

Memo

Meeting Date: June 23, 2014

To: Planning Commission members

From: Kevin Boyd, Planner

Subject: Vision Plan Amendment (VP) 14-01 Marc Clingaman - Proposed Amendment to the Comprehensive Plan for the following area of the City:

Location: Properties along North Bryant Boulevard, north of West 9th Street and south of West 14th Street, in north central San Angelo.

Purpose: Approval or modification of this request will forward that recommendation to City Council for a final decision on the matter.

Contacts: Patrick Howard, Director of Development Services 325-657-4210
Kevin Boyd, Planner
Jeff Fisher, Planner
Roxanne Johnston, Planner

Summary: The Planning Commission may recommend:

Approving the proposed Vision Plan map amendments as presented;

Modifying the Vision Categories to some other Vision Categories deemed to be more appropriate or necessary on a property by property basis; or

Denying the proposed Vision Plan Map Amendment in its entirety or on a property by property basis.

Recommendation: Planning staff recommends **approving** the proposed Vision Plan Map Amendment.

History and Background:

Last month, the applicant submitted a request to re-envision the Vision Plan map of the 2009 component of the Comprehensive Plan for Miles Addition, Block 33, in north central San Angelo. As a general reference, the area is roughly two blocks north of Houston Harte Expressway, along N Bryant Boulevard. The possible amendment area was expanded to include the two blocks north of the Block 33 and a roughly 19.8 acre area directly west of N Bryant Boulevard and south of W 14th Street.

In recent years, area development has been trending increasingly more commercially for this section, positioned north of Houston Harte Expressway, along North Bryant Boulevard. The property is situated close to an emerging and well established commercial corridor, to the north and south, respectively along N Bryant Boulevard. Late last year, Block 32 of the Miles Addition, immediately south the current vision area was re-designated from 'Neighborhood' to 'Neighborhood Center', this request seeks to determine whether the area could sustain more commercial zoning. In sum, the proposed vision area consist of section of three blocks designated as 'Neighborhood' and approximate 19.8 acre of land west of N Bryant Boulevard is currently designated for 'Industrial' (refer to the map excepts below).

In making the necessary revisions staff was tasked to define a suitable study area and determined that properties within 600 feet of the proposed vision area would be analyzed on the ground and as well as Census tracking data, be part of consideration in making necessary changes to the Vision Plan map.

Analysis:

The staff recommendation is based upon the statements listed below.

Miles Addition, Block 33

This area currently zoned Two-Family Residential (RS-2) and has a designation of 'Neighborhood'. More specifically, Miles Addition, Block 33 consists of a total of 14 lots, separated by an alley right-of-way. The proposed amendment only seeks to re-envision the west half of the block. Presently no one lives in the section of the block subject to this examination of the Vision Plan map, as each of the residential remain vacant at this time. Changes in development patterns, orientation and close proximity to major highways support light to medium commercial activity in the immediate area. The applicant for this amendment also initiated a request to rezone lots within the block to a commercial zoning. See map excerpt below.

Miles Addition, Blocks 65 and BC Davis, Block 66

Unlike Block 33, the two block to the north have a greater diversity of zoning and uses. The proposed amendment only seeks to re-envision the west half of the blocks. Some General Commercial (CG) zoning exist as a minor node at the intersection of N Bryant Boulevard and W 11th Street. The interior lots are predominately zoned RS-2, even Neighborhood Center (CN) zoning exists for portions of the northern tier of Miles Addition, Block 65. Similar to Block 33, the area has been largely trending commercial and boast close proximity to major highway, with suitable street network and connectivity.

For the west half of the blocks, the predominate land use is single-family detached residents. There is one commercial establishment, the remainder of the are vacant - and are accessory to other ownership tracts.

Area west of N Bryant Blvd.

The final area for proposed re-examination is the roughly 19.8 acre tract located directly west of N Bryant Boulevard. The entire is zoned a single district, Light Manufacturing (ML) and remain largely vacant at this time. A masonry commercial establishment exist at the intersection of N Bryant Boulevard and W 14th Street, as well as a telecommunications facility near the interior of the lot. Four single-family residences also exist in the identified area. Past and recent requests on the property is trending more commercial as well. Recent abandonments, a conditional use, subdivision requests have all recently occurred in the area.

Currently, the future plans call for industrial, much of which was premised with the close proximity of existing railroad - located less than 400 feet to the south and west. While closeness to the infrastructure is an essential component for some manufacturers in the sector and increase the efficiency in freight movement, much of today's industries are less dependent on rail transportation. Moreover, staff finds that the entire area is not suitable for industrial development. Commercial development is prevalent directly to the north of W 14th Street, which serves as a part of a commercial node - some examples include a self-service storage facility, financial consulting group, auto services, restaurant structure. Late last year, construction of hotel began at the northeast corner of the intersection N Bryant Boulevard and W 14th Street.

Results:

Staff recommends to re-envision the affected areas east of N Bryant Boulevard to 'Neighborhood Center', particularly due to surrounding land uses and the fact that the proposed designation will provide the most effective transition in the area, of the other categories adopted. This section includes a total of 3 city blocks, including Miles Addition, Block 33 and 65. Neighborhood Center is compatible with CN, CO and CG zoning. Conceivably, the hotels, retail and related services would be ideal developments for the site. The 'Commercial' is mostly consistent with future development patterns, one area of concern with the designation is the possibility of a rezoning to a more intensive commercial district, which may further disrupt the surrounding neighborhood area. Some nuisances allowed in CH zoning, for example, includes unlimited outdoor storage. A designation of Neighborhood Center will ensure that any proposed zoning for the site is less intensive.

Across from N Bryant Boulevard, staff recommends partial Commercial and Transitional for areas west of the emerging commercial node. Due to recent development requests and trends in the area, the Commercial designation will suit future commercial development and provide a suitable transition to the industrial zoning to the south. Moreover, easy access and nearby proximity to major thoroughfares will provide greater opportunities for the area to grow and expand. Staff finds that the interior of the tract should be designated as Transitional, since the area is still undefined and access becomes less available. As the area grows and the area can be redesigned to a category that fits the area.

Attachments:

Current zoning map;

Aerial photo map;

Current Vision Plan Map; and

Proposed Vision Plan Map.

Presentation:

Kevin Boyd, Planner

Patrick Howard, Director of Development Services



VP14-01: Marc Clingaman
Proposed Vision Amendment for areas along
Bryant Blvd, north of W 9th St and south of W 14th St

1 inch = 333 feet



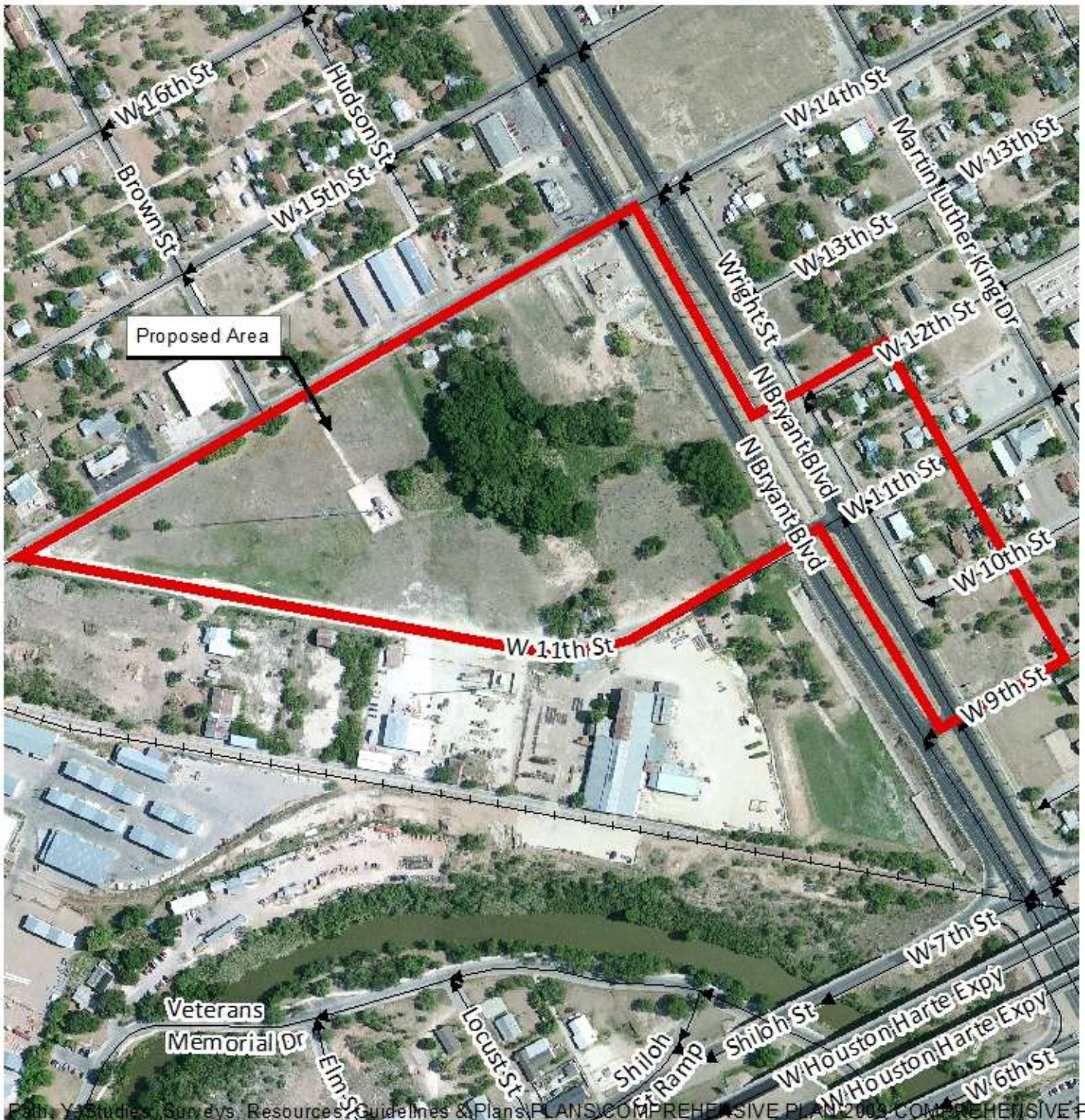
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COMMERCIAL DISTRICTS	RESIDENTIAL DISTRICTS	MANUFACTURING DISTRICTS
CN (NEIGHBORHOOD COMMERCIAL)	R&E (RANCH AND ESTATE)	ML (LIGHT MANUFACTURING)
CO (OFFICE COMMERCIAL)	RS-1 (SINGLE-FAMILY RESIDENCE)	MH (HEAVY MANUFACTURING)
CG (GENERAL COMMERCIAL)	RS-2 (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)		



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COMMERCIAL DISTRICTS

- CN (NEIGHBORHOOD COMMERCIAL)
- CO (OFFICE COMMERCIAL)
- CG (GENERAL COMMERCIAL)
- CG/CH (GENERAL COMMERCIAL / HEAVY COMMERCIAL)
- CH (HEAVY COMMERCIAL)
- CBD (CENTRAL BUSINESS DISTRICT)
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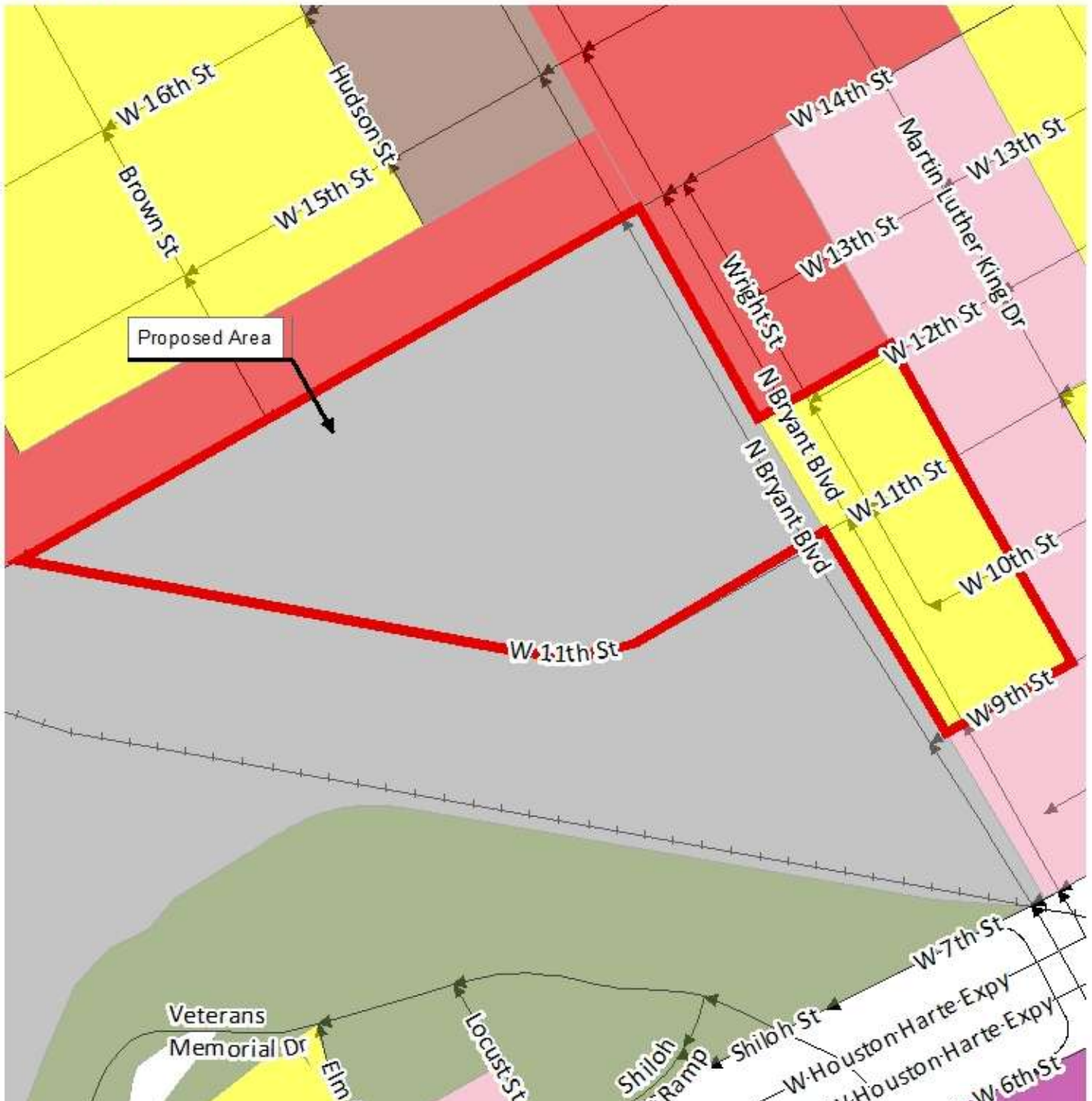
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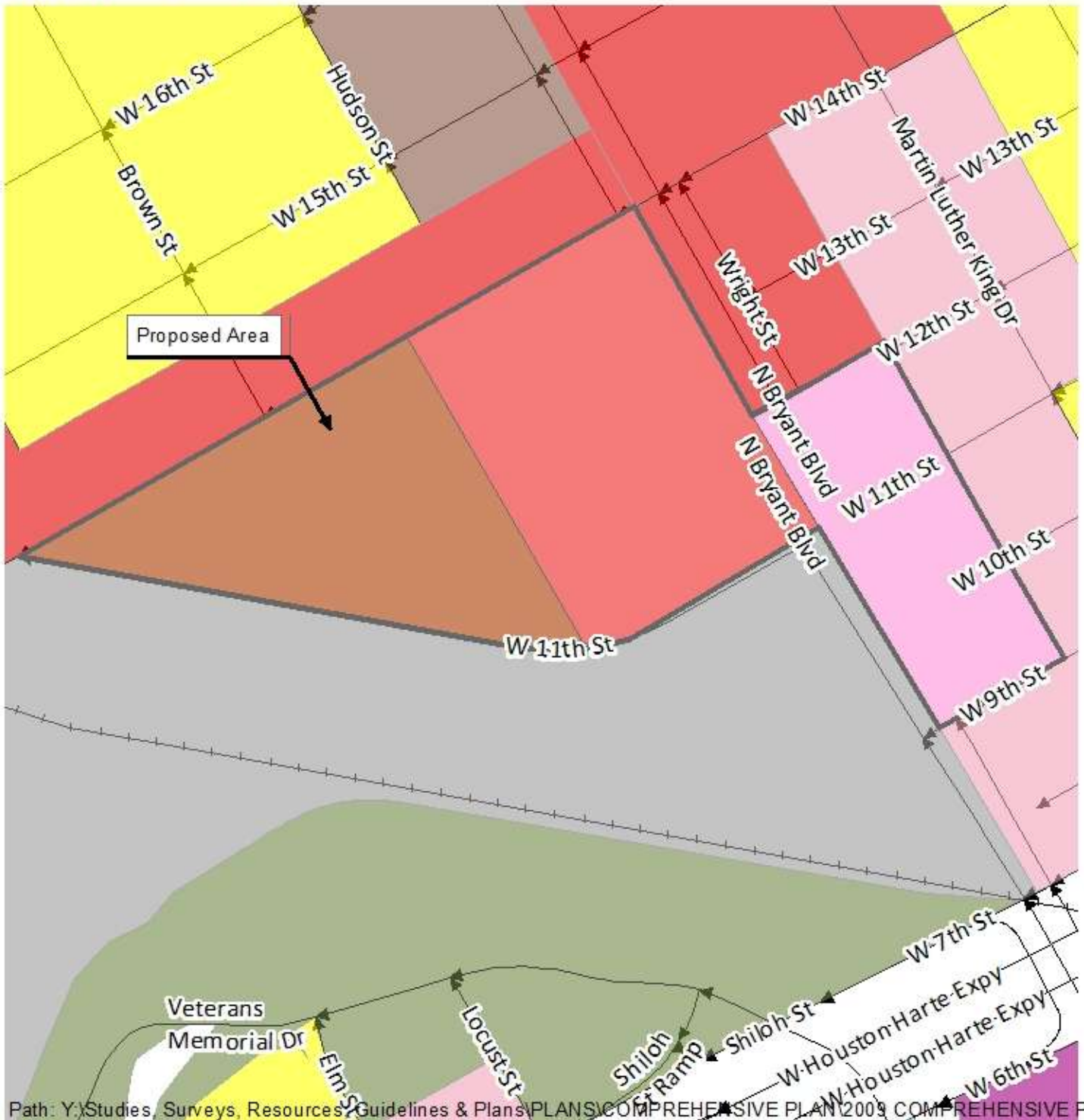
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