

STAFF REPORT



Meeting: June 15, 2015

To: Planning Commission

From: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

Presenter: Edward Vigil
Senior Planner

Request: Z15-04, a request for a zone change from the General Commercial (CG) and the Central Business District (CBD) Zoning Districts to a Planned Development (PD) Zoning District for the Shannon Downtown Medical Campus.

Location: Several addressed & unaddressed parcels, generally located North of Twohig Avenue, East of Main Street, South of 2nd Street, and West of Chadbourne Street; more specifically being a part of Miles Acre lot a7 to a9, a19, all of Miles Acre lots A31, A32; part of lots 18 & 19, lots 20 to 24 J.N. Uptons Subdivision; lots 1 to 4, block 2 Fray Addition; lots 16 to 18, block 5; the west 55' of lot 2, the east 80' of lot 3, all of lot 4, the west 100' of lot 6, all of lots 7 to 13, all of lots 18 to 20 save & except the east 15' of the west 30' of lot 20, block 6; lots A and 1 to 10, block 14A; lot A & B, block 15A; lots 1 to 10, north 30' of lot 11 & 12, all of lots 13 to 20, block 21; lot 1, block 21.5; lot A, block 22A; lots 1 to 9, 12, lots 10 & 11 save & except the west 110', block 22.5, San Angelo Main Town Addition; lot A, block 1, Shannon Medical Center Downtown Campus, City of San Angelo, Tom Green County, Texas

General Information

Future Land Use: Downtown

Current Zoning: CG (General Commercial) & CBD (Central Business District) & Planned Development (PD).

Existing Land Use: Medical Offices

Surrounding Zoning / Land Use:

North:	RM-1	Central High Freshman Campus
West:	CBD	1 st Christian Church, parking lots
South:	CBD & CG/CH	Shannon Medical Clinic & Retail & Office & parking lots
East:	CG	Various Commercial Uses

District: SMD #3 - Johnny Silvas

Neighborhood: Downtown

Major Thoroughfare Plan: Beauregard Avenue is classified as an “Arterial Street” and is designed to carry heavy traffic throughout the downtown area.

Main Street is classified as an “Arterial Street” and is designed to carry heavy traffic throughout the City.

Harris Avenue is classified as an “Arterial Street” and is designed to carry heavy traffic throughout the City.

Oakes Street is classified as a “Local Street.” A Local Street carries a fair amount of traffic like a Collector Street, but at the slower speed.

Magdalen Street is classified as a “Local Street” and is designed to carry light traffic and slower speeds.

College Avenue is classified as a “Local Street” and is designed to carry light traffic and slower speeds.

Koberlin Street is classified as a “Local Street” and is designed to carry light traffic and slower speeds.

Woodrow Street is classified as a “Local Street” and is designed to carry light traffic and slower speeds.

Special Information

Private Utilities:	Atmos Energy and AEP
Public Utilities:	City of San Angelo Water and Wastewater
Notification Required:	Yes
Notifications Sent:	134
Responses in Favor:	4
Responses in Opposition:	0

Recommendation:

The Planning Division recommends **APPROVAL** of this request, **subject to the two (2) Conditions of Approval** listed below.

Background:

On August 19, 2014, City Council approved the original Planned Development (PD14-01) for the Shannon Downtown Medical Campus. An application for an abandonment of the right-of-way for an alley (adjacent to North Main Street) was submitted to the Planning Department on May 19, 2015. Also, on May 19, 2015, the applicant submitted this application to amend the existing Planned Development to include four new properties and the abandoned alley. It is the applicant’s intent to vacate the existing 20-foot wide alley and amend the existing Planned Development

to construct a new medical office building. This application is to request a zone change from a combination of General Commercial (CG) and Central Business District (CBD) to be included in the existing Planned Development (PD) District to allow for the expansion of the Shannon Downtown Medical Campus. The Design Guidelines for this existing Planned Development have already been approved, and the applicant is seeking one additional standard to be included. This standard would allow decorative fencing within the proposed Planned Development. There are no additional changes to the existing Design Guidelines proposed as part of this request.

Analysis:

Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any Rezoning request.

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 Comprehensive Plan suggests promoting an appropriate balance of uses and diversity within each neighborhood. Medical Offices seem to be prevalent in the downtown area, but there is also a balanced mixture of commercial, retail, and multi-family, all of which are allowed uses in the General Commercial and Central Business Zoning Districts. The nature of this request involves adding four properties with this same zoning, and an alley to the existing Planned Development. This appears to support the clustering of commercial, medical, retail, and other related land uses which is a main tenet of the Comprehensive Plan recommendations.

2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*

The Rezoning will allow for the applicant to use the properties as medical offices, which is a permitted and existing use in both the General Commercial (CG) and Planned Development (PD) Zoning Districts. The Planned Development Zoning District will also allow for a variety of other commercial uses including offices, parking, and retail sales. Therefore, the request does not appear to conflict with any portions of the Zoning Ordinance or the existing Planned Development.

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 majority of the existing Planned Development (PD) for the Shannon Downtown Medical Campus includes medical offices, retail, office, and various commercial uses. Amending the PD to include four additional properties and an alleyway does not appear to be inconsistent with the existing commercial zoning districts in the area or the existing Planned Development. To this end, the Comprehensive Plan recommends clustering commercial and other related land uses. In addition, the San Angelo Strategic Plan also suggests connecting neighborhoods and commercial areas to community anchors, such as the Shannon Downtown Medical Campus, to promote a mixed-use atmosphere. It therefore appears that this request is compatible with the surrounding areas and existing uses.

4. Changed Conditions. *Whether and the extent to which there are changed conditions that require an amendment.*

The changed conditions that require an amendment to the existing Planned Development are the inclusion of four additional properties that have been purchased by Shannon Medical, and the request to abandon an alley, in order to, construct a new medical office building. It appears that for these reasons, the recently changed conditions do warrant an amendment to the existing Planned Development. Also, Rezoning the four additional parcels to PD would allow for one Zoning designation to be applied consistently amongst all tracts.

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 would not appear to be any negative environmental effects if this property were to amend the existing Planned Development to include four additional properties and the abandoned alleyway. Shannon Medical has agreed to pay for the realignment of existing utilities, including relocating existing AEP, Atmos Energy lines, and the City of San Angelo water and wastewater lines to accommodate this request. Given the existing utilities that run along the alley, the proposed abandonment is not expected to affect other property owners. In addition, the surrounding area includes an existing mixture of medical, commercial, retail, and residential uses. Including the four additional properties and the abandoned alleyway into the existing Planned Development would not appear to create any additional noises or negative impacts to the air quality. Therefore, it does not appear that this request would have significant adverse impacts on the natural environment.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

The Future Land Use (FLU) map of the Comprehensive Plan shows a Downtown designation to surrounding areas including the existing Planned Development area. The Comprehensive Plan also recognized the need for a community to have adequate medical facilities to serve the residents of San Angelo. The proposed amendment to the existing Planned Development Zoning District seems to better support the existing and future developments and mixed land use demands recommended for this area. Therefore, there appears to be a demonstrated community need.

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 Shannon Downtown Medical Campus Planned Development already exists in the Downtown community. The proposed four properties and the alley are located adjacent to the boundaries of the existing Planned Development. Because of this, including these properties in the Planned Development appears to be a logical and an orderly pattern of urban development in the community as the downtown area grows.

Notification:

On May 28, 2015, 134 notifications were mailed out within a 200-foot radius of the subject site. As of June 12, 2015, there were four (4) responses in favor and zero (0) responses in opposition of the request.

Proposed Conditions:

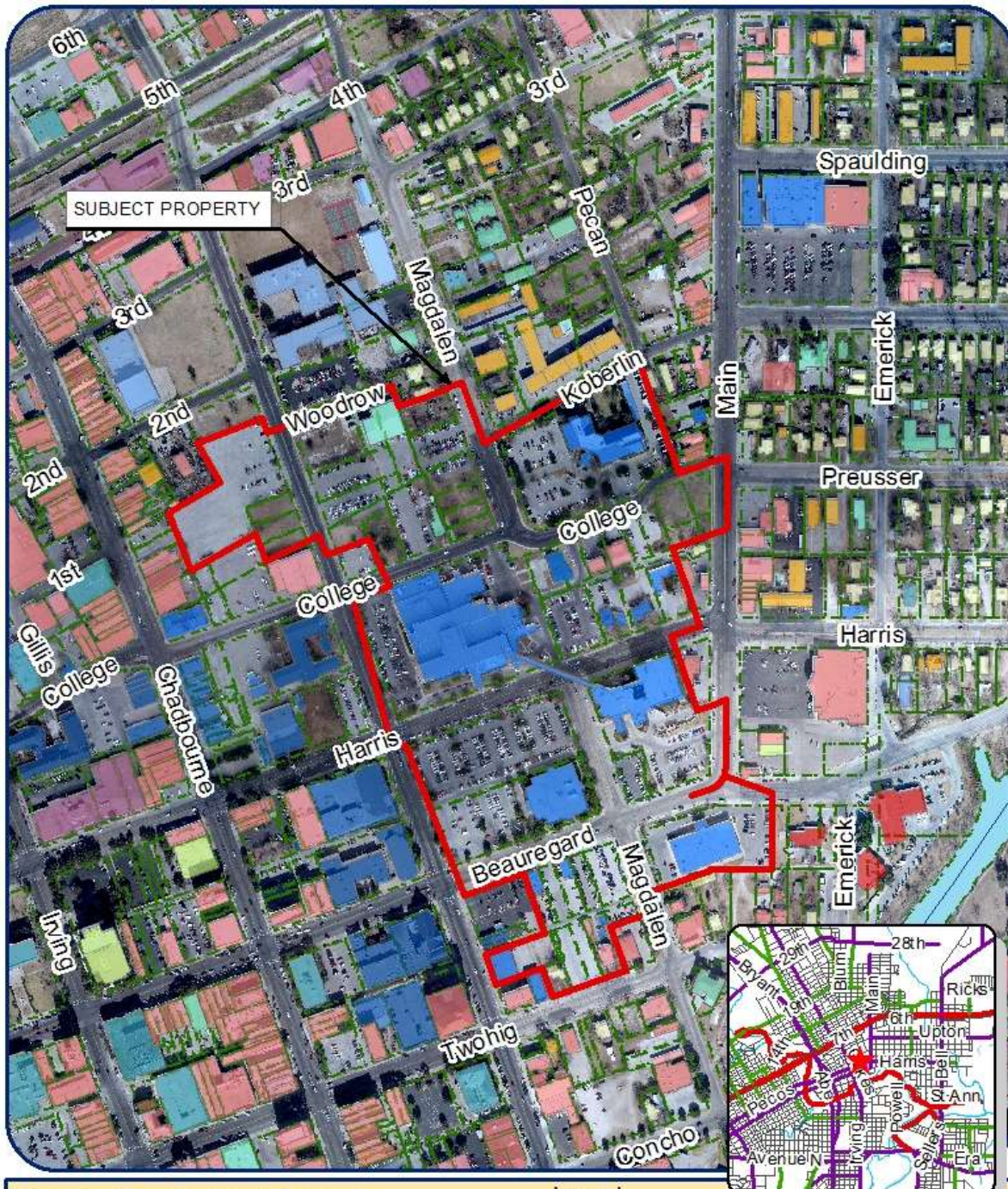
1. A Replat shall be required which would include the alley segment, and all additional properties, into a unified lot which meets the requirements of all applicable City ordinances and codes.
2. Provide a notation on the Replat document referencing the Ordinance abandoning the alley segment.

Action Requested:

The action requested is for the Planning Commission to recommend **APPROVAL** of a rezoning from the General Commercial (CG) and the Central Business District (CBD) Zoning Districts to the **Planned Development (PD)** Zoning District, **subject to two (2) Conditions of Approval.**

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Major Thoroughfare Plan
- Notification Map
- Notification Responses
- Planned Development Exhibit
- Design Guideline Exhibit



Planned Development Amend.

Case Z15-04

Council District #3: Johnny Silvas

Neighborhood: Downtown

Scale: 1" approx. = 400 ft

Subject Property Legal Description(s): Shannon Downtown Medical Campus

Legend

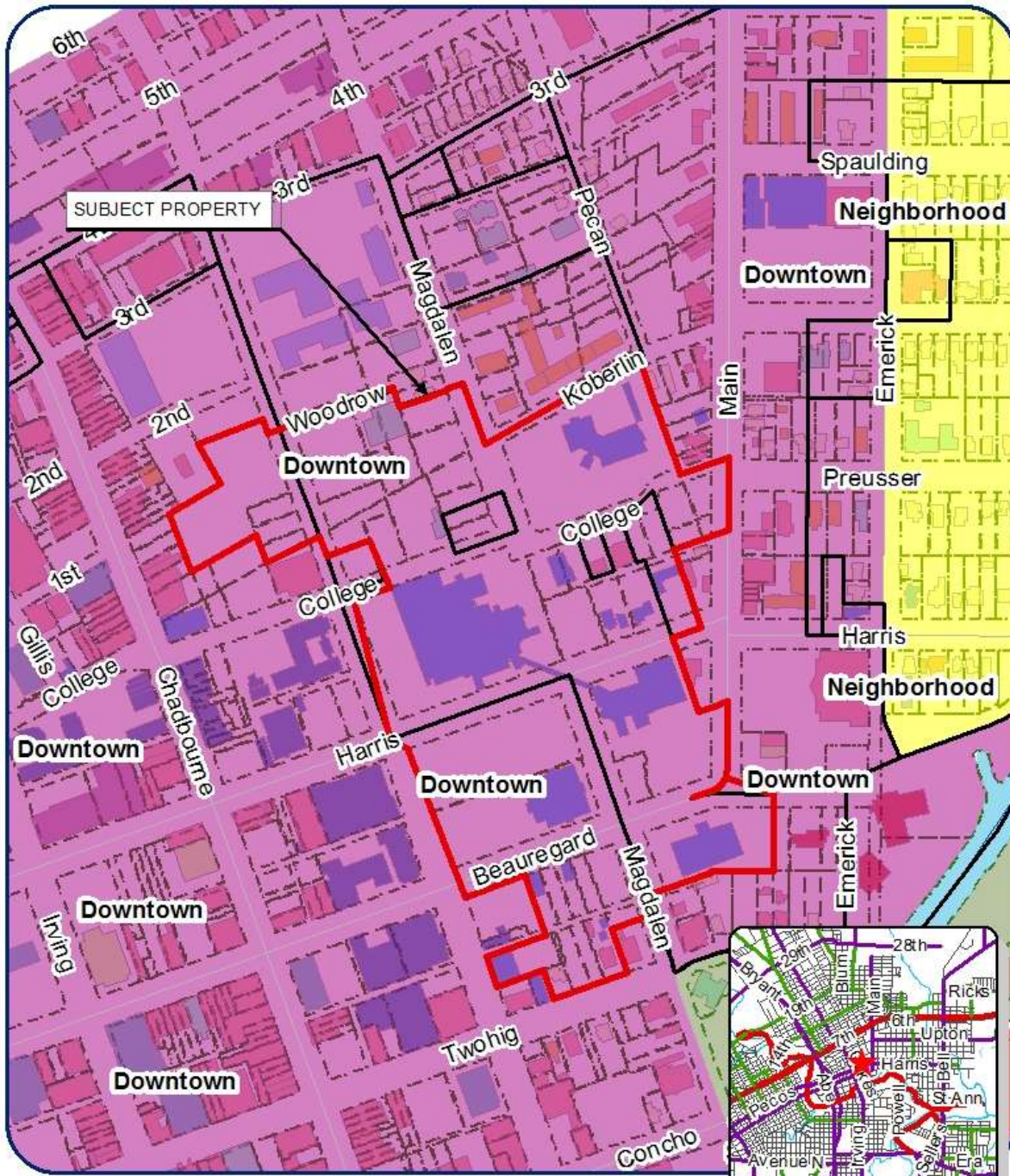
Subject Properties:

Current Zoning: **CG**

Requested Zoning Change: **PD**

Vision: **Downtown**





Planned Development Amend.

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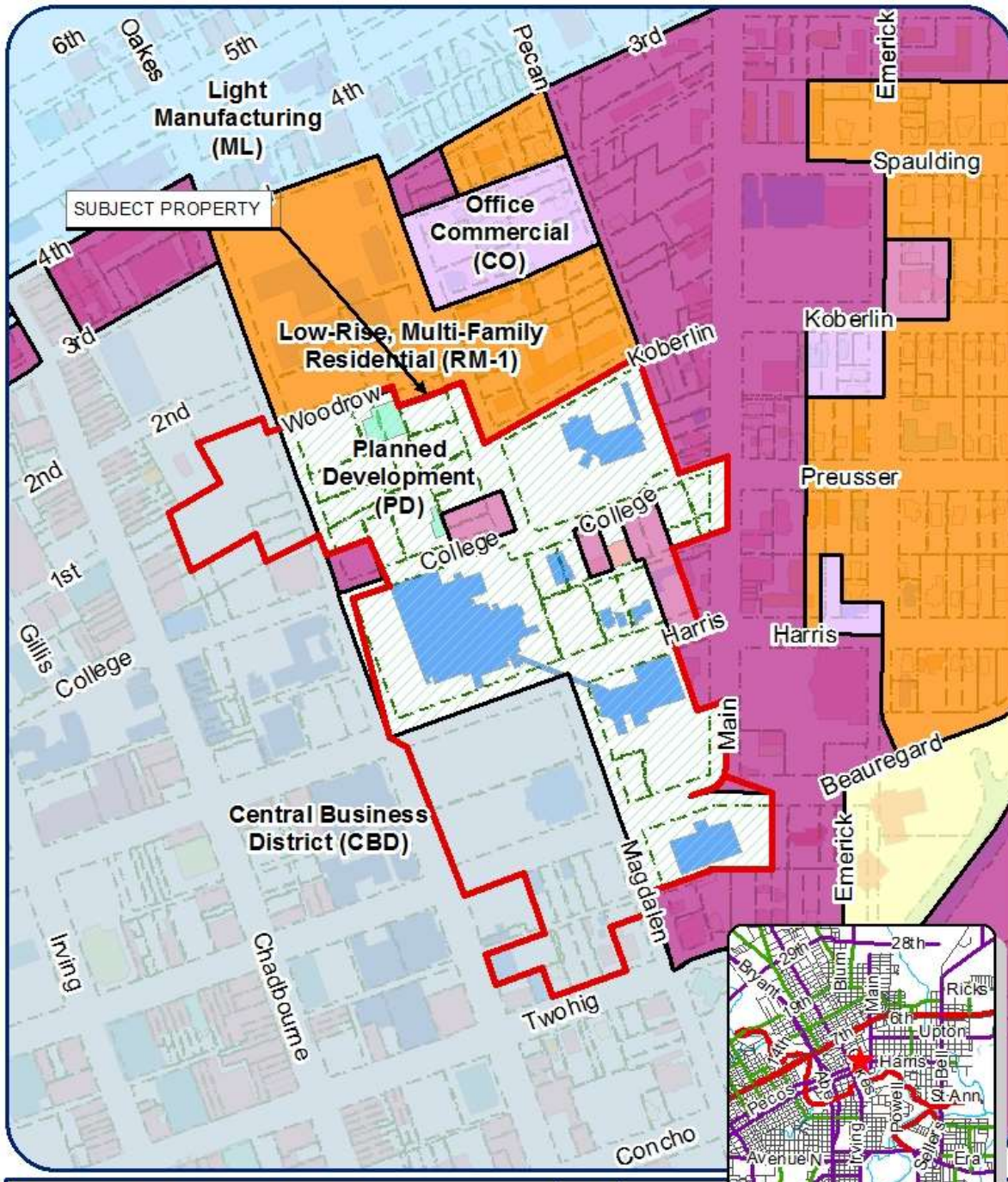
Scale: 1" approx. = 400 ft

Subject Property Legal Description(s): Shannon Downtown Medical Campus

Legend

- Subject Properties: —
- Current Zoning: CG
- Requested Zoning Change: PD
- Vision: Downtown





Planned Development Amend.

Case Z15-04

Council District #3: Johnny Silvas

Neighborhood: Downtown

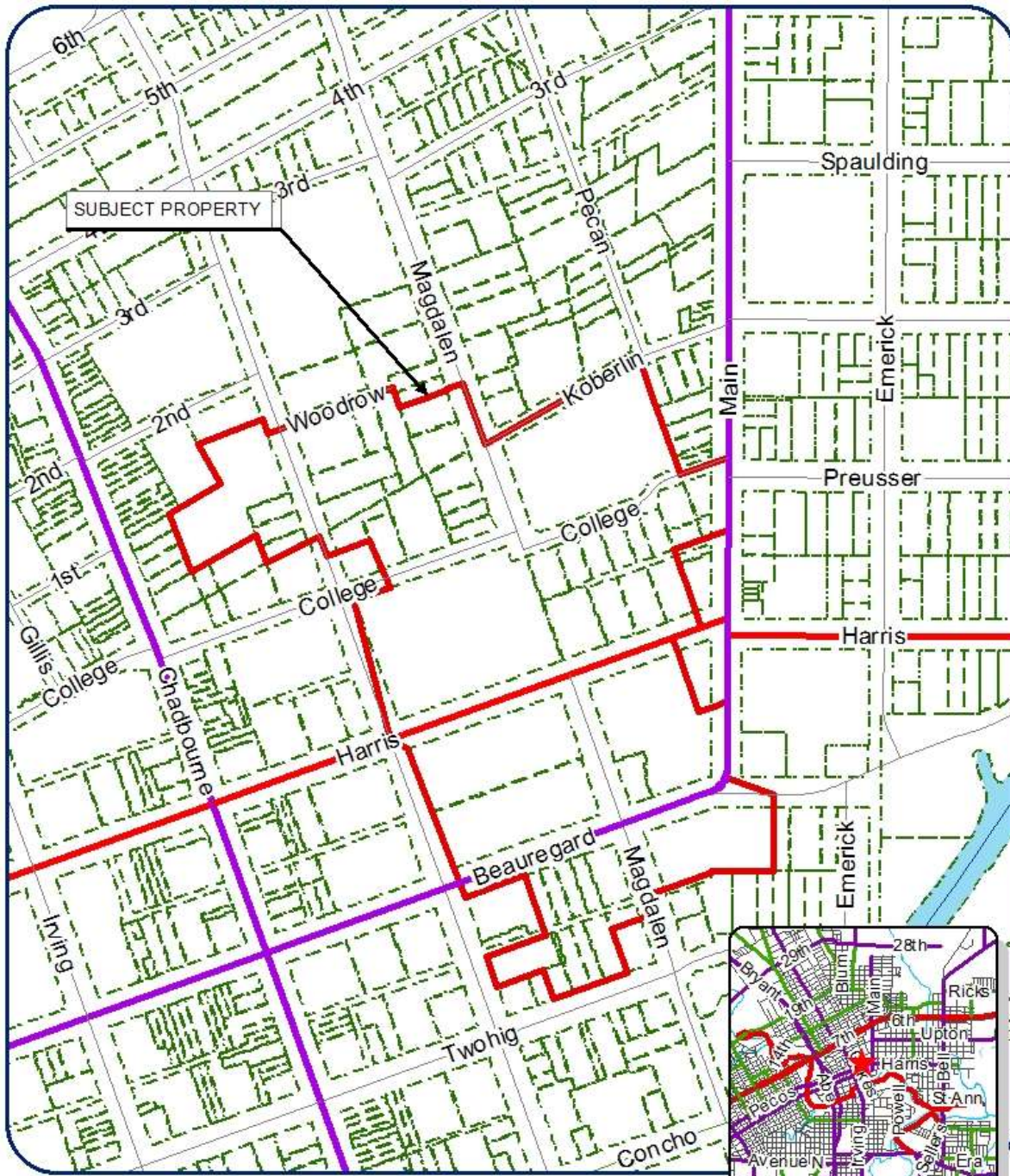
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Subject Property Legal Description(s): Shannon Downtown Medical Campus

Legend

- Subject Properties: —
- Current Zoning: CG
- Requested Zoning Change: PD
- Vision: Downtown





Planned Development Amend.

Case Z15-04

Council District #3: Johnny Silvas

Neighborhood: Downtown

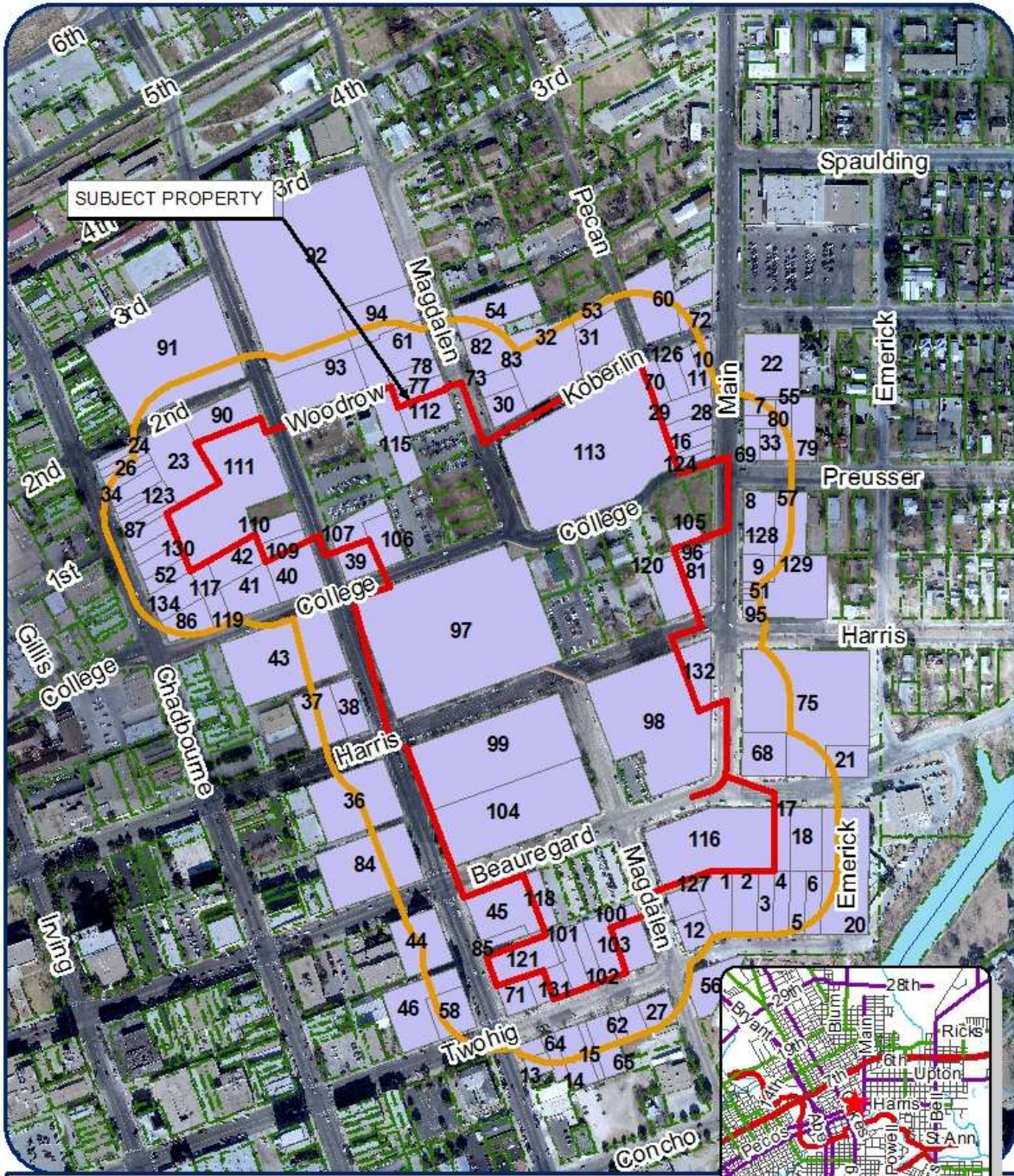
Scale: 1" approx. = 400 ft

Subject Property Legal Description(s): Shannon Downtown Medical Campus

Legend

- Subject Properties: —
- Current Zoning: CG
- Requested Zoning Change: PD
- Vision: Downtown





Planned Development Amend.
Case Z14_2

Council District: Charlotte Farmer
 Neighborhood: Bonham
 Scale: 1" approx. = 400 ft

Subject Property Legal Description(s): blah blah blah blah blah blah blah blah blah

Legend

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



**Shannon Downtown Medical Campus Planned Development
Amendment**

TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE PLANNING DIVISION AT 52 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903. THIS FORM CAN ALSO BE FAXED TO THE PLANNING DIVISION AT 325-657-4227.

(X) IN FAVOR () IN OPPOSITION

REASON(S) _____

Shannon Hospital is a fantastic
asset to our community and area.
We should do everything possible
— as an individual and community —
to facilitate their operations.

NAME: _____

Addison Lee Pflieger, President

ADDRESS: _____

Cactus Hotel, 36 E. Twohig
San Angelo 76903

SIGNATURE: _____

Addison Lee Pflieger

If you have any questions about these proceedings, please call the City of San Angelo's Planning Division at telephone number 325-657-4210. The Planning Division staff may also be reached at fax number 325-657-4227.

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() IN FAVOR () IN OPPOSITION

REASON(S) _____

NAME: First Christian Church

ADDRESS: 29 North Oakes
San Angelo, Texas

SIGNATURE: [Signature] Trustee

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() IN FAVOR () IN OPPOSITION

REASON(S) _____

NAME: Dan Baker

ADDRESS: Regal Oil, Inc
424 N. Main, San Angelo, TX 76903

SIGNATURE: Dan W. Baker

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Amendment**

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IN FAVOR IN OPPOSITION

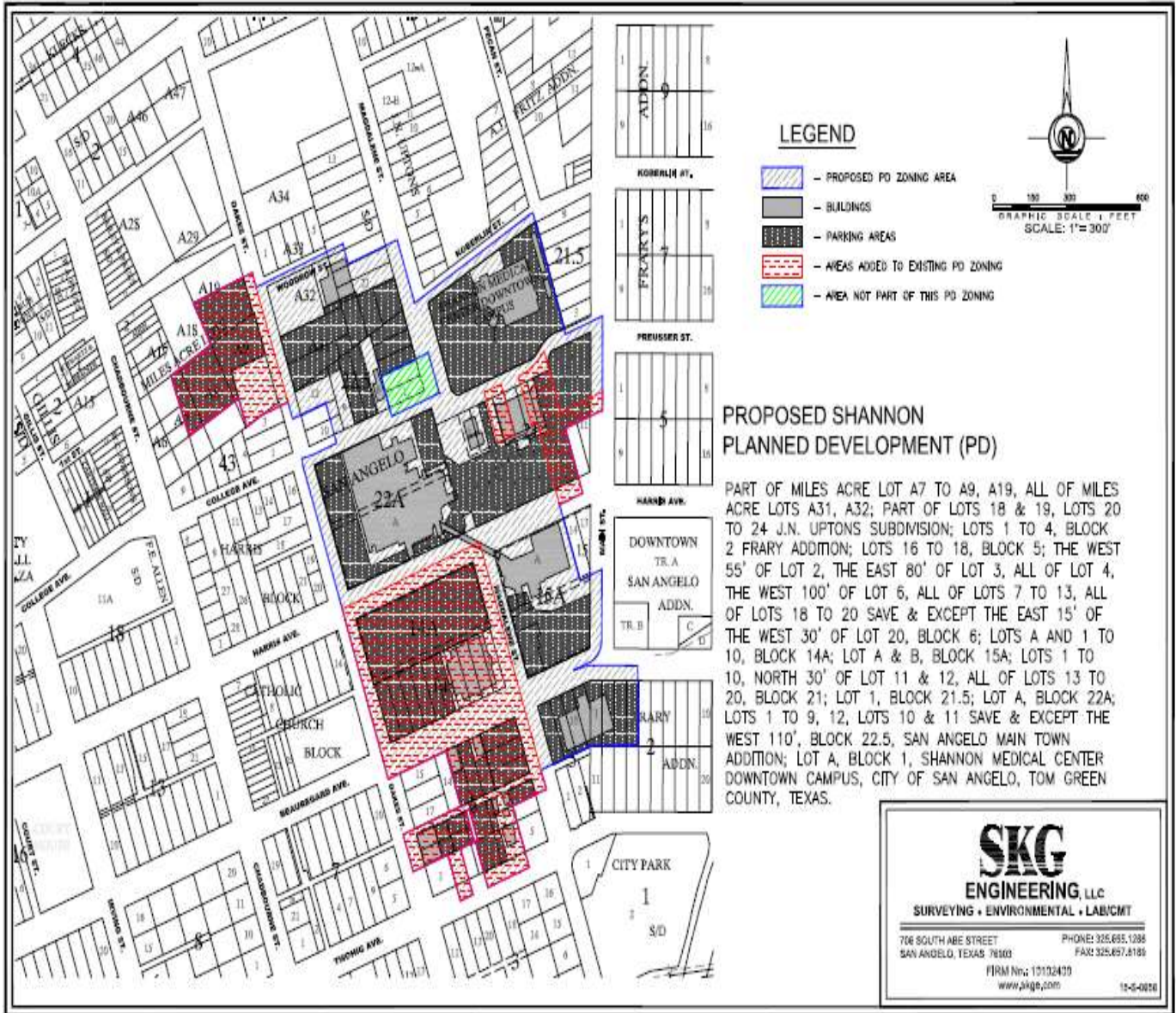
REASON(S) more dev development on
the Shannon campus brings
more people downtown &
benefits us all

NAME: V Square Properties, LP
ADDRESS: 2104 Douglas
76904

SIGNATURE: John W. Meyer

If you have any questions about these proceedings, please call the City of San Angelo's Planning Division at telephone number 325-657-4210. The Planning Division staff may also be reached at fax number 325-657-4227.

Planned Development Exhibit



Proposed Design Guideline Exhibit

F. Screening shall be of a natural material coordinating with building facades shown in Exhibit A and listed in Section 6.C. of this ordinance or landscaping as detailed in SECTION 11 of this ordinance.

G. Metal buildings less than 1200 square feet shall be allowed.

H. Opaque fences shall not be allowed.

I. *Decorative metal fences shall be allowed.*

SECTION 8: Off-street parking standards for the Shannon Medical Center-Downtown shall be consistent with these standards as outlined in Chapter 9 of the Zoning Ordinance:

A. Hospitals: 1 parking space per 4 patient beds, and 1 parking space per staff doctor, and 1 parking space per 4 employees.

B. Medical office buildings: 1 parking space per 300 square feet

C. Housing facilities for staff or trainees: 1 parking space per residential unit.

D. Housing facilities for visiting families of patients: 1 parking space per residential unit.

E. Accessory uses shall not require off-street parking.

SECTION 9: Loading space standards for the Shannon Medical Center Downtown shall be as follows:

A. Every nonresidential building having at least 20,000 square feet of gross floor area shall have a minimum of one off-street loading space, with one additional off-street loading space for each additional 60,000 square feet of gross floor area or major fraction thereof.

B. Each required off-street loading space shall be not less than 10' in width, 45' in length, and 14' in height.

C. Each required off-street loading space shall be located entirely outside of public rights-of-way for streets and alleys and entirely on the same lot as the building to which it is accessory.

D. No open area in a required off-street loading area shall be consistently encroached upon by any other use.

A. In no case shall off-street parking spaces be used to satisfy off-street loading space requirements.

F. Off-street loading space off of an alley shall not require screening as detailed in Section 7.E.

SECTION 10: All signage for the Shannon Medical Center Downtown shall conform to the following:

A. Off-site signage shall not be permitted.

B. Freestanding pole signs shall not be permitted.

C. Freestanding signs shall not exceed 30 feet in height or 75 square feet in area.

D. All signage shall be of materials and colors as shown in Exhibit 8 or of a natural material and color coordinating with building facades shown in Exhibit A and listed in Section 6.C. of this ordinance.

E. Freestanding monument signs:

I. maximum signage area shall not exceed 1.5 square feet per 1 linear foot of street frontage per lot;

II. may be placed at any angle;

III. must be set back at least 5 feet from any internal side lot line;

IV. may have a setback of 0 feet from any right-of way pavement edge;

V. shall not exceed 3 feet in height if placed within 10 feet of any right-of-way pavement edge;

VI. shall not exceed 3 feet in height if placed within a 30 foot sight triangle of the intersection of two converging property lines;

F. Attached signs (canopy, awning, fascia, projecting, sloping roof signs):

I. maximum signage area may be up to 25 percent of the area of the wall to which the sign(s) is(are) attached;

II. shall not extend more than 5 feet above the roofline of the building to which it is attached;

III. shall not extend more than 5 feet above the top of the wall to which it is attached;