

Memo

Meeting Date: June 23, 2014

To: Planning Commission members

From: Kevin Boyd, Planner

Subject: Z14-13: Mike Carter, a request for approval of a zone change from Ranch & Estate (R&E) to General Commercial (CG) to allow for activities allowed within CG zoning districts shown in Section 310 of the Zoning Ordinance, on the following property:

Location: An unaddressed 1.79 acre tract, located approximately 450 feet west of the intersection of West 40th Street and Grape Creek Road; more specifically occupying 1.52 and 0.276 acre tracts of the SA & MG RR CO, survey 0011, abstract 1954, in northern San Angelo.

Purpose: Approval of this request would zone the property General Commercial (CG)

Contacts: Mike Carter, Owner 325-226-1347
Kevin Boyd, Planner 325-657-4210

Summary: The Planning Commission may:

- (1) **Recommend approving** the proposed zone change as requested; or
- (2) **Recommend modifying** the application to some alternative zoning classification believed to be more appropriate; or
- (3) **Deny** the proposed zone change, altogether.

Recommendation: Planning staff recommends **denial** of the proposed zone change request to General Commercial (CG).

History and Background:

General Information

Existing Zoning: Ranch & Estate (R&E)

Existing Land Use: Mostly vacant, undeveloped tract

Surrounding Zoning/Land Use:

North:	General Commercial (CG)	Mostly vacant commercial property - San Angelo Cowboy Church
West:	Ranch & Estate (R&E)	Mostly vacant commercial property, a storage building
South:	Ranch & Estate (R&E)	Single-family residence, accessory structures
East:	General Commercial (CG)	Single-family residence, accessory structure

Thoroughfares/Streets: W 40th Street is identified as a "local street", designed to carry light neighborhood traffic at lower speeds and generally connects to collector streets.

Grape Creek is identified as a "collector street" designed to connect local traffic to arterials and generally carries traffic at a moderate rate of speed.

Zoning History: The property was annexed within the city before 1949.

As far back as 1954, the property has been zoned Ranch & Estate (R&E)

Vision Plan Map: Rural

Related Comp Plan Excerpts:

*"Promote **better transition** between nearby commercial and residential use of land and buildings."*

*"**Require a buffer** separating commercial, industrial, or agricultural zoned lands from neighborhoods."*

*"Establish transition areas to better **"scale-down" intensity of use from commercial centers to neighborhoods.**"*

"...slowly reorganize commercial corridors into clusters..."

Notification Required:	Yes
Notifications Sent:	9
Responses in Favor:	0
Responses in Opposition:	0

Analysis:

The staff recommendation is based upon the statements listed below.

Based on the nature of the site and surrounding features, staff recommends denial of the proposed zone change request. The site consists of two lots, both of which are primarily vacant, open space and zoned Ranch & Estate (R&E). The request is incompatible with aspects of the Vision Plan and inconsistent with development patterns in the immediate area. The introduction of General Commercial (CG) will enable various commercial opportunities to include retail sales, offices and auto and boat dealerships (Section 310, Zoning Ordinance). The current Plan is designated as 'Rural' and envisions low density, ranch-style development and sprawling estates. Staff finds that the introduction of commercial development is not suitable for this particular site.

The property is situated directly west of an extensive commercial corridor that extends along N Chadbourne Street. During the 1950s and 1960s, approved city measures effectively rezoned all abutting properties along N Chadbourne Street to CG/CH (roughly the area from downtown to N Bryant Blvd), a common thought of the time was if you zone for particular uses, it would eventually come. Nevertheless, this has not entirely been the case for properties abutting N Chadbourne Street, or other areas that were largely rezoned for more commercial, than the area could supply. Undeniably, these actions taken has resulted in area blocks along N Chadbourne Street to being used for unsightly outdoor storage and other undesirable commercial uses; this, in turn, has had detrimental impacts on surrounding development. Staff expects that a similar encroachment is possible for the affected area in question, with this request at hand. A change to CG will further disrupt the area, generate more traffic to local streets which currently do not meet the minimum street width specifications and possible lead to undesirable, unsightly (commercial) uses resulting from a lack of demand for commercial uses in the area.

- The requested zone change to CG should be granted only if the Vision Plan for the tract is amended from 'Rural' to 'Commercial', otherwise the rezoning will remain incompatible with the Plan.

Surrounding land-uses in the area are low density, even for nearby commercial lots. Properties immediately to the west and south are zoned R&E, to north and east (positioned closer to the major thoroughfare) are zoned CG. The east adjacent tract was rezoned to CG back in 2011, and measures roughly 3 acres. Larger tracts are common in the area, mostly

residential and average over 1.5 acres in size. R&E is the predominate zoning in the generalized area.

- The request represents a measureable in changed conditions, in allowed uses – R&E is the least intensive zoning available in the city and also serve as a holding-zone for newly annexed tracts.
- CG will substantially increase the Floor Area Ratio (FAR), from 20 percent to twice (or 2x) the total gross square footage of the lot. There is no maximum height requirement in a CG zone (Sections 501 & 502, Zoning Ordinance).
- Future commercial development on the site will not trigger a screening requirement, given the adjacent R&E zoning (Section 509, Zoning Ordinance).
- The zone change may likely have some negative impacts on the natural environment, namely increases in stormwater runoffs with larger building footprints associated with commercial development. The site is largely cleared – there will be little substantial impacts on the environment as it relates to on-site vegetation.

Staff expects that a change to CG zoning will likely generate more traffic for neighboring streets with increased commercial activity. The area has limited street network, and **does not appear** to have sufficient capacity to handle moderate to intensive commercial development or activity. The tract has sole direct abutting access along W 40th Street; the street is designated as a local street in the city's Thoroughfare Plan. W 40th Street paving width varies, but measures 22 - 24 feet across, mainly - dramatically less than the minimum required street paving width for the street classification (36 feet for local streets). More, the site does have the appropriate amount of direct abutting access along the publically dedicated street, with **only 20 feet** of direct access to the street right-of-way; again, the configuration is not suitable for such development which generally allows for uses that involve warehouse movement and a constant traffic flow (refer to the recently submitted plat below).

The introduction of CG zoning will allow for various commercial activities; considering all of the allowed uses for the district, this particular request is a particular concern. The request for CG zoning does not provide the appropriate transition of zoning, given the inherent intensities allow in the city's commercial district. Staff have to be diligent in considering all conceivable allowed uses in the district in making our recommendation, also the unforeseen potential for nuisances involved and the fact that these requests a permanent fixtures. Staff finds that the proposed request is incompatible in that regard, as it relates to surrounding nearby 'rural' residential development that currently exists and nearby development patterns in the area.

Proposed Conditions

N/A

Attachments:

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

Excerpt from zoning map, highlighting subject property;

Aerial photo, highlighting subject property; and

Excerpt from the comprehensive plan vision map highlighting the subject property.

Presentation:

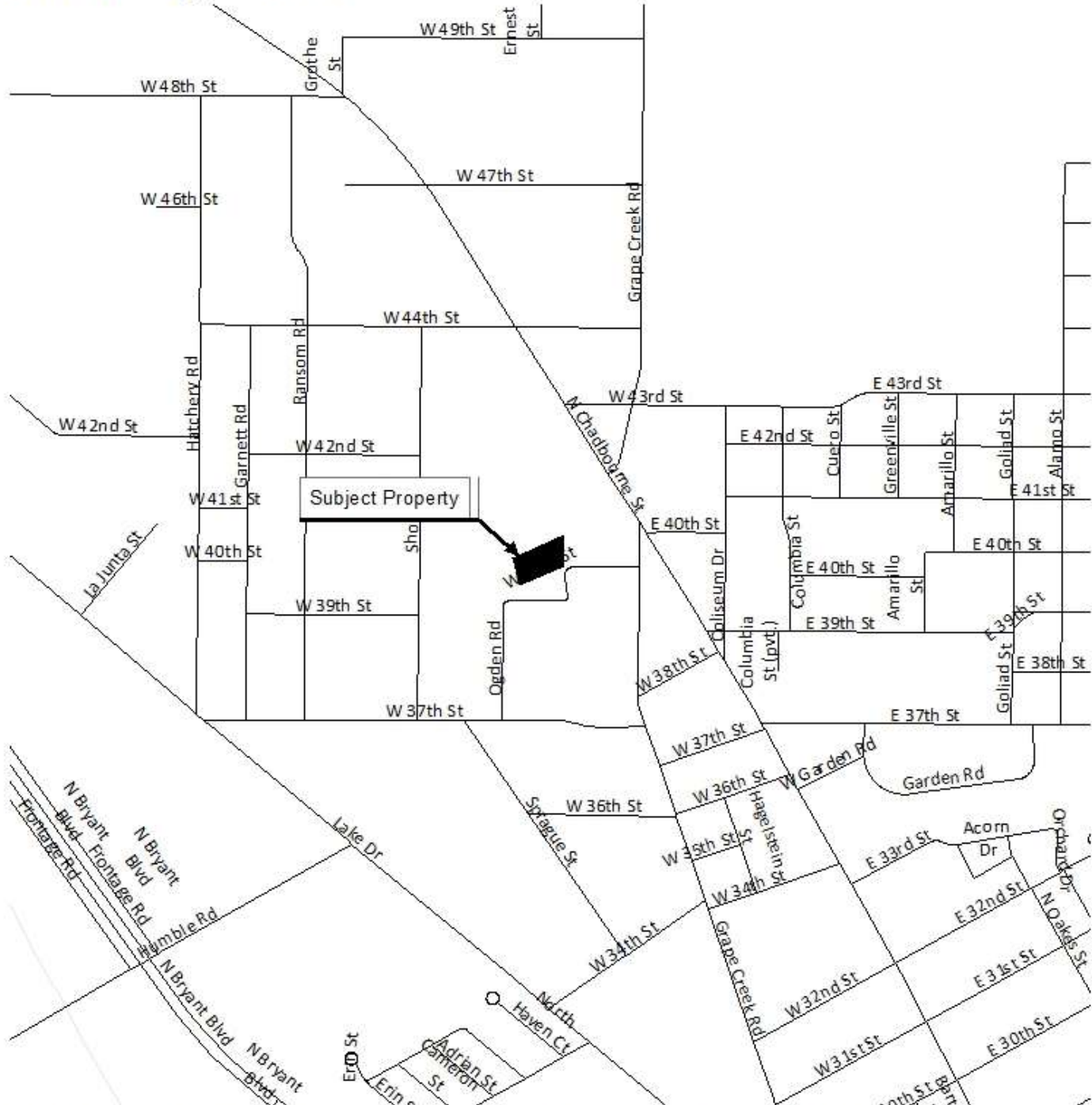
Kevin Boyd, Planner

Reviewed by:



Z14-13: Mike Carter
160 W 40th Street

1 inch = 1,000 feet



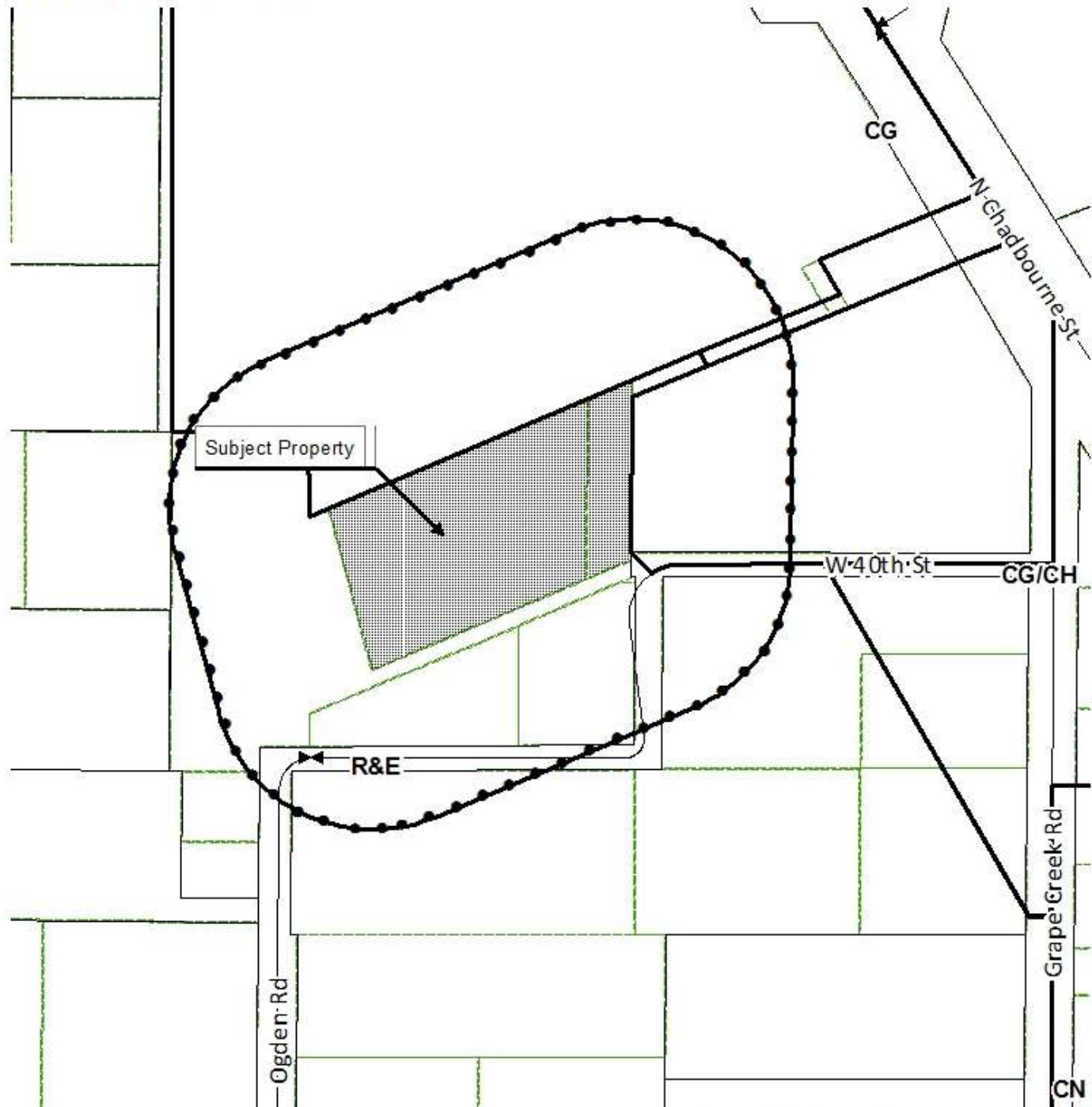
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COMMERCIAL DISTRICTS	RESIDENTIAL DISTRICTS	MANUFACTURING DISTRICTS
CN (NEIGHBORHOOD COMMERCIAL)	R&E (RANCH AND ESTATE)	ML (LIGHT MANUFACTURING)
CO (OFFICE COMMERCIAL)	RS-1 (SINGLE-FAMILY RESIDENCE)	MH (HEAVY MANUFACTURING)
CG (GENERAL COMMERCIAL)	RS-2 (TWO-FAMILY RESIDENCE)	
CG/CH (GENERAL COMMERCIAL / HEAVY COMMERCIAL)	RS-3 (ZERO LOT LINE, TWINHOME AND TOWNHOUSE RESIDENCE)	
CH (HEAVY COMMERCIAL)	RM-1 (LOW RISE MULTI-FAMILY RESIDENCE)	CU (CONDITIONAL USE)
CBD (CENTRAL BUSINESS DISTRICT)	RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE)	SP (SPECIAL PERMIT)
OW (OFFICE WAREHOUSE)	MHP (MANUFACTURED HOUSING PARK)	SU (SPECIAL USE)
	MHS (MANUFACTURED HOUSING SUBDIVISION)	ZC (ZONE CHANGE)
PD (PLANNED DEVELOPMENT)		



Z14-13: Mike Carter
160 W 40th Street

1 inch = 175 feet



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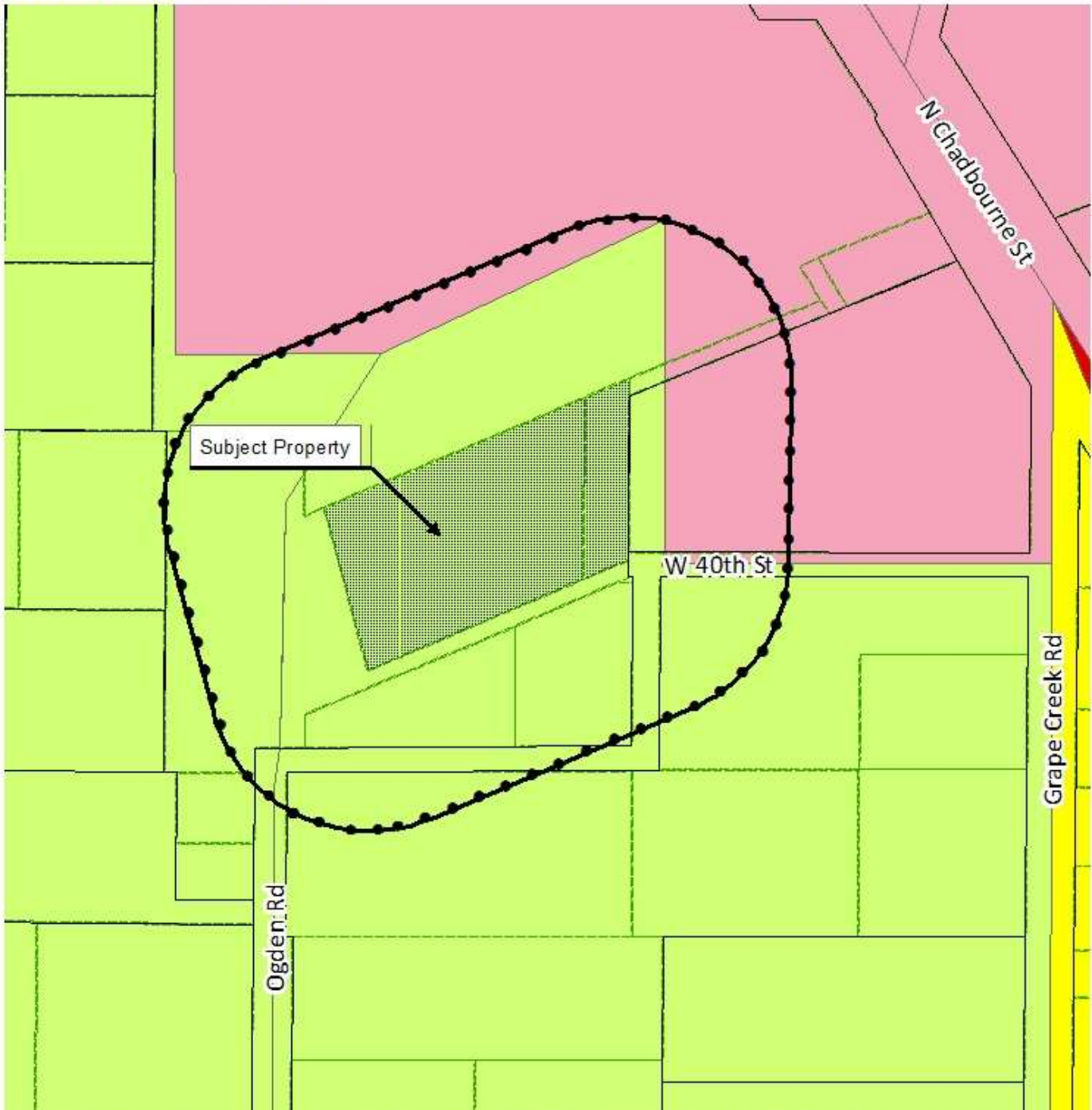
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