

Memo

Meeting Date: August 25, 2014

To: Planning Commission members

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

Subject: Z14-19: a request for approval of a rezoning from Low Rise Multi-Family Residential (RM-1) and Office Warehouse (OW) to General Commercial (CG) and Heavy Commercial (CH), on the following property:

Location: 902 and 926 West 29th Street and two unaddressed tracts, located in northwest corner of the intersection of West 29th Street and Riverside Golf Club Road; more specifically being 4.107 acres of combined tracts of the FE Cramer Survey 318 Abstract 112, in northern San Angelo.

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

Contacts: Galen Weiershausen, Owner 325-234-0617
Kevin Boyd, Senior Planner 325-657-4210

Recommendation: Planning staff recommends APPROVAL of the rezoning request to General Commercial (CG) and Heavy Commercial (CH).

History and Background:

The subject site consists of four tracts and covers approximately 4.12 acres (or 179,428 square feet). It has primary access along West 29th Street, collectively, with approximately 300 feet of street frontage. Along the east boundary of the site is a 20-foot access and utility easement which provides access to landlocked parcel addressed "902 West 29 Street." A 15-foot pipeline easement runs diagonally through the entire site and connects with the 29th Street Sports Complex site. The applicant seeks to change the zoning to General Commercial (CG) for the largest unaddressed tract along the river and Heavy Commercial (CH) for the remaining three tracts to the east.

General Information

Existing Zoning: Low Rise Multi-Family Residential (RM-1) and Office Warehouse (OW)

Existing Land Use: Vacant warehouse and telecommunications facility

Surrounding Zoning/Land Use:

North:	General Commercial (CG) and Ranch & Estate (R&E)	29th Street Sports Complex
West:	Single-Family Residential (RS-1)	North Concho River and Kirby Community Park
South:	Single-Family Residential (RS-1) and Heavy Manufacturing (MH)	Park space, North Concho River and Hirschfield Steel
East:	Light Manufacturing (ML)	Hirschfield Steel and Mueller Metals

Thoroughfares/Streets: West 29th Street is identified as an "arterial street" and is designed to connect collector streets to freeways and other arterials carrying large volumes of traffic at high speeds. Access is secondary and mobility is the primary function of these streets.

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).

In May 2013, the Planning Commission approved conditional use (CU13-13) to allow for 154 foot telecommunications facility in a RM-1 District, located at 926 West 29th Street.

In November 1978, the City Council approved zone change (ZC1203) from R&E to C-G, and the remainder from R&E to R-3, on the subject property.

In January 1986, the City Council approved special permit (SP1145) to allow for an indoor recreational batting practice area in a R-3 District, on the subject property.

Future Land Use: Commercial

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."*

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

District:	CMD # 2 Marty Self
Neighborhood:	Riverside Neighborhood
Notification Required:	Yes
Notifications Sent:	5
Responses in Favor:	0
Responses in Opposition:	0

Analysis:

The staff recommendation is based upon the statements listed below.

Staff recommends approval of the requested zone change, consistent with the City's plans and policies. The site remains mostly vacant, open space – a large amount trees and other vegetation cover the tract, especially along the riverbank; a warehouse and 154' high telecommunications facility are located on the property. Surrounding tracts are largely industrial in nature; the proposal is more aligned with existing development and the aspects of the long-range plan. If the proposed rezoning is approved, it will appear to be consistent with the Comprehensive Plan and not require any changes to the Future Land Use map.

General Commercial (CG) and Heavy Commercial (CH) zoning will both provide opportunities for future commercial development. CG will allow for general commercial uses with establishments of higher intensity, larger trade area, floor area, and traffic generation than neighborhood commercial uses. CH allows for the development of wholesale trade, warehousing development, and repair and service establishments (Section 304, Zoning Ordinance).

Properties surrounding the site are predominantly industrial, with some residential zoning existing directly north and across the North Concho River to the west. More specifically, properties to the south and east are zoned Heavy Manufacturing (MH) and Light Manufacturing (ML), respectively. Hirschfeld Steel, a heavy manufacturing and production company, occupies much of the area. The 29th Street Sports Complex is largely zoned Ranch & Estate (R&E); there is Single-Family Residential (RS-1) zoning to the west and is mainly characterized by the Kirby Community Park and residential neighborhood. While development patterns in the area have remained mostly unchanged, rezoning of the site may provide for a more effective transition of land uses.

The request has some changed conditions. The current Low Rise Multi-Family Residential (RM-1) district does not allow for outdoor storage, however, the OW zoning district permits limited outdoor storage. CG allows for limited outdoor storage, but CH provides opportunities for storage goods and materials in an unlimited quantity, subject to some screening

requirements depending on the site's location (Section 504, Zoning Ordinance). CG and CH increase the floor area ratio to two times the total area of the lot. There are no height restrictions in the CG zone, but the CH district has a limitation of 35 feet or 2½ stories (Section 502, Zoning Ordinance).

The requested zone change may have some impacts on the natural environment. Commercial districts provide opportunities for uses of higher intensity, larger footprints. Residential districts tend to have more pervious surfaces, removal of vegetation, and increased traffic generation to the site. There is generally a positive correlation between more intensive uses and the perception of increased nuisances. Greater footprints of structures and impervious surfaces may result in higher instances of stormwater runoffs.

The rezoning to CG and CH, respectively, is appropriate for the site. It should be noted that approval of this request will likely generate more traffic for West 29th Street and the surrounding street network. The site has sole access along West 29th Street which is identified as an arterial street in the City's Major Thoroughfare Plan. This arterial street is expected to be able to accommodate for the additional traffic generated by the site. The official 2008 traffic count data reveals that West 29th Street handles over 10,100 vehicle trips each day. Moreover, North Bryant Boulevard runs north to south, approximately 1,100 feet to the east, and it too is classified as an arterial street. The request is compatible with surrounding zoning and appears to be consistent with the Comprehensive Plan as it relates to the Future Land Use designations. The rezoning is anticipated to allow for uses that will provide for an effective transition and replace the mostly incompatible RM-1 zoning.

Attachments:

Excerpt from Zoning map, highlighting subject property;

Aerial photo, highlighting subject property; and

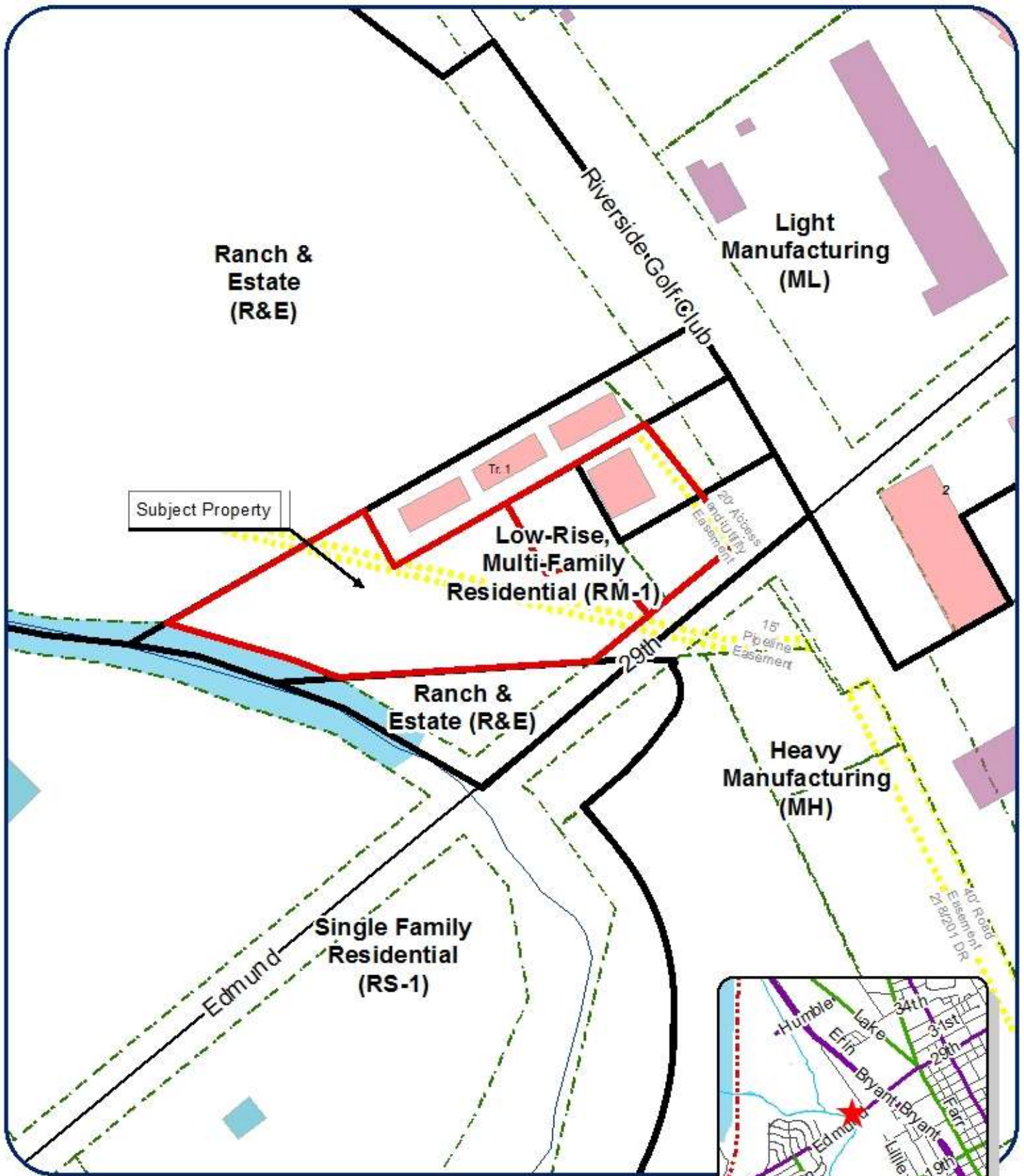
Excerpt from the Comprehensive Plan Future Land Use map highlighting the subject property.

Presentation:

Kevin Boyd, Senior Planner

Reviewed by:

Rebeca A. Guerra, AICP, Planning Manager



Zoning Case File

Case: Z14-19

Council District: Marty Self
 Neighborhood: Riverside
 Scale: 1" approx. = 200 ft
 Subject Property: See attached map

Legend

- Subject Properties: —
- Current Zoning: Various
- Requested Zoning Change: Various
- Vision: Commercial





Subject Property

Riverside Golf Club

29th

Edmund



Zoning Case File

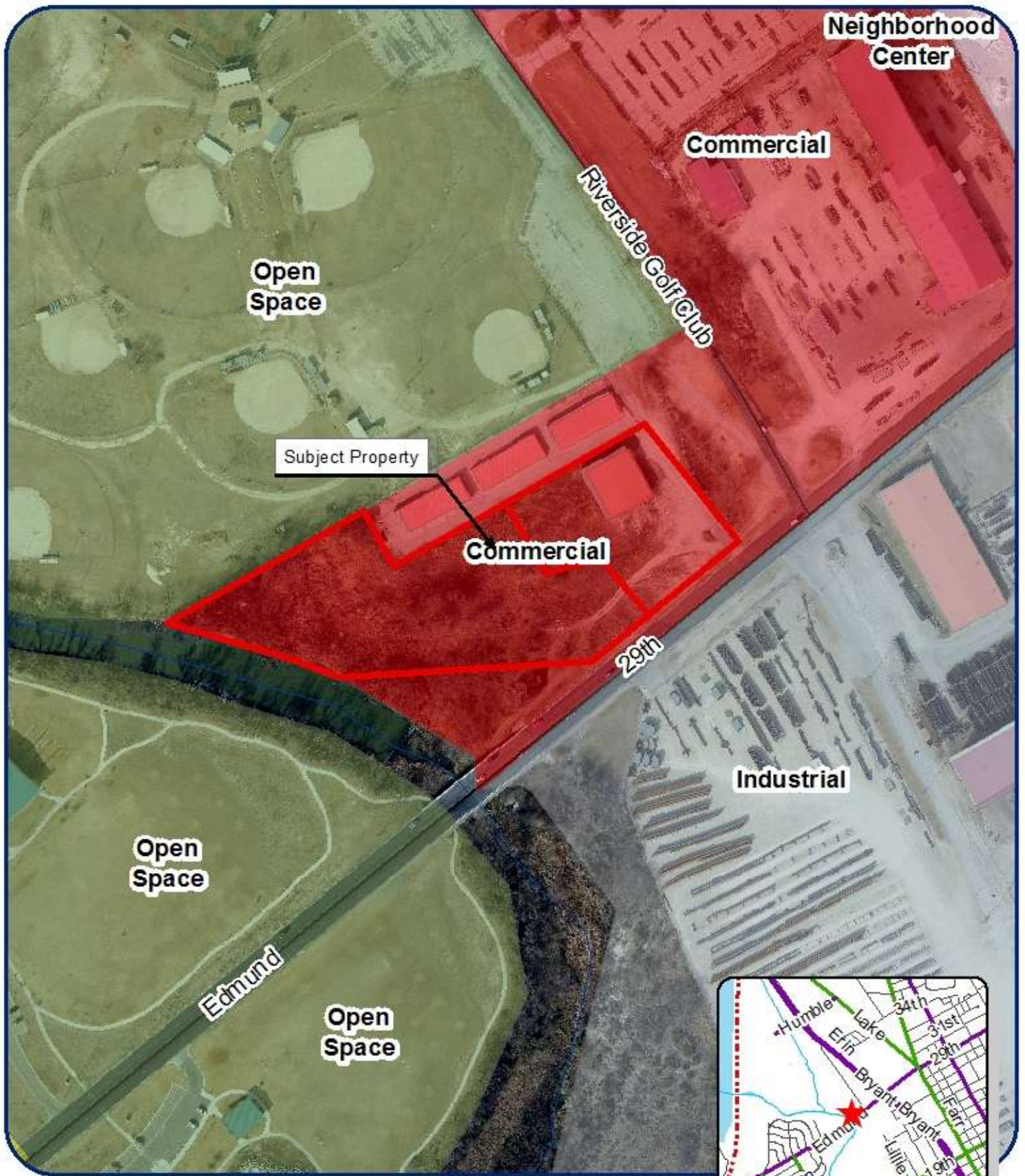
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