SECTION 2: The abandonments and conveyances provided for herein are made and accepted subject to all present zoning and deed restrictions, if the latter exist, and all existing easements, if any, whether apparent or not, aerial, surface, underground or otherwise.

SECTION 3: The abandonments and conveyances provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to the interest which the governing body for the City of San Angelo may legally and lawfully abandon and vacate.

SECTION 4: The following conditions precedent to the abandonment shall apply and be part of the consideration for conveyance by quitclaim deed(s) of the underlying tracts of land to owners of abutting properties:

1. Per the most recent *Schedule of Fees and Charges* adopted by City Council, remit payment per the assessment formula for all of the abandoned street right-of-way.
2. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned street right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.
3. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned street.

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyances of rights-of-way herein provided for, and shall be binding upon Grantees thereof and their heirs, successors and assigns.

SECTION 6: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Manager or Mayor of the City of San Angelo is hereby authorized to execute and deliver quitclaim deeds conveying the subject tracts of abandoned right-of-way depicted in **Exhibit "A"** to the owners of the designated abutting properties.

SECTION 7: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Clerk is hereby authorized and directed to certify a copy of this adopted Ordinance for recordation in the Official Real Property Records of Tom Green County, Texas, wherein the tracts of land are located.

INTRODUCED on the **15th day of September 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of October 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

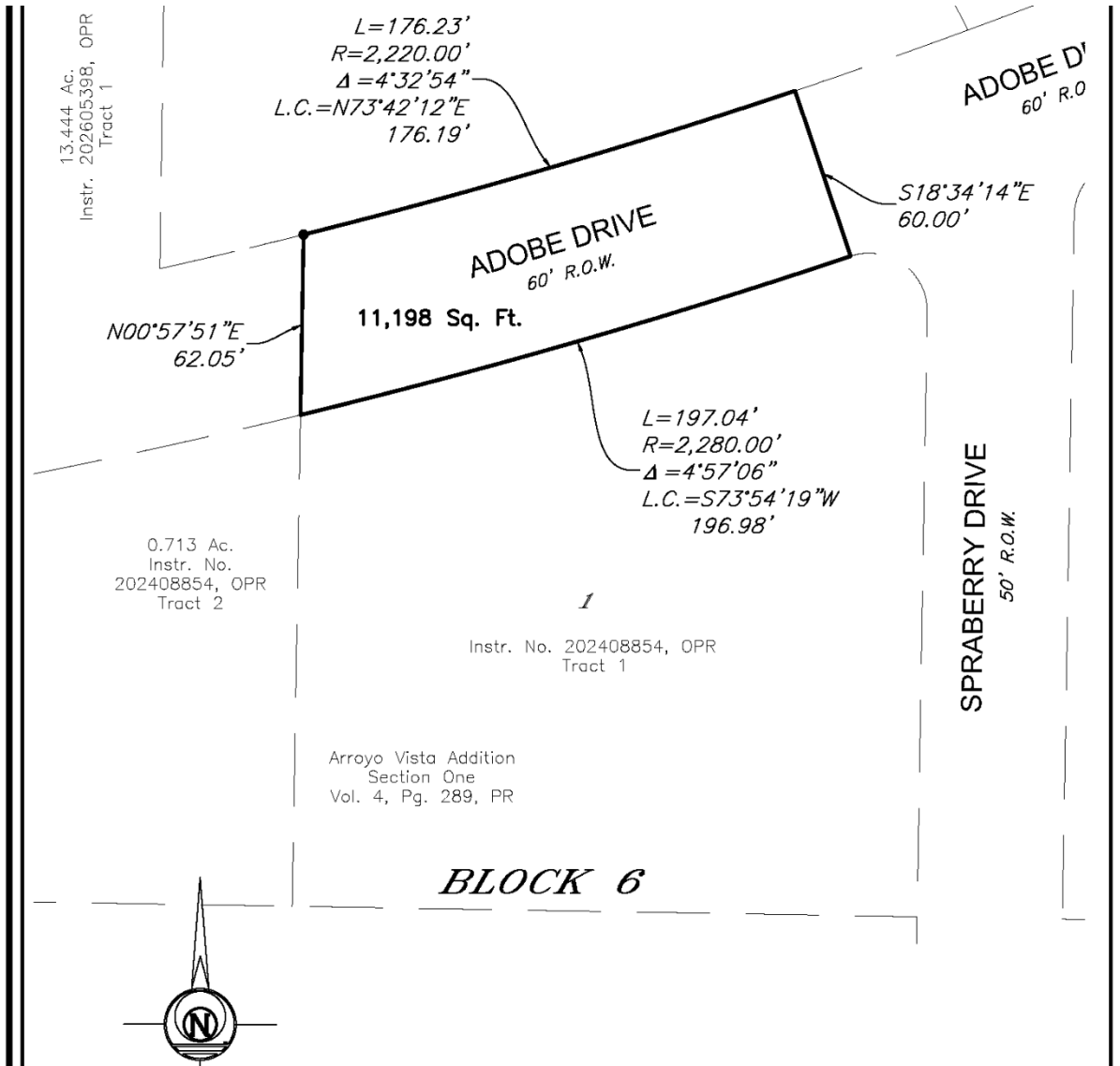
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: September 15, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance to amend the Master Thoroughfare Plan and map to remove a .53 mile portion of Adobe Dr. as a minor collector and classify it as a local road (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This request is for the abandonment of the unimproved ROW and an amendment to the Master Thoroughfare to remove Adobe Dr as a Minor Collector. The request is from a property owner who wants to combine their property via the plat process, then dedicate the significant flood way to the City. By abandonment and realignment of the thoroughfare, he can achieve his goal of proper development of the land. City staff have evaluated this area between Adobe and Cox Lane to the south. The area is bordered by a couple of major obstructions. One is the red arroyo, which has flood way implications, and then to the far west, the railroad. Adobe is the only major connection between Loop 306 and Jackson St. Therefore, we need to evaluate connectivity.

In the area is Petro Dr. just a few hundred feet to the south of Adobe, this projects to connect to YMCA Dr. which connects South to Sunset. It also has a future connection to either Cox Lane or Foster Rd, giving a true connection to Loop 306.

With the connectivity and removal of the classification of Adobe Dr., this area can continue to develop safely with enough establish egress to major roadways.

The Planning Commission heard the case on August 17th and voted 6-0 in recommendation of approval.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---------------------------|--------------------------------|
| 1. | Adobe Abandonment | Adobe Abandonment.pdf |
| 2. | MTF Ordinance - Adobe Dr. | MTF Ordinance - Adobe Dr..docx |
| 3. | Staff Report MT26-01 | Staff Report MT26-01.pdf |

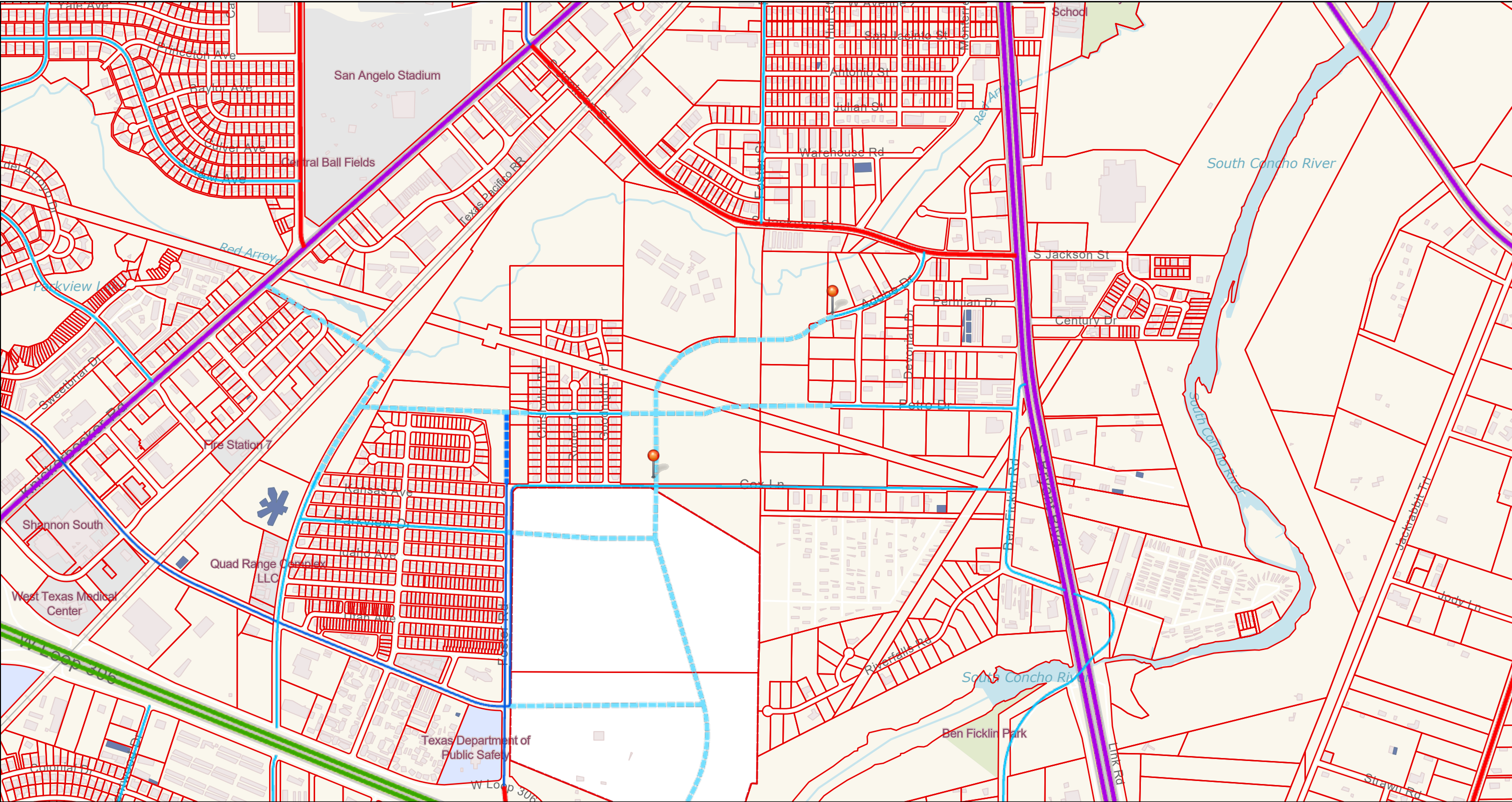
Presentation:

Aaron Vannoy

Approvals/Reviews:

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

Adobe Abandonment



9/8/2026, 3:15:13 PM

1:12,625

- Existing Thoroughfare

Freeway

Major Arterial

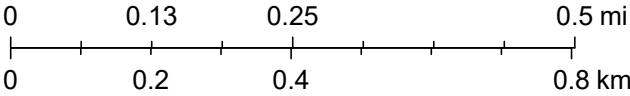
Minor Arterial
- Major Collector

Minor Collector

Future Thoroughfare

Future Major Collector
- Future Minor Collector

Parcels



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO,
TEXAS **AMENDING THE MASTER THOROUGHFARE PLAN AND MAP OF
THE COMPREHENSIVE PLAN**; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE

Master Thoroughfare Plan Amendment: Adobe Dr.

WHEREAS, the City of San Angelo is a Home Rule municipal corporation operating under a municipal charter adopted as authorized by Article XI, Section 5 of the Texas Constitution; and,

WHEREAS, in 2003, pursuant to the authority under Chapter 213 of the Texas Local Government Code, the City of San Angelo adopted a Comprehensive Plan for promoting the long range sound development of the City and promoting public health, safety and welfare, updated in 2009 with the adoption of a strategic plan; and,

WHEREAS, the Comprehensive Plan includes the Master Thoroughfare Plan (MTP) and map; and,

WHEREAS, the City Planning and Development Services Department has examined removing, relocating, or maintaining the existing route of a minor collector, from the intersection of Adobe Dr and Spraberry Dr west to the intersection of Adobe Dr. and Cox Ln. in order to provide for improved public safety, traffic efficiency, and to accommodate for future growth in south San Angelo; and,

WHEREAS, the City Planning and Development Services Department has conducted an analysis of existing and projected future development in the area; demand on the existing street network; existing zoning and future land trends; potential land acquisitions; the relocation of buildings, structures, and utilities; and proposed alternate routes for the subject roads; and,

WHEREAS, the City Planning and Development Services Department has consulted with other relevant City departments, the County Commissioner for this area, and the San Angelo Metropolitan Planning Organization (SA-MPO); and,

WHEREAS, on August 17, 2026, a public meeting was held at the Planning Commission to provide the public an opportunity to comment on the proposed amendment; and after holding said public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council that the MTP be amended; and,

WHEREAS, proper notice of public hearing upon this ordinance has been posted in accordance with applicable law; and,

WHEREAS, City Council has conducted the necessary public hearing thereon and concurs with the Planning Commission's recommendation to amend the planning of the minor collector roadway facilities in the MTP as set forth in Exhibit "A" to this Ordinance.

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

Section 1. The recitals set forth above are deemed to be the findings and determinations made by the City Council and are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. The Master Thoroughfare Plan and map component of the Comprehensive Plan is hereby amended as set forth in **Exhibit "A"** to this Ordinance, as if fully set forth herein.

Section 3. 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 4. This ordinance shall be effective from and after the date of its adoption.

INTRODUCED on the **15th day of September 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of October, 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

ATTEST:

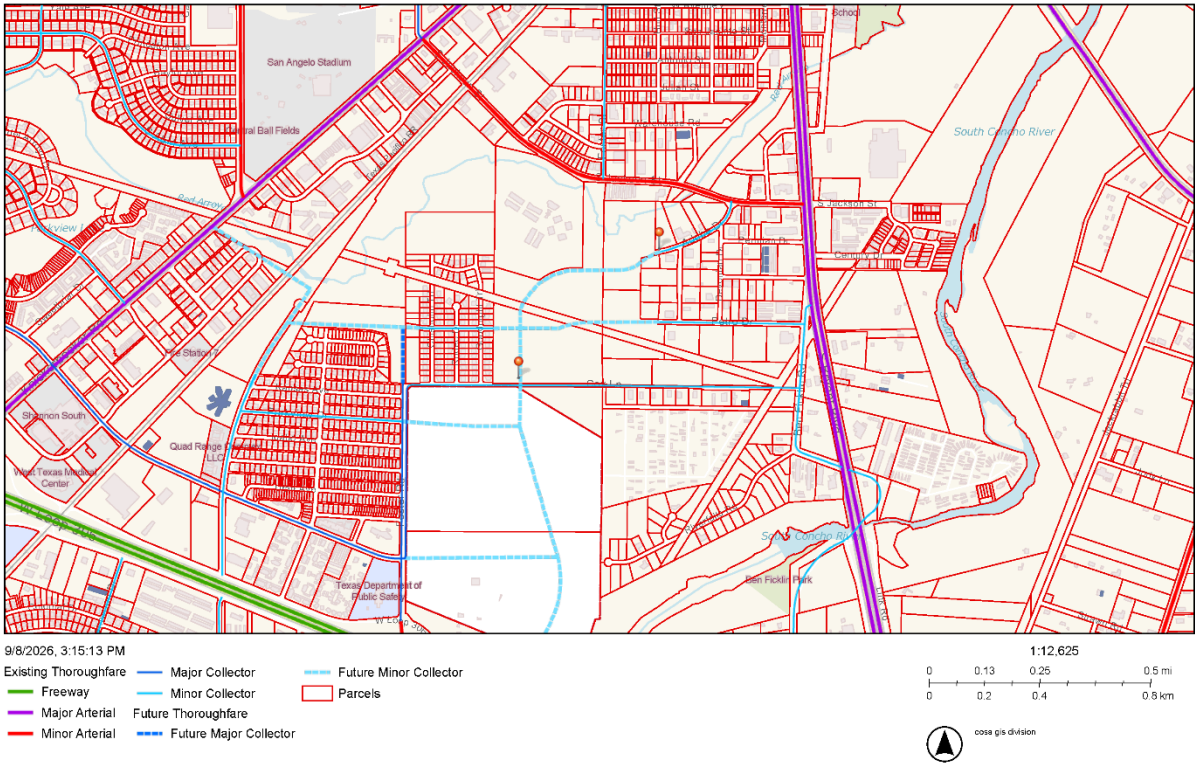
APPROVED AS TO FORM:

Heather Stasny, City Clerk

Brandon Dyson, City Attorney

EXHIBIT A

Adobe Abandonment



STAFF REPORT
PLANNING COMMISSION – August 17, 2026
City Council First Reading – September 15, 2026

APPLICATION TYPE:		CASE:	
ROW Abandonment Master Thoroughfare Amendment		ROW26-07: Adobe Dr.	
SYNOPSIS:			
A request for abandonment 11,198 Sq. Ft. of Right of Way generally located at Arroyo Vista Addition Block 6 west of Spraberry Drive. A request to amend the Master Thoroughfare Plan for the minor collector designation for Adobe Dr. and the future extension of that minor collector.			
LOCATION:		LEGAL DESCRIPTION(S):	
3801 Spraberry Dr.		Acres: 11,198 Sq. Ft. dedicated ROW with the Arroyo Vista Addition, Block 6	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Heibert Neighborhood – Rio Vista	ML and CH	Commercial	11,198 Sq. Ft.
THOROUGHFARE PLAN:			
Adobe Dr. - ROW is 60' and paving width is 0' with no curb and gutter. Spraberry – Local Road. – ROW is 60+' and paving width is 40' with curb and gutter.			
NOTIFICATIONS:			
8 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 the ROW Abandonment with three conditions and <u>APPROVAL</u> of the Master thoroughfare plan change.			
PROPERTY OWNER/PETITIONER:			
Owner: TZ Investments, San Angelo			
STAFF CONTACT:			
Aaron Vannoy Planning and Development Services Director (325) 657-4210, Ext. 1552 aaron.vannoy@sanangelo.gov			

Information:

This ROW abandonment request is to remove Adobe Dr from a platted area and to prevent the road from moving westward. The main reason is this currently dissects a property which may develop into a larger site which will not benefit from the road access or dissecting the property. The Master Thoroughfare plan anticipates the western continuation of Adobe Dr as a minor collector. We also have with the Master Thoroughfare plan for Petro Dr. just a couple of blocks to the south to continue to the west as a minor collector. City staff looked at this area between the Railroad to the west, the boundary of these properties on their western edge, Jackson Street to the North and Loop 306 to the South. There are logistical needs of future connections but perhaps not as many large connections by roads to limit the amount of major traffic through future neighborhoods. Having a connection between Jackson and Loop 306 is a step-in long-term mitigation. Allowing the development of local roadways for general circulation and neighborhood traffic may lead to more fiscally desirable development in the future.

Planning Commission evaluation of appropriateness.

Exhibit C – Land Development and Subdivision Ordinance Chapter 2 – Purpose Statements: The Planning Commission and City Council consider, at minimum, any or all of the factors in determining the appropriateness of any ROW Abandonment and MT Amendment request as outlined in A through P below:

- A. To provide developers and land subdividers with a guide to the development and subdivision of land within the jurisdiction of the City of San Angelo.
- B. To protect and provide for the public health, safety and general welfare of the City of San Angelo.
- C. To provide for the orderly, safe and efficient development of the City and surrounding area.
- D. To provide streets that insure safe, convenient and functional systems for vehicular and pedestrian circulation.
- E. To assist in guiding the future growth and development of the City in accordance with City plans and requirements.
- F. To provide for a systematic and accurate record of land development.
- G. To provide for the efficient use and extension of municipal utilities.
- H. To minimize damage due to flooding, stormwater runoff and other environmental constraints.
- I. To insure that every new subdivision is designed and constructed so that it becomes a permanent asset to the City.
- J. To provide for low city maintenance costs and a quality of development that will retain stable tax values.
- K. To insure that property boundaries created through the land subdivision and development process are accurately determined, marked on the land, and established on a recorded plat which is available for public inspection.
- L. To insure that easements and rights-of-way are provided for drainage, access, and all utilities.
- M. To prevent scattered or premature subdivision of land that would involve danger or injury to health, safety, or prosperity by reason of lack of water supply, drainage, transportation, or other public services; or necessitate an excessive expenditure of public funds for the supply of such services.
- N. To insure proper land development in the extraterritorial jurisdiction so the City can expand in an orderly and efficient manner.
- O. To insure the proper and efficient layout of lots and blocks to insure orderly and harmonious development.
- P. To provide for the extension of streets and highways, where necessary to insure the orderly growth of the City.

The Planning Staff and the Engineering Staff have evaluated the proposal from TZ Investments to abandon Adobe Dr and make a Master Thoroughfare Plan Amendment for a future collector in the area of Adobe Dr. We determine this request has not negatively impacted any major purpose statements oin the Land Development and Subdivision Ordinance of the City of San Angelo.

Recommendation:

Staff recommend **APPROVAL** of the Abandonment of Adobe Dr and the Amendment to the Master Thoroughfare Plan to remove Adobe Dr. as a minor collector with the following conditions:

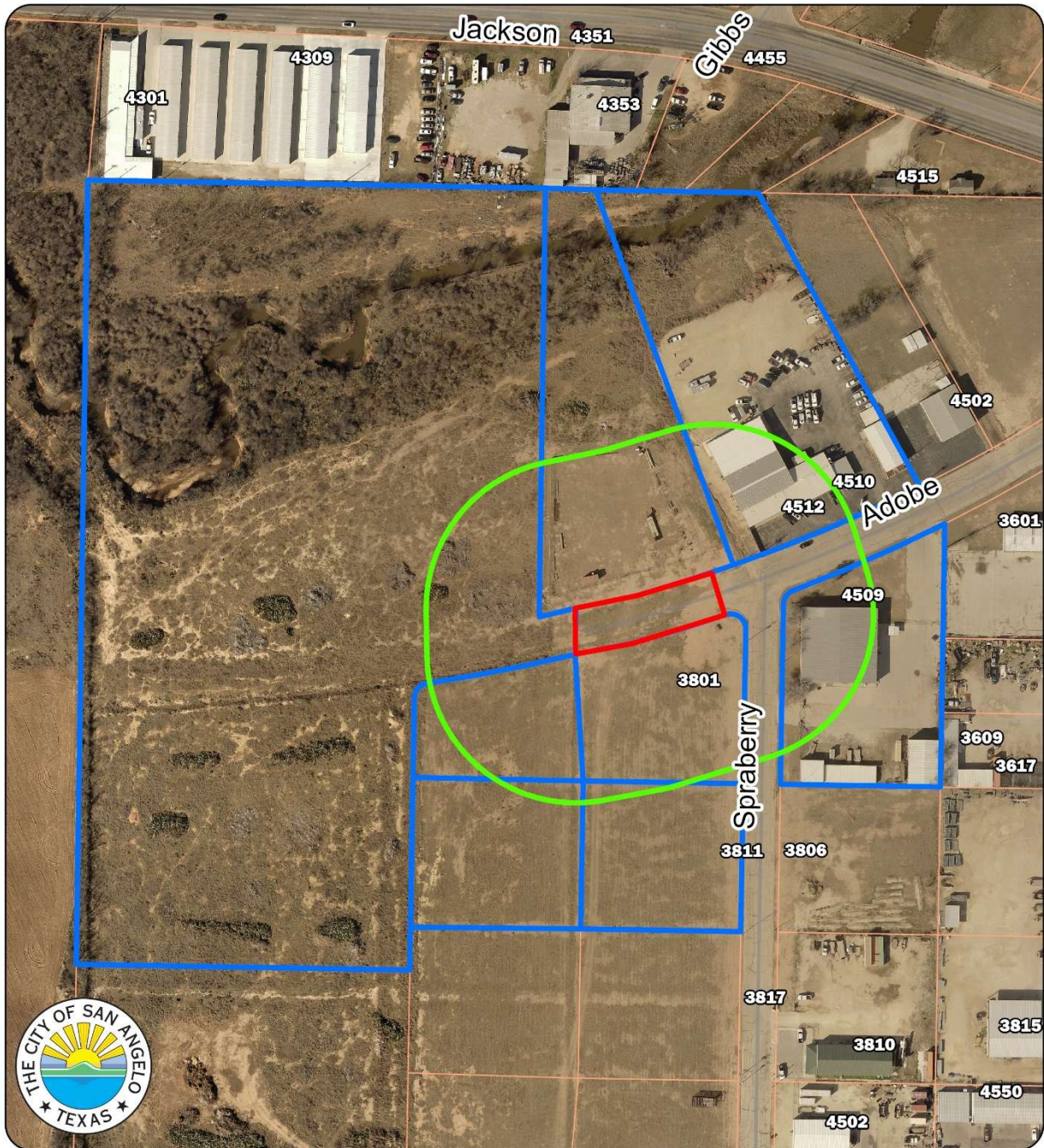
1. Per the most current Schedule of Fees and Charges adopted by City Council, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way.
2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned right-of-way.
3. Submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.

Note – at Plat stage the portion of floodway and flood plain in the Red Arroyo shall be dedicated to the City of San Angelo.

Attachments:

Notification Map
Aerial Map

Notification Map



Notification Map
Case ROW26-07: Adobe Dr

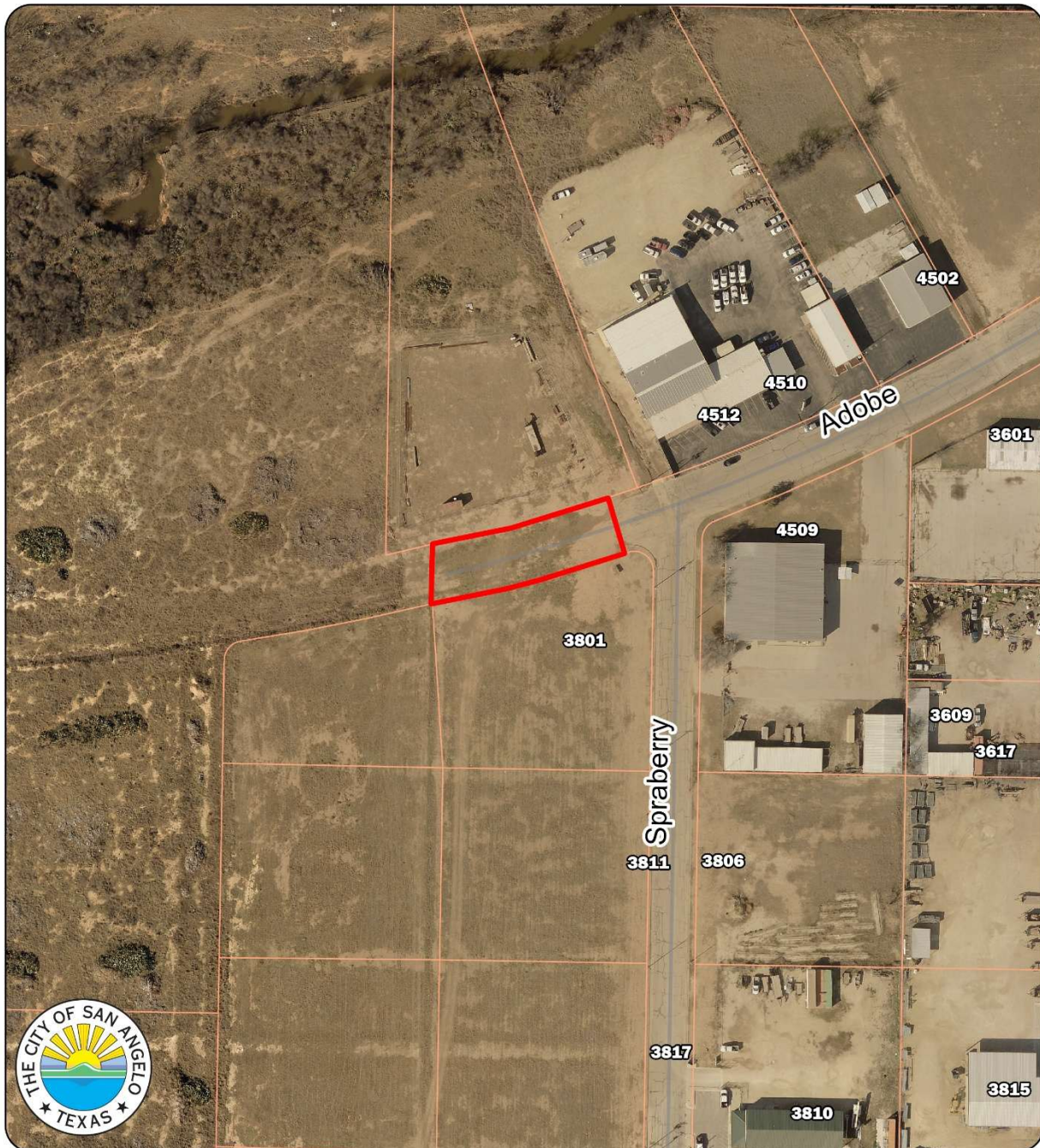
Council District: #1 - Tommy Hiebert
Neighborhood: Rio Vista

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 
Subject Property: 
Notified Properties: 



Aerial Map



Aerial Map
Case ROW26-07: Adobe Dr

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

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property:

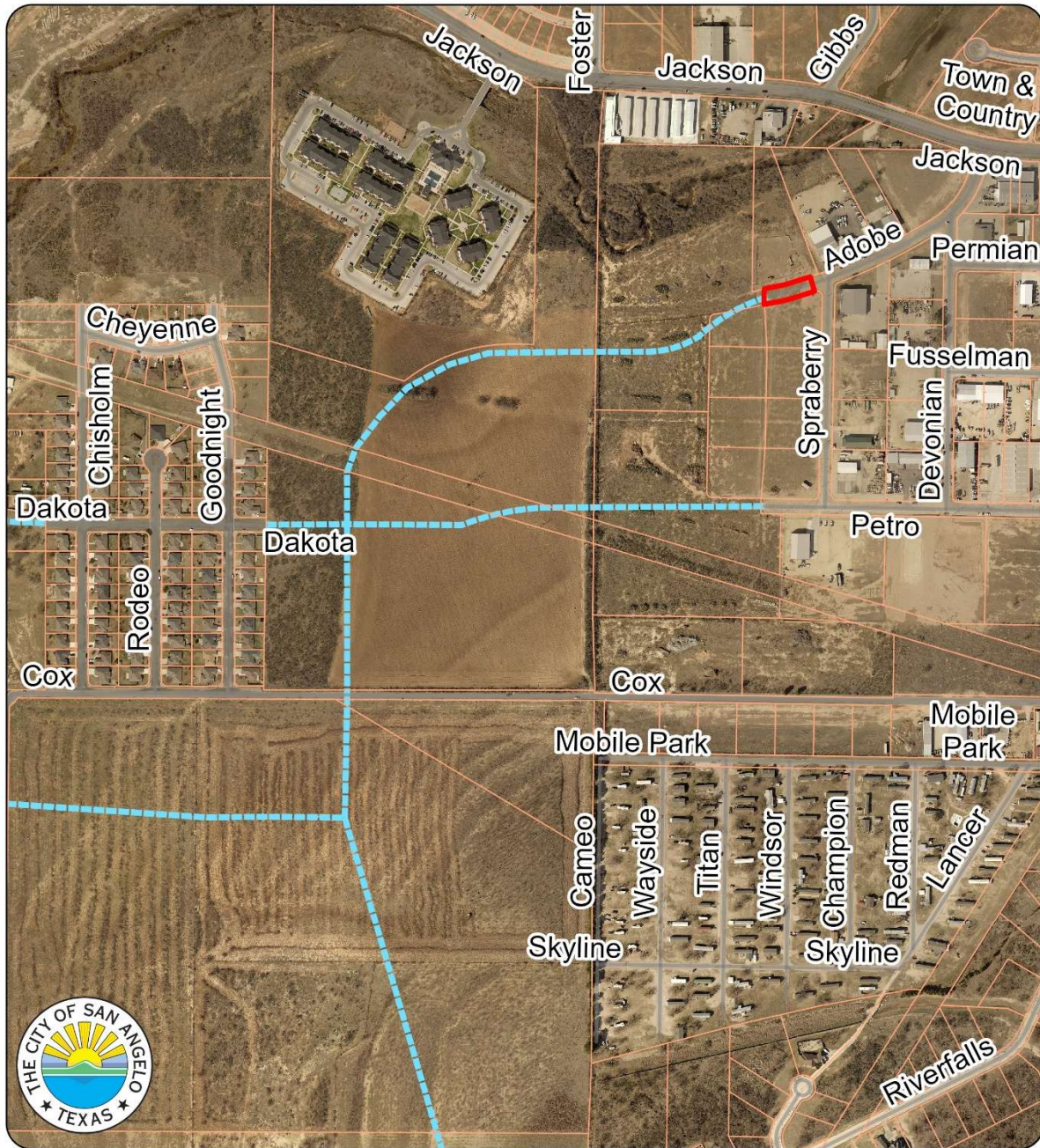








Future Master Thoroughfare Plan



Future Thoroughfare Map
Case ROW26-07: Adobe Dr

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

Scale: 0 0.04 0.07 0.14 0.21 0.28 Miles

Subject Property: —

Future Minor Collector: —



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, Legal

Meeting Date: September 15, 2026

Item type: Executive Session Item

Caption:

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

Staff Recommendation:

Summary/History:

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Heather Stastny
Brandon Dyson

Created/Initiated
Final Approval