

Memo

Meeting Date: August 25, 2014

To: Planning Commission members

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

Subject: Z14-29: a request for approval of a Rezoning from Single-Family Residential (RS-1) to Neighborhood Commercial (CN) on the following properties:

Location: Three unaddressed tracts, located approximately 90 feet west of the intersection of Waco Street and Millspaugh Street, more specifically occupying the Hatcher Addition, Block 56, Lots 13, 14, and 15, in western San Angelo.

Purpose: Approval of this request would zone the property Neighborhood Commercial (CN)

Contacts: Rocky Templin 325-944-1174
Jeff Fisher, Planner 325-657-4210

Recommendation: Planning staff recommends APPROVAL of the proposed Rezoning request from Single-Family Residential (RS-1) to Neighborhood Commercial (CN).

History and Background:

On June 24, 2014, the applicant, Rocky Templin, submitted a Rezoning application from Single-Family Residential (RS-1) to General Commercial (CG) for properties located on Lots 13, 14 and 15 of Block 56 in the Hatcher Addition which are presently vacant. The applicants have not confirmed any proposed uses at this time.

The Future Land Use map of the Comprehensive Plan designates all of the properties as "Neighborhood Center." Consequently, it appears that the most appropriate zoning district for this Future Land Use is CN, not CG.

The applicant stated that his other two properties immediately to the west, 3022 and 3018 Waco Street, more specifically being the Hatcher Addition, Block 56, Lots 11 and 12, had been rezoned to CG. He wanted to know if CG was possible on the subject properties. Planning Staff agreed to conduct further research into the history of the area to see how the CG zoning was implemented.

Staff found that in July of 1990, as part of their Mountain View Park Area Land Use Study, and prior to enactment of our Comprehensive Plan, the Planning Commission and City Council designated all of the properties on the southern portion of Block 56 for “General Commercial Activities (with no outside storage or display).” As a result, City Council approved on April 17, 2001, a Rezoning from Single-Family Residential (RS-1) to General Commercial (CG) on 3022 and 3018 Waco Street in order for an office with indoor storage to be built (Z-01-04). An associated Conditional Use was approved by the Planning Commission prohibiting outside storage or display on March 19, 2001, in order to “provide a transition from residential to commercial uses” (CU-01-02).

The City of San Angelo’s Comprehensive Plan was adopted in December of 2003 and the Future Land Use (FLU) of these properties is now “Neighborhood Center.” Given the history in the surrounding area, and the current FLU, it appears that the most appropriate zoning for this designation is CN, which provides for a more effective transition between the commercial area to the south and southwest, and the residential neighborhood to the north. Furthermore, the CN Zoning District maintains the prohibition on outside storage.

Planning Staff subsequently spoke to the applicant and recommended that he may wish to revise his application from a proposed CG zoning to the CN Zoning District in order to be consistent with the Comprehensive Plan.

On August 13, 2014, Mr. Templin submitted letters to Planning Staff revising this Rezoning request to CN as well as a second application for Block 66, Lots 9-13 to CN (Z-14-28).

General Information

Existing Zoning: Single-Family Residential (RS-1)

Existing Land Use: Vacant

Surrounding Zoning/Land Use:

North:	Single-Family Residential (RS-1)	Single-family dwellings
West:	General Commercial (CG)	Existing offices with indoor storage
South:	General Commercial (CG) and Single-Family Residential (RS-1)	Vacant land and single-family dwelling
East:	Single-Family Residential (RS-1)	Single-family dwellings, Hope of Glory Church

Thoroughfares/Streets:	Waco Street is a “local street” designed to carry light neighborhood traffic at low speeds.
Zoning History:	The properties were annexed into the City prior to 1940.
Applicable Regulations:	Allowed uses for this property can be found in Section 310 (Use Table) of the Zoning Ordinance.
Development Standards:	<p>CN zone district standards are outlined in 502.B. of the Zoning Ordinance.</p> <p>The CN Zoning District allows Type 1: Outdoor Display as outlined in Section 504.A. of the Zoning Regulations</p> <p>Required off-street parking can be found in Section 511.B. of the Zoning Ordinance.</p>
Future Land Use Map:	Neighborhood Center
Related Comp Plan Excerpts:	<p><i>“Neighborhood Centers should individually have a primary use, but should also for a mix of uses allowing for increased activity, interest and long-term viability”.</i></p> <p><i>“Promote a mix of various uses at key intersection to encourage the necessary infill, densification, and walkability necessary for Neighborhood Centers”</i></p> <p><i>“Establish transition areas to better “scale-down” intensity of use from commercial centers to neighborhoods.”</i></p>
District:	CMD #2 Marty Self
Neighborhood:	The Bluffs
Notification Required:	Yes
Notifications Sent:	17
Responses in Favor:	1
Responses in Opposition:	0

Analysis:

In order to approve this Rezoning 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.*

The proposed Rezoning to Neighborhood Commercial (CN) appears to be compatible with the Comprehensive Plan which designates the subject properties as "Neighborhood Center", as well as all other properties within the southern portion of Block 56 abutting Waco Street between Guthrie Street and Millspaugh Street. Consequently, it appears that the most appropriate zoning district for this land is CN, not CG. The CN Zoning District provides a "scale-down intensity of use from commercial centers to neighborhoods." The area immediately north of the subject properties, separated by an alley, remain "Neighborhood" for residential uses, so a rezoning to CN would provide an adequate transitional buffer between them and the four properties immediately to the west and south of Waco Street zoned CG. The Neighborhood Center designation also encourages infill and these lots are presently vacant and sit adjacent to developed property.

2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*

The proposed Rezoning does not appear to conflict with any portion of the Zoning Ordinance. The CN Zoning district allows for various low-scale, localized uses including community services, day cares, religious institutions, professional offices, and retail sales and service. Each of Lots 13, 14, and 15 are 50 feet wide, 140 feet long, and have a total lot area of 7,000 square feet which meet the design standards for the CN Zoning District. The lots also appear to be of sufficient size for erecting new buildings and parking areas should a new use be erected in future. The CN Zoning District allows for Type 1: Outdoor Display which limits outside storage to within 5 feet from a building wall. A 6-foot high opaque privacy fence would be required for any non-residential development abutting a side or rear lot line adjacent to a residential district or use. At present, there are residential uses to the north and east, so any development would require a 6-foot high privacy fence adjacent to these properties, except within the 25-foot front yard setback from Waco Street.

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.*

The proposed CN zoning appears to be consistent with the surrounding area. The entire southern portion of Block 56 is designated "Neighborhood Center." West and south of the subject property, which are encompassed by all of Blocks 67, 68, 54, and 55 as well as the southern portions of Blocks 56 and 47 of the Hatcher Addition extending west to Glenna Street, are all designated Neighborhood Center. East of

the subject property, encompassing the southern portion of Block 66, and all of Blocks 80 and 81 extending east to North Garfield Street, are designated Neighborhood Center as well.

4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.*

There are changed conditions that would support a Rezoning to the CN Zoning District in this area. The entire southern portion of Block 56 where the properties are situated are presently zoned RS-1, but the FLU designation for this portion of the block is "Neighborhood Center."

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.*

There would be an effect on the natural environment for any permitted CN use, but given that the total contiguous site area of all properties combined is under 0.5 acres, issues such as grading, drainage, and stormwater may be addressed through the building permit process.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

There appears to be a community need for neighborhood commercial uses given the Neighborhood Center designation in the Comprehensive Plan and the large residential neighborhood immediately to the north.

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.*

The subject properties have frontage onto Waco Street which is classified as a "local road." Although the street measures approximately 32 feet wide, which is 4 feet less than required for a local road under the Subdivision Ordinance, the road and lots are already existing, and additional traffic generated should be accommodated by the existing road. The subject properties are in close proximity to roads that can accommodate commercial operations. Specifically, the Houston Harte Expressway and North Garfield Street which is classified as a "minor collector road." Therefore, it appears that a CN zoning would result in orderly development for the area.

Attachments:

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

Aerial photo, highlighting subject property;

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

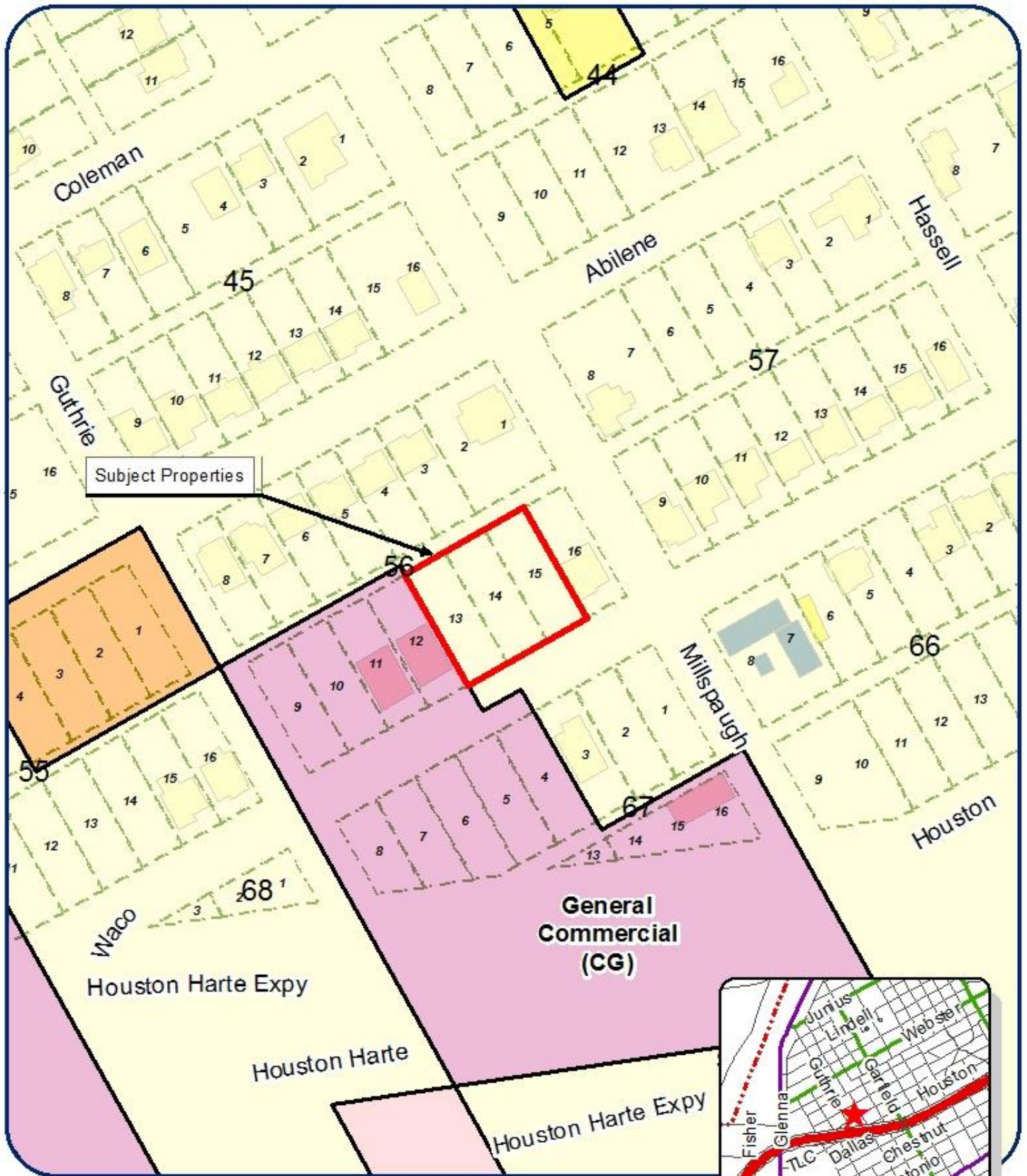
Excerpt of the favor/opposition notification map.

Presentation:

Jeff Fisher, Planner

Reviewed by:

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



Zoning Case File

Case Z14-29: Rocky Templin

Council District: Marty Self

Neighborhood: Bluffs

Scale: 1" approx. = 140 ft

Subject Property: Hatcher Addition, Block 56, Lots 13, 14, 15

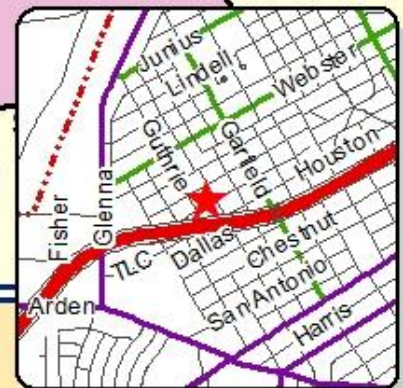
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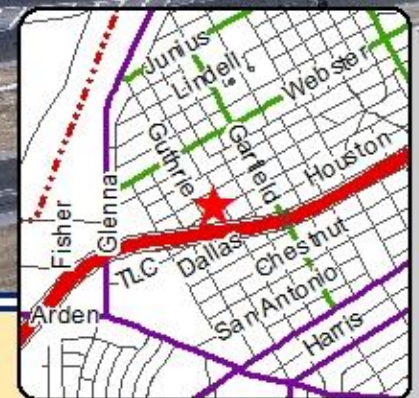
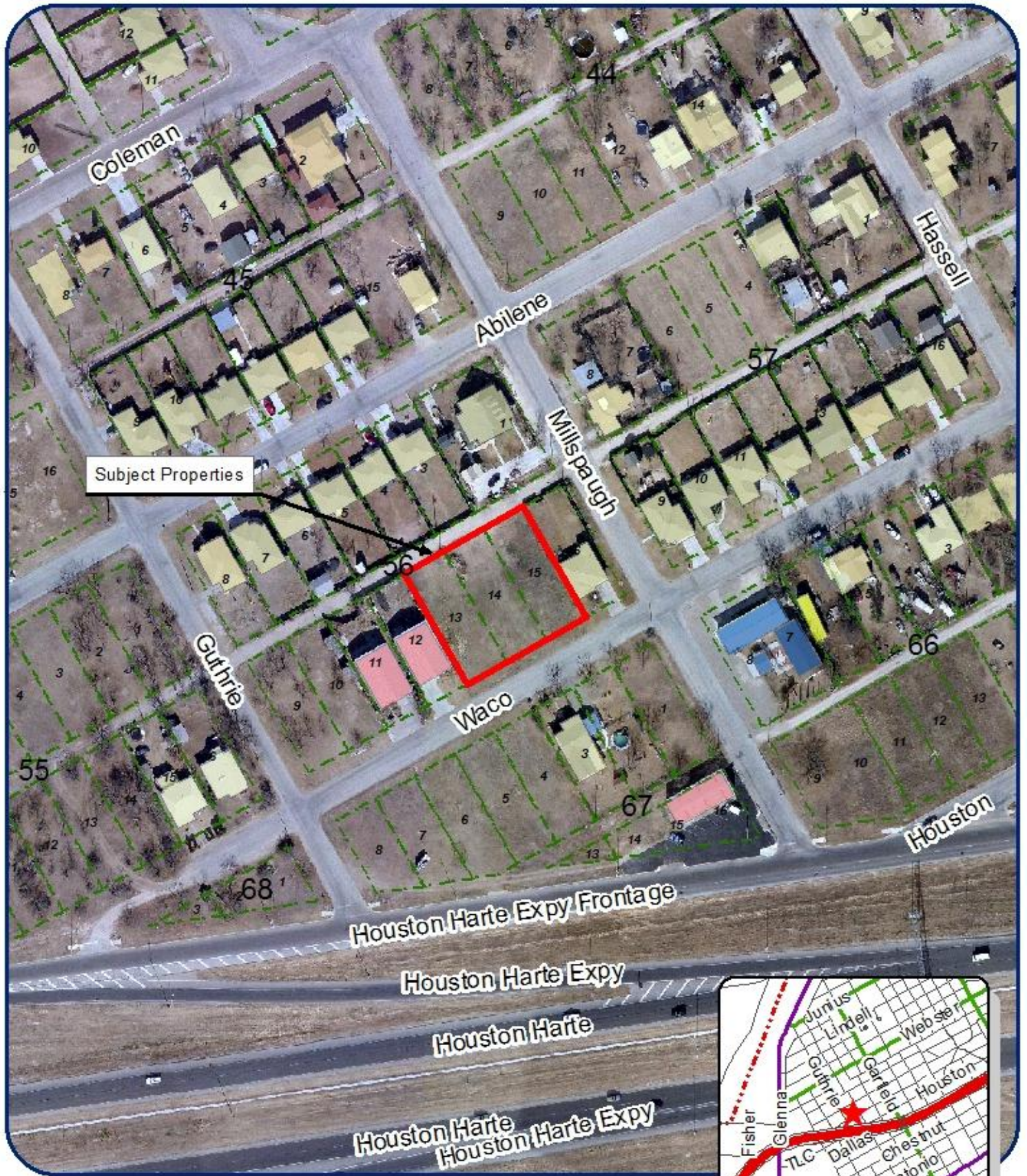
Subject Properties: —

Current Zoning: **RS-1**

Requested Zoning Change: **CN**

Vision: **Neighborhood Center**





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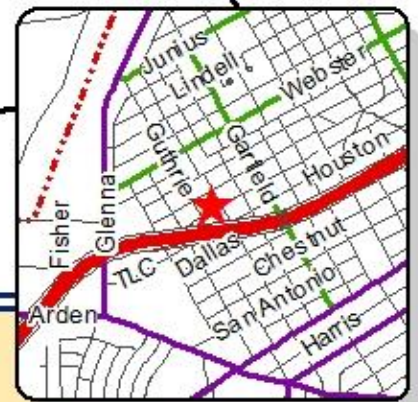
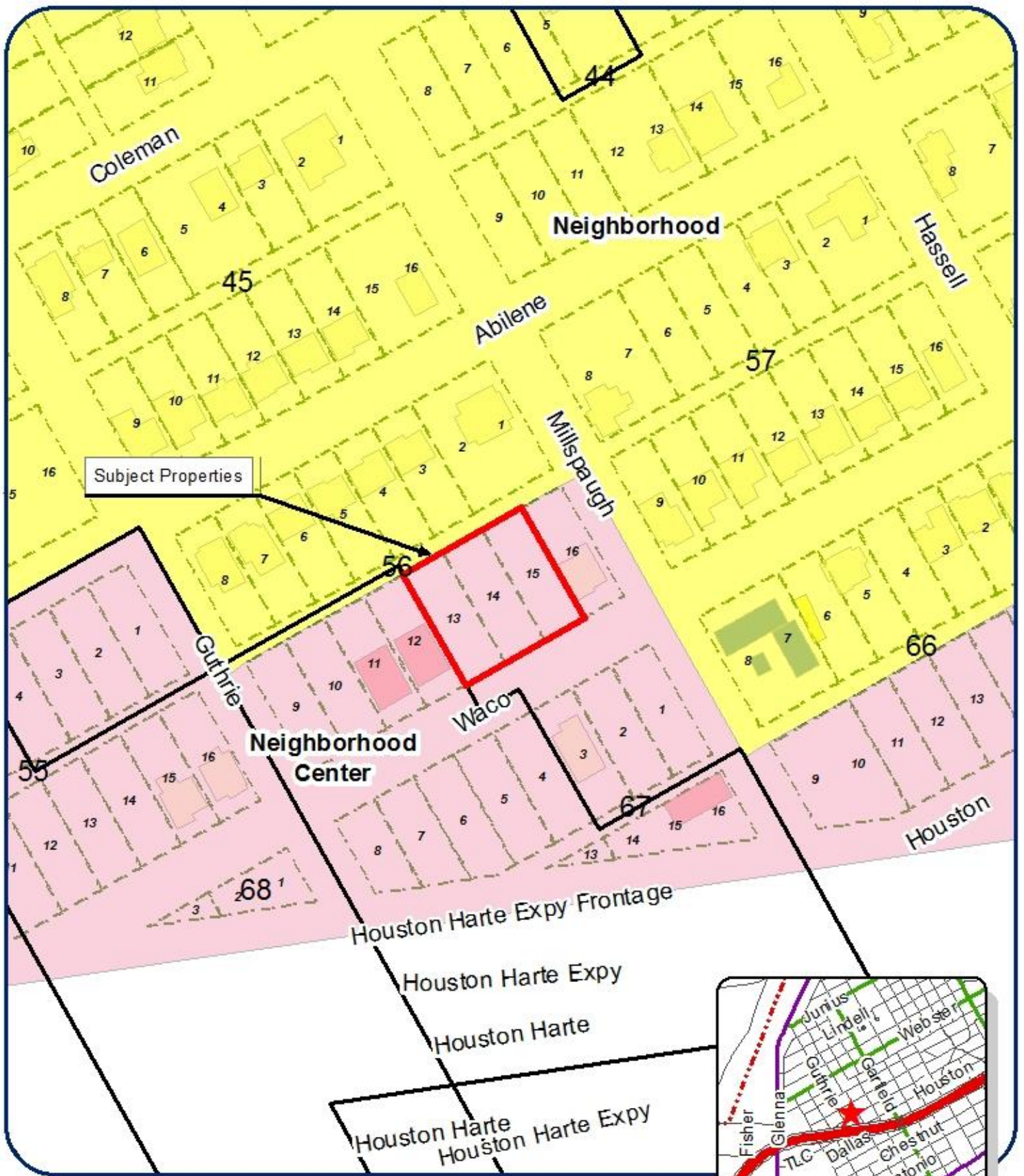
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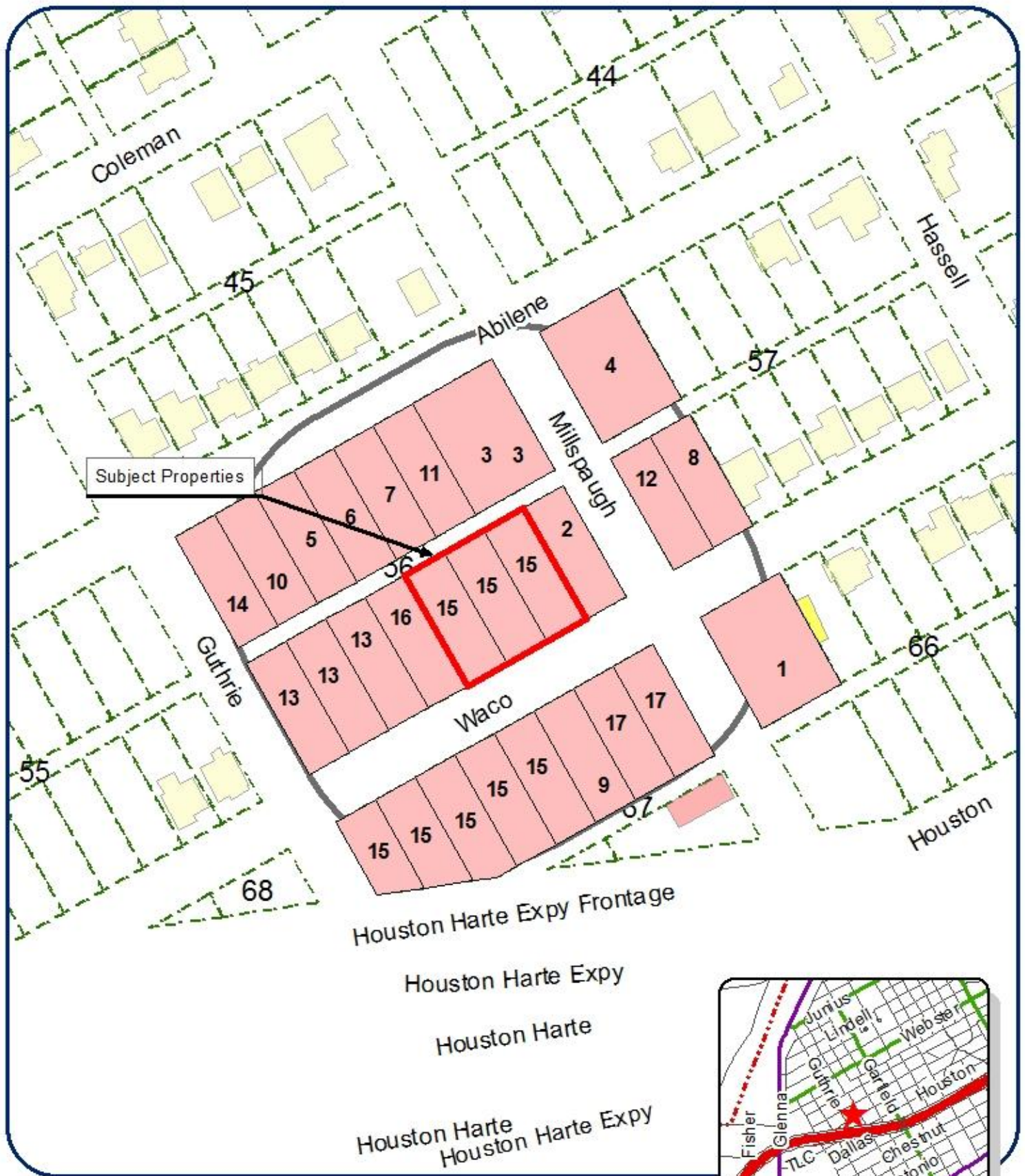
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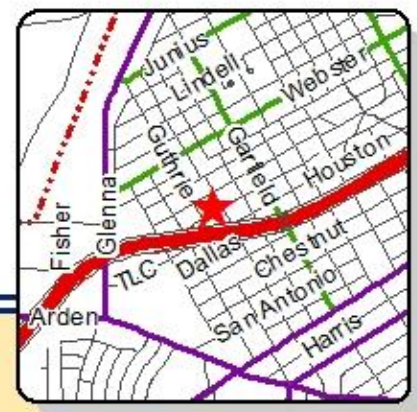
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