

# STAFF REPORT



From: Jon James, AICP  
Director

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

Staff Planner: David Fee, AICP  
Senior Planner

Request: A request for a Street Name Change from Creswell Street to Lighthouse Way

Location: The 472-foot length of the Creswell Street right-of-way from Vaughn Street and Austin Street, in south central San Angelo

General Information

Future Land Use: Commercial

Current Zoning: General Commercial/Heavy Commercial (CG/CH), Light Manufacturing (ML) and Heavy Commercial (CH)

Existing Use: Manufacturing facility

Surrounding Zoning / Land Use:

North:	Single-Family Residential (RS-1), Light Manufacturing (ML)	Fairmount Cemetery, Lighthouse for the Blind
West:	Single-Family Residential (RS-1)	Fairmount Cemetery
South:	General Commercial/Heavy Commercial (CG/CH), Light Manufacturing (ML) and Heavy Commercial (CH)	Lighthouse for the Blind, Concho Bike and Lawn Equipment and W.E.T. Wash Company
East:	Light Manufacturing (ML)	DeCoty Coffee Company

District: SMD #5 – Elizabeth Grindstaff

Neighborhood: ASU - College Hills

Thoroughfares/Streets: Creswell Street is classified as a “Local Street” in the Major Thoroughfare (MTP). A Local Street carries light neighborhood traffic at low speeds, and requires a right-of-way width of 50 feet and a paving width of 36 feet for existing streets. The existing right-of-way width is 50 feet in compliance with the MTP, and the existing paving width is 25 feet which is substandard.

History and Background:

On May 10, 2016, the applicant, West Texas Lighthouse for the Blind, submitted an Application for Naming/Renaming a Street. The request is to rename Creswell Street to Lighthouse Way. Creswell Street is approximately 472 feet long from Austin Street to Vaughn Street. Creswell Street provides access to the West Texas Lighthouse for the Blind, Concho Bike and Lawn Equipment, W.E.T. Wash Company, and a southern entrance to Fairmount Cemetery, but has little through traffic as the street forms a loop

via Vaughn Street and Jack Street back to Austin Street (a Minor Collector Street). The applicant has expanded operations and owns buildings on both sides of Creswell Street. The West Texas Lighthouse for the Blind currently uses 2001 Austin Street as a mailing and physical address although the main office fronts Creswell Street. None of the businesses with buildings on Creswell Street use a Creswell Street address. The applicant requests the Street Name Change to Lighthouse Way to make it easier for customers, vendors and delivery drivers to locate their business. The applicant has indicated that currently, people call the office to ask for better directions as Creswell Street is a short street and the main office is not visible from Austin Street.

#### Analysis:

While the City's Code of Ordinances does not regulate street name changes, City staff has consistently used the following three (3) criteria for evaluating the appropriateness of all proposed street name changes within the city:

**1. Whether or not the street name change would confuse motorists and emergency vehicles**

The proposed street name change appears unlikely to confuse motorists and emergency vehicles. Creswell Street is a short local street and there no addresses using this street as a destination or reference point. From an emergency response standpoint, however, local emergency management and GIS staff stand ready to make any necessary and timely data changes to ensure a minimal disruption in response times, should the Ordinance authorizing the name designation be adopted. The E-911 Address Coordinator has not indicated any objections to the proposed street name change.

**2. Whether there is the same or similar name to the proposed street name**

Existing Lighthouse Lane in the City has a similar name to Lighthouse Way. That may not present a problem as Lighthouse Lane has an even lower profile than Creswell Street. Lighthouse Lane is only an estimated 110 feet in length and is located between two homes, neither of which use Lighthouse Lane as part of their addresses. It is also in a different part of the City, south of Lake Nasworthy, so it is unlikely to be a source of confusion between the two streets.

**3. Whether or not there is a justified reason to rename the street such as the naming for the betterment of the community or to honor a public figure**

West Texas Lighthouse for the Blind is a non-profit corporation that employs blind or visually impaired people who manufacture a variety of products: office supplies, safety items, lanyards/badge holders, Igloo coolers, and canvas bags. They receive no Federal or State funding, and depend on company sales to remain in

operation. Their literature indicates that they enhance the community by offering meaningful employment to those who may not be able to get another job. About 70% of Americans with severe vision loss are unemployed. Over 90% of their direct employees are legally blind and nearly 75% of all of their employees are legally blind. Their main facility is located in San Angelo, TX, and they have a second facility in Abilene, TX. The street name change to Lighthouse Way will act in a way as a beacon for those seeking to work or buy from the company.

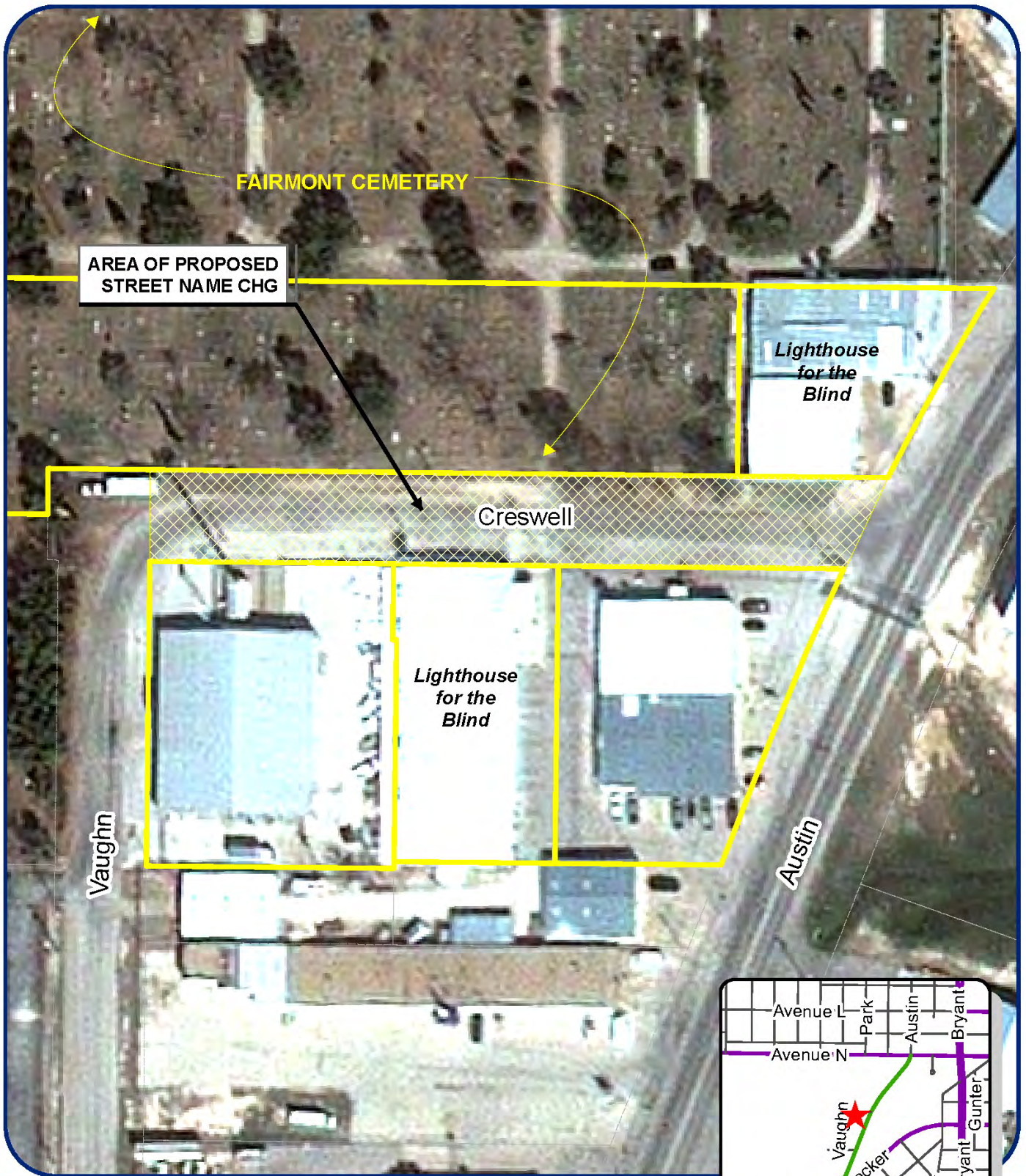
Staff Recommendation:

The action requested is for the Planning Commission to recommend **APPROVAL** of the request, **subject to the following two (2) Conditions of Approval are recommended:**

1. A request to the City's 911 Addressing Coordinator shall be submitted for an address/street name change for addresses affected by the street name change.
2. Payment to the City of San Angelo shall be made for the installation of two street identification signs at the intersections with Austin Street and Vaughn Street. All signage shall be designed and erected in accordance with local regulations.

Attachments:

Aerial Map  
Future Land Use Map  
Zoning Map  
Major Thoroughfare Plan Map  
Application



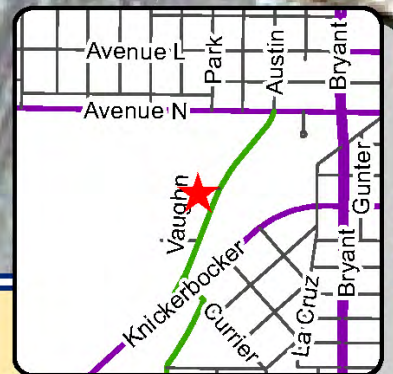
**Street Name Change Case File**

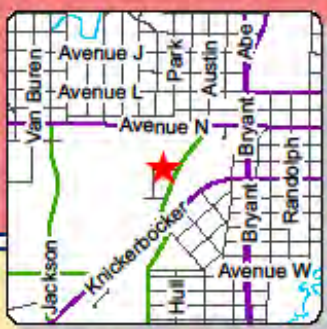
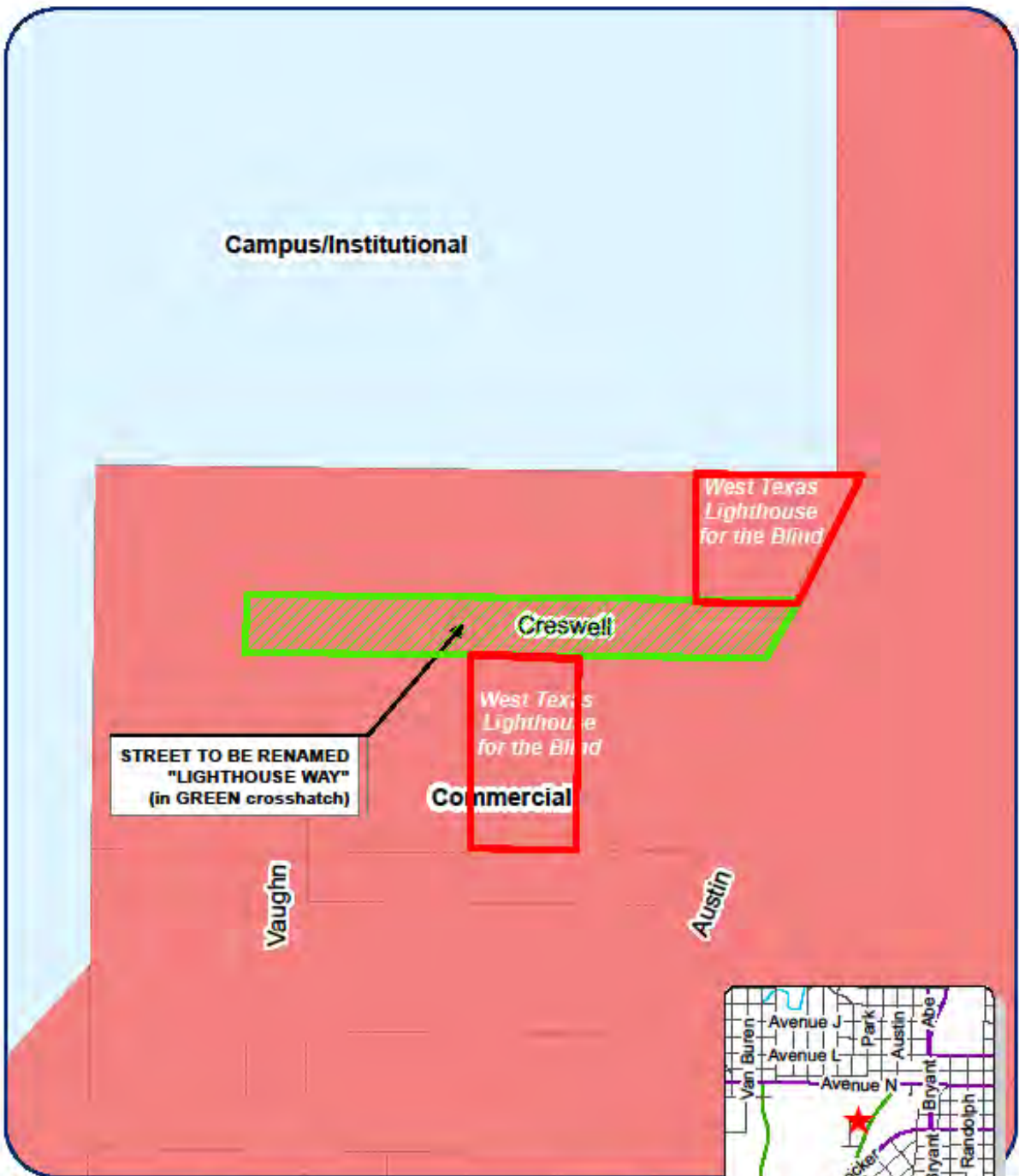
**Lighthouse Way**

Council District: Elizabeth Grindstaff  
 Neighborhood: ASU/College Hills  
 Scale: 1 inch :: 100 feet  
 Affected Street: Creswell Street, between Austin Street and Vaughn Street

**Legend**

- Affected Properties:
- Current Zoning: **N/A**
- Requested Zoning Change: **N/A**
- Vision: **N/A**





**Street Naming Case File**

**Lighthouse Way**

Council District: Elizabeth Grindstaff  
 Neighborhood: ASU/College Hills  
 Scale: 1 inch :: 100 feet  
 Affected Street: Creswell, between Austin Street and Vaughn Street

**Legend**

- Subject Area: █ N/A
- Current Zoning: N/A
- Requested Zoning Change: N/A
- Vision: █ Commercial



Office Warehouse (OW)

Single Family Residential (RS-1)

Sunset Crossing Shopping

Austin

Heavy Commercial (CH)

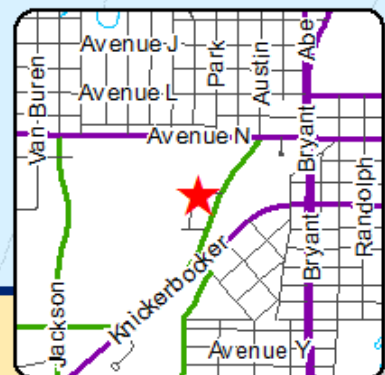
Creswell

"Lighthouse Way" (in GREEN outline)

West Texas Lighthouse for the Blind

Light Manufacturing (ML)

General Commercial/Heavy Commercial (CG/CH)




**Street Naming Case File**

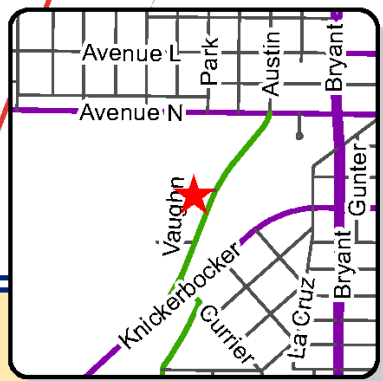
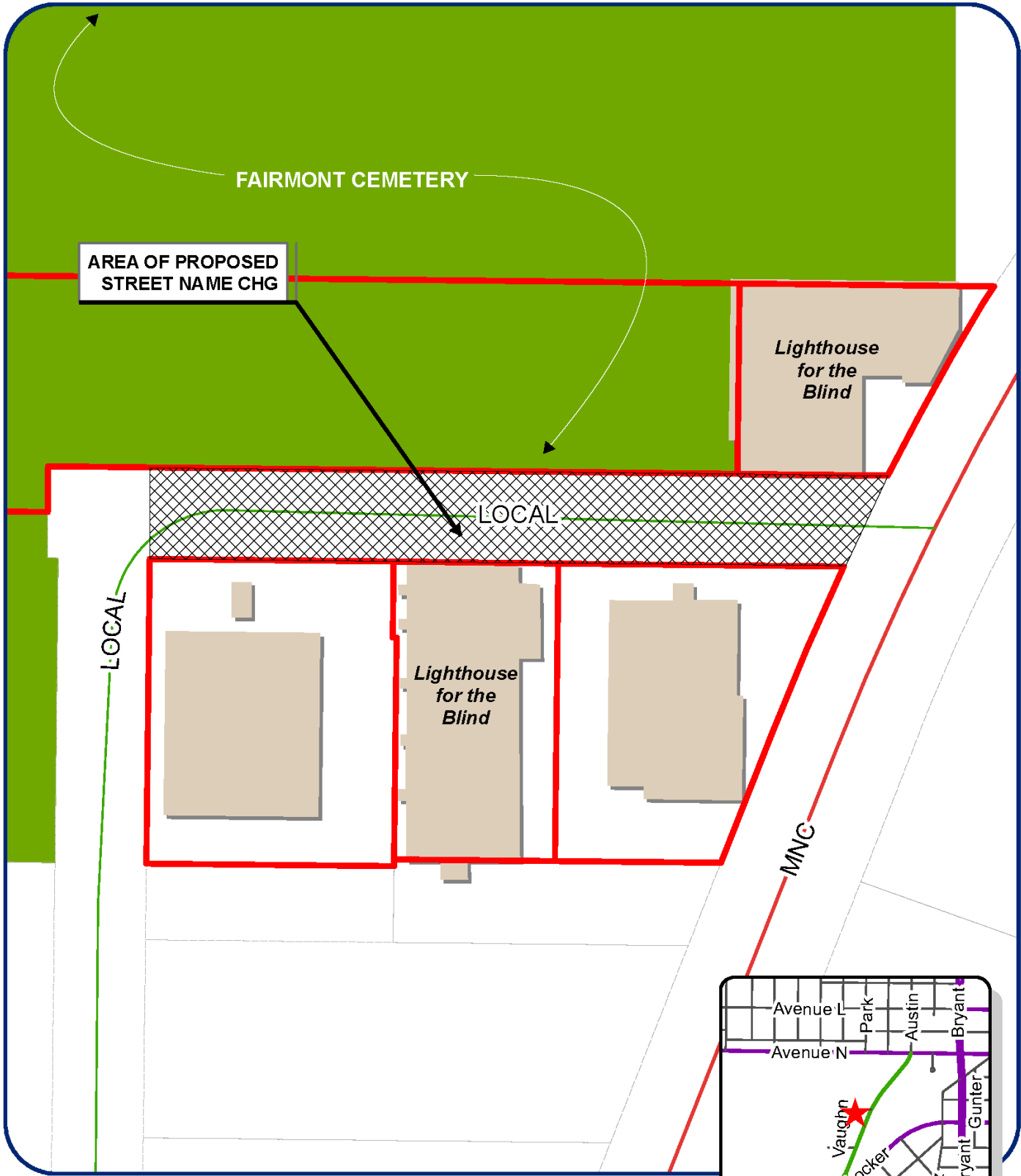
**Lighthouse Way**

Council District: Elizabeth Grindstaff  
Neighborhood: Sunset  
Scale: 1 inch = 100 feet  
Affected Street: Creswell Street, between Austin St. and Vaughn St.

**Legend**

Subject Area:   
Current Zoning: **ML**  
Requested Zoning Change: **N/A**  
Vision: **Commercial**





**Street Name Change Case File**

**Lighthouse Way**

Council District: Elizabeth Grindstaff  
 Neighborhood: ASU/College Hills  
 Scale: 1 inch :: 100 feet  
 Affected Street: Creswell Street, between Austin Street and Vaughn Street

**Legend**

- Affected Properties:
- Current Zoning: **N/A**
- Requested Zoning Change: **N/A**
- Vision: **N/A**





## Stallworth, David

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**From:** info@cosatx.us  
**Sent:** Thursday, April 14, 2016 2:39 PM  
**To:** Fawner, AJ; Guerra, Rebeca; Fisher, Jeff; Fee, David; Stallworth, David  
**Subject:** City of San Angelo, TX Street Name Changes application

A new entry to a form/survey has been submitted.

**Form Name:** Street Name Changes application  
**Date & Time:** 04/14/2016 12:38 PM  
**Response #:** 3  
**Submitter ID:** 9769  
**IP address:** 208.180.246.192  
**Time to complete:** 13 min. , 59 sec.

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### Survey Details

Page 1

This application must be signed and dated before it will be processed. To sign the application, visit the Planning division in the Community Development Building, 52 W. College Ave., adjacent to City Hall. Offices are open from 8 a.m.-noon and from 1 p.m.-5 p.m. Mondays-Fridays. For more information, call [325-657-4230](tel:325-657-4230).

- 1. Name of applicants:**  
West Texas Lighthouse for the Blind
- 2. Mailing address (street, city, state, ZIP):**  
2001 Austin Street, San Angelo, Tx 76903
- 3. Phone:**  
325-653-4231
- 4. Describe request for street to be named/renamed.**  
We would like to request to change Creswell Street to Lighthouse Way.
- 5. Describe location of street to be named/renamed. Include, where applicable, the legal description of the land adjacent to street requested to be named/renamed.**  
Creswell Street is a short street off of Austin Street. The street runs adjacent to The Concho Bike Shop, West Texas Lighthouse and WET Wash Co.
- 6. Describe reason for request to name/rename street.**  
With our business and warehouse being expanded, we are hoping it would be easier for community members to find our location. The Creswell St. address is not being used by the surrounding businesses. Our building cannot be seen behind the Concho Bike Shop, so if the street sign was changed to Lighthouse Way, our customers, vendors, and deliveries could find us much easier. As it is now, the vendors and delivery drivers have to call us to get better directions.



**West Texas Lighthouse for the Blind**

2001 Austin Street  
San Angelo, Texas 76903  
Telephone: (325) 653-4231  
Fax: (325) 657-9367  
E-mail: [wtlb@lighthousefortheblind.org](mailto:wtlb@lighthousefortheblind.org)

April 15, 2016

Mr. David Stallworth, AICP  
City of San Angelo  
Principal Planner  
53 W. College  
San Angelo, TX 76903

RE: Street Name Change Request

Mr. Stallworth:

As the Financial and Human Resource Manager for the Lighthouse, I am authorized to act on behalf of the Company. This includes applying for and processing the application to change the name of Creswell Street to Lighthouse Way.

I appreciate your time this morning regarding our request to change the street name. Please let me know if there is anything else you will need from either me or our company.

Thank You,

A handwritten signature in black ink, appearing to read "Fortia V. Galindo".

Fortia V. Galindo  
West Texas Lighthouse for the Blind  
Chief Financial & Human Resource Manager