

Memo

Meeting Date: August 25, 2014

To: Planning Commission members

From: Patrick B. Howard, AICP
Planning & Development Services Department Director

Subject: Renaming of a street from Varsity Drive to Phil George Drive

Purpose: Approval of this request would allow for the renaming of Varsity Drive to Phil George Drive

Contacts: Joe Munoz, Senior Executive Assistant to the President and Assistant to the President for Multicultural Initiatives 325-942-2073
Jeff Fisher, Planner 325-657-4210

Recommendation: Planning staff recommends APPROVAL, subject to two (2) **Conditions of Approval**, of the request to rename Varsity Drive to Phil George Drive.

History and Background:

Mr. Joe Munoz, on behalf of Angelo State University (ASU), submitted an application for Renaming a Street from Varsity Drive to Phil George Drive. The street name change was to honor a former Angelo State University Athletic Director, Mr. Phil George, for his contributions and as a long-time supporter of Angelo State University. Whereas a portion of Varsity Drive is a private street maintained by ASU, Mr. Munoz requested that the application be placed on hold until the ASU Board of Regents decided to endorse the street name change to Phil George Drive. In early August, the Board of Regents confirmed the endorsement.

Varsity Drive is located predominantly within the Angelo State University Campus, running north-south approximately 2,000 feet between Dena Drive at the north and University Avenue to the south as identified on the attached map. The northerly portion of Varsity Drive between Dena Drive and Victory Lane is a local public street, and the southerly portion between Victory Lane and University Avenue is private. According to our aerial records, both the public and private portions of Varsity Drive are 36 feet wide with a right-of-way of 50 feet, meeting city standards. City records show an easement was dedicated to the City by ASU for the public portion of Varsity Drive in December 1981.

Abutting Varsity Drive to the west is the Varsity Soccer Field and parking areas, as well as College Hills Baptist Church at 2102 South Johnson Street, Crockett Elementary School at 2104 South Johnson Street, The Johnson Street Church of Christ at 2208 South Johnson Street, and St. Mark Presbyterian Church at 2506 South Johnson Street. Abutting Varsity Drive to the east is the LeGrand Sports Complex at 2302 Varsity Drive, the Junell Center/Stephens Arena at 2235 Varsity Drive and parking areas.

Traffic Concerns:	None: Varsity Drive is designated as a local street, and experiences little traffic at lower speeds
Density:	Predominately low density for University Campus
Notification Required:	Yes
Notifications Sent:	4
Responses in Favor:	0
Responses in Opposition:	0

Analysis:

There is no City ordinance relating to street name changes at present, but Planning 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;
2. Whether there is the same or similar name to the proposed street name; and
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.

As stated above, Varsity Drive extends from Dena Drive in the north to University Avenue to the south, and is predominantly within the Angelo State University Campus. The three churches previously mentioned and Crockett Elementary School all have addressing, and primary access off of, South Johnson Street, not Varsity Drive. Therefore, this request does not appear to create confusion to motorists or emergency vehicles.

The San Angelo Police Department has indicated that there is a "George Street" within the city limits and a "George Lane" in the county, but that because the primary name being proposed as part of this request is "Phil," there does not appear the same or similar name to the proposed street name within City limits.

According to the Angelo State University (ASU) Athletics website, Phil George was inducted into their Hall of Honor in 2004. He served ASU athletics for 36 years as the men's basketball coach and Athletic Director. He led the ASU basketball team to the National Junior College Athletic Association championship in 1957 and during his tenure as Athletic Director, the football team won the 1978 NAIA national championship and the track and field team finished runner-up at the NCAA national meet. Based on the accomplishments listed above, it would appear there is a justified reason to rename the street given Mr. George's contribution to ASU and his position as a public figure.

Proposed Conditions

1. A request to the City's 911 Addressing Coordinator shall be submitted for an address/street name change for both the LeGrand Sports Complex at 2302 Varsity Drive and the Junell Center/Stephens Arena at 2235 Varsity Drive.
2. Payment of \$450.00 to the City of San Angelo for the installation of three (3) street signs at the three intersections affected by the street name change (Dena Drive/Varsity Drive, Victory Lane/Varsity Drive, and University Avenue/Varsity Drive) shall be made.

Attachments:

Excerpt from Zoning map, showing the general location within the City of San Angelo;

Aerial photo, highlighting subject property; and

Excerpt from the Comprehensive Plan Future Land Use map highlighting the subject property.

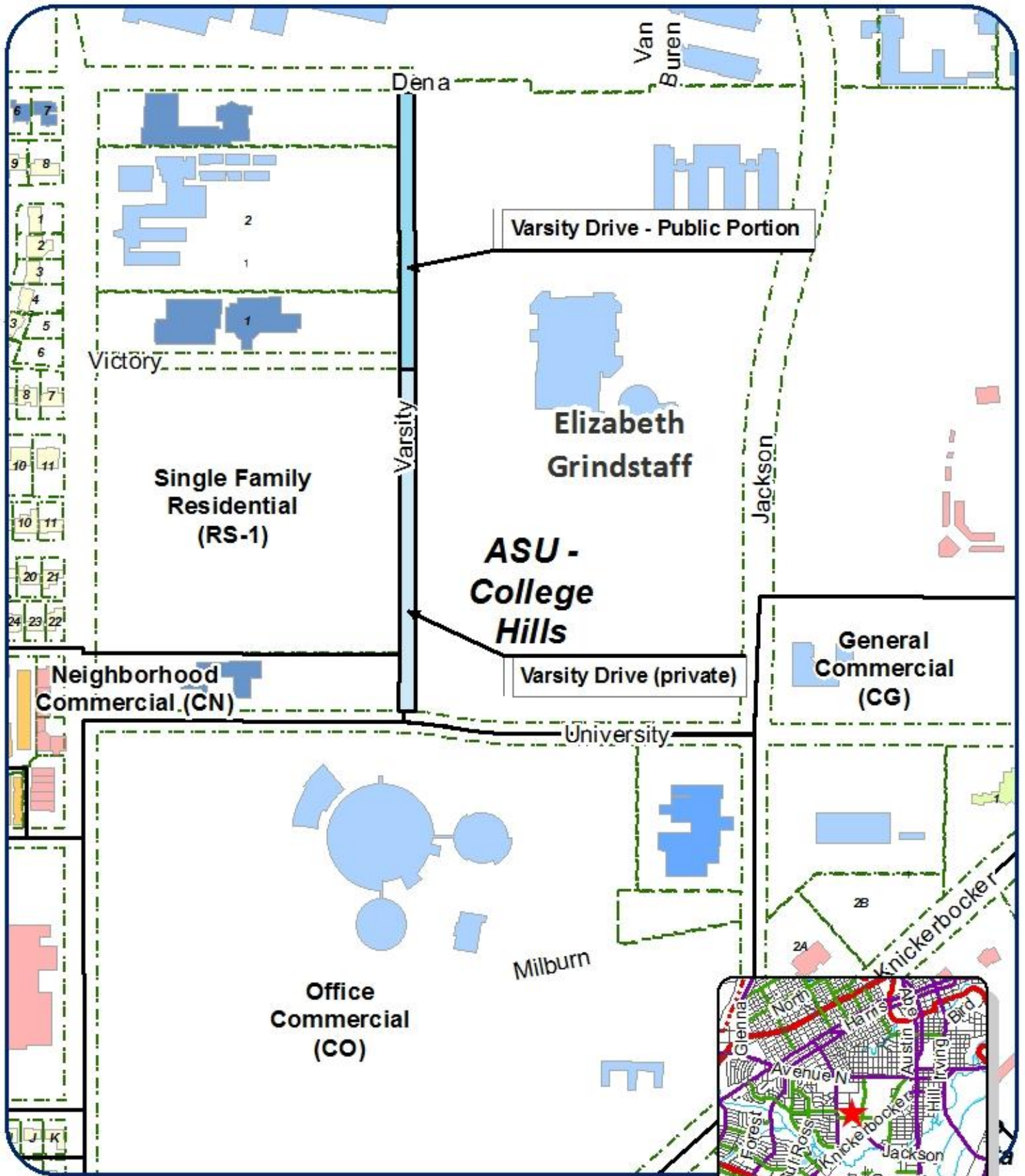
Notification Map of all property owners within 200 feet of Varsity Drive

Presentation:

Jeff Fisher, Planner

Reviewed by:

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



Zoning Case File

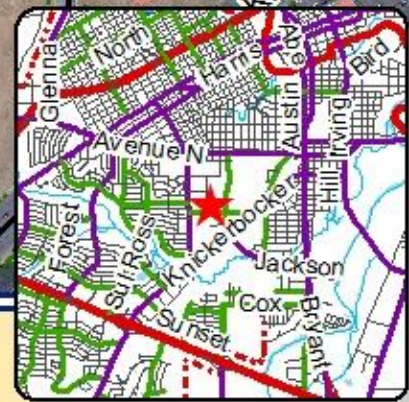
Street Name Change - Varsity Drive

Council District: Elizabeth Grindstaff
 Neighborhood: ASU - College Hills
 Scale: 1" approx. = 400 ft
 Subject Street: Varsity Drive

Legend

Current Zoning: **RS 1**
 Requested Zoning Change: **N/A**
 Vision: **Campus/Institutional**





Zoning Case File

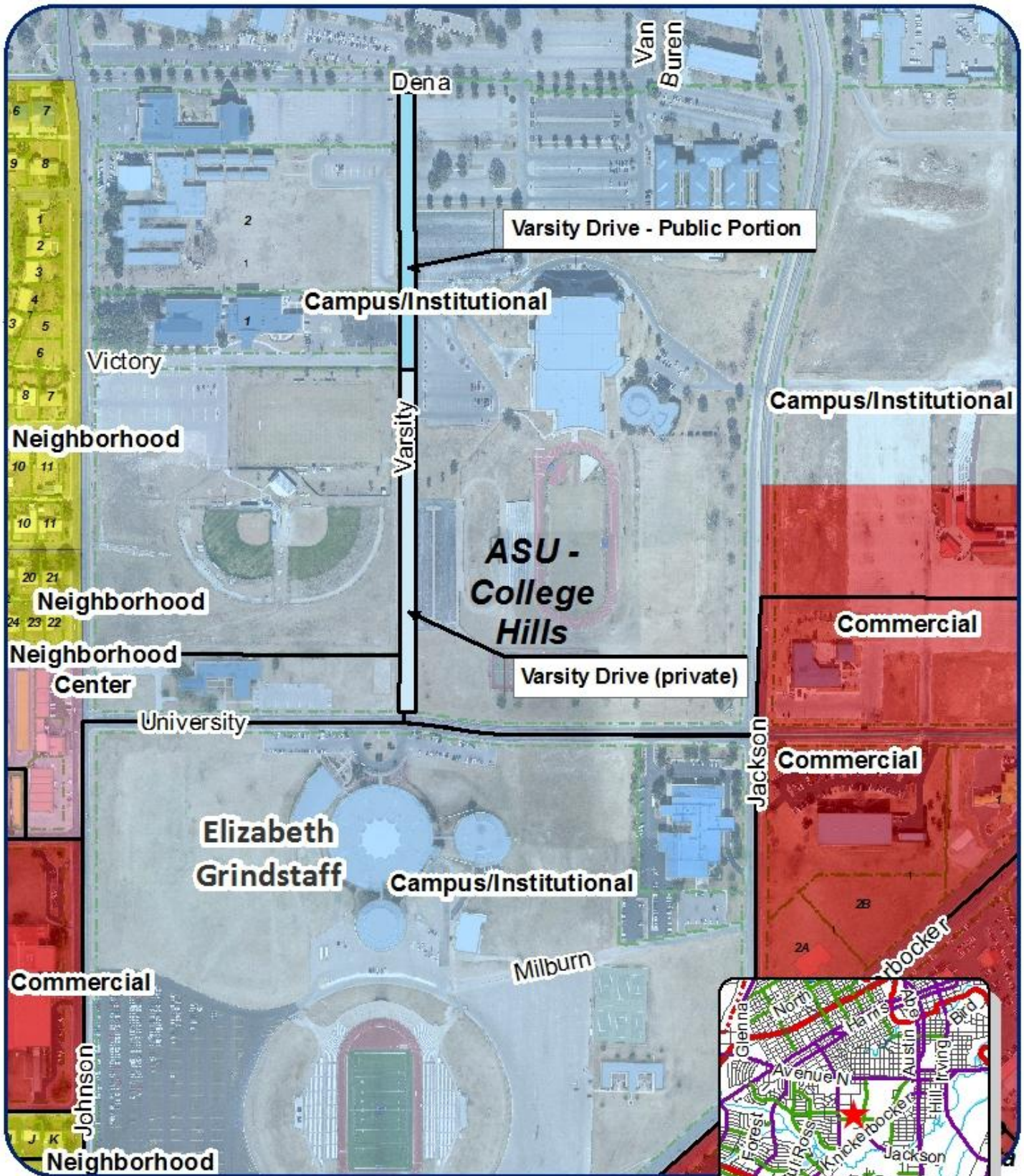
Street Name Change - Varsity Drive

Council District: Elizabeth Grindstaff
 Neighborhood: ASU - College Hills
 Scale: 1" approx. = 400 ft
 Subject Street: Varsity Drive

Legend

Current Zoning: **RS 1**
 Requested Zoning Change: **N/A**
 Vision: **Campus/Institutional**





Zoning Case File

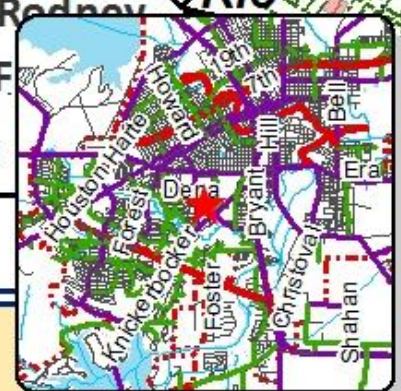
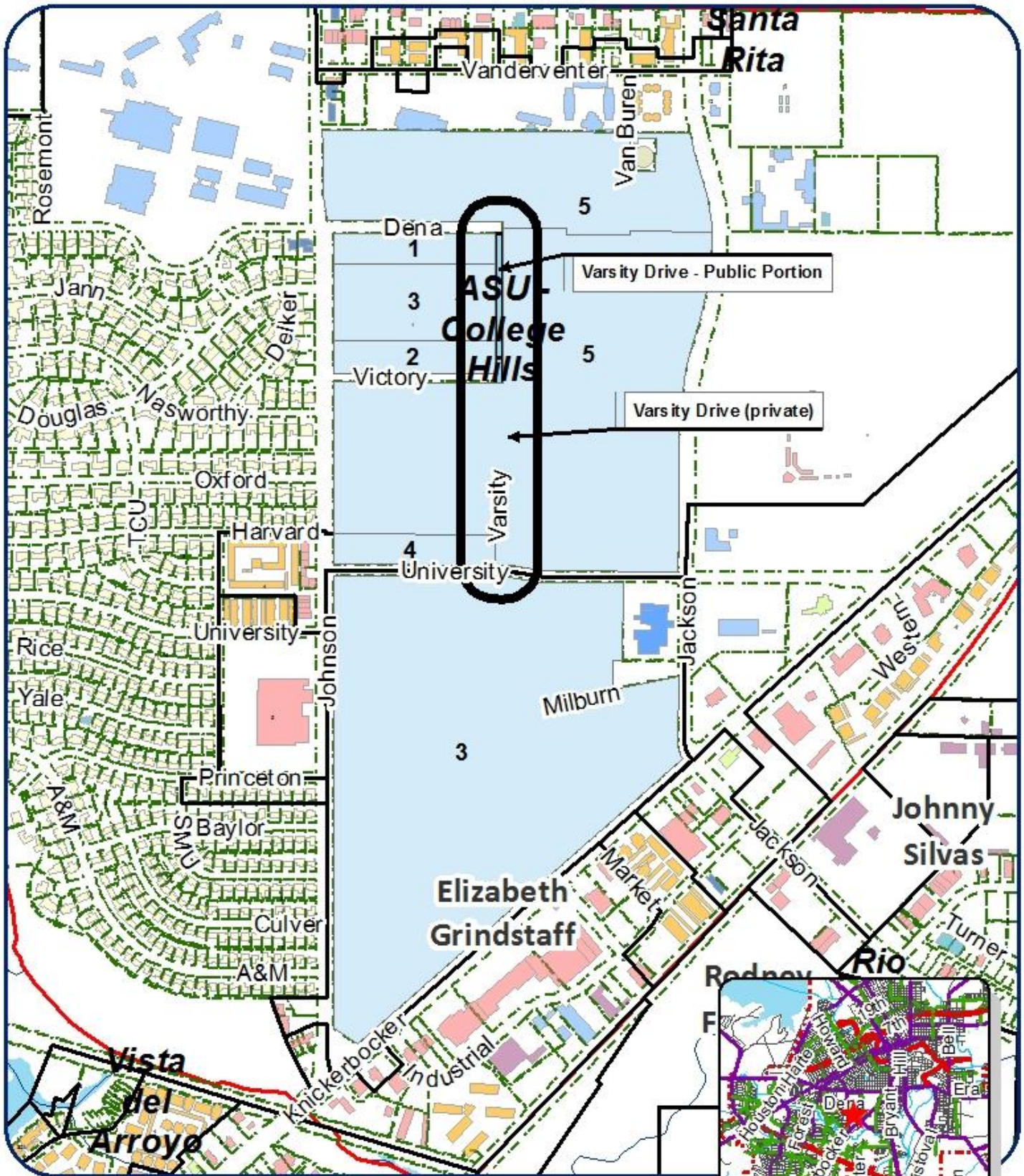
Street Name Change - Varsity Drive

Council District: Elizabeth Grindstaff
 Neighborhood: ASU - College Hills
 Scale: 1" approx. = 400 ft
 Subject Street: Varsity Drive

Legend

Current Zoning: **RS 1**
 Requested Zoning Change: **N/A**
 Vision: **Campus/Institutional**





Zoning Case File

Street Name Change - Varsity Drive
 Council District: Elizabeth Grindstaff
 Neighborhood: ASU - College Hills
 Scale: 1" approx. = 750 ft
 Subject Street: Varsity Drive

Legend

Current Zoning: **RS 1**
 Requested Zoning Change: **N/A**
 Vision: **Campus/Institutional**

