

Memo

Meeting Date: August 25, 2014

To: Planning Commission members

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

Subject: Comprehensive Plan (aka Vision Plan) Amendment (VP) 14-03
David Jensen - proposed amendment to the 2009 update of the
Comprehensive Plan for the following area of the City:

Location: Unaddressed tracts that total approximately 674 acres, situated north
and west of the intersection of S FM 2288 and Arden Road, in western
San Angelo.

Contacts: David Jensen 325-234-8544
Kevin Boyd, Senior Planner 325-657-4210

Recommendation: Planning staff recommends **TABLING** the proposed Comprehensive Plan Amendment in order for a community meeting to be held so that City staff and the applicant may meet afterwards to discuss an alternative Future Land Use proposal for the subject property.

History and Background:

In late April 2014, a request was submitted to amend the Comprehensive Plan for this area. The site spans approximately 674 acres, is located at the northwest corner of the intersection of RM 853 / Arden Road and S FM 2288, in western San Angelo. More specifically, the subject area includes the 20-acre tract positioned immediately east of S FM 2288 and extends more than a mile's distance (approximately 5,460 feet) to the west. Similarly, the site in question extends slightly more than a mile north from RM 853. Much of area remains unincorporated, that is outside of the City limits. Only a small parcel measuring 4.650 acres has been incorporated within the City's boundaries.

As previously mentioned much of area is unincorporated and remains almost entirely vacant. San Angelo State Park is to the east of S FM 2288 (which runs north to south) and the park is largely situated in the areas south of the OC

Fisher Lake (reservoir), and in total, covers 7,677 acres. Near the north boundary area, along S FM 2288, is the Highland Range Estates residential subdivision. This development is characterized by single-family residences and is located outside of the City limits, but has some city services. There are a few commercial establishments along RM 853 near the intersection of S FM 2288. These uses include a self-service storage facility, retail sales and service, and industrial services, and to the west remains a vast open space of undeveloped land.

In recent years, it appears that the area has been trending increasingly more commercial. This movement, albeit gradual, has been occurring steadily along RM 853. The area in question is almost entirely uninhabited, with recent construction of lodging development that provides for short and long-term housing opportunities.

As part of the application, the applicants have provided a plan of how they envision the area to be developed. This document reveals three future land use designations: "Commercial," "Neighborhood," and "Industrial."

Currently, no public streets exist, or have been planned for, the identified area encompassed by the Comprehensive Plan Amendment.

Analysis:

The staff recommendation is based upon the statements listed below.

After analyzing the nature of the request and particular characteristics of the site, staff recommends that this item be tabled until more information can be gathered to make appropriate changes. The proposal seeks to amend a massive area, consisting of around 674 acres of contiguous land. In relative terms, the site is approximately 3.8 times larger than the City of San Angelo's Central Business District and is comparable to the size of the entire downtown area (south of West 6th Street and north of portions of West Avenue B). As referenced above, the area is almost entirely vacant, and is mostly covered by established trees and vegetation. None of the proposed thoroughfares have been created, and much of the identified area is part of a larger 517.9 acre tract.

In the plan submitted to the staff, the applicants seek to re-envision the area for Commercial, Neighborhood, and Industrial. Given the scale of the request, many uncertainties exist in the future land development of the site. If the plan submitted was approved in its current form, roughly 150 acres would be changed to Commercial, which is compatible with the General Commercial (CG) and Office Commercial (CO) zoning districts. Roughly 75 acres is envisioned for Industrial, which can support OW, ML and MH zoning districts. The general development standards of the related districts allow for a floor area ratio (FAR) of 2 or twice the area of the lot. The Neighborhood designation, which covers the remaining approximate 450 acres, allows for several zoning districts that include RM-1 and RM-2 zoning, with a maximum density of 25 and 35 units per acre, respectively. Given the nature of the request, staff believes that it would be best for the applicant to provide concepts and hold neighborhood meetings to discuss in further detail their overall vision for the development of this property and how it will affect the neighboring properties, and the City, overall.

Attachments:

Current Zoning map;

Aerial photo map;

Current Comprehensive Plan (aka Vision Plan) Map; and

Proposed Comprehensive Plan (aka Vision Plan) Map.

Presentation:

Kevin Boyd, Senior Planner

Reviewed by:

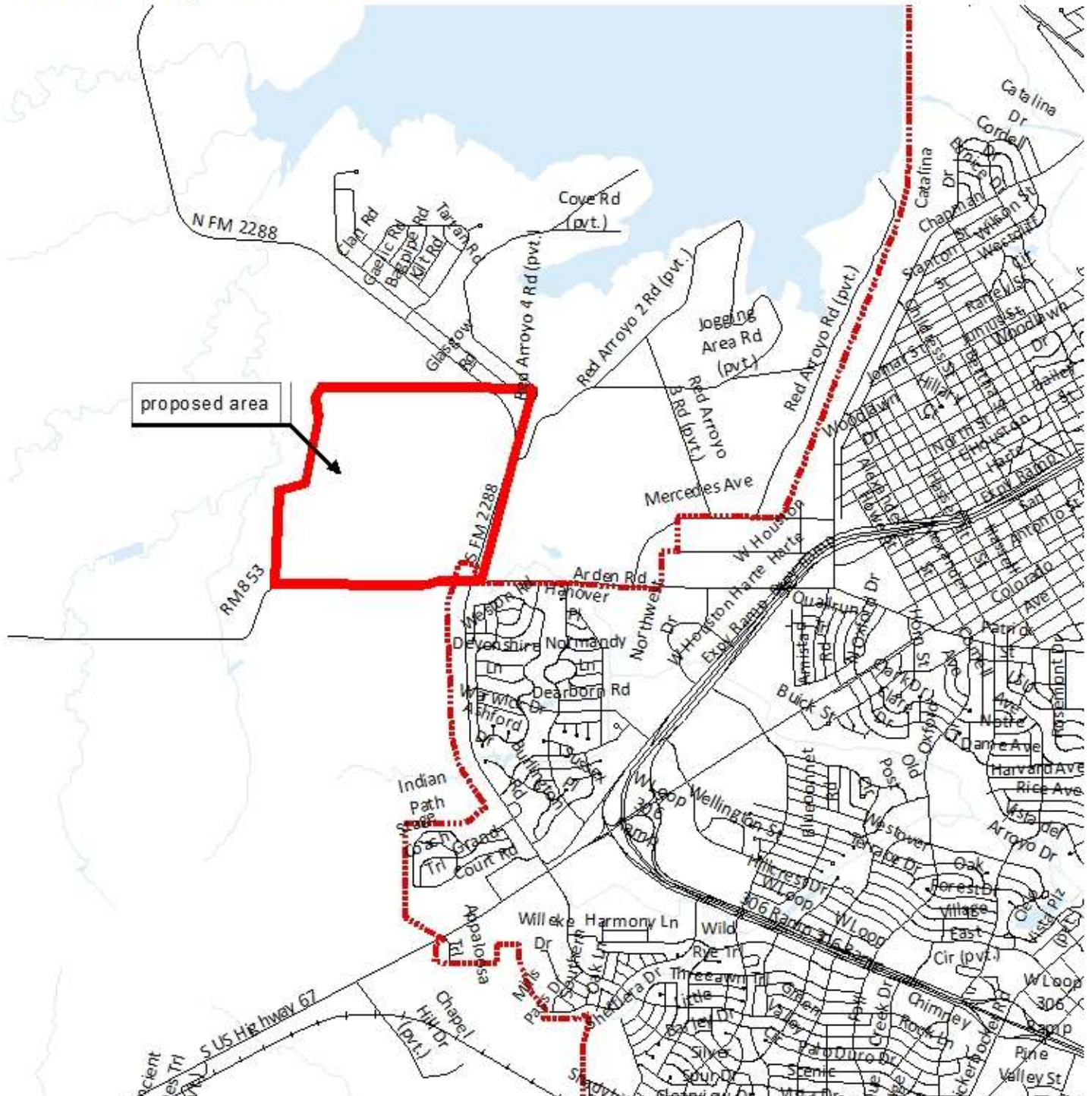
Rebeca A. Guerra, AICP, Planning Manager



VP14-04: David Jensen

Proposed Vision Amendment for 674 acres of land situated north and west of the intersection of S FM 2288 and Arden Road

1 inch = 3,750 feet



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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)
- OW (OFFICE WAREHOUSE)
- PD (PLANNED DEVELOPMENT)

RESIDENTIAL DISTRICTS

- R&E (RANCH ESTATE)
- RS-1 (SINGLE-FAMILY RESIDENCE)
- RS-2 (TWO-FAMILY RESIDENCE)
- RS-3 (ZERO LOT LINE, TWINHOME AND TOWNHOUSE RESIDENCE)
- RM-1 (LOW RISE MULTI-FAMILY RESIDENCE)
- RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE)
- MHP (MANUFACTURED HOUSING PARK)
- MHS (MANUFACTURED HOUSING SUBDIVISION)

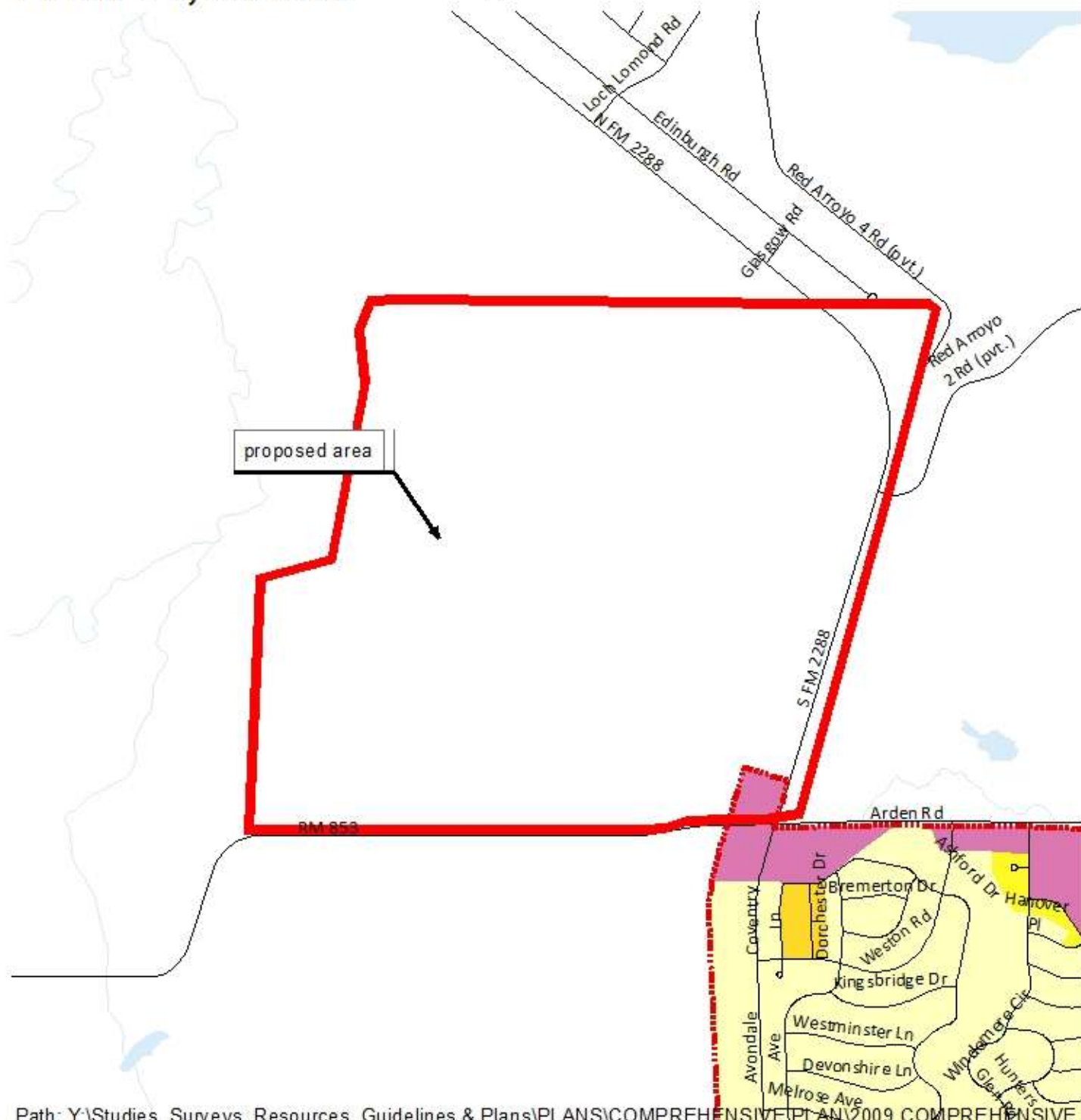
MANUFACTURING DISTRICTS

- ML (LIGHT MANUFACTURING)
- MH (HEAVY MANUFACTURING)
- CU (CONDITIONAL USE)
- SP (SPECIAL PERMIT)
- SU (SPECIAL USE)
- ZC (ZONE CHANGE)



VP14-04: David Jensen
Proposed Vision Amendment for 674 acres of land situated north and west of the intersection of S FM 2288 and Arden Road

1 inch = 1,400 feet



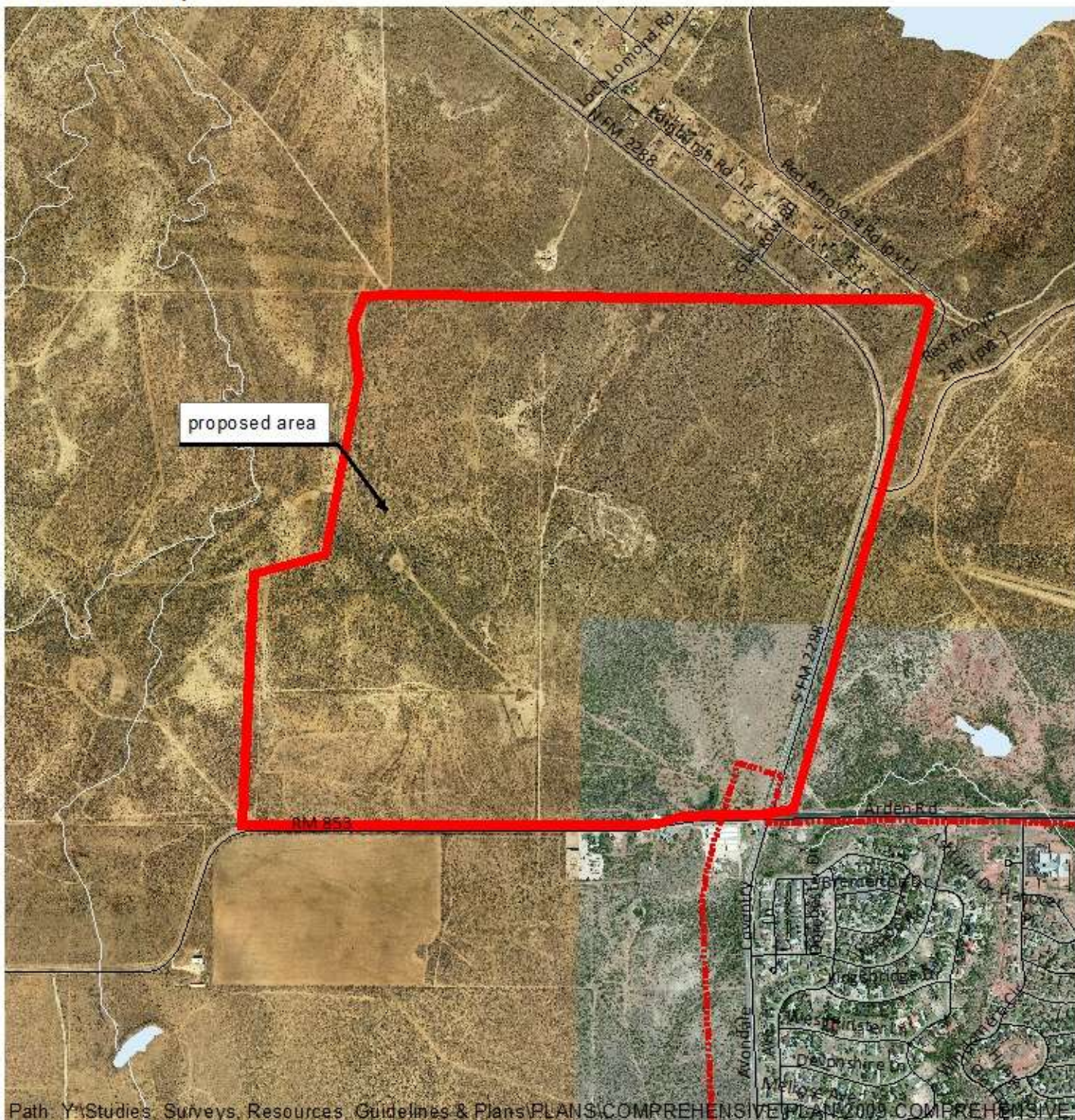
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COMMERCIAL DISTRICTS	RESIDENTIAL DISTRICTS	MANUFACTURING DISTRICTS
CN (NEIGHBORHOOD COMMERCIAL)	R&E (RANCH AND ESTATE)	ML (LIGHT MANUFACTURING)
CO (OFFICE COMMERCIAL)	RS-1 (SINGLE-FAMILY RESIDENCE)	MH (HEAVY MANUFACTURING)
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CBD (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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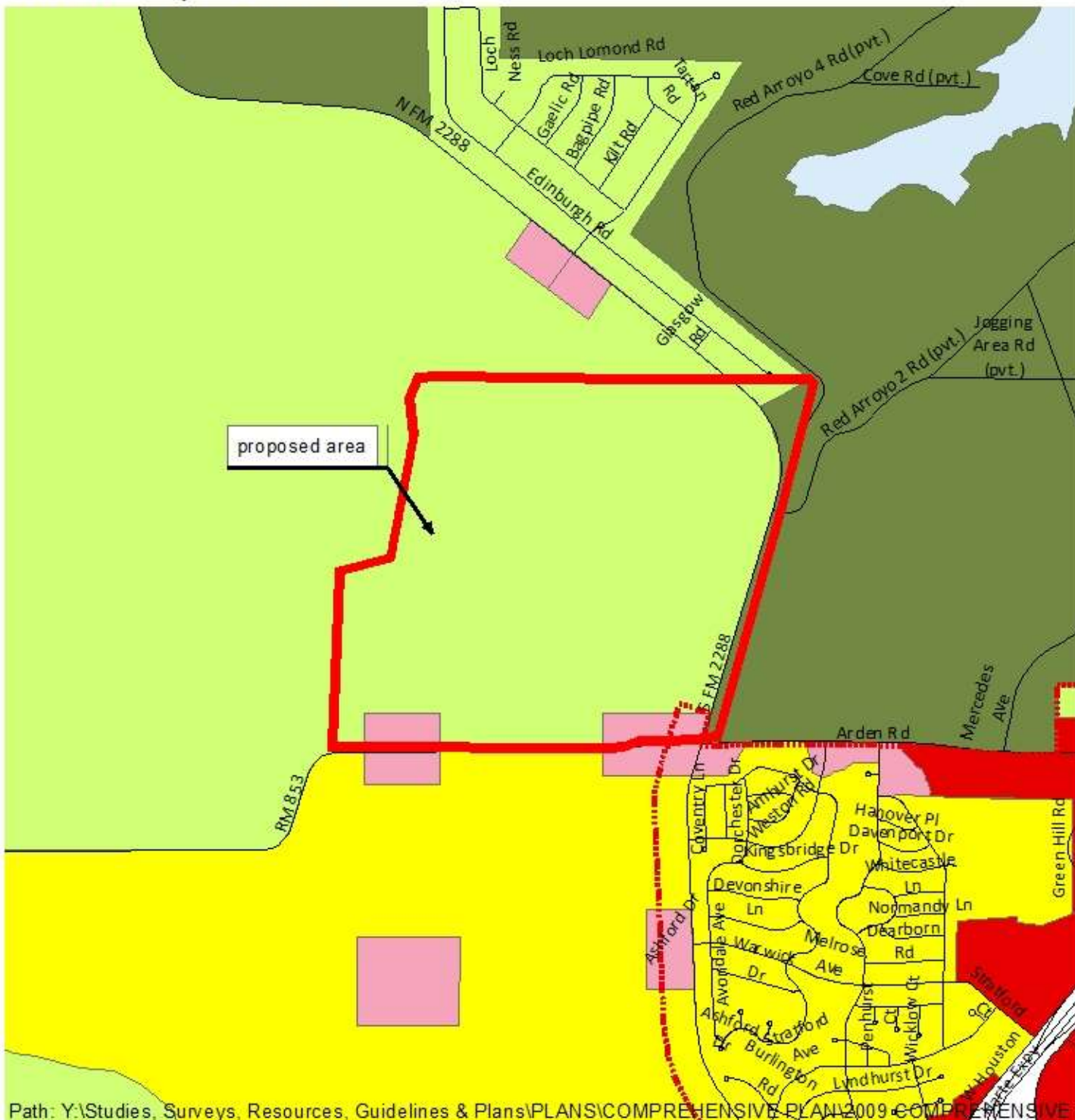
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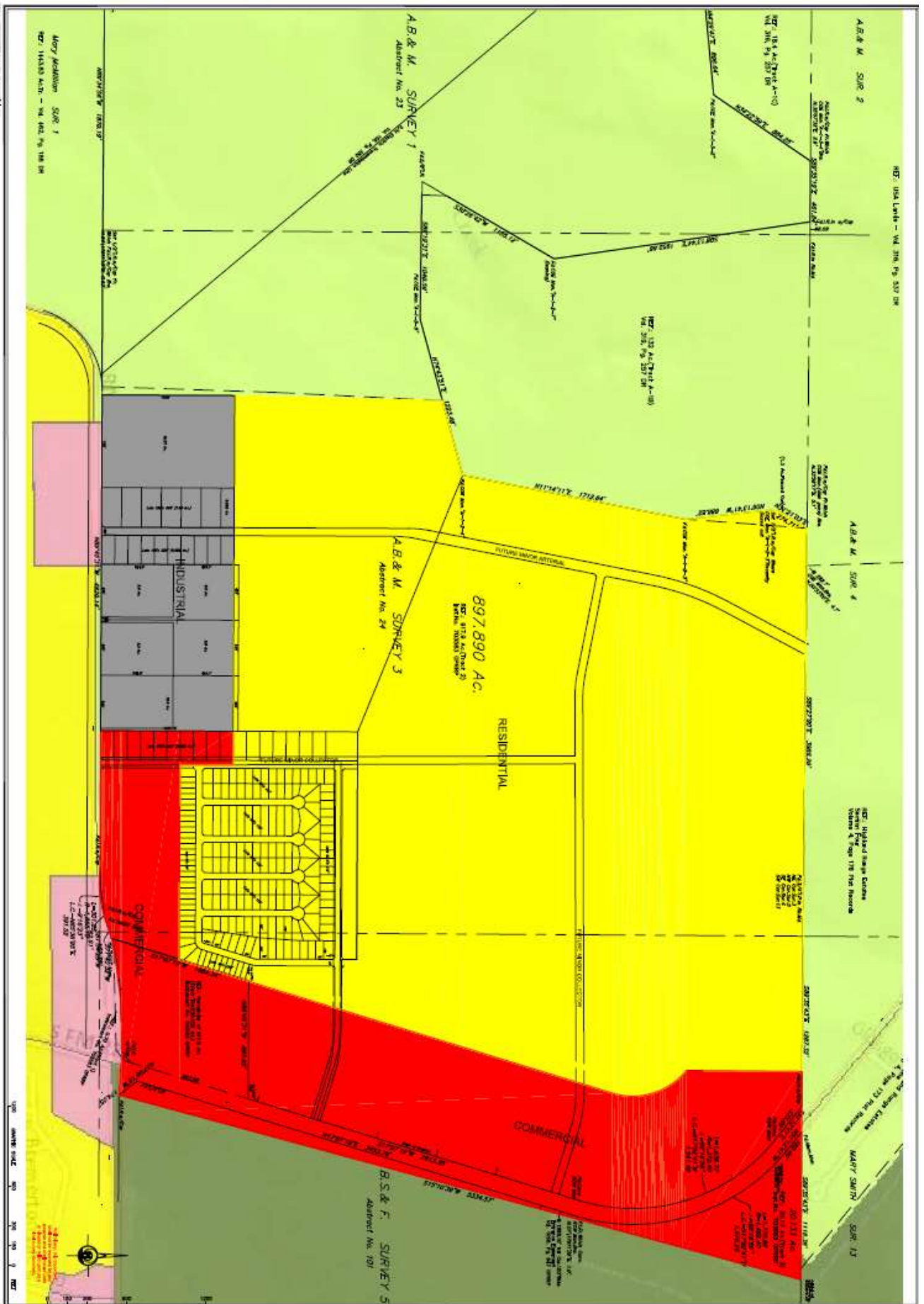
VP14-04: David Jensen
Proposed Vision Amendment for 674 acres of land situated north and west of the intersection of S FM 2288 and Arden Road

1 inch = 2,000 feet



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VISION PLAN
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