

# Memo

**Meeting Date:** July 21, 2014

**To:** Planning Commission members

**From:** Roxanne Johnston, Planner

**Subject:** Z14-15: Boardwalk Builders, LTD, a request for approval of a zone change from a Planned Development (PD) with underlying Single-Family Residential (RS-1) and Low-Rise Multifamily Residential (RM-1) zoning to a Single-Family Residence Zoning District on the following property:

**Location:** An unaddressed tract comprised of approximately 25.4 acres bordering the west side of South Concho Drive an east of Bright Avenue, in far south San Angelo; more specifically being a combination of 25.4 acres out of the JJ Schaeffer Survey 0646, Abstract 1882, and the C. Zeck Survey 645, Abstract 4212 in far south San Angelo.

**Purpose:** Approval of this request would zone the property Single-Family Residence (RS-1).

**Contacts:** Russell Gully, SKG Engineering, Representative 325-655-1288  
Roxanne Johnston, 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 **approving** the proposed zone change request to Single-Family Residential (RS-1).

## **History and Background:**

### **General Information**

Existing Zoning: Planned Development (PD)

Existing Land Use: Vacant, undeveloped tract

Surrounding Zoning/Land Use:

North:	RS-1	Vacant land
West:	RS-1 & RS-2	Vacant land, duplexes
South:	RS-1	Vacant land
East:	RS-1	Single-family residences

Thoroughfares/Streets: South Concho Parkway is identified as a 'parkway.' A parkway is a special designation used to classify roadways that serve public areas along open space and waterfront features, often connecting a community's park and recreation resources. This type of roadway carries moderate traffic at lower speeds.

Bright Avenue is identified as a "local street", designed to carry light neighborhood traffic at lower speeds and generally connects to collector streets.

Zoning History: Planned Development, PD97-04, was approved by City Council on May 27, 1997. The purpose of this PD was to supply the Goodfellow Airforce Base with a maximum of 170 living units for affordable housing. Included on the property were to be tennis courts, a swimming pool, recreational facilities, a maintenance building, and a manager's office. The complex was to be a gated community enclosed with wrought-iron fencing and masonry columns.

Special Permit SP95-23 was approved by City Council on October 31, 1995. This permit allowed the development of two-family and multi-family residential buildings in a Single-Family Residential District.

Applicable Regulations: Allowed uses for this property can be found in Section 310 (Use Table) of the Zoning Ordinance.

Development Standards: **Zoning Ordinance Section 501.A.**

Minimum Lot area- 5000 sq ft  
Minimum Lot Dimensions - 50X100  
Minimum Front yard – 25 ft  
Minimum Side Yard – 5 ft  
Minimum Rear Yard – 20 ft  
Maximum Floor Area Ration – 0.4 (40%)  
Maximum Height – 35 ft

Vision Plan Map: Neighborhood

Related Comp Plan Excerpts:

Within the Comprehensive Plan, Goal 3 of “Neighborhoods” is to *“improve the relationship between adjacent commercial and residential properties”*.

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

***“Require a buffer** separating commercial, industrial, or agricultural zoned lands from neighborhood”*

### **Special Information**

Traffic Concerns:

There are currently no traffic concerns as this area has not been developed and has no internal “local” streets. Bright Avenue ends at the western boundary of the property and may be a future access point to the property. South Concho Parkway has already been installed along the eastern boundary of the tract and is designed to handle neighborhood traffic.

The impact of any future internal local streets and entrances from the existing South Concho Parkway will be determined as the area is subdivided and plans are submitted to the Planning Division.

Parking Requirements:

**Zoning Ordinance Section 511.B.**

Section 511.d.1

*“All required off-street parking spaces shall be located on the same lot or tract of land as the building and/or activity they are intended to serve.”*

Section 511.F. 3.

*“All areas used for required off-street parking shall be paved.”*

Density:	Surrounding properties are predominantly vacant with light density residential to the west and east.
Notification Required:	Yes
Notifications Sent:	26
Responses in Favor:	0
Responses in Opposition:	2

### **Analysis:**

In order to approve this zone change request, the Planning Commission members are first required to consider the following criteria:

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.
2. **Consistent with Zoning Ordinance.** Whether and the extent to which the proposed amendment would conflict with any portion of this 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.
4. **Changed Conditions.** Whether and the extent to which there are changed conditions that require an amendment.
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.
6. **Community Need.** Whether and the extent to which the proposed amendment addresses 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.

In response to the current market for single-family housing units, the applicant no longer desires to develop the subject property as a Planned Development which called for

approximately 'affordable' 170 housing units. In order to develop the land in a way that varies significantly from specific plans and uses that are included in their tailor-made ordinance adopted by City Council, the applicant would need either an amendment to PD94-04, or to request a zone change. In this case, the applicant seeks a zone change.

Staff's recommendation to approve the request is outlined in the following:

- The proposed RS-1 zoning is less intense than current zoning would allow in the event the PD were constructed because the PD includes the right to build multi-family housing units.
- There would be no need to amend the Vision Plan Map, which continues to call for "Neighborhood" development on the subject property and surrounding area.
- Area conditions have not changed since the property was zoned for the PD. It is possible that less dense housing would result in less traffic accessing South Concho Drive located to the east, and Lakeshore Avenue exiting south off of Knickerbocker Road, and then Bright Avenue, located to the west of the subject property.
- Area development patterns would remain consistent in use. With regards to this zone change request, Staff finds that the proposed single-family use would be similar to existing residential development.
- Approval of this zone change would assist with meeting a demonstrated community need/demand for single-family housing units.
- Any development that would occur on the undeveloped property would cause changes to the natural environment. Storm water and traffic issues would be handled by City staff during the site review process. Traffic and development would be less intensive than if the property were built per specifications outlined in Ordinance 97-04 which would place a much higher demand on the subject property and area streets.

In conclusion, Staff recommends approval because all above criteria are met with this request. As with the former PD request, this zone change request is consistent with the Zoning Ordinance and would actually allow for lighter residential uses than what was originally proposed (170 units mentioned above). The proposed zoning would allow for fewer housing units due to the fact that each future lot could only contain 1 single-family dwelling versus several. Although a concept plan was not submitted with this request, it is possible that future streets may be added internally to the property through a subdivision request which would make the future lots accessible.

**Attachments:**

Excerpt from zoning map, highlighting subject property;

Aerial photo, highlighting subject property; and

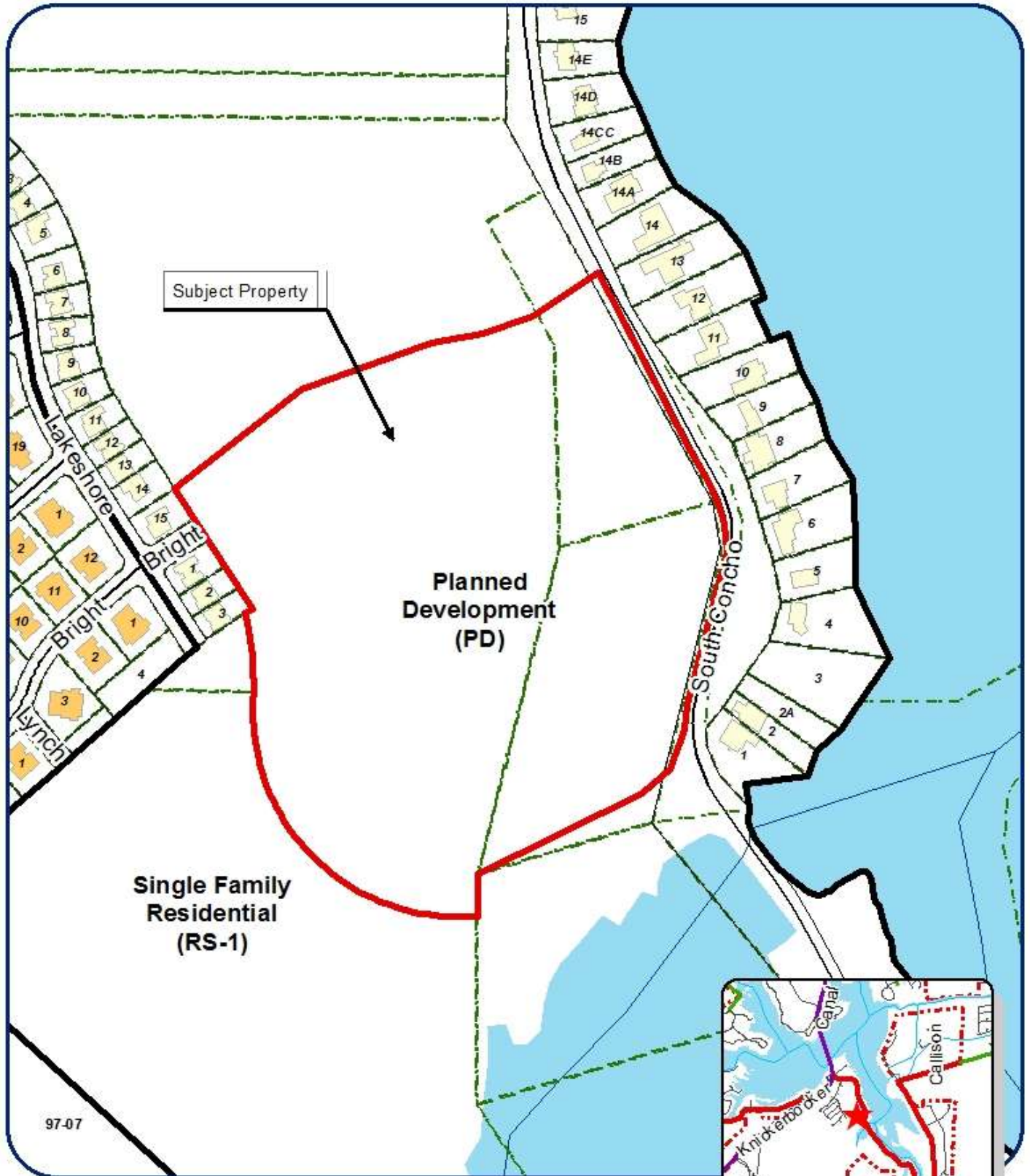
Excerpt from the Comprehensive Plan's Vision Plan Map highlighting the subject property

**Presentation:**

Roxanne Johnston, Planner

**Reviewed by:**

Patrick Howard, AICP  
Director of Planning and Development Services



97-07

**Zoning Case File**

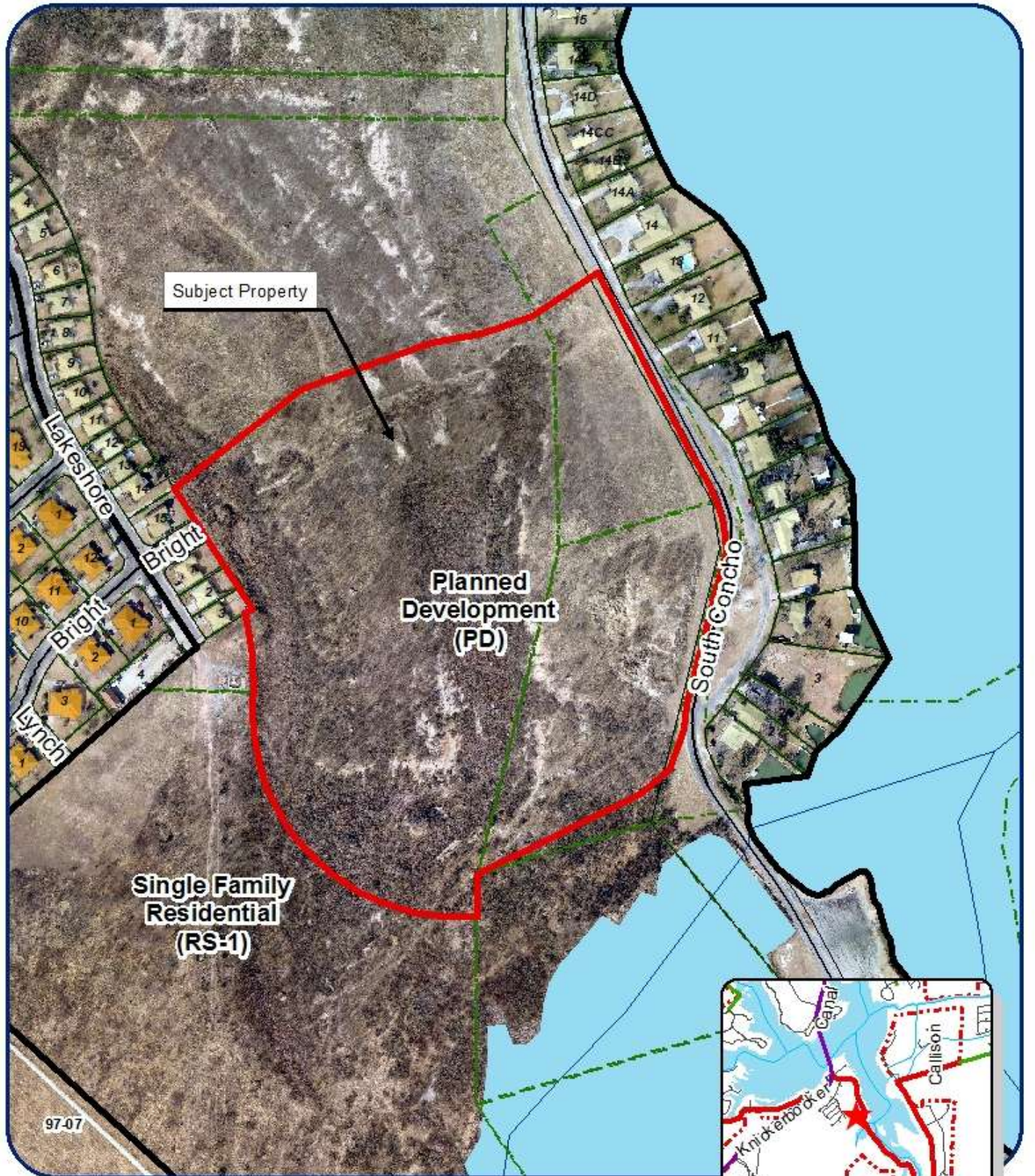
**Case: Z14-15**

Council District: Rodney Fleming  
 Neighborhood: Nasworthy  
 Scale: 1" approx. = 300 ft  
 Location: W. of S. Concho Dr. & E. of Bright Ave.

**Legend**

- Subject Properties: —
- Current Zoning: **PD**
- Requested Zoning Change: **RS-1**
- Vision: **Neighborhood**



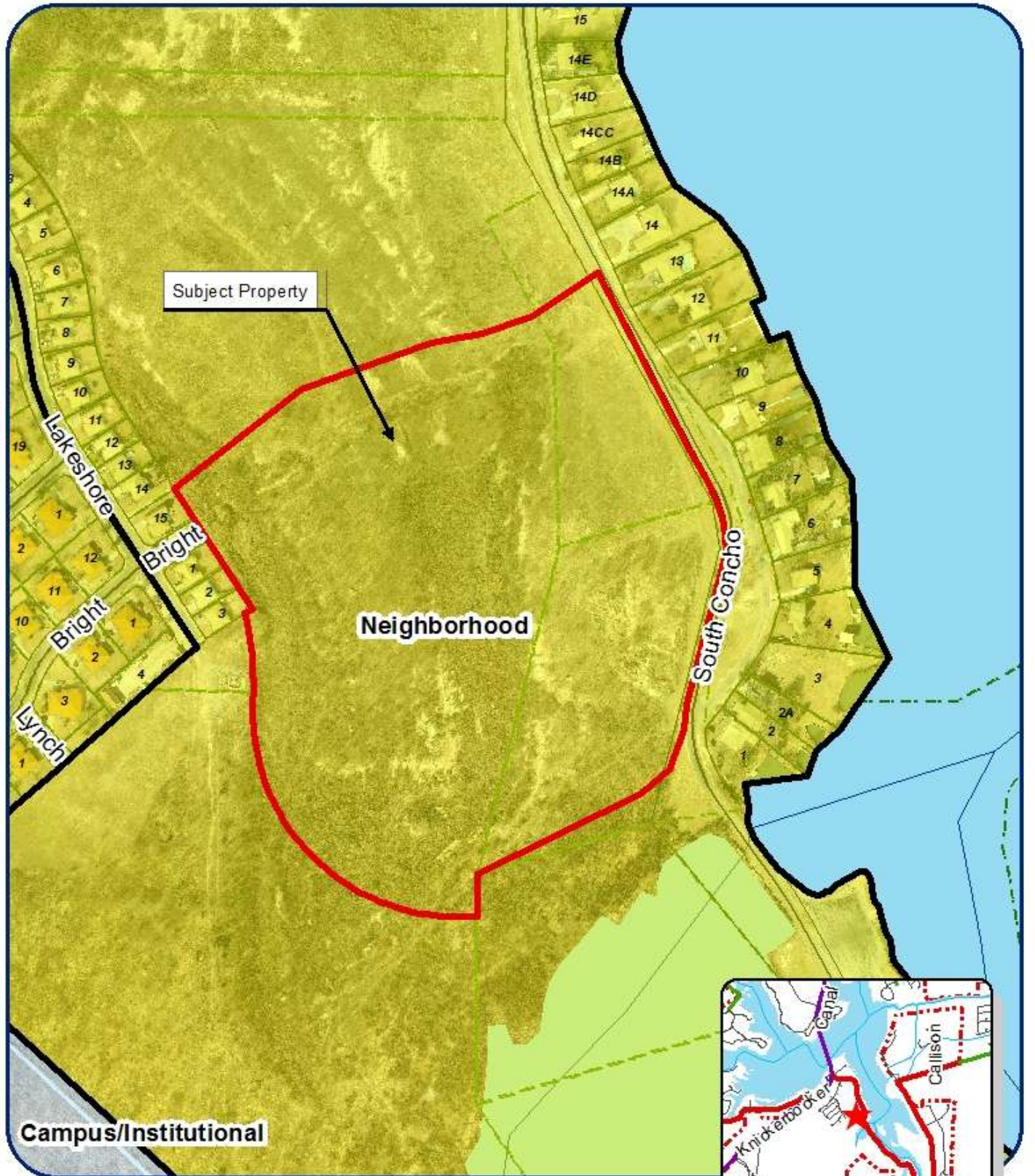


**Zoning Case File**  
**Case: Z14-15**  
 Council District: Rodney Fleming  
 Neighborhood: Nasworthy  
 Scale: 1" approx. = 300 ft  
 Location: W. of S. Concho Dr. & E. of Bright Ave.

**Legend**  
 Subject Properties: —  
 Current Zoning: **PD**  
 Requested Zoning Change: **RS-1**  
 Vision: **Neighborhood**







**Zoning Case File**

**Case: Z14-15**

Council District: Rodney Fleming  
 Neighborhood: Nasworthy  
 Scale: 1" approx. = 300 ft  
 Location: W. of S. Concho Dr. & E. of Bright Ave.

**Legend**

- Subject Properties: —
- Current Zoning: **PD**
- Requested Zoning Change: **RS-1**
- Vision: **Neighborhood**

