



The City Of

# San Angelo, Texas

Planning Division

52 West College Avenue, 76903

## NOTICE OF A PUBLIC MEETING

AN AGENDA FOR REGULAR MEETING  
OF THE PLANNING COMMISSION FOR  
THE CITY OF SAN ANGELO, TEXAS  
Monday, September 15 of 2014 at 9:00 a.m.  
COUNCIL CHAMBERS  
McNEASE CONVENTION CENTER  
501 RIO CONCHO DRIVE

THE McNEASE CONVENTION CENTER IS ACCESSIBLE TO PEOPLE WITH DISABILITIES. ACCESSIBLE ENTRIES AND SPECIALLY-MARKED PARKING SPACES ARE AVAILABLE AT MAIN ENTRANCES ON BOTH SURBER DRIVE AND RIO CONCHO DRIVE. IF YOU NEED ADDITIONAL ASSISTANCE TO OBSERVE OR COMMENT, PLEASE NOTIFY THE PLANNING DIVISION STAFF AT (325) 657-4210.

In an effort to keep the public better informed about various municipal boards and commissions, this meeting will be recorded and broadcast on Local Government Channel 17 Saturday afternoons beginning at 3 PM. For a schedule of all broadcasts, please contact the City's Public Information Office at (325) 481-2727 or visit the City's website at [www.cosatx.us](http://www.cosatx.us).

As a courtesy to those in attendance, please place your phone on "Silent" or "Vibrate"  
Thank you!

ALL MATTERS LISTED ON THE AGENDA ARE SUBJECT TO INDIVIDUAL DISCUSSION AND ACTION BY THE PLANNING COMMISSION.

### I. Open Session:

- A. Call to order and establish that a quorum is present.
- B. Prayer and Pledge.

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

### II. Consent Agenda:

*The Commission may request for a Consent Agenda item to be moved to the Regular Agenda for presentation and public comment. Otherwise the consent agenda will be considered in one vote.*

- A. Consideration of approving the August 25, 2014, Planning Commission meeting minutes.

### III. Regular Agenda:

- I. **Request for Approval of a subdivision plat with request for variance from Subdivision Ordinance regulations. [Planning Commission has authority for final approval; appeals may be directed to City Council.]**

**A. First Replat North Concho Lake Estates**, a request for approval of a Replat and three (3) variances from the Subdivision Ordinance: (1) a variance from Chapter 10, Section III.A.2. to allow for a 20-foot paving width in lieu of 64 feet for arterial street Grape Creek Road, (2) a variance from Chapter 10, Section III.A.2. to allow for a 20-foot paving width in lieu of 30 feet for local street Sideview Road, and (3) a variance from Chapter 10, Section III.A.1. to allow for a right-of-way width of 68 feet in lieu of 94 feet for arterial road Grape Creek Road

<u>Applicant:</u>	O.P. Partners, Inc.
<u>Agent:</u>	SKG Engineering
<u>Size and location:</u>	A 3 acre tract of land located at the southeast corner of Grape Creek Road and Sideview Road; more specifically occupying the North Concho Lake Estates Subdivision, Tract D - 4, in northern Tom Green County.

- II. **Requests for an Alley Abandonment. [Planning Commission makes recommendation; City Council has final authority for approval.]**

**A. Street Abandonment, Dale Weise**

A request for approval of a street right-of-way abandonment on the following property:

An approximately 150 foot wide by 930 foot long portion of alley running north to south, extending laterally from North Bell Street, north of the 3 acres of the F Lerch Survey 1112, Abstract 7959 and south of the 7.8 acres of the RB Sanderson Survey 1112, Abstract 7618, in northeast San Angelo.

- III. **Requests for Conditional Uses, Special Uses, Zone Changes and Amendments of the Comprehensive Plan. [Planning Commission makes recommendation; City Council has final authority for approval.]**

**A. VP14-03: David Jensen**

**CMD #6 Charlotte Farmer**

Proposed amendment to the 2009 update of the Comprehensive Plan for the following area of the City:

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.

**B. Z14-30: Chris Shrum**

**CMD # 1 Rodney Fleming**

A request for approval of a zone change from Ranch & Estate (R&E) to Heavy Commercial (CH), on the following property:

4750 South Chadbourne Street, located in northeast corner of the intersection of South Chadbourne Street and FM 765; more specifically occupying 53 acres of the CF Potter Survey 160, Abstract 7278, in southeast San Angelo.

**C. SU14-04: Chris Shrum**

**CMD # 1 Rodney Fleming**

A request for a Special Use to allow for limited outdoor storage for uses allowed in the "Office" use category as defined in Section 315.D. of the Zoning Ordinance, on the following property:

4750 South Chadbourne Street, located in northeast corner of the intersection of South Chadbourne Street and FM 765; more specifically occupying 53 acres of the CF Potter Survey 160, Abstract 7278, in southeast San Angelo.

**D. CU14-11: Chris Shrum**

**CMD # 1 Rodney Fleming**

A request for approval of a Conditional Use to allow for a 190-foot "Telecommunications Facility" as defined in Section 422 of the Zoning Ordinance in the Ranch & Estate (R&E) zoning district, on the following property:

An unaddressed 10 acre tract, located approximately 700 feet east of the intersection of Old Eola Road and South Chadbourne Street; more specifically occupying the CF Potter Survey 160, Abstract 7278, in southern San Angelo.

**E. SU14-03: Rocky Templin**

**CMD # 2 Marty Self**

A request for approval of a Special Use to specifically allow office(s) for construction contractors, and others who perform services off-site, with no outdoor storage of equipment and materials, and where no fabrication, services or similar work takes place on the site, in the Neighborhood Commercial (CN) zoning district, on the following properties:

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.

**IV. Requests for approval of variance from Sign Regulations. [Planning Commission makes final decision; appeals may be directed to City Council.]**

**A. SV14-05: Twisted Root Burger Co.**

**CMD # 3 Johnny Silvas**

A request for approval of two (2) sign variances for property located within the River Corridor. The first variance is from Section 12.604.b.1.c. of the Sign Ordinance to allow for a freestanding sign to be 29 feet in height in lieu of a maximum of 24 feet. The second variance is from Section 12.610(1) of the Sign Ordinance to allow for a total sign area of 160 square feet in lieu of 75 square feet.

333 South Chadbourne Street, located approximately 370 feet south of the intersection of South Chadbourne Street and West Concho Avenue; more specifically occupying the O B Sampson Addition, Block B, Lots 1 thru 3, in central San Angelo.

**B. SV14-04: Timothy W. Condon**

**CMD # 3 Johnny Silvas**

A request for approval of a sign variance for property located within the River Corridor. The variance is from Section 12.604(1) of the Sign Ordinance to allow for a freestanding sign to be 34 feet in height in lieu of a maximum of 30 feet.

1 W Concho Avenue, located at the southwest corner of the intersection of West Concho Avenue and South Chadbourne Street; more specifically San Angelo Addition, Block B, Lot 21 & N 49' 5 1/2" of the E 100' of Lot, in central San Angelo.

**V. Request for approval of a Street Name Change. [Planning Commission makes recommendation; City Council has final authority for approval.]**

**A. Street Name Change: Lutheran Way**

**CMD # 1 Rodney Fleming**

A request for approval of renaming of a street from YMCA Drive to Lutheran Way.

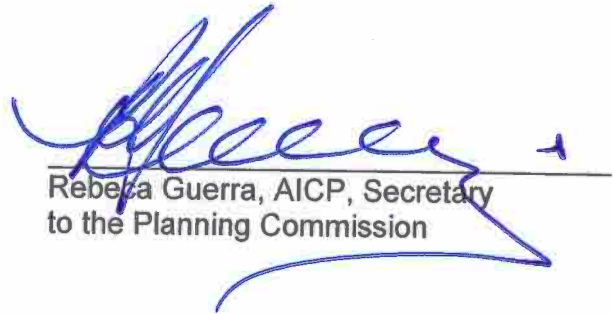
YMCA Drive, between Loop 306 Frontage and Sunset Drive, in southeast San Angelo.

**VI. Future meeting agenda and announcements.**

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on Monday, October 20 of 2014, in Council Chambers (South Meeting Room) of McNease Convention Center at 501 Rio Concho Drive.

**VII. Adjournment.**

**This notice of meeting was posted on the bulletin board at the City Hall for the City of San Angelo before 9:00 a.m. on Friday, September 12 of 2014, in accordance with Chapter 551 in the Government Code for the State of Texas.**



Rebeca Guerra, AICP, Secretary  
to the Planning Commission

# STAFF REPORT



**Meeting:** September 15, 2014

**To:** Planning Commission

**From:** Patrick B. Howard, AICP  
Director

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

**Staff Planner:** Kevin Boyd  
Senior Planner

**Case:** First Replat, North Conch Lake Estates Subdivision

**Request:** A request for approval of a Replat and three (3) variances from the Subdivision Ordinance: (1) a variance from Chapter 10, Section III.A.2. to allow for a 20-foot paving width in lieu of 64 feet for arterial street Grape Creek Road, (2) a variance from Chapter 10, Section III.A.2. to allow for a 20-foot paving width in lieu of 30 feet for local street Sideview Road, and (3) a variance from Chapter 10, Section III.A.1. to allow for a right-of-way width of 68 feet in lieu of 94 feet for arterial road Grape Creek Road.

**Location:** An unaddressed tract, generally located at the southeast corner of the intersection of Grape Creek Road and Sideview Road

**Legal Description:** North Concho Lake Estates Subdivision, Tract D – 4

**Size:** 3 acres

**General Information**

Future Land Use: Commercial  
Zoning: N/A  
Existing Land Use: Rubio’s Diesel Service

Surrounding Zoning / Land Use:

North:	N/A	Vacant open land
West:	N/A	US Highway 87
South:	N/A	Conner Steel
East:	N/A	Conner Steel

District: N/A  
Neighborhood: N/A

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), Grape Creek Road is identified as an arterial street. An arterial street connects 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. Sideview Road is a local street. A local street carries light neighborhood traffic at low speeds. This request appears to be consistent with the MTP, as no roads being extended, widened, or proposed for abandonment in the immediate area.

**Recommendation:**

The Planning Division recommends **APPROVAL** of this request.

## **History and Background:**

The site is located 2 miles north of the City limits, but within San Angelo's Extraterritorial Jurisdiction (ETJ). The City has established an Interlocal Agreement with Tom Green County to secure subdivision authority of properties within the ETJ zone.

Approval of the Final Plat will allow for the creation of one tract that measures 2.209 acres. Since the property is outside of the limits of the City, it is not required to comply with any general development standards outlined in Sections 501 and 502 of the Zoning Ordinance, including aspects related to minimum lot size and area. In addition, the applicant is seeking a variance from the minimum street width and right-of-way width for Grape Creek Road. Currently, the street and right-of-way widths for the street are 20 feet and 68 feet respectively. The applicant also seeks a variance from the paving width requirement for Sideview Road, which currently measures 20 feet across, 10 feet less than what is required.

## **Analysis:**

Section 212(G) of the Zoning Ordinance requires that the Planning Commission consider, at minimum, four (4) factors in determining the appropriateness of any subdivision request.

**1. The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property.**

Given the nature of this request, along with feedback from various city divisions and groups, staff recommends denial of both of the variance requests. Identified as an arterial street in the City's Major Thoroughfare Plan, Grape Creek Road has a paving width of only 20 feet, significantly less than the minimum pavement width for an arterial street. Similarly, Sideview Road measures less than the minimum requirements. Ordinarily, whenever a subdivision plat request is made, the owner or "developer" is responsible for dedications and/or street improvements for existing streets. The provision of the Subdivision Ordinance only requires the owner to dedicate or improve half of the total widths of the right-of-way and street.

**2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.**

Strict enforcement of the Subdivision Ordinance's paving width requirements will not appear to create a hardship for the applicant. Although development has



taken shape in a different manner than anticipated, there is no evidence that any waivers from the minimum paving requirement of the street have ever been granted. While the site represents a minor subdivision that involves a single lot and has roughly 753 feet of combined frontage along both streets, requiring dedication and improvements as the Ordinance calls for is appropriate given the general characteristics of the area.

- 3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.**

Consultation with the City Engineer further confirms that such an expansion is feasible and prudent. The Manual on Uniform Traffic Control Devices or MUTCD, a set of standards used by engineers nationwide, generally stipulates that an improved approach is installed within the identified area to accommodate increases in the existing pavement width. Given the required widths involved, an approved approach to allow for widening the street is feasible in this case. While none of the lots along the block meet the paving requirements of the current Ordinance, each will be required to meet said standards once developers or owners seek to redevelop the area.

- 4. The variance will not, in any significant way, vary the provisions of applicable ordinances.**

This variance request varies significantly from the provision outlined in the Ordinance. Based on the minimum requirements, Grape Creek Road is roughly 31 percent improved, Sideview Road is 66 percent. Improvements of the street are necessary to make navigating easier and provide sufficient passage of passing vehicular traffic along the street. Denying the variance of the paving requirement may result in a situation where the necessary improvements are never made to accommodate for future growth, undermining patterns whose result is logical and orderly development.

**Action Requested:**

The action requested is for the Planning Commission to recommend **APPROVAL** of Case First Replat, North Conch Lake Estates Subdivision.

**Attachments:**

- Aerial Map
- Future Land Use Map
- Major Thoroughfare Map




**Zoning Case File**

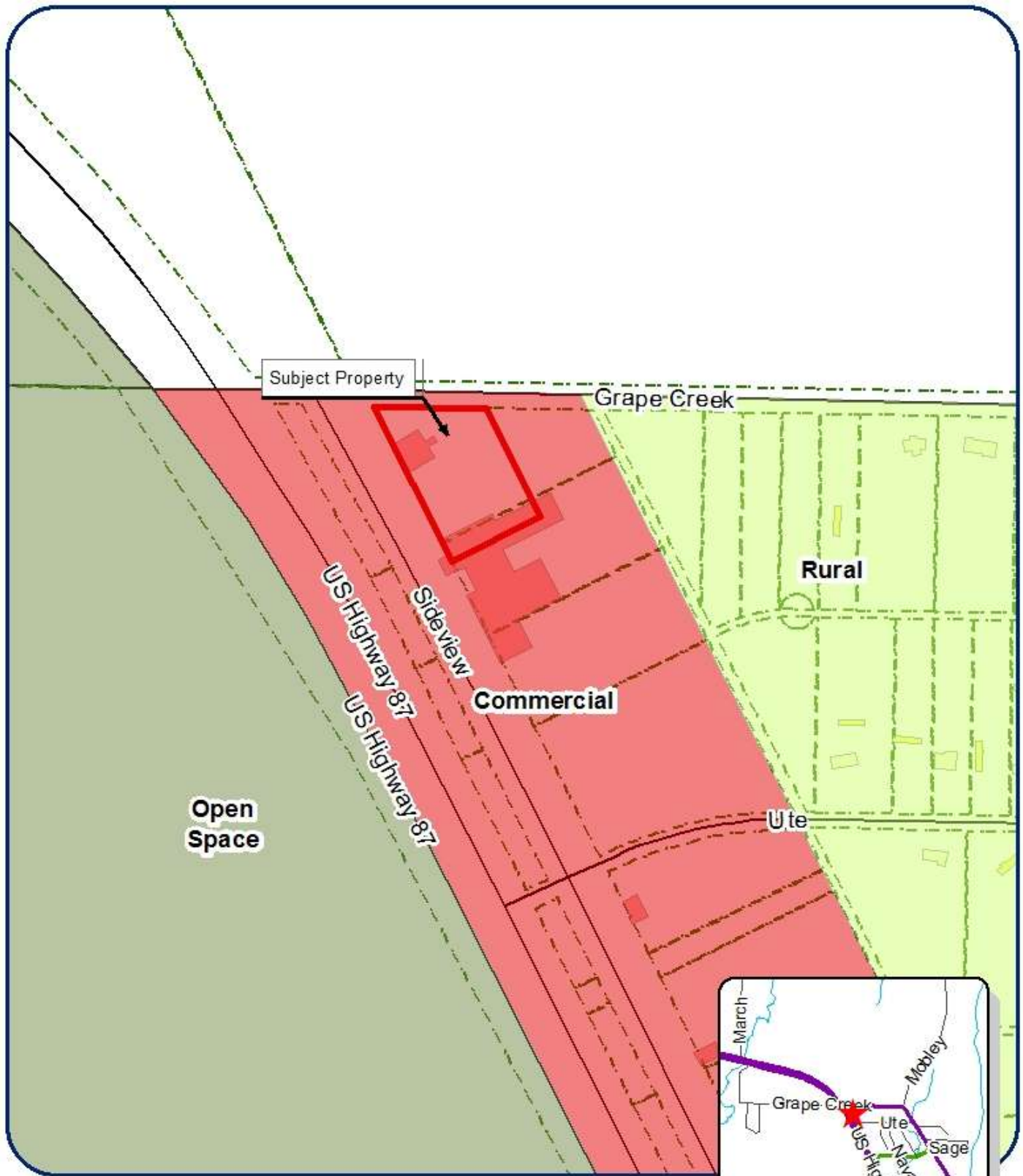
**N Concho Lake Est, TR D-4**

Council District: N/A  
 Neighborhood: N/A  
 Scale: 1" approx. = 325 ft  
 Subject Property: N/A

**Legend**

Subject Properties:   
 Current Zoning: N/A  
 Requested Zoning Change: N/A  
 Vision: Commercial






**Zoning Case File**

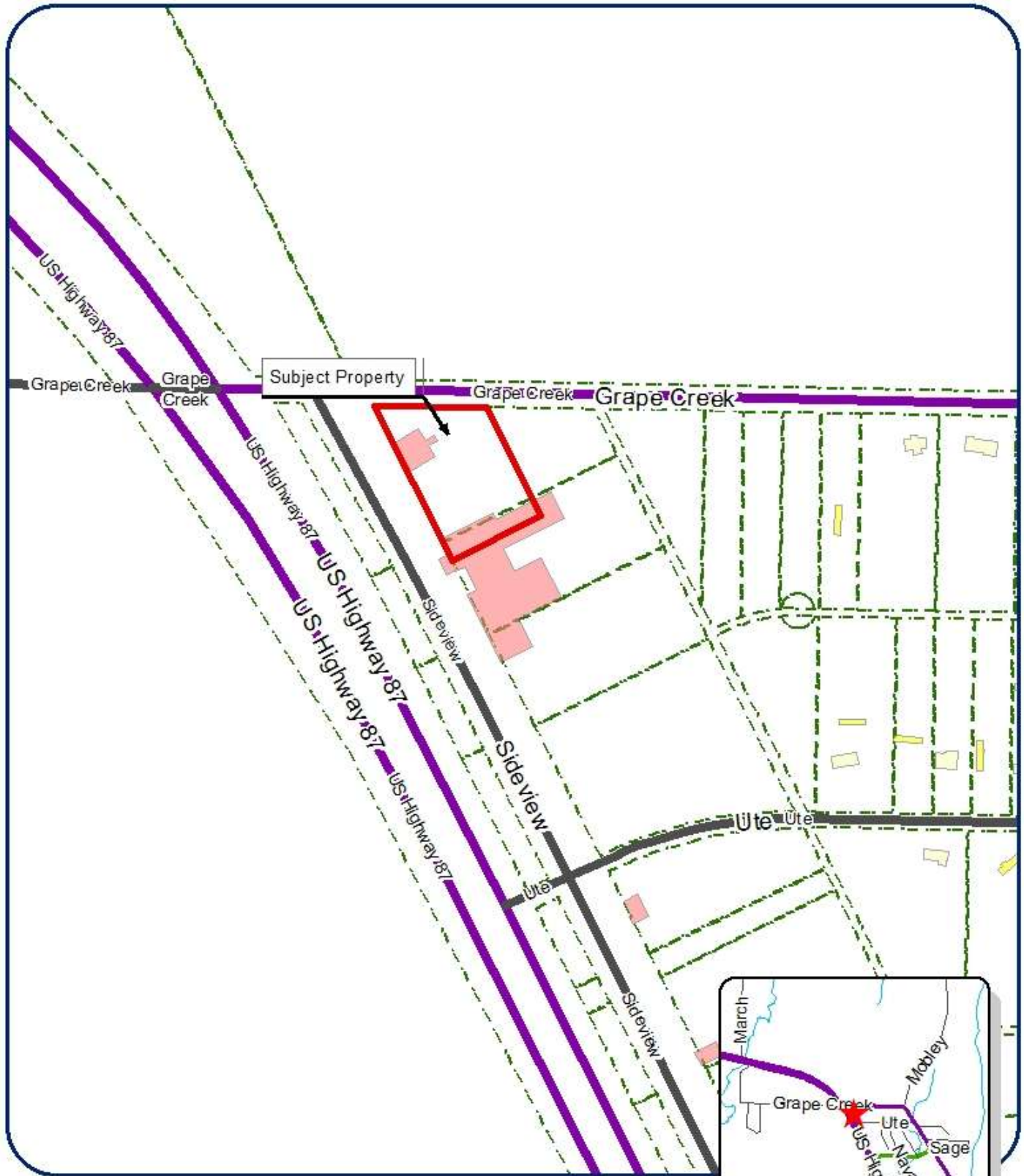
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 Requested Zoning Change: N/A  
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# STAFF REPORT



**Meeting:** September 15, 2014

**To:** Planning Commission

**From:** Patrick B. Howard, AICP  
Director

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

**Staff Planner:** Kevin Boyd  
Senior Planner

**Case:** Street Abandonment - Lerch Survey 1112, Abstract 7959

**Request:** Abandonment of an approximately 98' - 150' x 925' street right-of-way

**Location:** An unaddressed tract, generally located approximately 2,020 feet northeast of the intersection of North Bell Street and Old Ballinger Highway

**Legal Description:** Extending laterally south of North Bell Street, north of 3 acres of the F Lerch Survey 1112, Abstract 7959 and south of 7.8 acres of the RB Sanderson Survey 1112, Abstract 7618

**Size:** 2.5 acres

**General Information**

Future Land Use: Industrial  
Zoning: Heavy Manufacturing (MH)  
Existing Land Use: Vacant industrial land

Surrounding Zoning / Land Use:

North:	Heavy Manufacturing (MH)	San Angelo Packing
West:	Heavy Manufacturing (MH)	Mostly vacant land
South:	Heavy Commercial (CH)	Single-family residences and open space
East:	Heavy Commercial (CH) and Heavy Manufacturing (MH)	Single-family residences and open space

District: Don Vardeman

Neighborhood: Paulann Neighborhood

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), this portion of North Bell Street is identified as a local street. A local street carries light neighborhood traffic at low speeds. A future minor arterial is proposed within the area and is being sought for abandonment. An arterial street connects 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. This request does not appear to be consistent with the MTP.

**Recommendation:**

The Planning Division recommends **DENIAL** of this request.

## **History and Background:**

Situated in the northeast corner of the City, the applicants have made a request to abandon an approximately 98' – 150' x 925' alley. The alley is bounded by North Bell Street, an arterial street to the north, and an existing rail line and Old Ballinger Highway to the south. A utility easement was dedicated in 1976 and runs through the site.

The area is primarily zoned Heavy Manufacturing (MH) and surrounding land uses include residential along Old Ballinger Road, and industrial north of the site. A large portion of the area has been covered in a gravel-type material. There is a nearby utility line that runs parallel to the site. Much of the subject area remains open space with medium vegetation. Aerial photographs of the site reveal that it is partially being used illegally for private commercial parking. If approved, this request will relinquish City ownership of the land to surrounding property owners.

## **Analysis:**

After carefully analyzing the site and nature of the request, staff recommends denial of the proposed abandonment. The City's Major Thoroughfare Plan reveals that the a future arterial street is projected to span the entire length of the requested area, north to south, and connect with Old Ballinger Road, also identified as arterial street. Given the considerable dedication of right-of-way that will be required to meet the minimum specifications for an arterial street, abandonment of even a small portion of the land will prove difficult. Chapter 10, Section III of Subdivision Ordinance stipulates that the minimum distances required, arterial streets require a minimum right-of-way distance of 80 feet.

In addition, the review revealed that several utilities exist along the alley. AEP currently owns and operates a 138kV transmission line that runs along the property. Water Utilities has expressed opposition of the abandonment request. Sewer easements need to be maintained for the nearby lift station and related mains on the property. Engineering Services are also not in support of the request given the existing utility easement.

## **Notes:**

1. Engineering staff does not support this request due to the numerous utility easements and the plans for extension of a minor arterial road (for which the existing width is insufficient) as per the City's Major Thoroughfare Plan.
2. If approval was considered, AEP's existing easement must be maintained. Contact AEP's Joshua Dean at (325) 674-7094 for coordination.

**Notification:**

On September 5, 2014, 7 notifications were mailed out within a 200-foot radius of the subject site. As of September 11, 2014, there were 0 responses in favor and 0 responses in opposition of the request.

**Action Requested:**

The action requested is for the Planning Commission to recommend **DENIAL** of Case Street Abandonment - Lerch Survey 1112, Abstract 7959.

**Attachments:**

- Aerial Map
- Future Land Use Map
- Zoning Map
- Major Thoroughfare Map
- Notification Map





Subject Property

Bell

Sam

Old-Ballinger



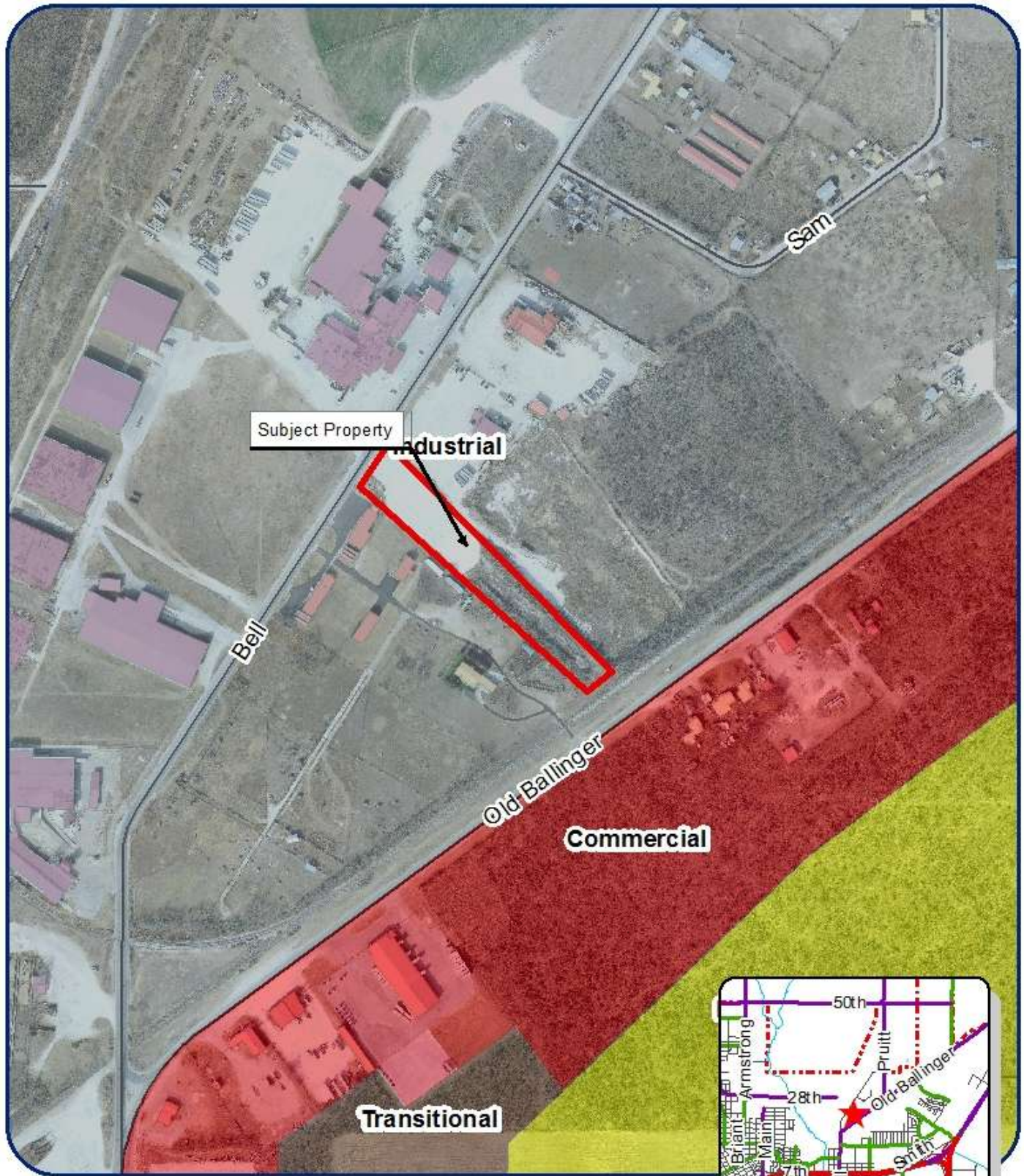
**Zoning Case File**

**Lerch Survey Abandon.**

Council District: Don Vardeman  
 Neighborhood: Paulann  
 Scale: 1" approx. = 375 ft  
 Subject Property: N/A

**Legend**

Subject Properties: —  
 Current Zoning: **MH**  
 Requested Zoning Change: **N/A**  
 Vision: **Industrial**



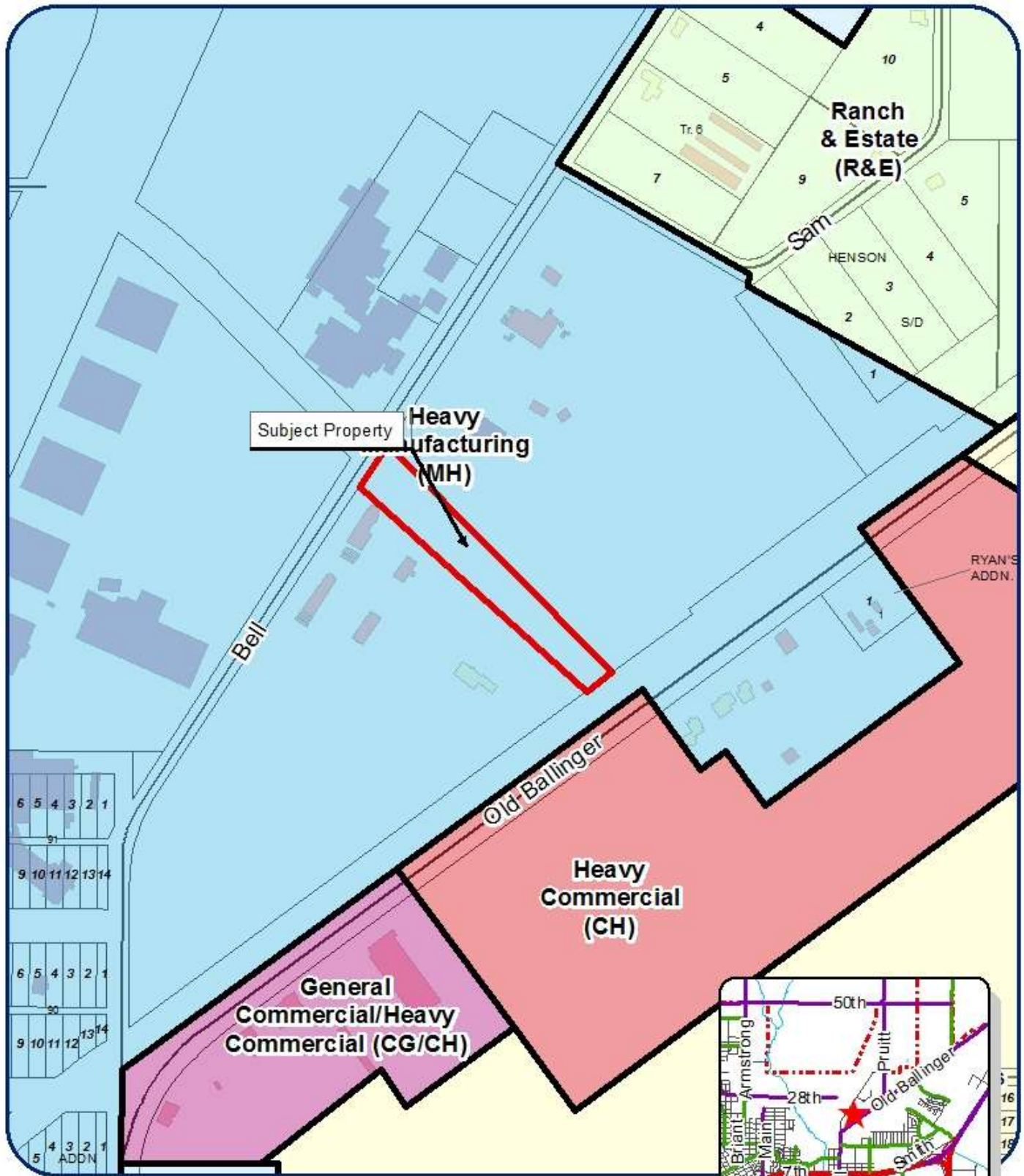
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**Zoning Case File**

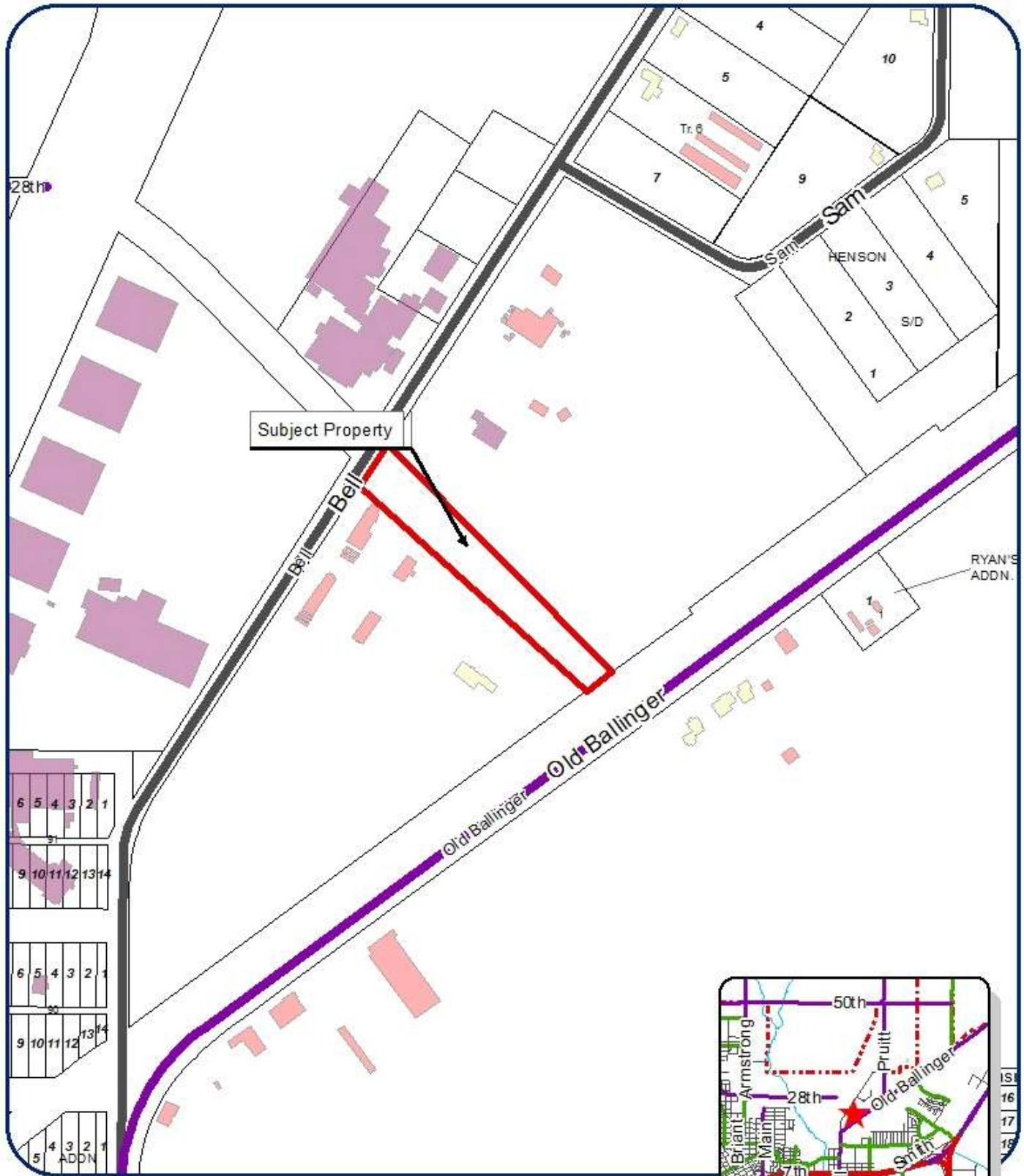
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**Legend**

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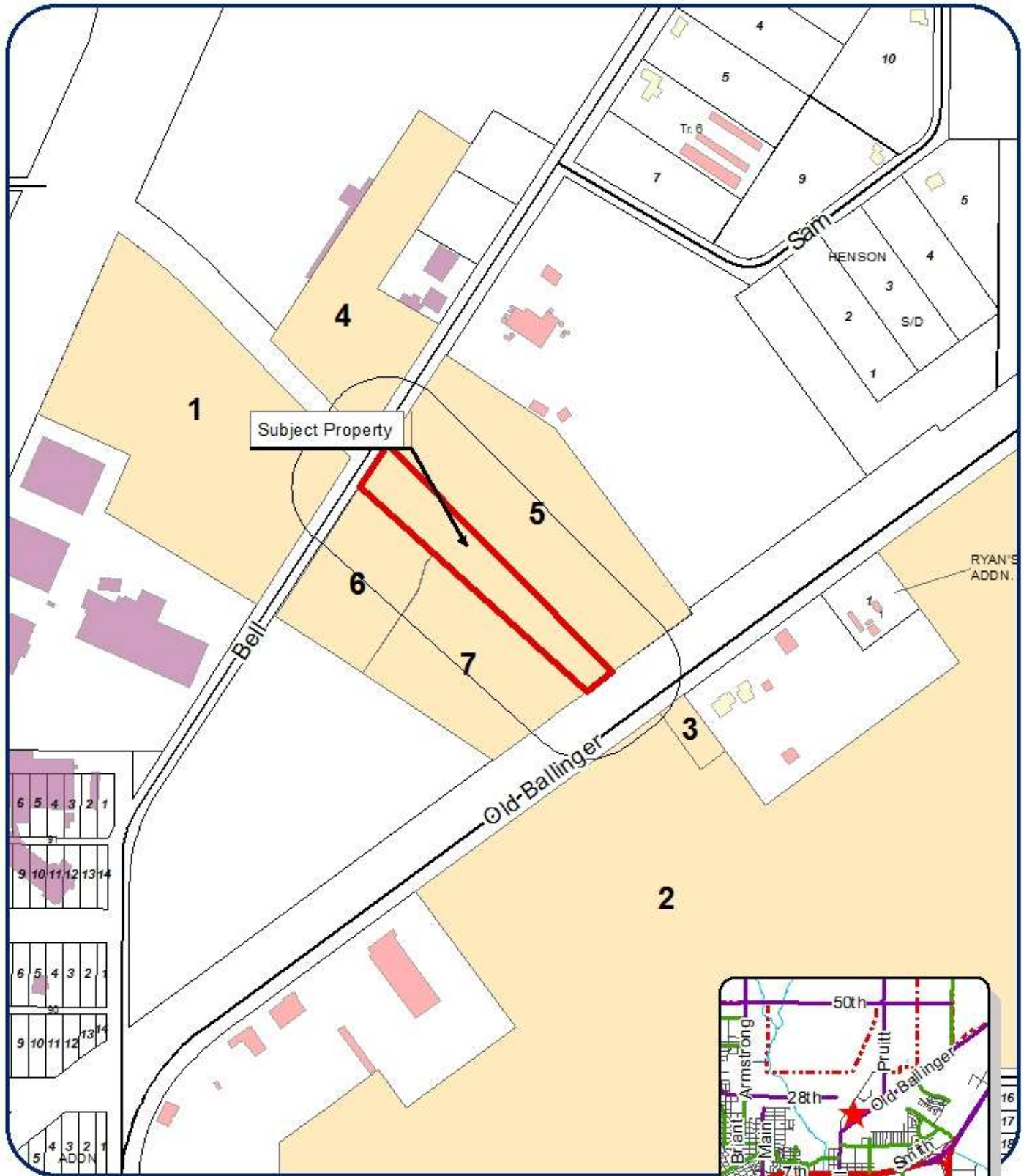




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**Lerch Survey Abandon.**  
 Council District: Don Vardeman  
 Neighborhood: Paulann  
 Scale: 1" approx. = 375 ft  
 Subject Property: N/A

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**Zoning Case File**

**Lerch Survey Abandon.**

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 Subject Property: N/A

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# STAFF REPORT



**Meeting:** September 15, 2014

**To:** Planning Commission

**From:** Patrick B. Howard, AICP  
Director

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

**Staff Planner:** Kevin Boyd  
Senior Planner

**Case:** VP14-03

**Request:** Amendment to the 2009 update of the Comprehensive Plan to change the Future Land Use designation from Rural to Commercial, Neighborhood, Neighborhood Center, and Transitional.

**Location:** Unaddressed tracts, situated north and west of the intersection of S FM 2288 and Arden Road

**Size:** 674 acres

## **General Information**

Future Land Use: Rural

Zoning: None

Existing Land Use: Largely vacant with a lodging facility and some commercial uses

Surrounding Zoning / Land Use:

North:	None	Vacant & residential
West:	None	Vacant
South:	CN, RM-1, & RS-1	Open space, Concho River
East:	None	San Angelo State Park

District: CMD #6 – Charlotte Farmer

Neighborhood: None

**Recommendation:**

The Planning Division recommends **APPROVAL** of this request, **with two modifications.**

**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 stated, 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 proposal seeks to amend a large 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 Future Land Use (FLU) map initially submitted to staff, the applicant sought to re-envision the area for Commercial, Residential, and Industrial. Given the scale of the request, many uncertainties exist in the future land development of the site, particularly the extent to which the properties could be developed at the highest intensities permitted per the City's Zoning Ordinance. The applicant has since amended the proposed FLU map, eliminating the Industrial FLU, adding Neighborhood Center, as well as two Transitional sites which are proposed to be utilized as open space buffers.

In general, Staff supports the proposed modifications to the FLU map. The Neighborhood Centers are located in areas which provide for nodes of smaller, more compact commercial development geared to serve the adjacent residential communities (both existing and proposed). Neighborhood Centers would also allow for the possibility of properties to be rezoned to allow for multi-family residential development. The Commercial areas would eliminate the possibility of Industrially-zoned properties being created which would produce incompatibility as well as a poor transition between it and the proposed residential directly adjacent. All of the above, however, would be contingent on the applicant annexing the property into the City limits. The applicant has not indicated a timeline of when, or even if, such an annexation may occur.

Given the location of these proposed Commercial and Neighborhood Center sites to areas proposed to be classified as Neighborhood, Staff recommends that buffer



areas be identified on the FLU map which would allow for landscaped open spaces to be created. These sites would only be located in areas where Commercial and Neighborhood Centers immediately abut Neighborhood future land uses. The applicant has identified two sites, labeled “Transitional” on their proposed map, where they have intended for some open space to remain. Per the Comprehensive Plan, the Transitional FLU designation is meant to provide for larger areas which afford the opportunity “for a scaling back of activity from more intense areas to neighborhoods....In general, Transitional Areas imply increased density and greater mix of uses....” Using this as a guide for analysis, it does not appear that a Transitional FLU designation would be consistent with the proposed use. If these areas are indeed to remain as open, landscaped sites, the more appropriate FLU designation would appear to be “Open Space.” Open space areas should be “natural areas that provide recreation, improved air and water quality, and natural habitat.” Further, designating these sites as Open Space would preclude the land encompassed by this FLU from being used as anything other than a park or open space, should the property ever be annexed into the City.

### **Community Meeting:**

A community meeting was held at Rio Concho West on Thursday, September 4, 2014. A total of 18 residents were in attendance, as well as Councilmember Farmer, the applicant, the owner, and 3 staff members. The major issues discussed were traffic, noise, environmental issues, annexation, and the existing uses currently on the property.

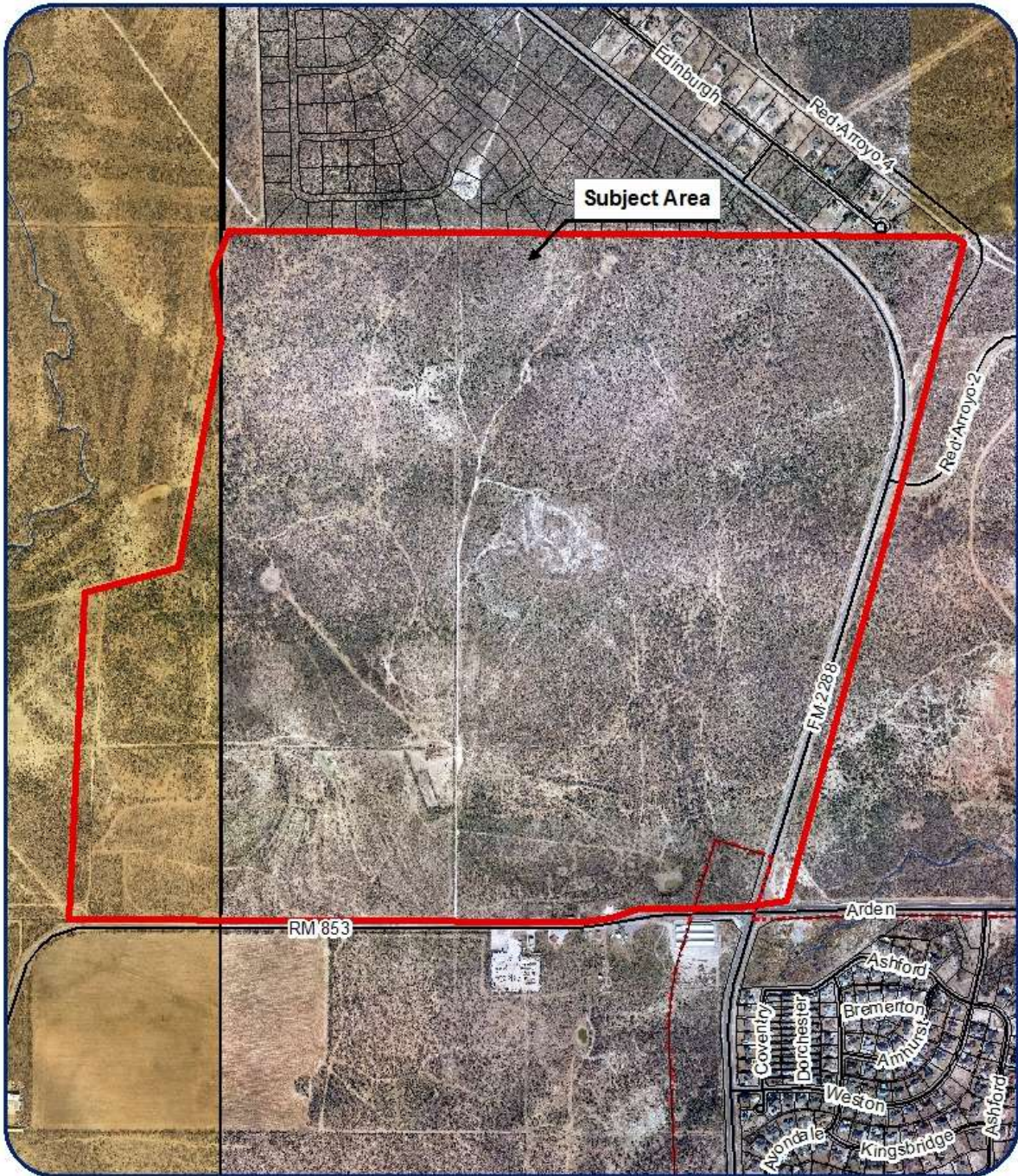
### **Action Requested:**

The action requested is for the Planning Commission to **APPROVE** Case VP14-03, with the following two (2) modifications:

1. **The two proposed “Transitional” sites delineated on the Future Land Use map shall be designated as “Open Space.”**
2. **Additional sites, equal in width to the proposed “Transitional” sites, shall be identified between all “Neighborhood” areas and “Commercial” and “Neighborhood Center” areas.**

### **Attachments:**

Aerial Map  
Current Future Land Use Map  
Zoning Map  
Proposed Future Land Use Map  
Major Thoroughfare Map




**Zoning Case File**

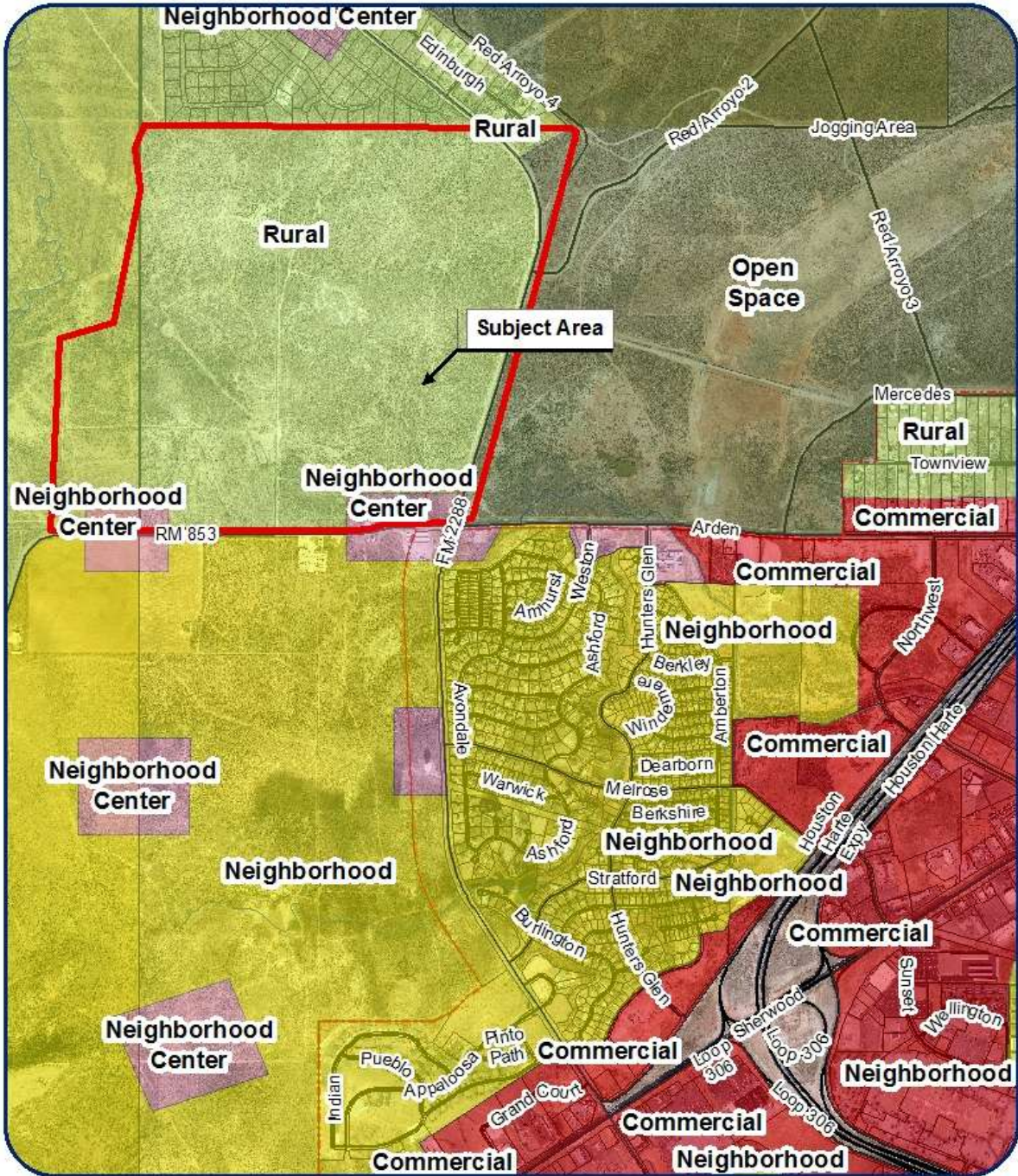
**Case: VP14-03**

Council District: Charlotte Farmer  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 980 ft  
 Subject Property: NW corner of FM 2288 & RM 853

**Legend**

Subject Properties:   
 Current Zoning: **Various**  
 Requested Zoning Change: **N/A**  
 Vision: **See Attached**






**Zoning Case File**

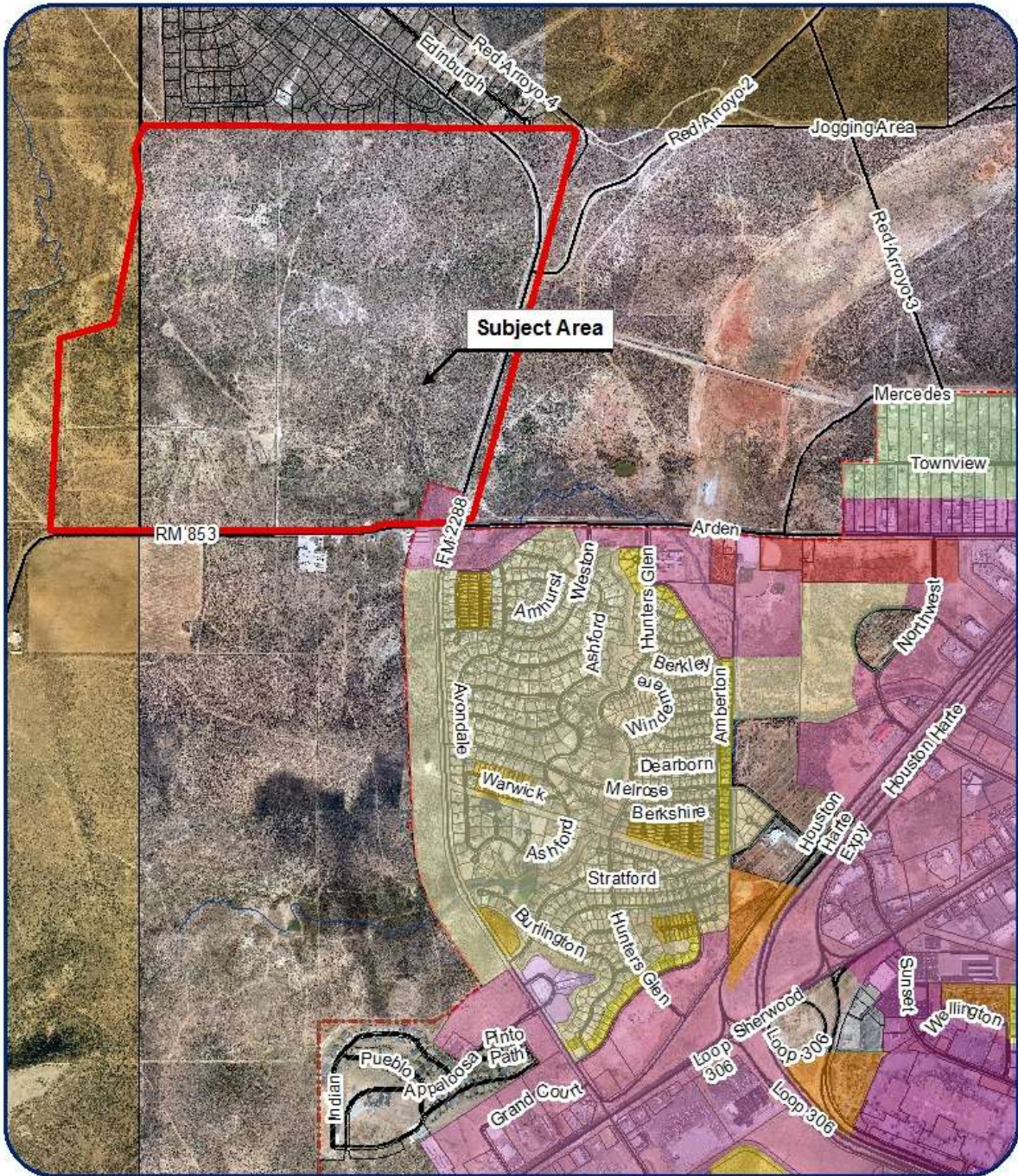
**Case: VP14-03**

Council District: Charlotte Farmer  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 1,667 ft  
 Subject Property: NW corner of FM 2288 & RM 853

**Legend**

Subject Properties:   
 Current Zoning: Various  
 Requested Zoning Change: N/A  
 Vision: See Attached





**Zoning Case File**

**Case: VP14-03**

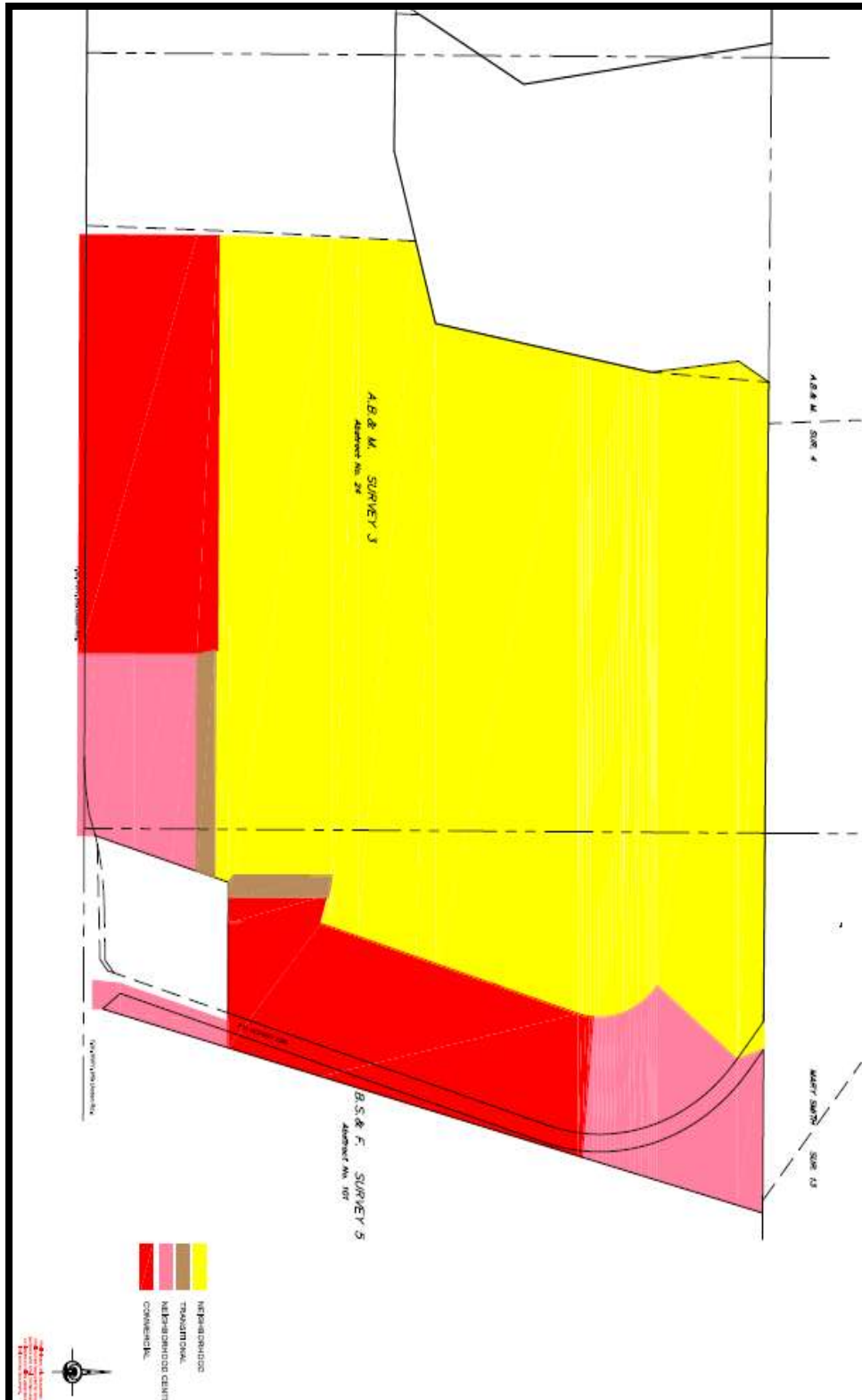
Council District: Charlotte Farmer  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 1,667 ft  
 Subject Property: NW corner of FM 2288 & RM 853

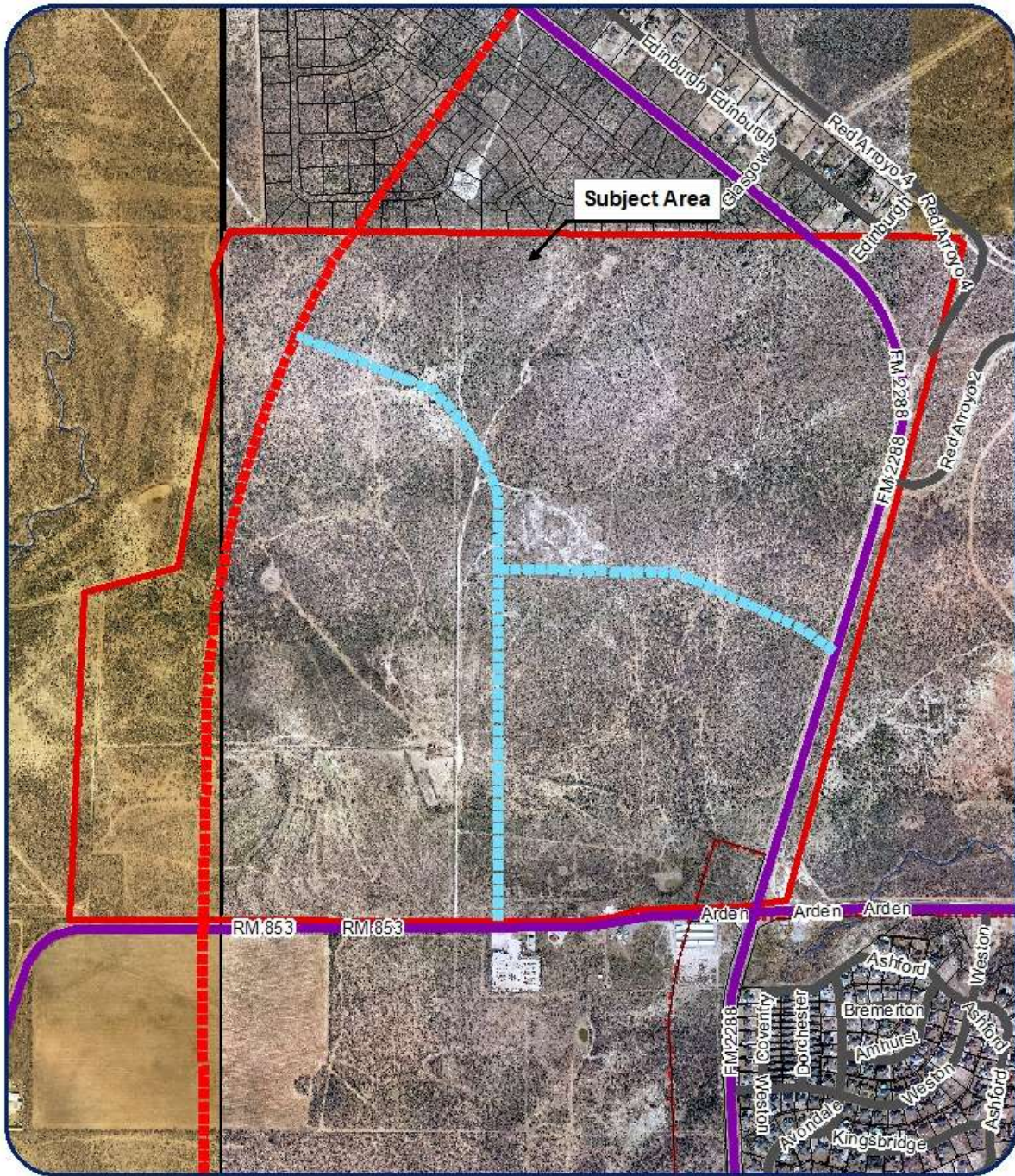
**Legend**

Subject Properties: █  
 Current Zoning: Various  
 Requested Zoning Change: N/A  
 Vision: See Attached



# PROPOSED FUTURE LAND USE MAP (PER APPLICANT)





**Zoning Case File**

**Case: VP14-03**


Council District: Charlotte Farmer

Neighborhood: Bluffs

Scale: 1" approx. = 979 ft

Subject Property: NW corner of FM 2288 & RM 853

**Legend**

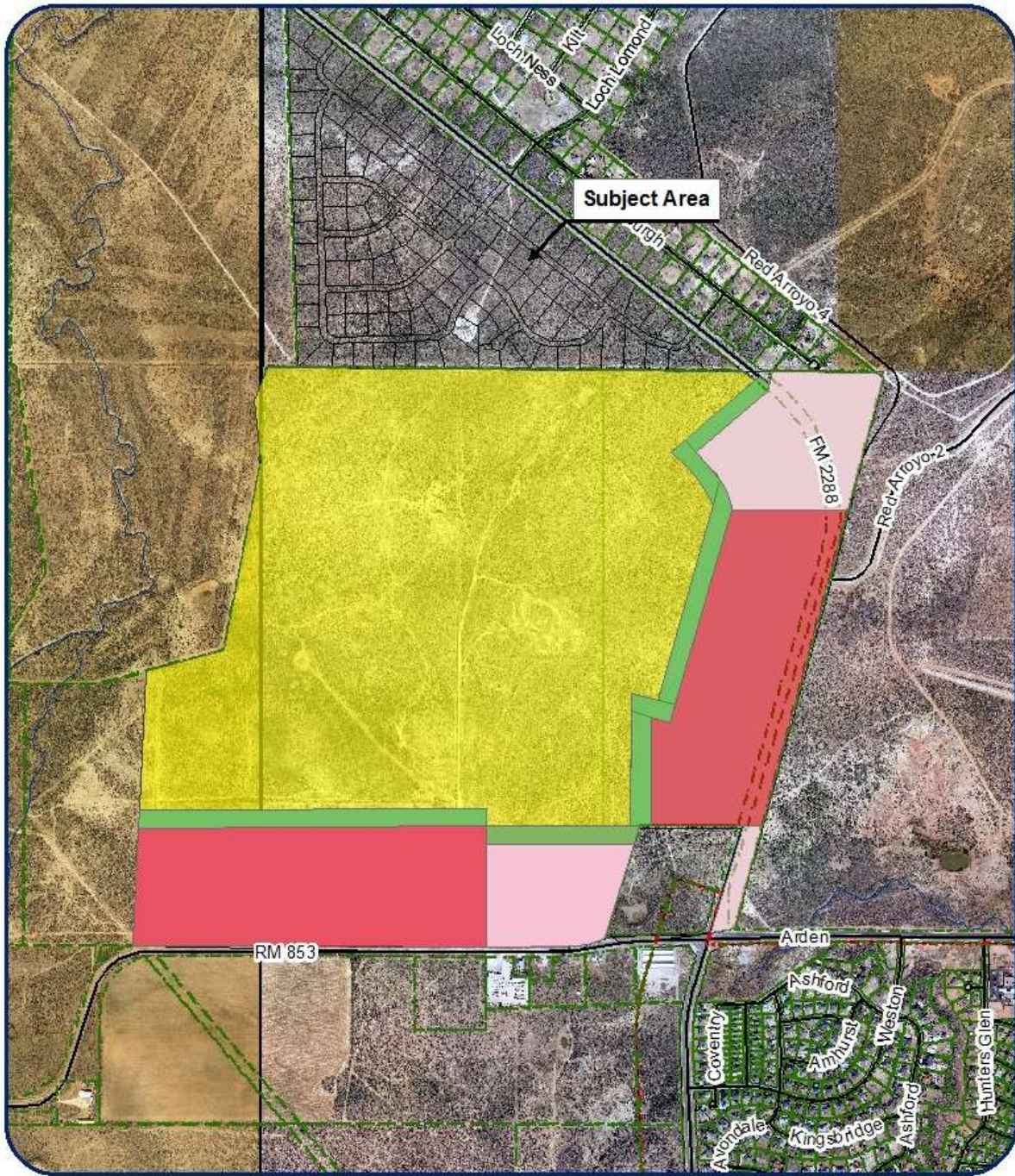
Subject Properties: 

Current Zoning: **Various**

Requested Zoning Change: **N/A**

Vision: **See Attached**





**Zoning Case File**

**Case: VP14-03**

Council District: Charlotte Farmer

Neighborhood: Bluffs

Scale: 1" approx. = 1,166 ft

Subject Property: NW corner of FM 2288 & RM 853

**Legend**

- NEIGHBORHOOD
- OPEN SPACE
- NEIGHBORHOOD CENTER
- COMMERCIAL



# STAFF REPORT



**Meeting:** September 15, 2014

**To:** Planning Commission

**From:** Patrick B. Howard, AICP  
Director

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

**Staff Planner:** Kevin Boyd  
Senior Planner

**Case:** Z14-30

**Request:** Rezoning from Ranch & Estate (R&E) to Heavy Commercial (CH)

**Location:** 4750 South Chadbourne Street, generally located at the northeast corner of the intersection of South Chadbourne Street and FM 765

**Legal Description:** CF Potter Survey 160, Abstract 7278

**Size:** 52.5 acres

## **General Information**

Future Land Use: Commercial

Zoning: Ranch & Estate (R&E)



Existing Land Use: Vacant commercial land

Surrounding Zoning / Land Use:

North:	Single-Family Residential (RS-1)	Goodfellow Air Force Base
West:	Ranch & Estate (R&E) and Light Manufacturing (ML)	Mostly vacant land, outdoor storage of equipment
South:	Ranch & Estate (R&E)	Single-family residences and open space
East:	Ranch & Estate (R&E)	Single-family residences and open space

District: CMD#1 - Rodney Fleming

Neighborhood: Glenmore Neighborhood

Thoroughfares/Streets: Per the Master Thoroughfare Plan, South Chadbourne Street is identified as an arterial street. An arterial street connects 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. Old Eola Road is classified as a local street. A local street carries light neighborhood traffic at low speeds. This request appears to be consistent with the MTP, as no roads are being extended, widened, or proposed for abandonment in the immediate area.

**Recommendation:**

The Planning Division recommends **DENIAL** of a Rezoning request for Heavy Commercial (CH).

However, the Planning Division recommends **APPROVAL** of a Rezoning request for General Commercial (CG).

## **History and Background:**

Last month, the applicant submitted a request for a zone change on the property, to specifically to allow for an office use with outdoor storage. Currently, the entire tract is zoned Ranch & Estate (R&E) and limits development to residential uses, primarily ranches and sprawling estates. The Comprehensive Plan envisions future land uses to be consistent with a designation of “Commercial.” The Heavy Commercial zoning district, which the applicant had initially requested, does not appear to be consistent with provisions of the Comprehensive Plan. The Plan requires a transition between non-residential activities and residential areas, particularly in areas where commercial or employment areas are adjacent to residential zoned land. The use of appropriate zoning designations serves to address the consideration and mitigation of potential impacts from commercial development. The General Commercial (CG) zoning district appears to be a more appropriate zoning designation for the site given its close proximity to residentially zoned and used land. The CG zoning district allows for office uses, but does not permit the type of office use and outside storage requested by the applicant. Approval of a related Special Use Permit (application SU14-04), in conjunction with the proposed Rezoning, will allow the use.

The site is situated along South Chadbourne Street, directly south of Goodfellow Air Force Base, in southern San Angelo. The area has close proximity to the edge of the City limits, within 1,000 feet at its nearest point. South Chadbourne Street is identified as an arterial street in the City’s Thoroughfare Plan, Old Eola Road remains a local street, with a narrow street width which varies between 15 – 18 feet. The applicant noted that access of freight movement to the site will be primarily along South Chadbourne Street, and a driveway has been already approved for the site.

The property covers approximately 52.5 acres. Each tract has frontage along a publically-dedicated street. The southernmost tract measures 26.27 acres and has sole frontage along South Chadbourne Street, approximately 1,247 feet. The northwest corner lot is 10 acres in size. It has sole frontage along Old Eola Road, roughly 921 feet. The tract in the northeast corner measures 16.271 square feet and has double frontage along Old Eola Road and South Chadbourne Street, 1,178 feet and 100 feet, respectively.

## **Analysis:**

Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any Rezoning request. **The following analysis has been done for a proposed Rezoning to “General Commercial.”**

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 request appears to be consistent with the Comprehensive Plan for the area which designates the site as “Commercial,” and thus envisions future commercial development. The nature of this request involves a sizable tract of land and provides opportunities for the clustering of commercial land uses, also a tenet of the Comprehensive Plan.

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

The Rezoning will allow for the applicant to use the property as an office, which is not permitted in the Ranch & Estate (R&E) zoning district. The use category “Office” is allowed by-right in General Commercial (CG) district, however, a subsequent special use approval will be necessary for any outdoor storage associated with this particular office, per Section 315.D.4.b. of the Zoning Ordinance. CG zoning will allow for a variety of other commercial uses including, but limited to, dealerships, commercial parking, and retail sales.

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 surrounding area is characterized by large tracts and remains largely undeveloped. The site is positioned directly south of the San Angelo Goodfellow Air Force Base. Situated immediately to the west is an 83 acre tract, which is partially zoned Light Manufacturing (ML). South of the site remains primarily rural, and is zoned as Ranch and Estate (R&E).

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

The request has some changed conditions. The current zoning, R&E, does not allow for outdoor storage, however, the CG zoning district permit limited outdoor storage. CG has a floor area ratio (FAR) of twice the total area of the lot. There is no restriction in height for the CG zoning district, per Section 502 of the Zoning Ordinance.

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.*

The Rezoning may have some impacts on the natural environment. Commercial districts provide opportunities for uses of higher intensity and larger building footprints. Staff expects that any future development of the site will result in the removal of vegetation and generate increased traffic to the site. Greater footprints of structures and impervious surfaces may result in higher instances of stormwater runoffs.

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

This plan serves a community need in that it seeks to provide development that is consistent with the development patterns in the area and aspects of the Comprehensive Plan's Future Land Use designation of "Commercial."

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.*

Approval of this request is anticipated to result in a logical and orderly development. While the area remains largely rural and undeveloped, the Comprehensive Plan envisions in the area to evolve into a commercial corridor. Given the close proximity of South Chadbourne Street, access is facilitated to the site. The rezoning to CG will provide a transition between the ML and R&E zoning districts. In this case, the Rezoning requested appears to be consistent with the development patterns in this area.

**Notification:**

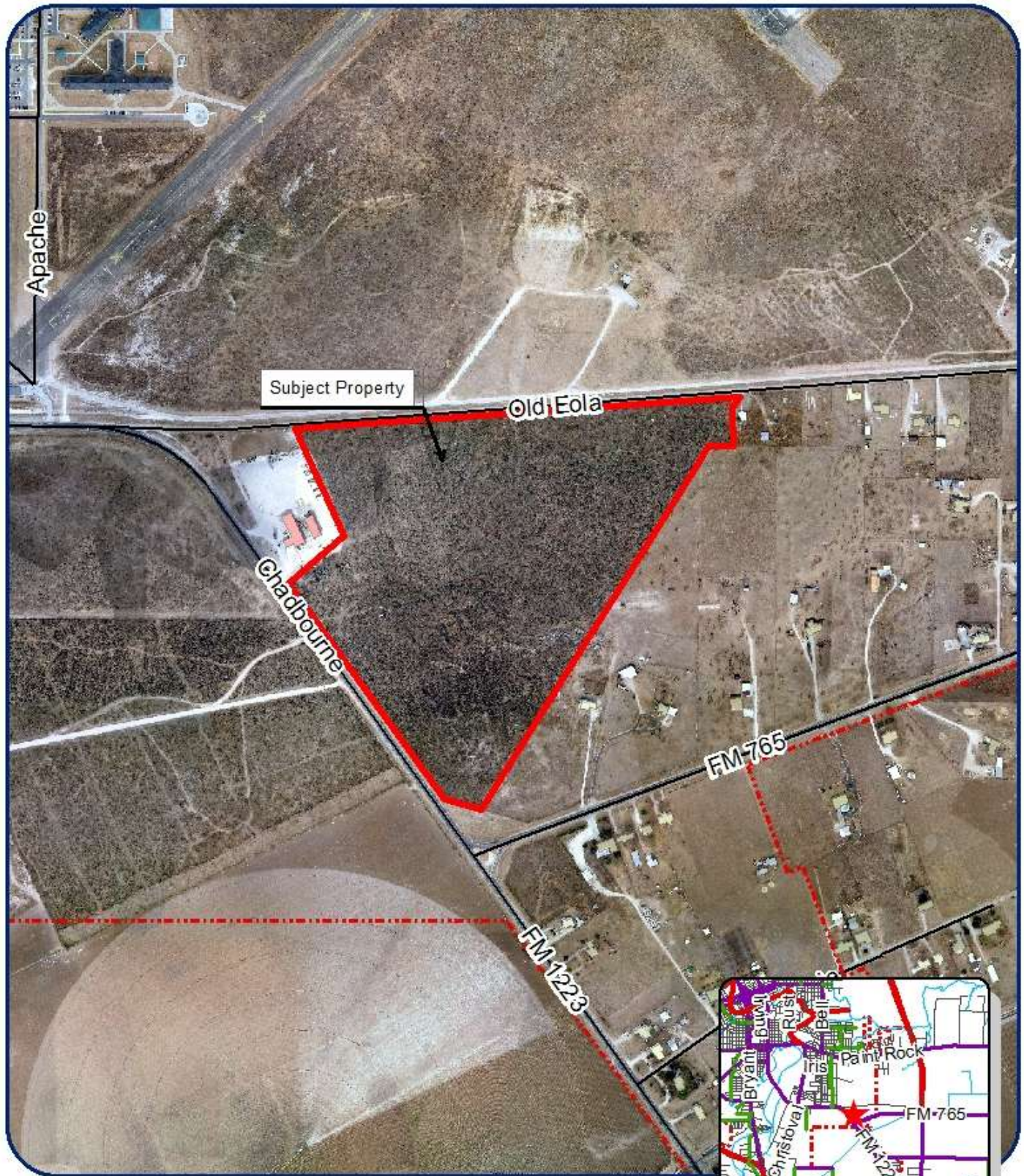
On September 5, 2014, 9 notifications were mailed out within a 200-foot radius of the subject site. As of September 11, 2014, there were 0 responses in favor and 0 responses in opposition of the request.

**Action Requested:**

The action requested is for the Planning Commission to recommend **APPROVAL** of Case Z14-30 for a Rezoning to the **General Commercial** zoning district.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Major Thoroughfare Map  
Notification Map



**Zoning Case File**

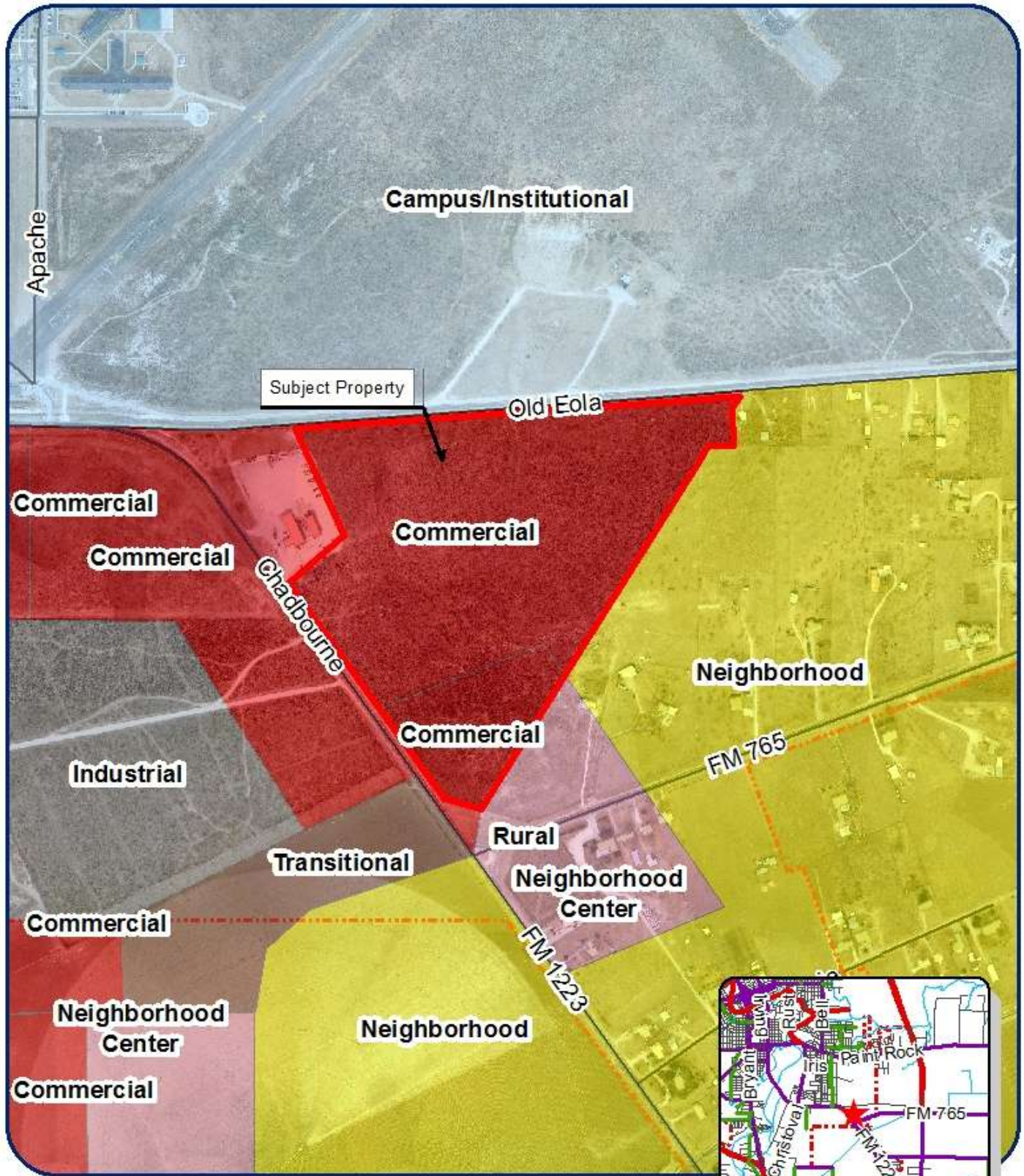
**Case: Z14-30**

Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 600 ft  
 Subject Property: N/A

**Legend**

- Subject Properties: —
- Current Zoning: R&E
- Requested Zoning Change: CG
- Vision: Commercial





**Zoning Case File**

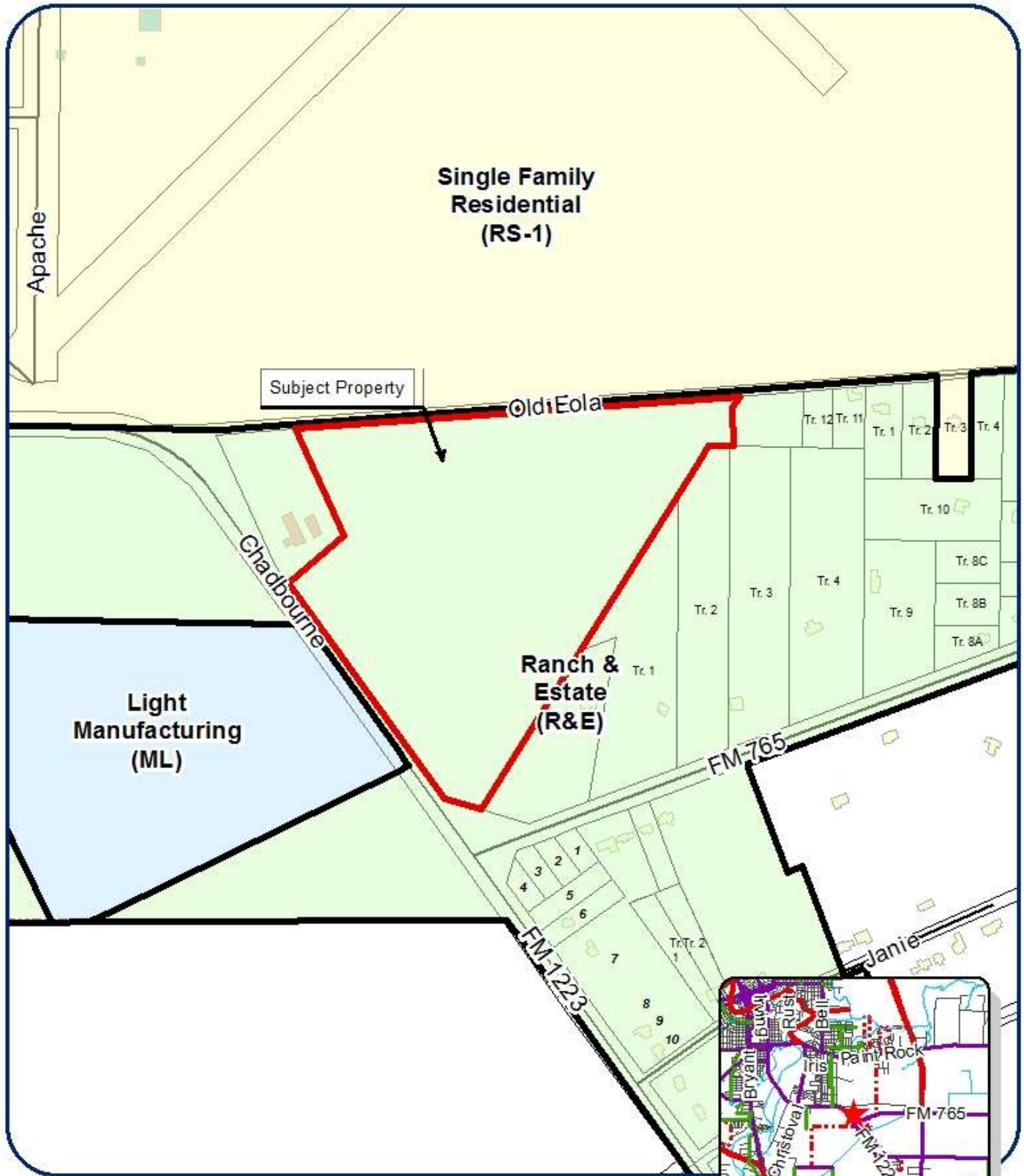
**Case: Z14-30**

Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 600 ft  
 Subject Property: N/A

**Legend**

- Subject Properties: —
- Current Zoning: R&E
- Requested Zoning Change: CG
- Vision: Commercial





**Zoning Case File**

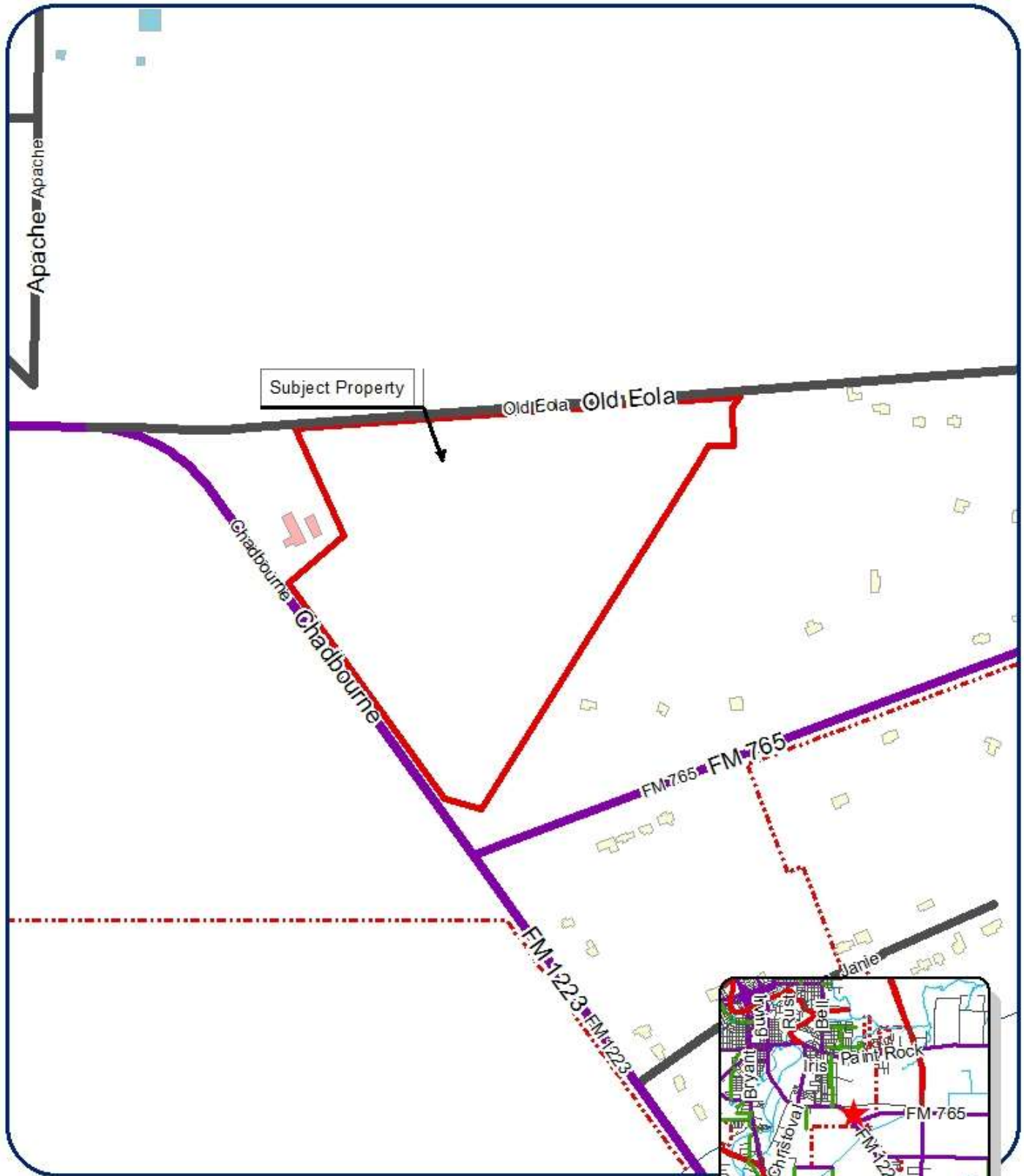
**Case: Z14-30**

Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 600 ft  
 Subject Property: N/A

**Legend**

- Subject Properties: —
- Current Zoning: R&E
- Requested Zoning Change: CG
- Vision: Commercial



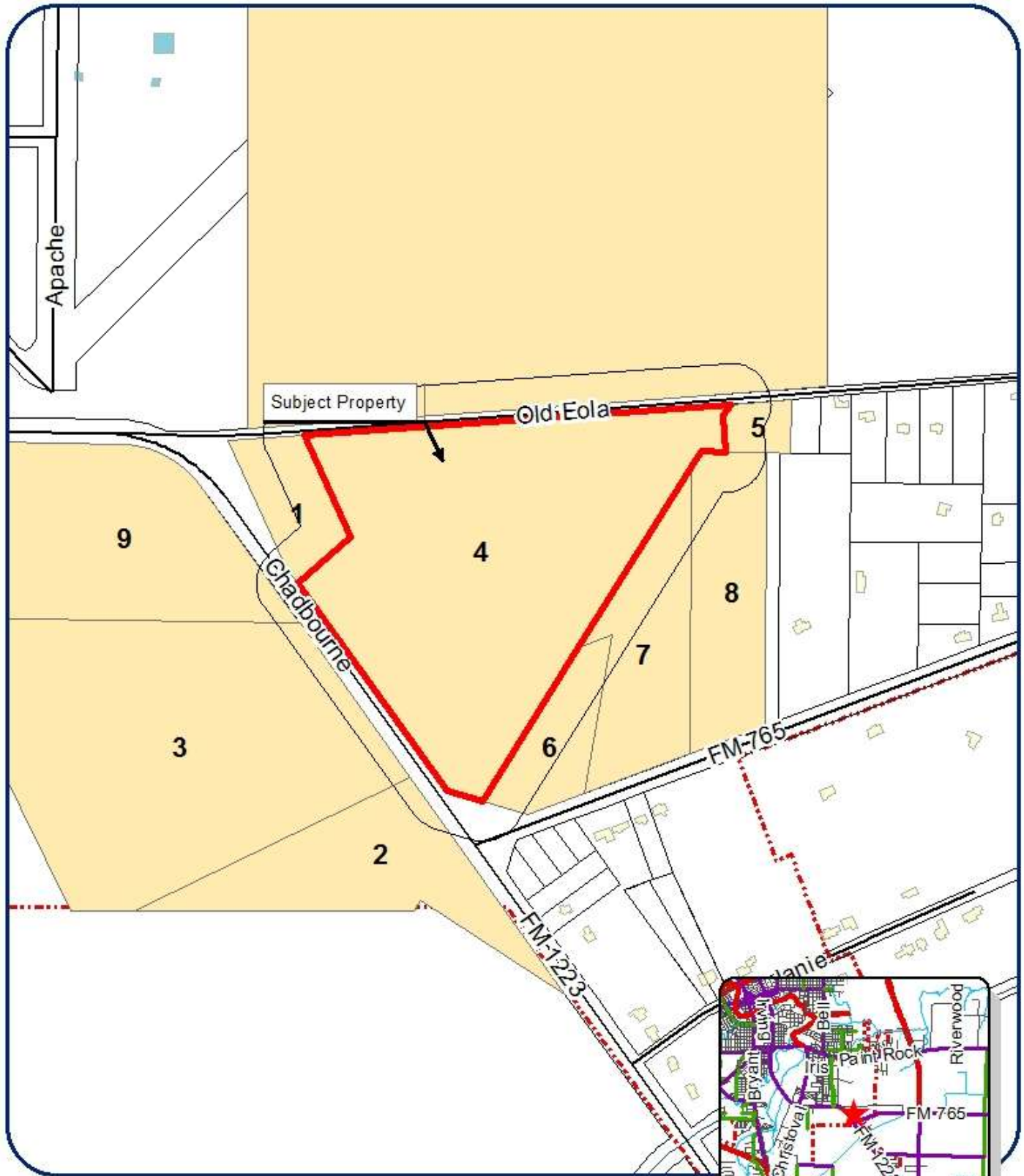


**Zoning Case File**  
**Case: Z14-30**  
 Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 600 ft  
 Subject Property: N/A

**Legend**  
 Subject Properties: —  
 Current Zoning: R&E  
 Requested Zoning Change: CG  
 Vision: Commercial







**Zoning Case File**

**Case: Z14-30**

Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 625 ft  
 Subject Property: N/A

**Legend**

- Subject Properties: —
- Current Zoning: R&E
- Requested Zoning Change: CG
- Vision: Commercial



# STAFF REPORT



**Meeting:** September 15, 2014

**To:** Planning Commission

**From:** Patrick B. Howard, AICP  
Director

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

**Staff Planner:** Kevin Boyd  
Senior Planner

**Case:** SU14-04

**Request:** To allow for limited outdoor storage for uses allowed in the "Office" use category

**Location:** 4750 South Chadbourne Street, generally located at the northeast corner of the intersection of South Chadbourne Street and FM 765

**Legal Description:** CF Potter Survey 160, Abstract 7278

**Size:** 53 acres

## **General Information**

Future Land Use: Commercial

Zoning: Ranch & Estate (R&E)

Existing Land Use: Vacant commercial land

Surrounding Zoning / Land Use:

North:	Single-Family Residential (RS-1)	Goodfellow Air Force Base
West:	Ranch & Estate (R&E) and Light Manufacturing (ML)	Mostly vacant land, outdoor storage of equipment
South:	Ranch & Estate (R&E)	Single-family residences and open space
East:	Ranch & Estate (R&E)	Single-family residences and open space

District: Rodney Fleming

Neighborhood: Glenmore Neighborhood

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), South Chadbourne Street is identified as an arterial street. An arterial street connects 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. Old Eola Road is classified as a local street. A local street carries light neighborhood traffic at low speeds. This appears to be consistent with the MTP as no roads are being extended, widened, or proposed for abandonment in the immediate area.

**Recommendation:**

The Planning Division recommends **APPROVAL** of this request **subject to four (4) Conditions of Approval.**

**History and Background:**

Situated immediately south of the San Angelo Goodfellow Air Force Base, the site consists of three tracts and measures 52.5 acres. Mostly rural in nature, the area is

characterized by ranch and estate homes and some emerging commercial development to the west. The tracts have nearby access to two streets, South Chadbourne Street and Old Eola Road, and one of the lots is identified as a double frontage lot. The applicant has proposed to construct an office on the property which necessitated the Rezoning request from Ranch & Estate (R&E) to General Commercial (CG).

Offices uses are characterized by activities conducted in an office setting and generally focus on business, government, professional, medical, or financial services. The office use category is permissible in the CG zoning district, however, a provision in the Ordinance limits related outdoor storage of materials on-site. If approved, this request will allow for limited outdoor storage under the office use category on the property.

### **Analysis:**

Section 209(H) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any Special Use request.

- 1. Impacts Minimized.** *Whether and the extent to which the site plan minimizes adverse affects, including adverse visual impacts, on adjacent properties.*

Currently, the tracts are surrounded by large residential lots and commercial development. Staff recommends that any outdoor storage be placed behind the proposed buildings so as to provide effective screening of such areas from the existing developments. The tracts are somewhat isolated, which reduces the likelihood of creating a visual nuisance in the area. In addition, the location and large size of the tracts provides additional opportunities to effectively screen any outdoor materials.

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

Office uses are permissible in the proposed CG zoning district. This category includes uses related to business, government, professional, medical, and financial services, per Section 315.D. of the Zoning Ordinance. The use category explicitly prohibits on-site outdoor storage, per Section 315.D.4.b. This request will provide opportunities for Type 2: Limited Outdoor Storage, as defined in Section 504 of the Zoning Ordinance, and enable a maximum of 1,000 square feet, or 10 percent of the total site, to be used for the outdoor storage of materials and supply.

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 surrounding area is characterized by large tracts, many of which remain largely undeveloped. The site is positioned directly south of the San Angelo Goodfellow Air Force Base. Situated immediately to the west is an 83 acre tract, which is partially zoned Light Manufacturing (ML). South of the site remains primarily rural, and is zoned Ranch and Estate (R&E). The area has close proximity to the edge of the City limits, within 1,000 feet at its nearest point.

4. **Traffic Circulation.** *Whether and the extent to which the proposed special use is likely to result in extraordinarily prolonged or recurrent congestion of surrounding streets, especially minor residential streets.*

South Chadbourne Street is identified as an arterial street in the City's Major Thoroughfare Plan. Old Eola Road remains a local street, with a narrow street width that varies between 15 -18 feet. The applicant has stated that access of freight movement to the site will be primarily along South Chadbourne Street, and a driveway has been already approved for the site.

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.*

This request will have limited, to no effect, on the natural environment of surrounding properties. Development of the site will result in the removal of vegetation. Impervious surfaces are generally the preferred ground cover for the placement of outdoor storage which is likely to result in higher instances of stormwater runoffs.

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

This plan serves a community need in that it seeks to provide development that is consistent with the development patterns and aspects of the Comprehensive Plan. This permit of a Special Use is supplemental and related to the pending Rezoning request (Z14-30) as well as a Conditional Use request (CU14-11).

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 nature of this request appears to be consistent with surrounding development trends in the area. Although tracts to the south are zoned R&E, emerging uses are commercial in nature. Moreover, outdoor storage is present and growing – nearby industrial zoning allows for expansion such activities, with no limitations on size. Conditions outlined in this report may serve to ensure some measure of predictable development and provide an effective transition to the adjacent low density residential development.

**Notification:**

On September 5, 2014, 9 notifications were mailed out within a 200-foot radius of the subject site. As of September 11, 2014, there were 0 responses in favor and 0 responses in opposition of the request.

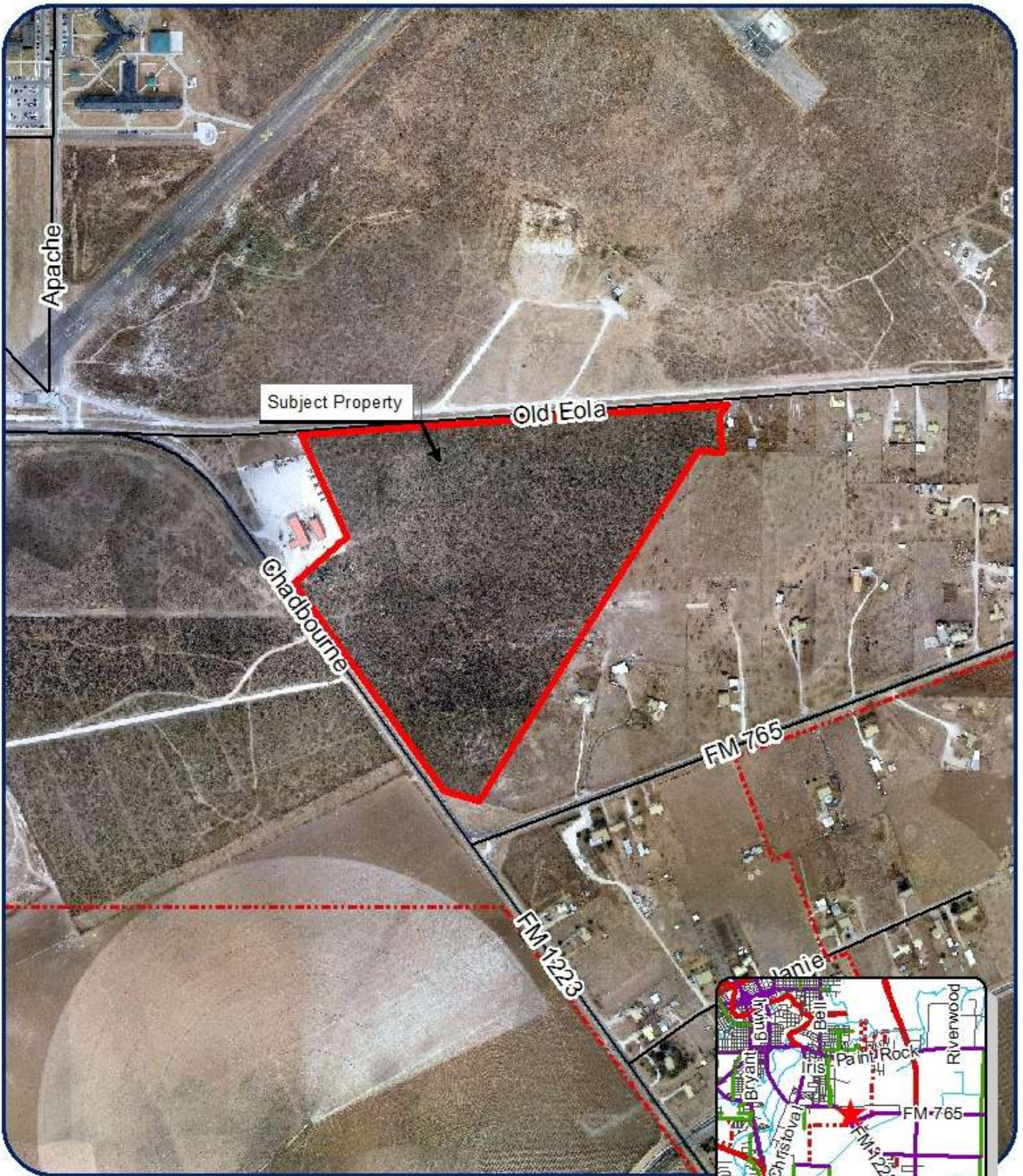
**Action Requested:**

The action requested is for the Planning Commission to recommend **APPROVAL** of Case SU14-04, **subject to the following four (4) Conditions of Approval:**

1. Limited Outdoor Storage shall be as defined in Section 504.B of the Zoning Ordinance and be utilized exclusively for uses that are consistent with the "Office" use category.
2. Outdoor storage shall be located behind any proposed office structures. Further, any areas that are visible from a right-of-way shall be screened with 6-foot opaque fence.
3. All exterior lighting shall be shielded and positioned in such a matter so as to not spill over onto any adjacent property.
4. The storage of hazardous materials on the subject property shall be prohibited.

**Attachments:**

- Aerial Map
- Future Land Use Map
- Zoning Map
- Major Thoroughfare Map
- Notification Map



**Zoning Case File**

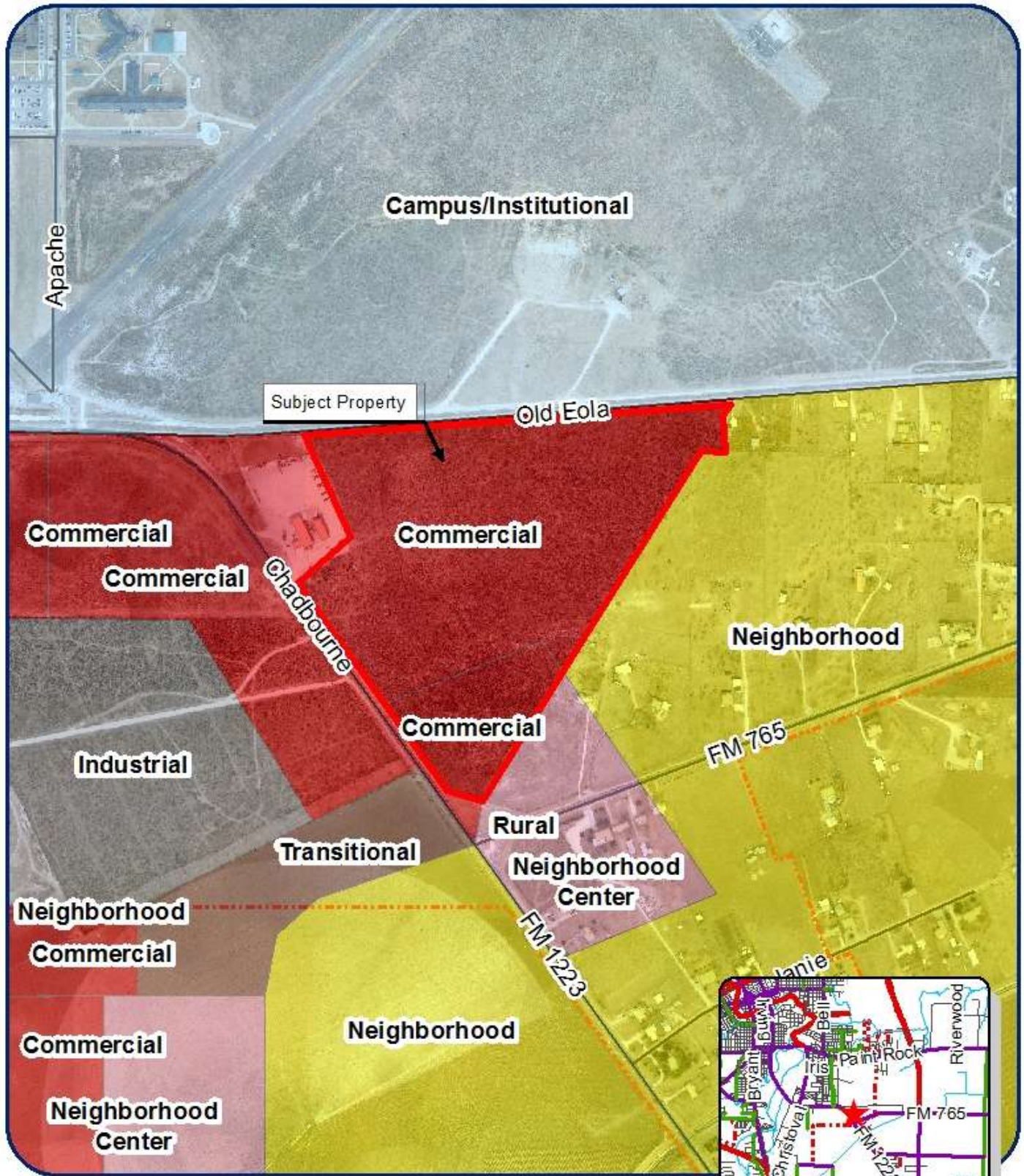
**Case: SU14-04**

Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 625 ft  
 Subject Property: N/A

**Legend**

Subject Properties: —  
 Current Zoning: **R&E**  
 Requested Zoning Change: **N/A**  
 Vision: **Commercial**





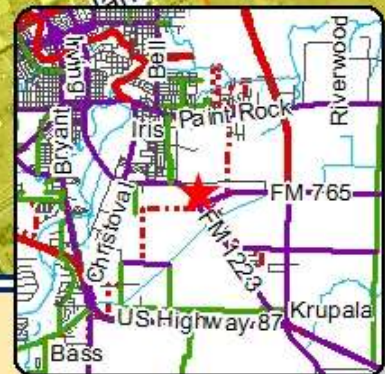
**Zoning Case File**

**Case: SU14-04**

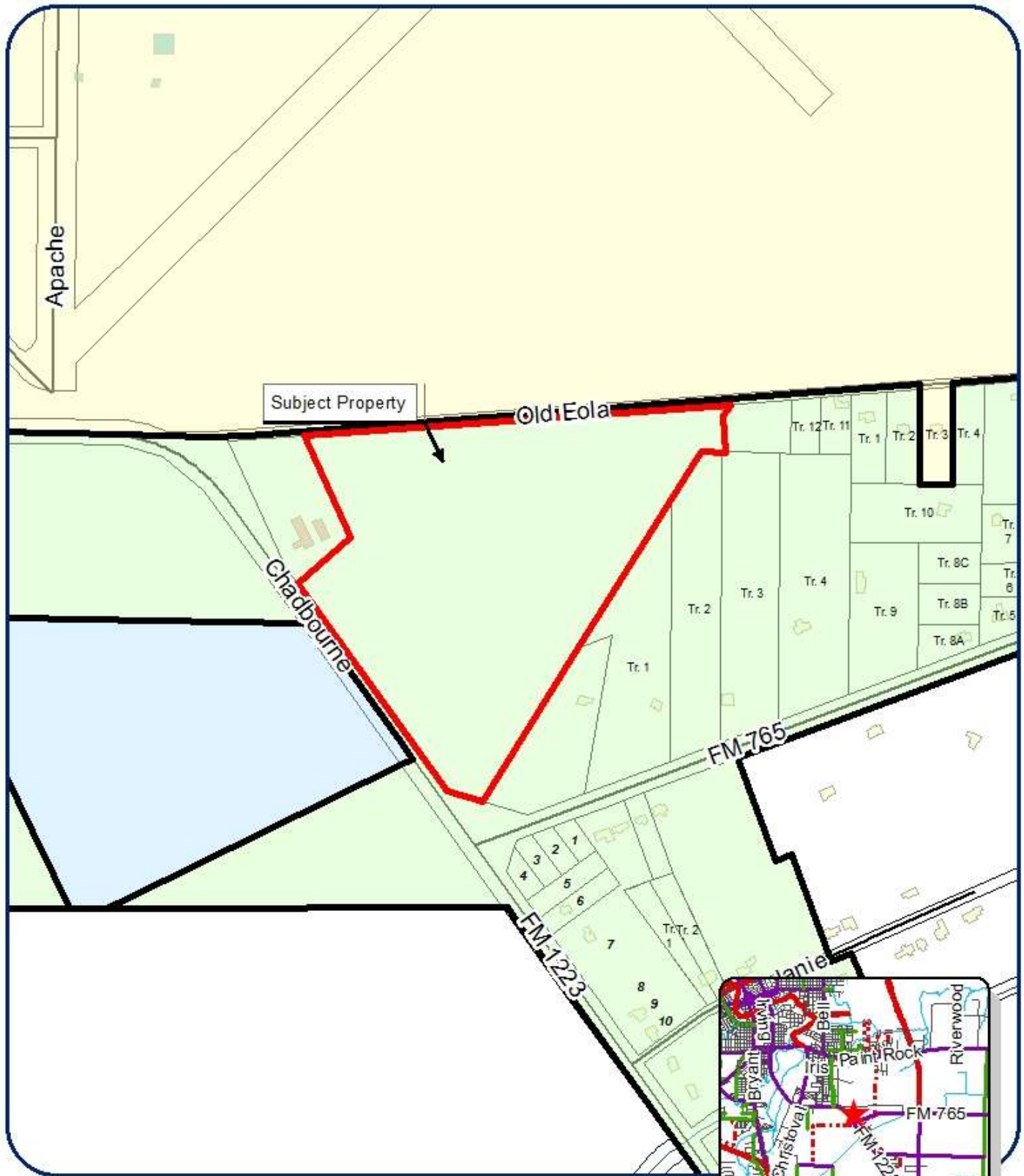
Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 625 ft  
 Subject Property: N/A

**Legend**

Subject Properties: —  
 Current Zoning: R&E  
 Requested Zoning Change: N/A  
 Vision: Commercial







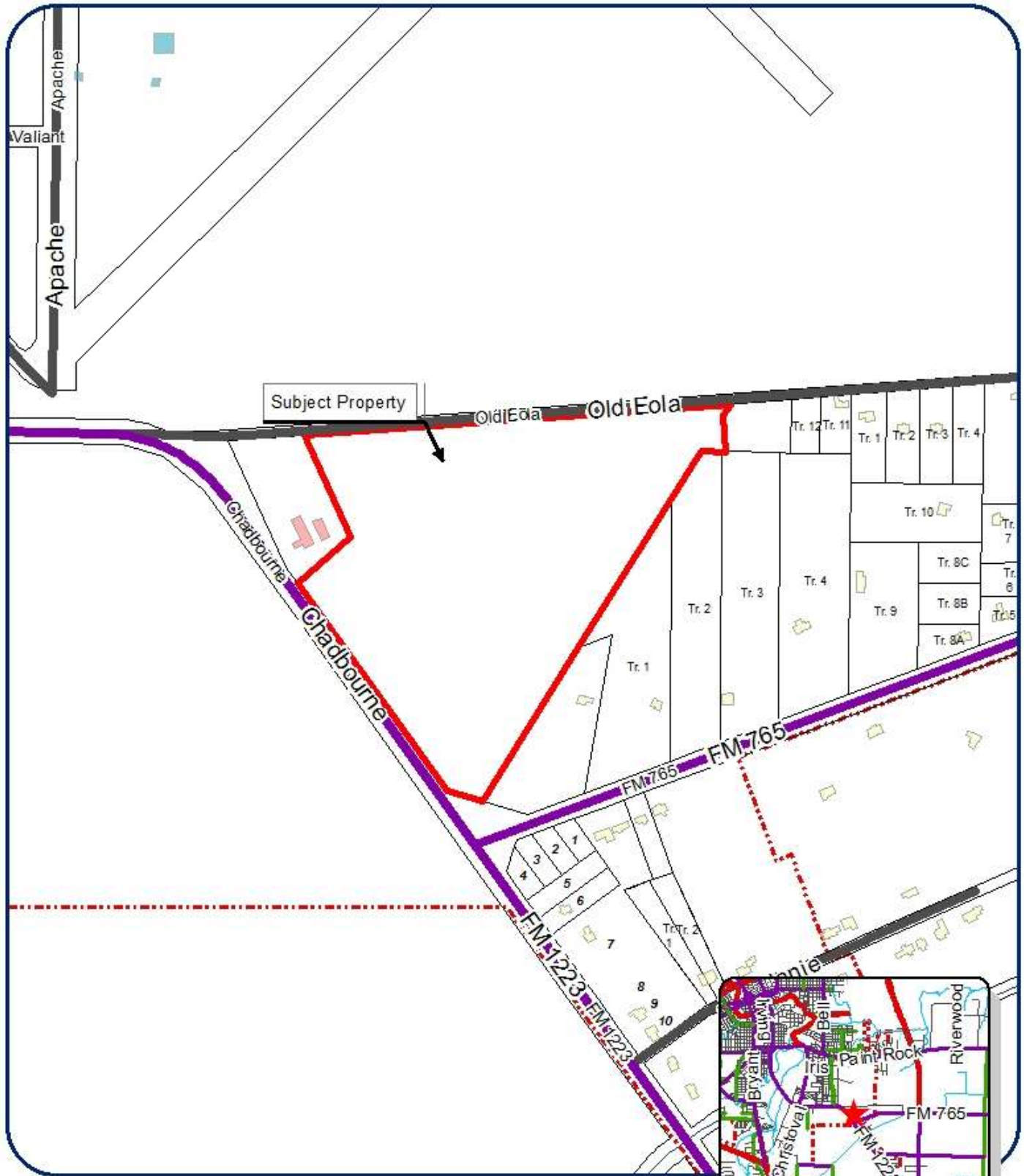
**Zoning Case File**  
**Case: SU14-04**

Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 625 ft  
 Subject Property: N/A

**Legend**

- Subject Properties: —
- Current Zoning: R&E
- Requested Zoning Change: N/A
- Vision: Commercial

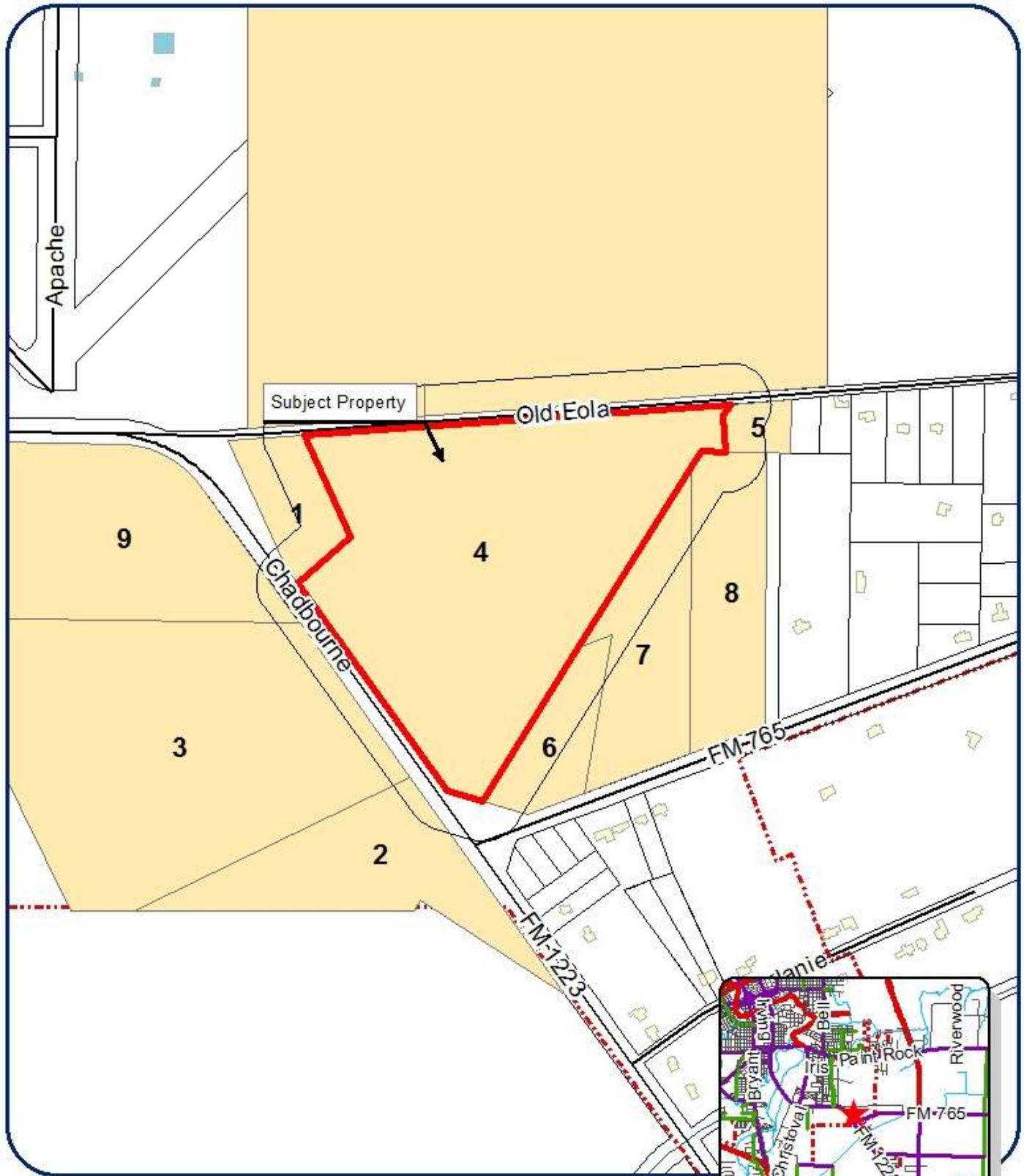




**Zoning Case File**  
**Case: SU14-04**  
 Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 625 ft  
 Subject Property: N/A

**Legend**  
 Subject Properties: —  
 Current Zoning: R&E  
 Requested Zoning Change: N/A  
 Vision: Commercial





**Zoning Case File**

**Case: SU14-04**

Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 625 ft  
 Subject Property: N/A

**Legend**

Subject Properties: —  
 Current Zoning: R&E  
 Requested Zoning Change: N/A  
 Vision: Commercial



# STAFF REPORT



**Meeting:** September 15, 2014

**To:** Planning Commission

**From:** Patrick B. Howard, AICP  
Director

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

**Staff Planner:** Kevin Boyd  
Senior Planner

**Case:** CU14-11

**Request:** To allow for a 190-foot "Telecommunications Facility" as defined in Section 422 of the Zoning Ordinance

**Location:** An unaddressed tract of land, generally located approximately 700 feet east of the intersection of Old Eola Road and South Chadbourne Street

**Legal Description:** CF Potter Survey 160, Abstract 7278

**Size:** 10 acres

## **General Information**

Future Land Use: Commercial

Zoning: Ranch & Estate (R&E)

Existing Land Use: Vacant residential land

Surrounding Zoning / Land Use:

North:	Single-Family Residential (RS-1)	Goodfellow Air Force Base
West:	Ranch & Estate (R&E) and Light Manufacturing (ML)	Mostly vacant land, outdoor storage of equipment and Basic Energy Services LP
South:	Ranch & Estate (R&E)	Single-family residences and open space
East:	Ranch & Estate (R&E)	Single-family residences and open space

District: Rodney Fleming

Neighborhood: Glenmore Neighborhood

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), South Chadbourne Street is identified as an arterial street. An arterial street connects 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. Old Eola Road is classified as a local street. A local street carries light neighborhood traffic at low speeds. This appears to be consistent with the MTP as no roads are being extended, widened, or proposed for abandonment in the immediate area.

**Recommendation:**

The Planning Division recommends **APPROVAL** of this request, **subject to three (3) Conditions of Approval.**

**History and Background:**

The applicant plans to construct a 190-foot high telecommunications facility on a 10-acre surveyed tract along Old Eola Road. In determining the appropriateness of potential new antenna sites, the first step is to determine the feasibility of co-location

with nearby towers. In this case, the nearest tower is approximately 500 feet away, to the west. It appears that the height of the existing monopole tower, 100 feet, and expensive nature of co-locating, made it a less viable option. No other existing towers are located in the vicinity. Based on the submitted survey document, the proposed tower will be positioned around 356 feet south of Old Eola Road. Staff has notified the San Angelo Goodfellow Air Force Base regarding this application, but at this time, there has been no response.

**Analysis:**

Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any Conditional Use request.

1. **Impacts Minimized.** *Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.*

The area is characteristic of primarily large, open tracts that measure more an acre in size. Staff finds that the proposal appears to be compatible with the existing surrounding uses. The proposal is likely to have minimum impacts on traffic circulation. Unlike other forms of development, telecommunications facilities have private access and are isolated from surrounding commercial development. Besides the obvious visual impacts, other factors such as noise and the proliferation of multiple towers can be mitigated.

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

The nature of the request appears to be consistent with aspects of the Zoning Ordinance. The use is commercially-related and may be permitted as a Conditional Use in the proposed General Commercial (CG) zone. The site is currently zoned Ranch & Estate and Rezoning case Z14-30 is associated with this request. Section 422 outlines the general development standards, including required setbacks, for telecommunication facilities. Approval of this use permit with conditions, and subsequent approval of the Rezoning request, will ensure that the plan is consistent with the Zoning Ordinance. Further, all requirements, including the Conditions of Approval associated with approval of this request, must also be met in order to receive a building permit.

3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject property.*

The placement of a 190-foot telecommunications facility on this property appears to be consistent with the existing surrounding uses. Tracts in the area remain large and mostly undeveloped. San Angelo Goodfellow Air Force Base, a non-flying US Air Force base, is positioned directly north of the site. Conditions of Approval will further ensure that the request is compatible with the surrounding area.

4. **Effect on Natural Environment.** *Whether and the extent to which the proposed conditional use 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.*

Mitigating factors in the tower's design and other components will not appear to detrimentally effect the environment. The tower would consist of a self-support lattice tower design that will not largely produce sound or materially affect the natural environment. The water supply or air quality will also not appear to be affected by this proposal. Besides clearing of the site for placement of the structure, the request will not have a major impact on the vegetation, wetlands, or the practical functioning of the natural environment of surrounding properties. While staff realizes the proposed tower will create unforeseen visual impacts, the large and open nature of the site and surrounding tracts may provide some separation from the proposed use.

5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.*

The general region in question remains mainly undeveloped. Similarly, the area has less telecommunication coverage. Approval of this request will provide increased coverage and supply underserved areas in the vicinity.

6. **Development Patterns.** *Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.*

In terms of future growth, it is not anticipated that the proposed tower would alter existing development patterns. Recent trends show that the area is becoming more commercial and light industrial in nature. The proposed tower appears to be consistent with the Comprehensive Plan, which envisions future commercial development. Another tenet of the Comprehensive Plan seeks to cluster development and offer convenient access via frontage on major streets. Access to the site will be private, likely be along Old Eola Road, but an internal drive has also been proposed along South Chadbourne Street.

**Notes:**

The proposed telecommunication facilities shall comply with all applicable standards set forth in Zoning Ordinance Section 422.

**Notification:**

On September 5, 2014, 2 notifications were mailed out within a 200-foot radius of the subject site. As of September 11, 2014, there were 0 responses in favor and 0 responses in opposition of the request.

**Action Requested:**

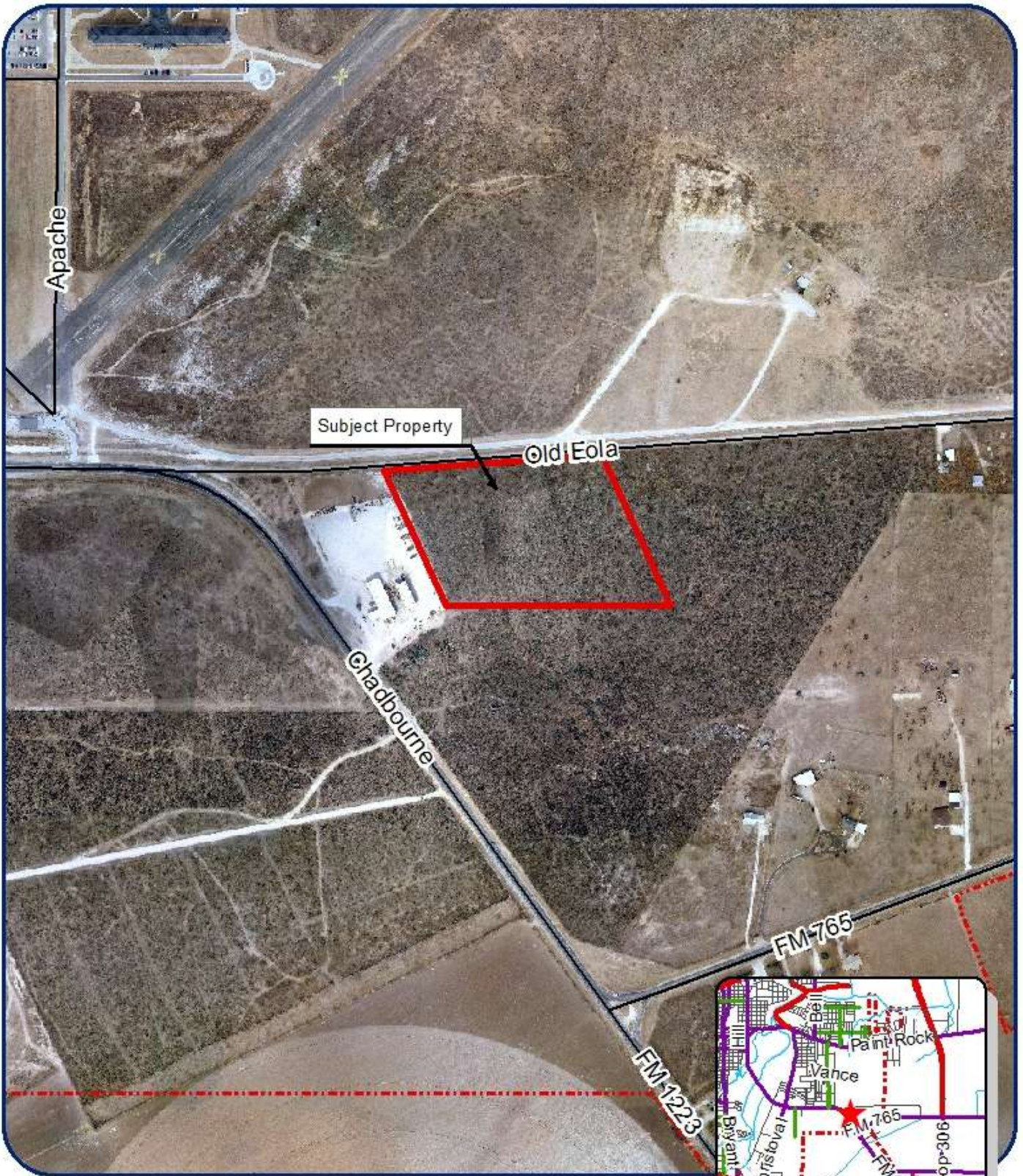
The action requested is for the Planning Commission to recommend **APPROVAL** of Case CU14-11, **subject to the following three (3) Conditions of Approval:**

1. A maximum of one (1) telecommunication transmission tower shall be permitted on the subject property. Said tower shall be no more than 190 feet in height, including any apparatus attached to the tower itself.
2. Co-location or addition of multiple carriers may be allowed in the future for this tower to eliminate the need for future towers in this area, subject to review and approval by the Planning & Development Services Director or his/her designee.
3. Approval shall be for the proposed use only. Site Plan review and approval shall be required as part of the permitting process.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Major Thoroughfare Map  
Notification Map





**Zoning Case File**

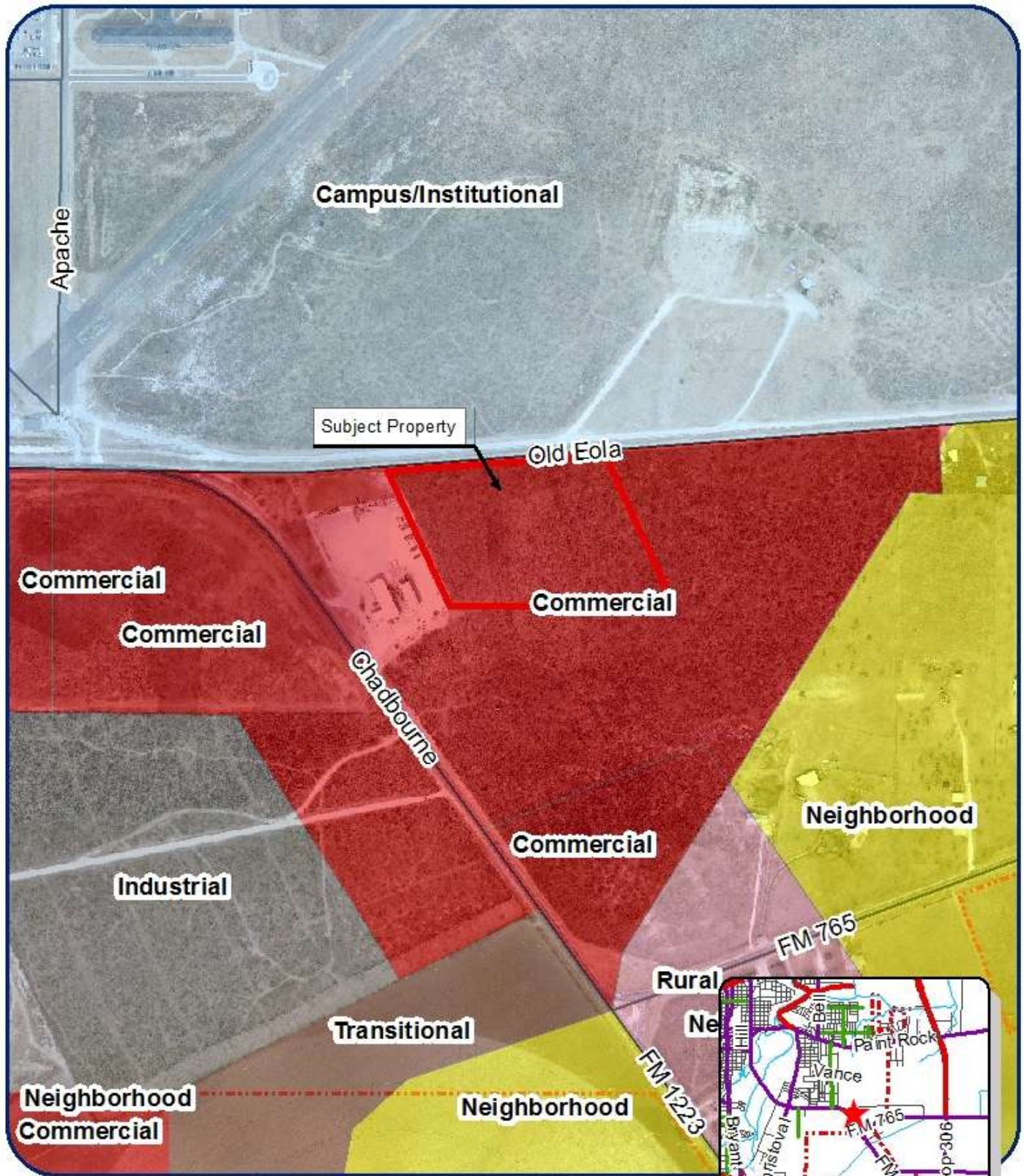
**Case: CU14-11**

Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 475 ft  
 Subject Property: N/A

**Legend**

Subject Properties: —  
 Current Zoning: Proposed C  
 Requested Zoning Change: N/A  
 Vision: Commercial





**Zoning Case File**

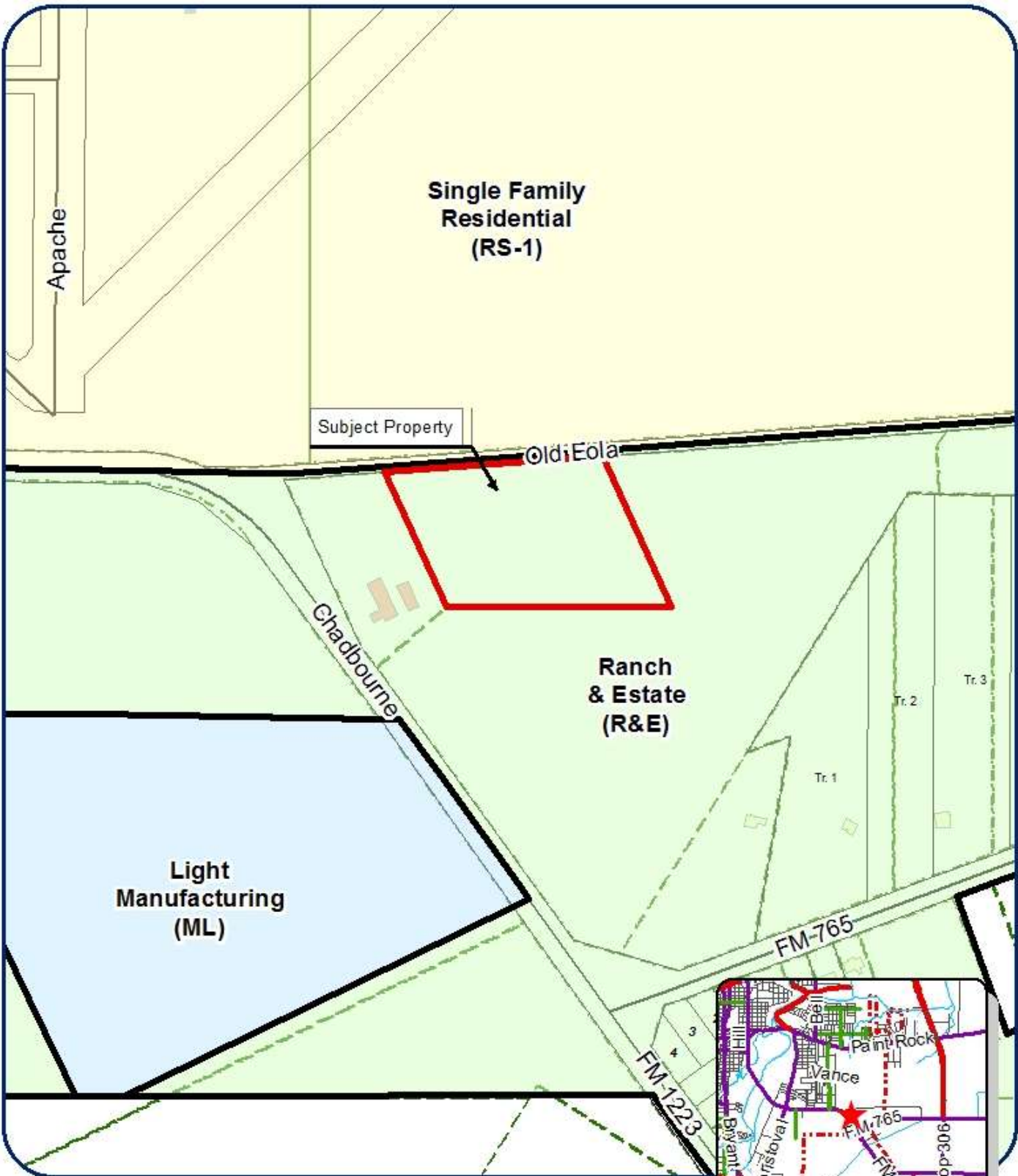
**Case: CU14-11**

Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 475 ft  
 Subject Property: N/A

**Legend**

- Subject Properties: —
- Current Zoning: Proposed C
- Requested Zoning Change: N/A
- Vision: Commercial

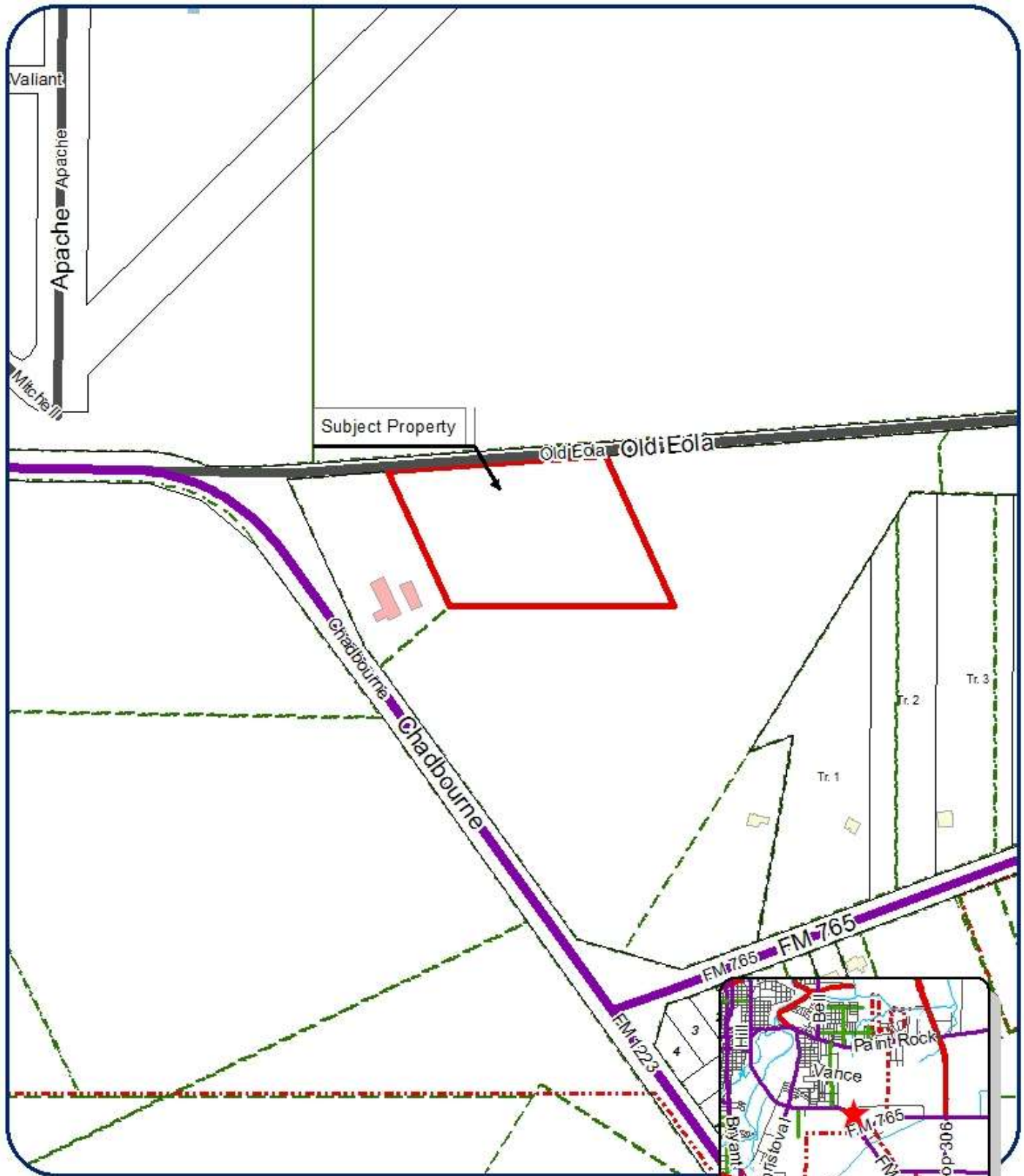




**Zoning Case File**  
**Case: CU14-11**  
 Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 475 ft  
 Subject Property: N/A

**Legend**  
 Subject Properties: —  
 Current Zoning: Proposed C  
 Requested Zoning Change: N/A  
 Vision: Commercial








**Zoning Case File**

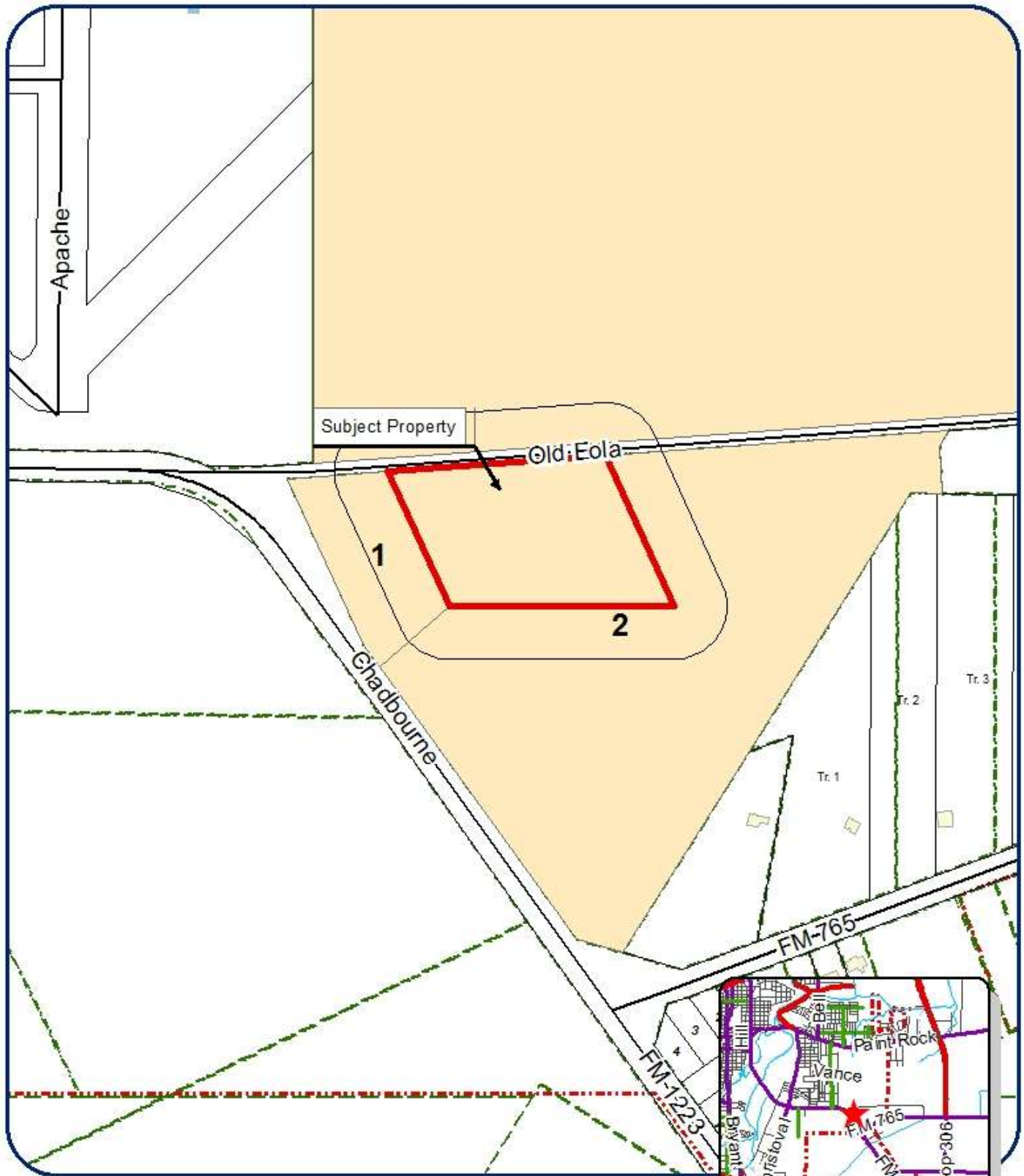
**Case: CU14-11**

Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 475 ft  
 Subject Property: N/A

**Legend**

Subject Properties:    
 Current Zoning:  Proposed C   
 Requested Zoning Change:  N/A   
 Vision:  Commercial









**Zoning Case File**

**Case: CU14-11**

Council District: Rodney Fleming  
 Neighborhood: Glenmore  
 Scale: 1" approx. = 475 ft  
 Subject Property: N/A

**Legend**

Subject Properties:   
 Current Zoning:  Proposed C  
 Requested Zoning Change:  N/A  
 Vision:  Commercial



# STAFF REPORT



**Meeting:** September 15, 2014

**To:** Planning Commission

**From:** Patrick B. Howard, AICP  
Director

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

**Staff Planner:** Jeff Fisher  
Planner

**Case:** SU14-03

**Request:** Special Use to specifically allow offices for construction contractors, and others who perform services off-site, with no outdoor storage of equipment and materials, and where no fabrication, services, or similar work takes place on the site.

**Location:** Three unaddressed tracts, located approximately 90 feet west of the intersection of Waco Street and Millspaugh Street in western San Angelo.

**Legal Description:** Hatcher Addition, Block 56, Lots 13, 14, and 15

**Acreage:** 0.482 acres

**General Information**

Future Land Use: Neighborhood Center

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

District: CMD #2: Marty Self

Neighborhood: Bluffs

Thoroughfares/Streets: Per the Major Thoroughfare Plan, Waco Street is a “local street” designed to carry light neighborhood traffic at low speeds. Waco Street is approximately 32 feet wide, 4 feet less than required however there are no plans to widen this street in the Major Thoroughfare Plan and the street can accommodate the proposed development within an existing subdivision.

**Recommendation:**

The Planning Division recommends **APPROVAL**, subject to five (5) Conditions of Approval, of the proposed Special Use.

**History and Background:**

The subject properties are located on the north side of Waco Street, west of Millspaugh Street in west San Angelo, and were annexed into the City prior to 1940.

On June 24, 2014, the applicant, Rocky Templin, submitted a Rezoning application for the subject properties from "Single-Family Residential (RS-1)" to "General Commercial (CG)" (Z-14-29). All lots are currently vacant. At the time, Mr. Templin did not confirm any proposed uses. Staff subsequently recommended to Mr. Templin he amend his zone change request to "Neighborhood Commercial (CN)" to be consistent with the Future Land Use for these properties in the City of San Angelo's Comprehensive Plan, adopted in December 2003, "Neighborhood Center," and to provide a more effective transition between the Single-Family Residential (RS-1) lots to the north and east.

On August 13, 2014, Mr. Templin submitted letters to Planning staff revising his rezoning request for these properties (Z-14-29), as well as a second application for Block 66, Lots 9-13 (Z-14-28) to rezone to CN. At their meeting of August 25, 2014, the Planning Commission recommended approval of both zone changes by a vote of 5-0. Both applications will be heard by Council on September 16, and October 21, 2014.

Mr. Templin submitted an application for a Special Use on August 15, 2014, in order to allow future offices for construction contractors with indoor storage and equipment on the properties. Although offices for business, government, professional, medical, or financial services are permitted uses in the CN zone, Section 315.D.4.b. of the Zoning Ordinance states that "offices for construction contractors and others who perform services off-site are included in the office category "if equipment and materials are not stored on the office site and fabrication, services, or similar work is not carried on at the office site." Mr. Templin stated that the storage would be entirely indoors, but the Ordinance prohibits all storage for the proposed use. Therefore, a Special Use is required to allow for indoor storage only for construction contractors. Should the CN rezoning be approved by Council, it would allow for outside storage within 5 feet of the building wall for other permitted uses, but not for construction contractors.

It should be noted that Mr. Templin owns the two adjacent properties to the west, 3022 and 3018 Waco Street, which were rezoned on April 17, 2001, to General Commercial (CG). Further, a Conditional Use was approved on March 19, 2001, to allow for personal business/storage units with no outside storage, subject to conditions (Z-01-04 and CU 01-02). A Future Land Use designation of Neighborhood Center in the Comprehensive Plan which was enacted after the 2001 Rezoning would not support a CG zone today, but would allow for a CN zoning with a Special Use.

The subject application for a Special Use is conditional on Rezoning application Z14-29 being approved by City Council.



## **Analysis:**

Section 209(H) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any Special Use request.

1. **Impacts Minimized.** *Whether and the extent to which the site plan minimizes adverse affects, including adverse visual impacts, on adjacent properties.*

The applicant has not submitted a site plan at this time as he is unsure of the exact location of the future buildings. His intention is to construct building(s) on the lots for offices for construction contractors with all storage being entirely inside. Staff conducted a site visit on August 18, 2014, to determine impacts on the surrounding area which contains mainly single-family residential homes to the east, north, and southeast, as well as Mr. Templin's existing office buildings to the west, located at 3022 and 3018 Waco Street. Staff has determined that future construction for offices would not have a detrimental impact on adjacent residential uses provided that all storage remain indoors, and that the future buildings are constructed of similar material and color to the surrounding neighborhood homes and office buildings to the west (pitched roof, no cinder block, etc). These same conditions were incorporated into the Conditional Use approval for Mr. Templin's office buildings at 3022 and 3018 Waco Street back in 2001 (CU-01-02).

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 Special Use appears to be consistent with Rezoning request Z14-29 for a CN zoning designation on the properties. The CN zoning district allows for offices for construction contractors who perform services off-site. The applicant has agreed to store all equipment indoors which is more restrictive than the CN zoning district's limitation of outside storage only within 5 feet of the building wall. Requiring all storage to be indoors would be more restrictive than the standards set forth in the Zoning Ordinance, and it would allow the use to better blend with the residential lots to the north, east, and southeast. Each of the three lots are 50 feet in width, 140 feet in depth, with a total lot area of 7,000 square feet each, and are therefore consistent with the CN zoning district standards. Section 511.B. of the Zoning Ordinance requires 1 parking space per 300 square feet for office area accessible to the public, but since construction contractors perform services off-site, parking demand would appear to be minimal. The Zoning Ordinance requires the installation of a 6-foot high privacy fence along the northern and eastern lot lines which abut residential zones and uses. This would be consistent with the existing office buildings to the west which have a privacy fence along these areas.

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 Future Land Use of the surrounding area, which encompasses parts of the Hatcher Addition Subdivision to the west, south, and southeast, is entirely "Neighborhood Center." The proposed offices appear to be consistent with this designation. This area of Neighborhood Center includes the entire southern portion of Block 56, Block 66, and Block 47 between Howe Street to the west and Millspaugh to the east; as well as all of Blocks 67, 68, 54, and 55.

4. **Traffic Circulation.** *Whether and the extent to which the proposed special use is likely to result in extraordinarily prolonged or recurrent congestion of surrounding streets, especially minor residential streets.*

The subject properties have frontage onto Waco Street which is classified as a "local road," and is only 140 feet north of the West Houston Harte Expressway Frontage Road. Commercial traffic would access the properties by exiting the Houston Harte Expressway onto this frontage road and connect to Waco Street by using either Millspaugh Street or Guthrie Street. These streets are all in the commercial corridor south of Waco Street so it is not anticipated to have a negative traffic impact on the nearby residential area. In addition, the proposed offices will be utilized by construction contractors who perform their services off-site, so the proposed Special Use would appear to be a low-traffic generator.

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.*

Effects on the natural environment appear to be minimal given that the total contiguous site area of all of the properties combined is under 0.5 acres. Any issues pertaining to grading, drainage, and stormwater should 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, such as construction contractor offices, given the Neighborhood Center designation in the Comprehensive Plan and the large residential

neighborhood immediately to the north which may benefit from these services.

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.*

As stated previously, the properties are in close proximity to the commercial corridor and the West Houston Harte Expressway frontage road. Their Future Land Use designation is Neighborhood Center which supports such uses, and therefore, encourages orderly development.

**Notification:**

On September 4, 2014, 17 notifications were mailed out to residences within a 200-foot radius of the subject site. As of September 10, 2014, there was 1 response in favor and 0 responses in opposition of the request.

**Action Requested:**

The action requested is for the Planning Commission to recommend **APPROVAL** of Case SU14-03, **subject to five (5) Conditions of Approval:**

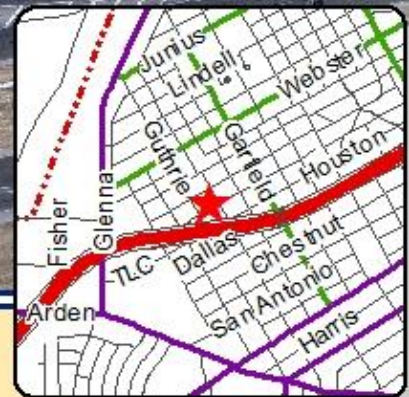
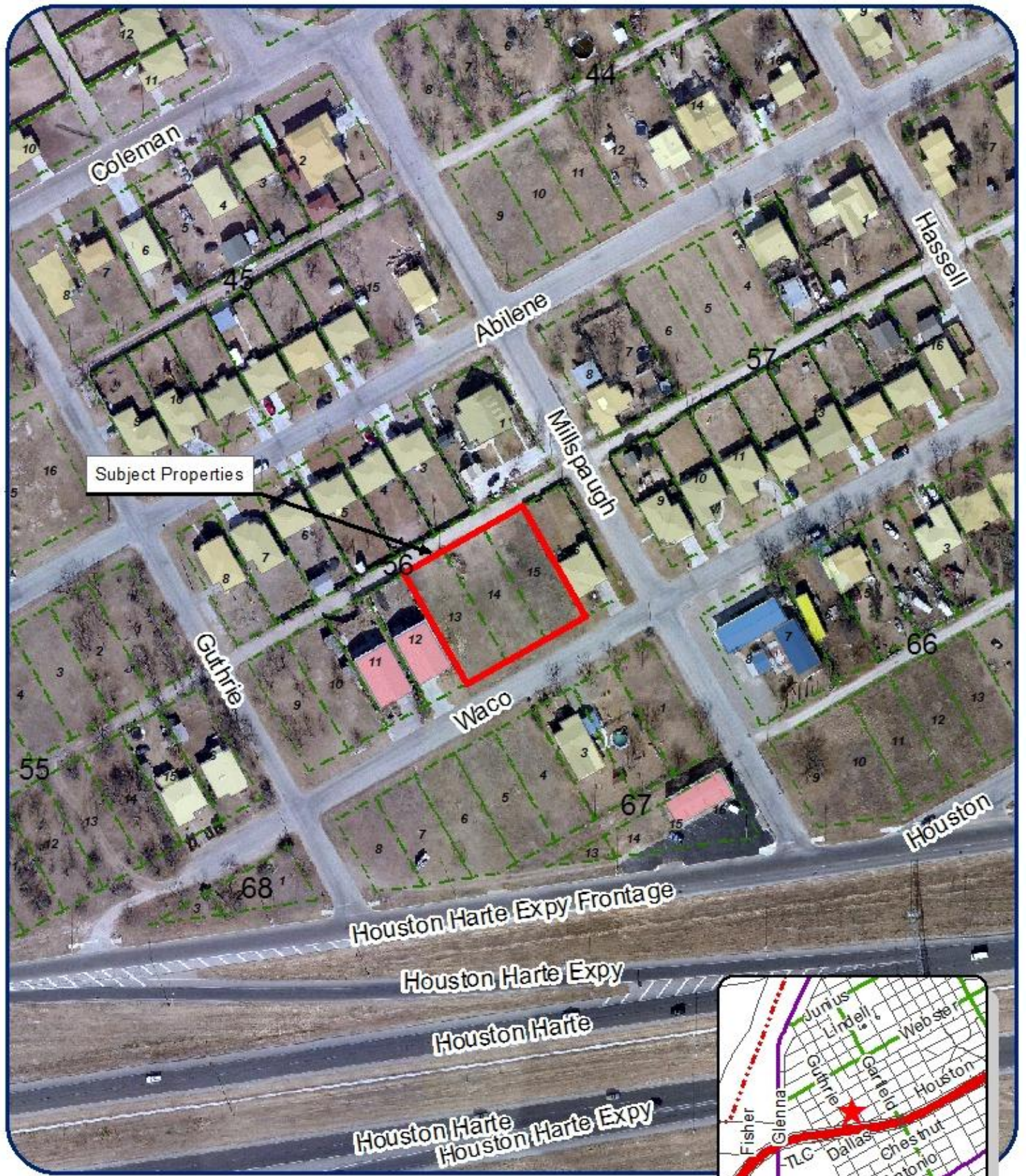
**Proposed Conditions:**

1. This Special Use shall be exclusively for offices for construction contractors, and others who perform work off-site on the subject properties, that all storage be located indoors and that no fabrication, services, or similar work be carried out on the premises.
2. All buildings shall be designed and constructed so that they are consistent with the surrounding residential neighborhood, to include pitched roofs and no cinder blocks. Final renderings shall be subject to approval by the Planning & Development Services Director, or his or her designee.
3. All exterior lighting shall be shielded and positioned in such a matter so as to not spill over onto any adjacent property.
4. The storage of hazardous materials on the subject property shall be prohibited.
5. The applicant shall install a 6-foot high opaque privacy fence along the north property line, and a 6-foot high privacy fence along the east

property line, tapering to 4 feet for the first 25 feet within the front yard, as required under Section 509 of the Zoning Ordinance.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Major Thoroughfare Map  
Notification Map  
Photos of Site and Surrounding Area



**Zoning Case File**

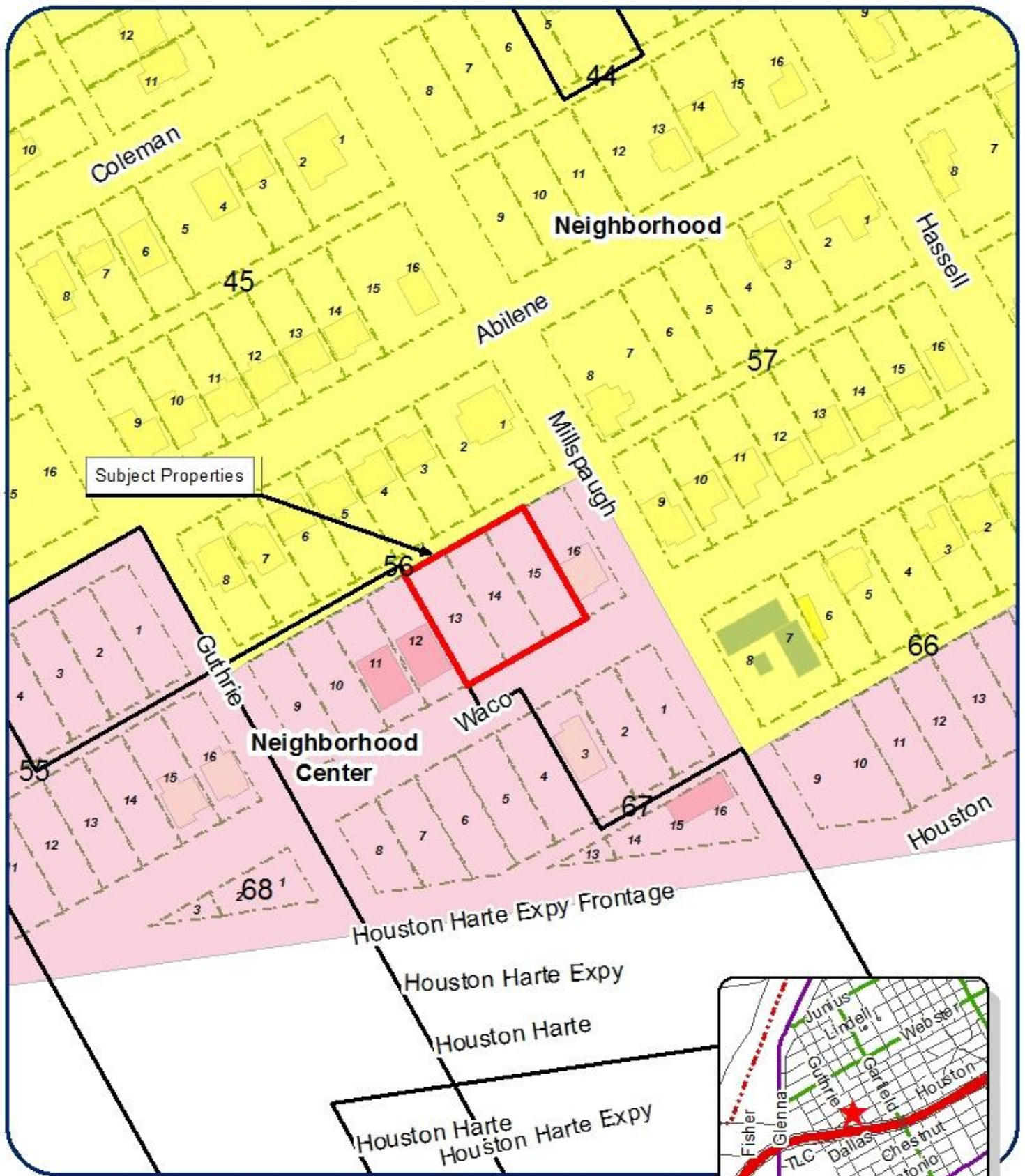
**Case SU14-03: Rocky Templin**

Council District: Marty Self  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 140 ft  
 Subject Property: Hatcher Addition, Block 56, Lots 13, 14, 15

**Legend**

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





**Zoning Case File**

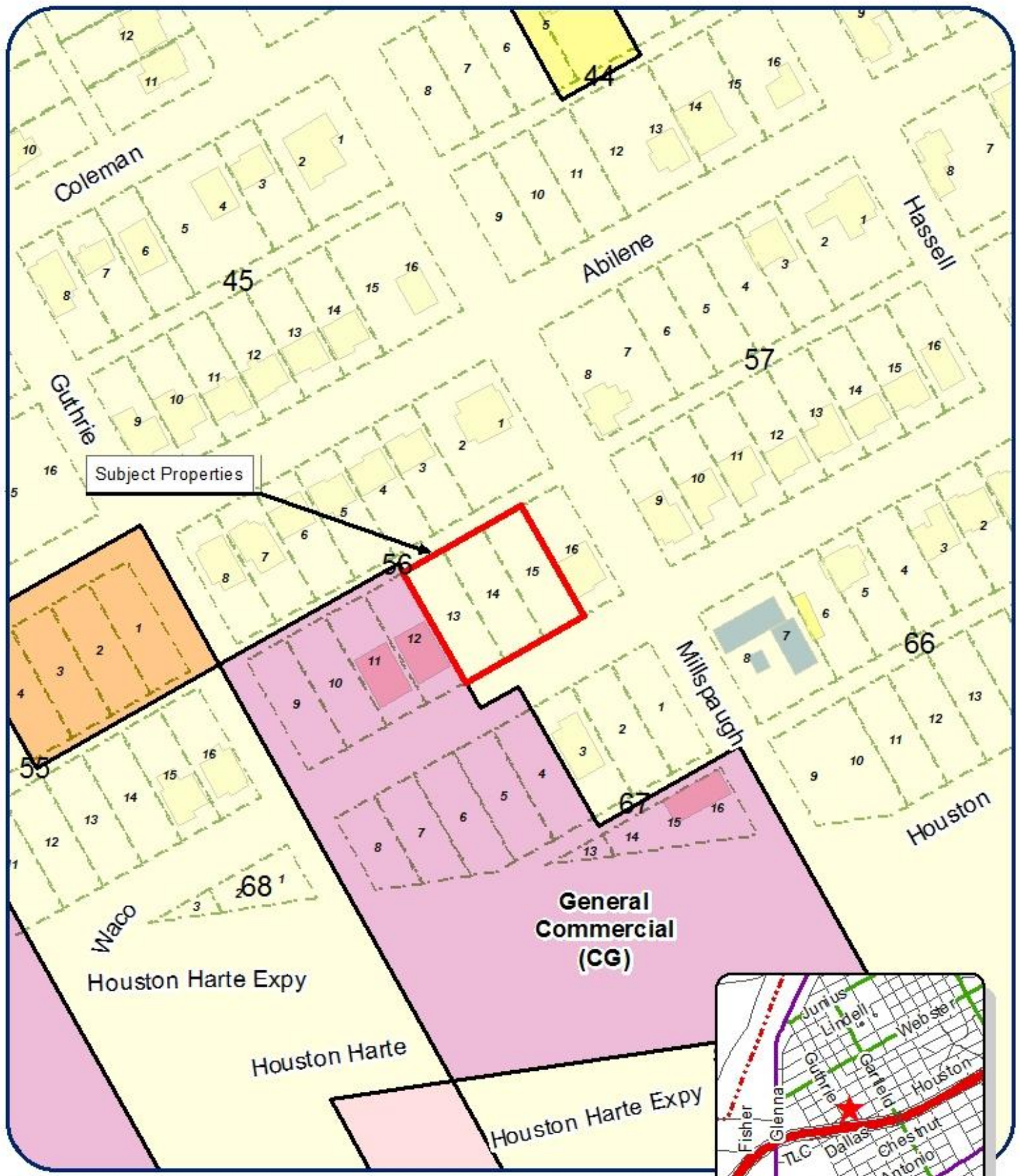
**Case SU14-03: Rocky Templin**

Council District: Marty Self  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 140 ft  
 Subject Property: Hatcher Addition, Block 56, Lots 13, 14, 15

**Legend**

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





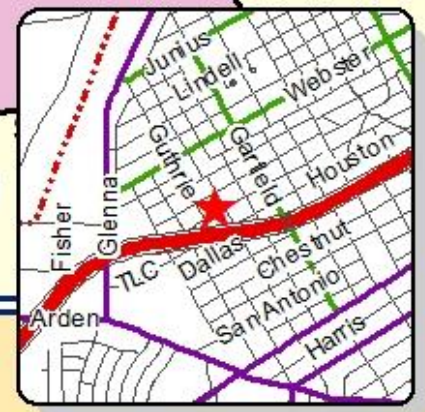
**Zoning Case File**

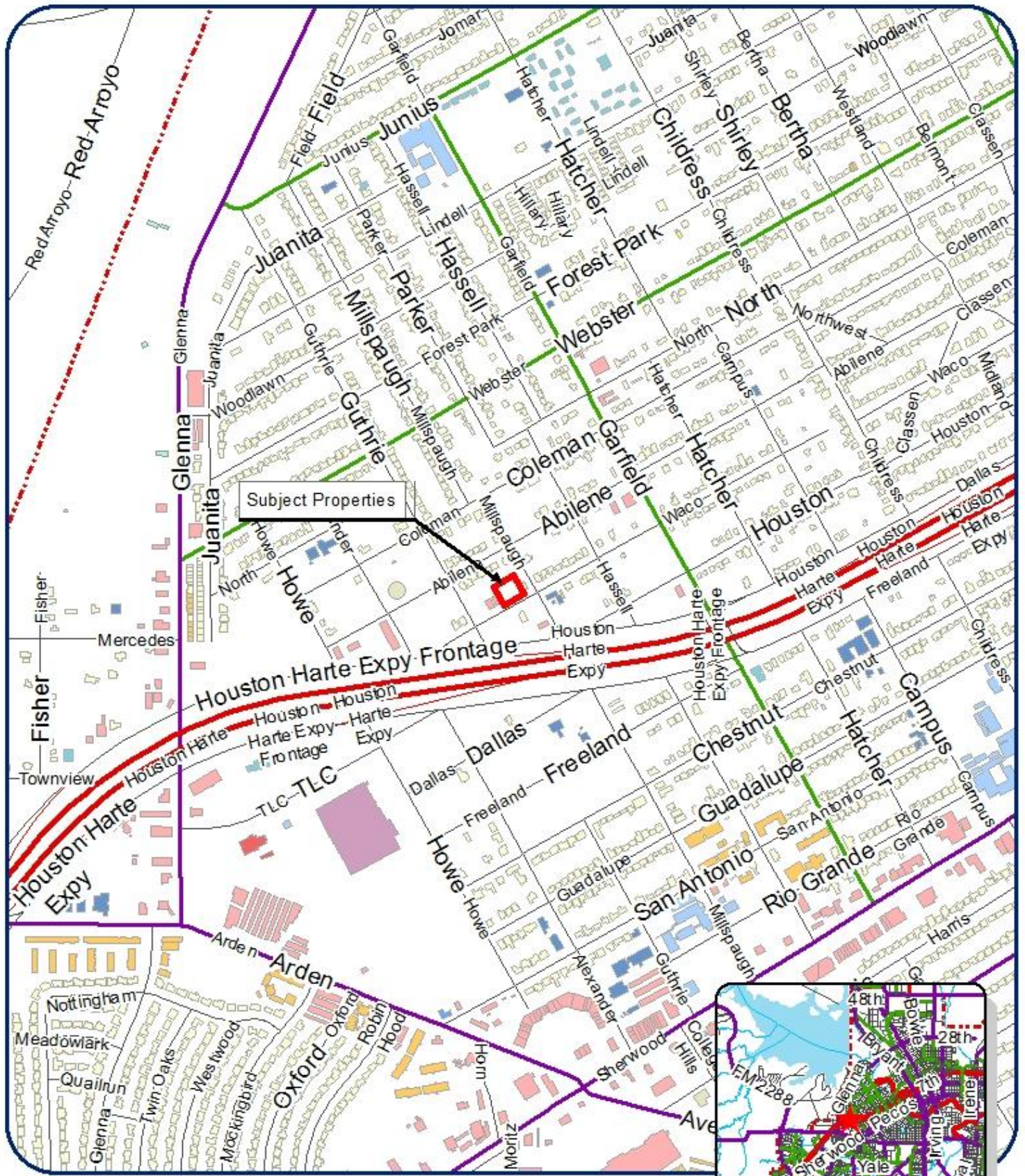
**Case SU14-03: Rocky Templin**

Council District: Marty Self  
 Neighborhood: Bluffs  
 Scale: 1" approx. = 140 ft  
 Subject Property: Hatcher Addition, Block 56, Lots 13, 14, 15

**Legend**

- Subject Properties:
- Current Zoning: RS-1
- Requested Zoning Change: CN
- Vision: Neighborhood Center





**Zoning Case File**

**Case SU14-03: Rocky Templin**

Council District: Marty Self

Neighborhood: Bluffs

Scale: 1" approx. = 825 ft

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

**Legend**

Subject Properties: █

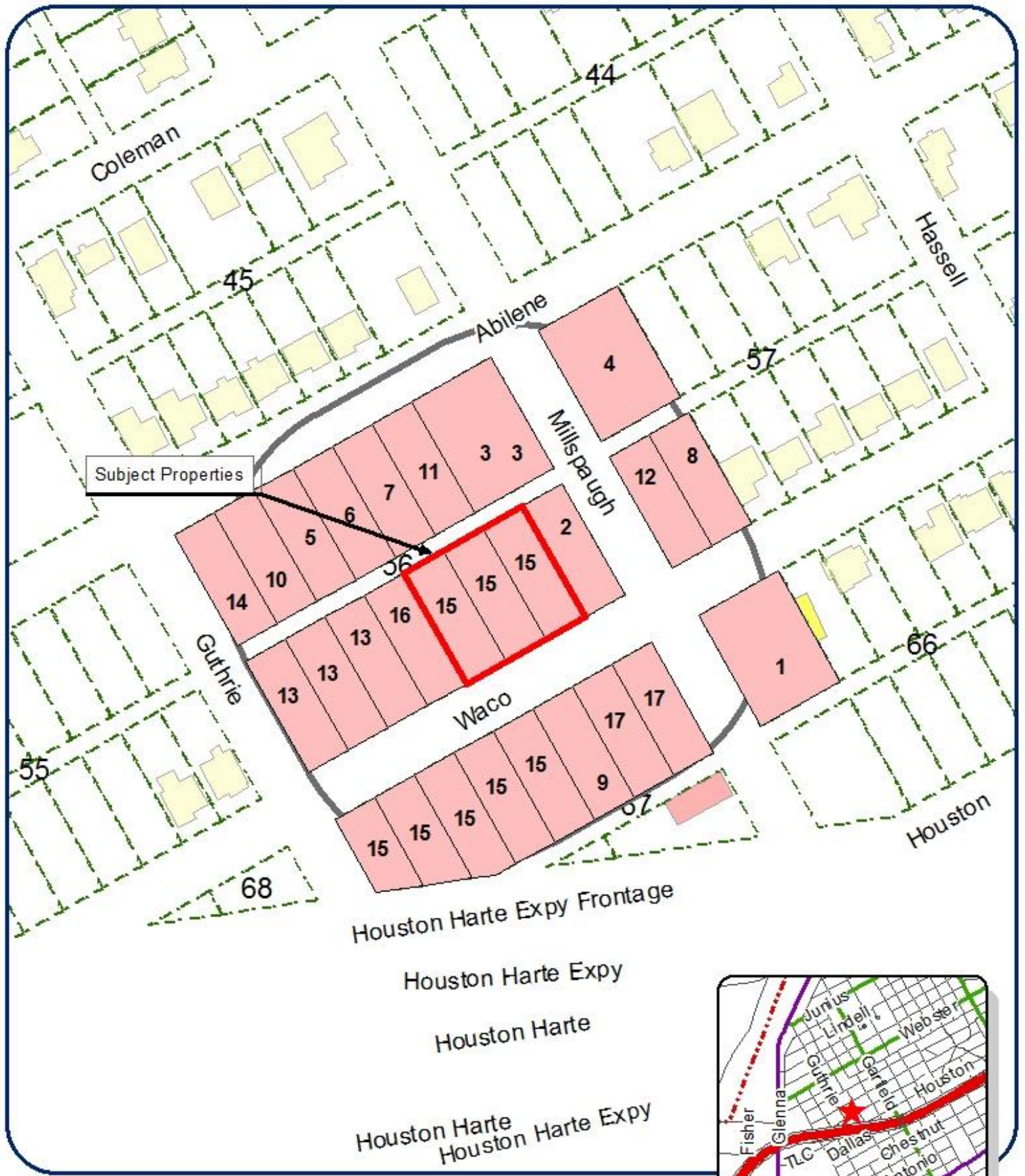
Current Zoning: █ RS-1

Requested Zoning Change: █ CN

Vision: █ Neighborhood Center







**Zoning Case File**

**Case SU14-03 Rocky Templin**

Council District: Marty Self

Neighborhood: Bluffs

Scale: 1" approx. = 140 ft

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

**Legend**

Subject Properties: —

Current Zoning: **RS-1**

Requested Zoning Change: **CN**

Vision: **Neighborhood Center**



# Photos

**North – looking at Subject Properties**



**South**



**West**



**East**



## Photos – Continued

**Immediately West – 3018 Waco**



**Immediately West – 3022 Waco**



**Immediately East - 3002 Waco (NW corner Waco/Millspaugh)**



**Surrounding Homes – Waco St, east of Millspaugh St**



# STAFF REPORT



**Meeting:** September 15, 2014

**To:** Planning Commission

**From:** Patrick B. Howard, AICP  
Director

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

**Staff Planner:** Kevin Boyd  
Senior Planner

**Case:** SV14-05

**Request:** Sign Variance from Section 12.604.b.1.c to allow for a freestanding sign to be 29 feet in height in lieu of a maximum of 24 feet, and a variance from Section 12.610(1) to allow for a total sign area of 160 square feet in lieu of 75 square feet

**Location:** 333 South Chadbourne Street, generally located 370 feet south of the intersection of South Chadbourne Street and West Concho Avenue

**Legal Description:** OB Sampson Addition, Block B, Lots 1 thru 3

## General Information

Future Land Use: Downtown

Zoning: Central Business District (CBD)

Existing Land Use: Vacant commercial building

Surrounding Zoning / Land Use:

North:	Central Business District (CBD)	Surface parking, Iggy's Italian Ice, Michelin Tires, Sands Finance Loans, Mary's Cakes & Pastries, vacant commercial buildings
West:	Central Business District (CBD)	ATT&T facilities, telecommunications facility, open space
South:	Central Business District (CDB) and General Commercial / Heavy Commercial (CG/CH)	Open space, Concho River
East:	Central Business District (CBD)	Freedom Fellowship Church, open space, lower surface parking, vacant buildings

District: Johnny Silvas

Neighborhood: Downtown

Thoroughfares/Streets: Per the Major Thoroughfare Plan (MTP), South Chadbourne Street is identified as an arterial street. An arterial street connects 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. This request appears to be consistent with the MTP, as there are no roads being extended, widened, or proposed for abandonment in the immediate area.

**Recommendation:**

The Planning Division recommends **APPROVAL** of this request, **subject to the two (2) Conditions of Approval.**

## **History and Background:**

There were two variance requests made by the applicants: one from the maximum height requirement, in this case 24 feet, and the second to increase the maximum size of a sign to 75 square feet. Because the sign extends 3 feet above the roof line, it is considered a freestanding sign. The proposed freestanding sign will measure around 29 feet high and consists of a 56-square foot Twisted Root sign attached to a truck which measures 99 square feet, for a combined 155 square feet. The Tom Green Appraisal District indicates that the building was constructed back in 1958, and measures 17' 8" in height and is more than 15,540 square feet in size.

The site consists of two lots – the main lot is largely occupied by the building and the adjacent lot will be used for parking. The site (which refers to the two tracts in question) has about 125 feet of combined frontage along South Chadbourne Street. The southernmost tract measures around 74' x 130' (it is comprised of Lots 1 - 3 of the O B Sampson Addition) and 50' x 250' (for Lot 14), to the north.

## **Analysis:**

Section 12.614(d) of the Sign Regulations requires that an applicant must show that a hardship exists and that the Planning Commission determine that five (5) factors are present.

- 1. There are special circumstances or conditions applying to the land, buildings, topography, vegetation, sign structures or other matters on adjacent lots or within the adjacent right-of-way, which would substantially restrict the effectiveness of the sign in question; provided, however, that such special circumstances or conditions are unique to the particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises.**

Unique circumstances exists for the property given that the building in which the proposed sign will be placed was constructed approximately 2 feet from the front property line. The provision of the Sign Ordinance stipulates a height reduction for signs placed in close proximity to the property line. The sign consists of both the truck and the Twisted Root sign. The truck is 56 percent larger than the Twisted Root sign, but no logos or other form of advertisement will be placed on the truck.

- 2. Such special circumstances were not created by the applicant.**

The building on which the proposed sign will be placed was constructed back in 1958. It measures 15,540 square feet and takes up nearly 67 percent of the site. The orientation of the building limits the types and placement of signs on the property.

3. **The granting of the Variance will be in general harmony with the purpose of this Article and will not be materially detrimental to adjacent property, to the adjacent neighborhood, to the persons residing or working in the vicinity or to the public welfare in general.**

There are a few freestanding signs in the downtown area, but only a few atop the roof line of buildings. This request will be in harmony with surrounding uses and will be well integrated into the overall design.

4. **The Variance applied for represents the minimum Variance necessary in order to afford relief from the hardship.**

The proposed sign meets all other provisions of the Sign Ordinance for a freestanding sign. A provision of the Sign Ordinance considers any sign which extends 3 feet above the roof line to be "freestanding." The building measures 17' 8" in height, the total height of the truck measures around 9' 2" and the Twisted Root sign, 5' 6" in height. Three (3) additional feet appears to be sufficient to provide an effective prop so that the sign is high enough above the bed of the truck to be seen.

Although the total size of the sign is 155 square feet, the truck itself will measure 99 square feet. The truck is not intended to advertise a message and logo, and does not act as sign. It is merely an artistic component of the overall Twisted Root sign being proposed.

5. **The Variance applied for does not depart from the provisions of this Article any more than is required to identify the applicant's business or use.**

The variance does not appear to depart from any other provisions of the Sign Ordinance than necessary. Given the juxtaposition of the sign atop the building and proximity to the front property line, portions of the sign will exceed the maximum height requirement. The Twisted Root sign at 56 feet fits within the confines of the Ordinance with the truck encompassing the remaining amount of the sign.

### **Action Requested:**

The action requested is for the Planning Commission to **APPROVE** Case SV14-05, **subject to the following two (2) Conditions of Approval:**

1. **Approval of the cactus shall be as depicted on the attached renderings with a sign height of 12 feet (29 feet from the ground) and a sign area of 160 square feet. No additional signage shall be permitted on the roof of the building.**

2. **This approval shall be conditional on the Design and Historic Review Commission approving final renderings of the colors and materials used for the sign.**

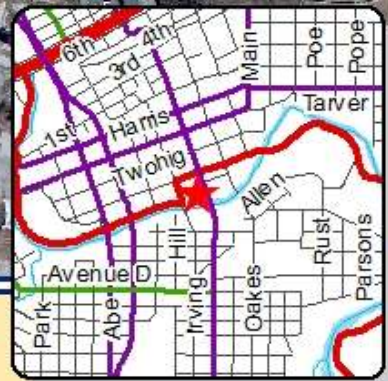
**Appeals:**

Per Section 12.614(f), an applicant for a Sign Variance dissatisfied with the action of the Planning Commission relating to the issuance or denial of a Variance shall have the right to appeal to the City Council within 30 days of the receipt of notification of such action. The City Council shall give notice, follow publication procedure, hold hearings, and make its decision in the manner and accordance to the same procedures as provided in Chapter 12, Exhibit "A," Article 2, Section 214.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Proposed Signage  
Site Plan  
Applicant's Responses





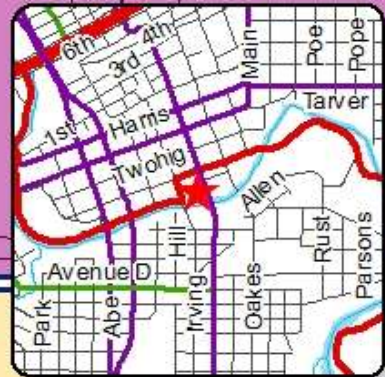
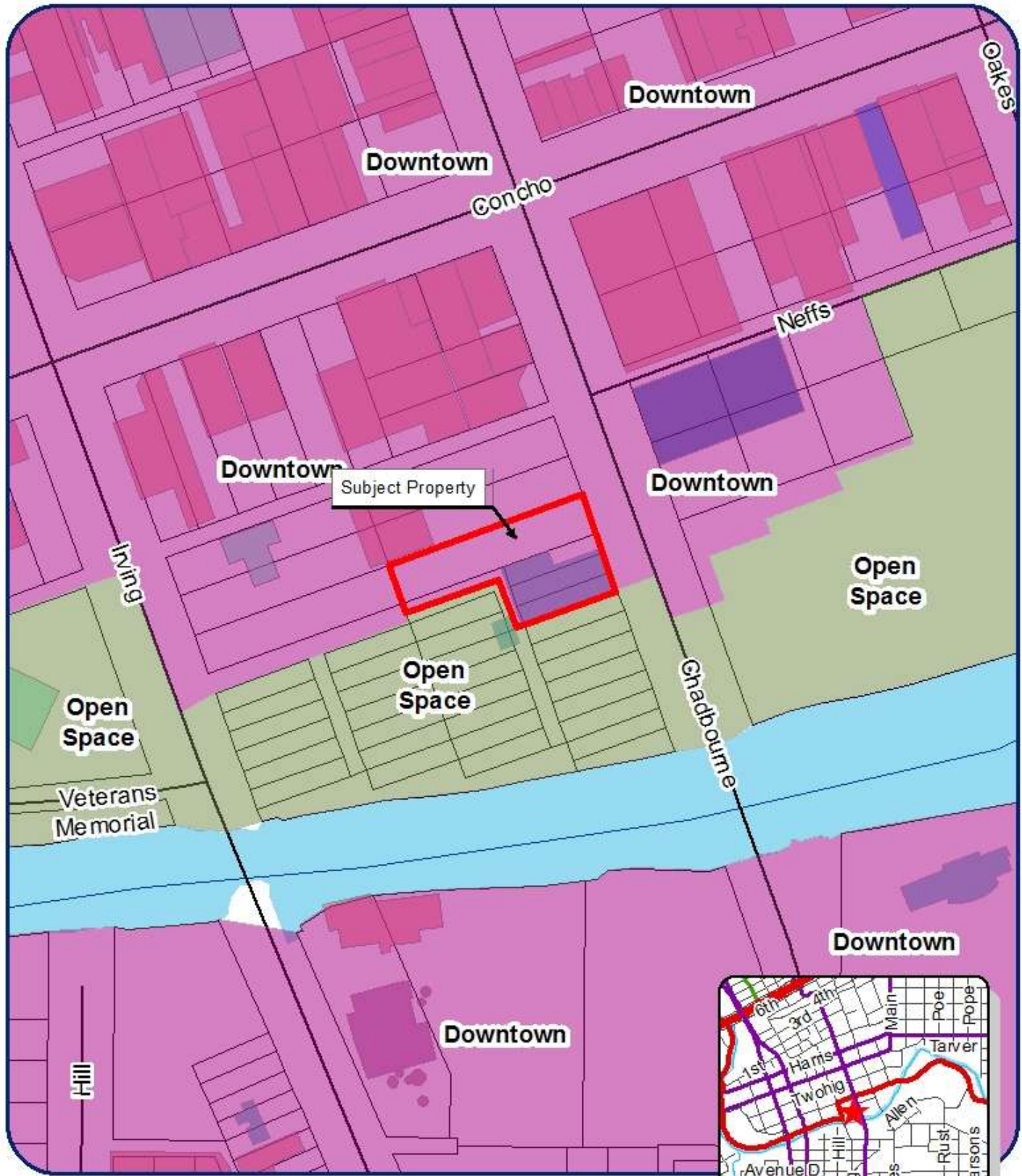
**Zoning Case File**  
**Case: SV14-05**

Council District: Johnny Silvas  
 Neighborhood: Downtown  
 Scale: 1" approx. = 154 ft  
 Subject Property: N/A

**Legend**

- Subject Properties: —
- Current Zoning: CBD
- Requested Zoning Change: N/A
- Vision: Downtown





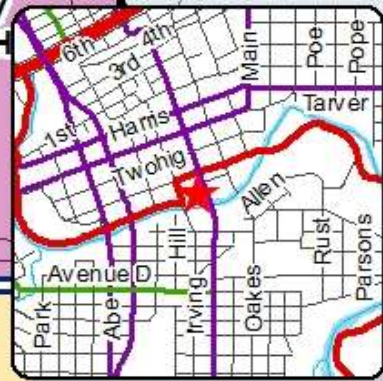
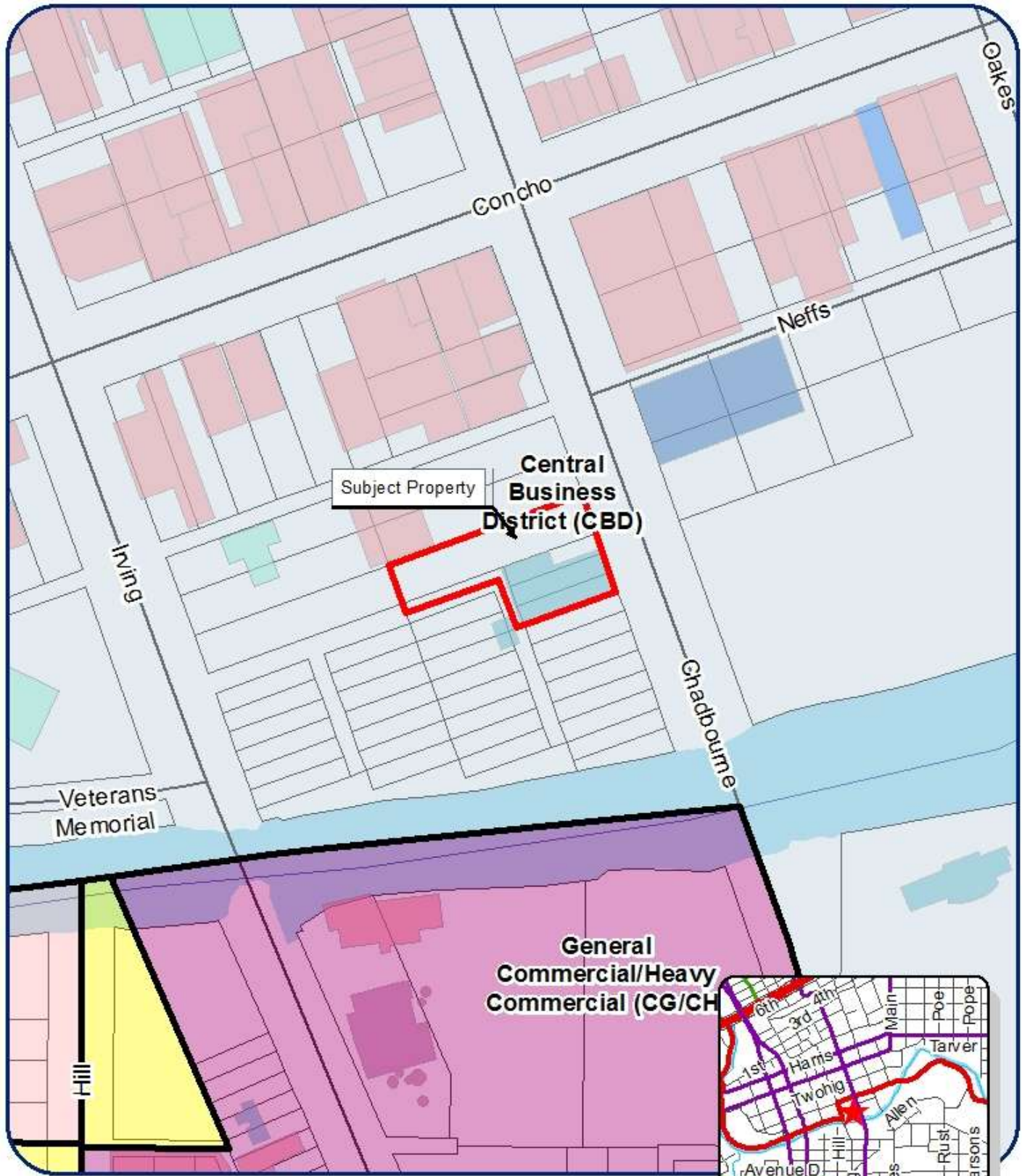
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**Case: SV14-05**

Council District: Johnny Silvas  
 Neighborhood: Downtown  
 Scale: 1" approx. = 154 ft  
 Subject Property: N/A

**Legend**

- Subject Properties: —
- Current Zoning: CBD
- Requested Zoning Change: N/A
- Vision: Downtown





**Zoning Case File**  
**Case: SV14-05**

Council District: Johnny Silvas  
 Neighborhood: Downtown  
 Scale: 1" approx. = 154 ft  
 Subject Property: N/A

**Legend**

- Subject Properties: —
- Current Zoning: CBD
- Requested Zoning Change: N/A
- Vision: Downtown

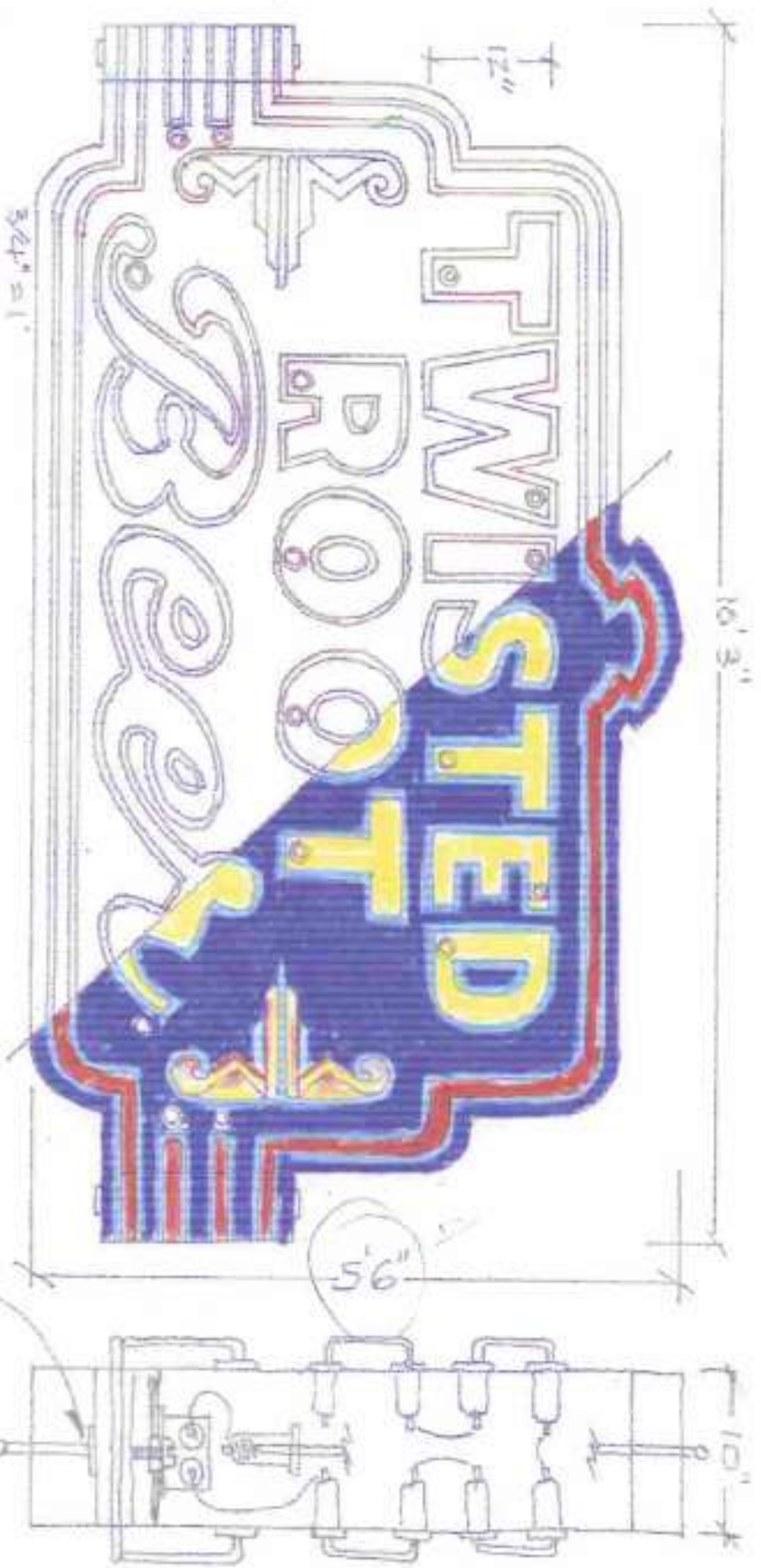




Fig 1

7' 1" → 2' 4" to get 28'

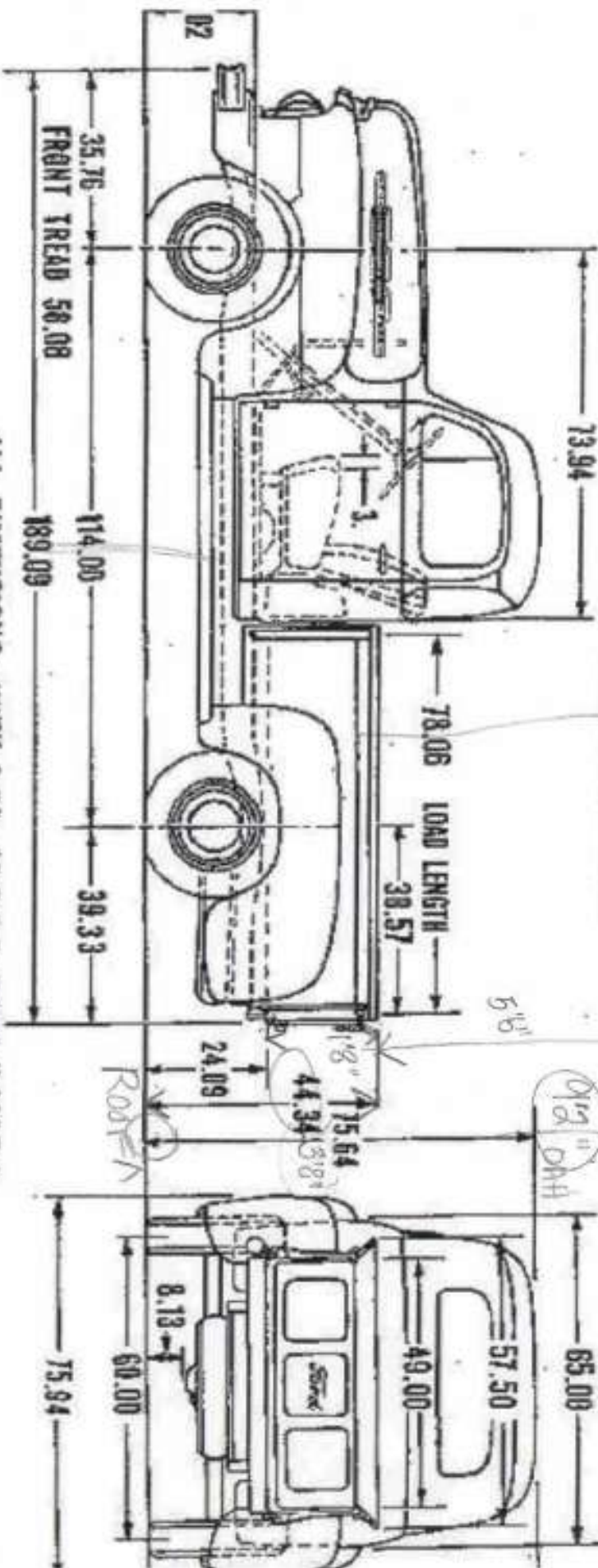
26' 10"



- MECHANICAL DESCRIPTION -

LOOK AT ANY VINTAGE PORCELAIN ENAMEL SIGN AND THIS IS TO REPLICATE. COLORS ARE DERIVED FROM GRANITE AND PAPER BATH MINERALS AND MUST BE USED TO REPLICATE THE AUTHENTIC APPEAL. PMS/PANTONE COLORS DO NOT APPLY

# 6 1/2-FT. PICKUP



ALL DIMENSIONS WITH 6.50-16 6-P.R. TIRES (LOADED)

—5. Size—front, rear and spare.....	6.00-16 4-ply rating	6.00-16 6-ply rating	6.50-16 6-ply rating
—5. steel disc. Rims size.....	16 x 4 1/2K	16 x 4 1/2K	16 x 4 1/2K
—5. vehicle weight rating.....	4000 lbs.	4400 lbs.	4700 lbs.
—5. weight (with fuel and water) (est.)			
Front.....	1850 lbs.	1857 lbs.	1860 lbs.
Rear.....	1345 lbs.	1356 lbs.	1360 lbs.
Total.....	3195 lbs.	3213 lbs.	3220 lbs.
wd, equipment, etc. (approx.).....	805 lbs.	1197 lbs.	1480 lbs.

\*With Six engine. For V-8 engine add 40 lbs. to "front" and "total" weights and deduct like amount from "payload."

### Application for Variance from Sign Regulations

Name of Applicant(s): LORI FRANCKS + LANA MOTT DBA  
TWISTED ROOT BURGER Co.

Owner     Tenant     Representative (Affidavit required)

Mailing Address: 1101 Ashford Dr Telephone: 325-234-0375 / 325-277-972

City/State/Zip: SAN ANGELO, TX 76901 Fax/other: \_\_\_\_\_

Contact Email Address: Lfrankse@hotmail.com

Please include the following with this application:

- Application for a sign permit     A fully-dimensioned site plan

Subject Property Address and/or Location\*:

333 S. CHADBOURNE

Legal Description\*:

Block B Sampson OB addition Lots 1, 2 + 3 + a portion of abandoned alley.

Zoning: CBD Central Business District

Specific Description of Request\*

We want to use a truck on the top corner of our restaurant that will be carrying our Twisted Root sign.

\* use attachment, if necessary

I/We the undersigned acknowledge that the information provided above is true and correct, and have read the statements below.

Lori Franks  
Signature  
Lana Mott

9-11-14  
Date

- I understand that the Planning Commission is bound by criteria established by state law; I further understand that my request is not guaranteed to be approved and that it constitutes an exception from regulations of the City of San Angelo;

- I/We the undersigned acknowledge that the information provided above is true and correct. I/We understand that any variation(s) authorized by the Planning Commission will require me/us to obtain a building permit for that stated variation within **twelve (12) months** of the approval date by the Board, unless the Board has specifically granted a longer period;
- I understand that all drawings, pictures, documents or other information used during your testimony to the Board must be kept in the permanent files of the Planning Division; and
- I understand that any petition of a decision made by the Planning Commission must be appealed to the City Council within thirty (30) days after receipt of the results notification of such action. The petition must state that the decision of the Planning Commission is illegal in whole or in part and specifying the grounds of the illegality.

I assert that my request for variance meets all of the required criteria **based on my explanation(s)** below:

- That special circumstances or conditions would substantially restrict the effectiveness of the sign in question;

Explanation: We have a classic 1941 Ford truck that will be hauling our Twisted Root sign. It part of the logo + we believe necessary for advertising + promoting our business!

- That such special circumstances were not created by the applicant

Explanation: The face of our building sits ON the property line so we need a little leniency so we can have great signage.

- That the granting of the variance will be in general harmony with the purpose of the sign ordinance and will not be materially detrimental to the adjacent property or neighborhood or to the general public;

Explanation: This old building has been empty for many years (since 2008) so our project will be a tremendous asset to our downtown area

- That the variance applied for represents the minimum variance necessary to afford relief from the hardship;

Explanation: We are only asking for need to be beneficial to us and look great in our city

- That the variance applied for does not depart from the provisions of the sign ordinance any more than is required.

Explanation: We will abide by all sign ordinances + will not depart from the provisions thereof.

**OFFICE USE ONLY**

Case no.: SV 14 - 04

Date of application: 8/19

Fully-dimensioned site plan:

Nonrefundable fee: \$ 168

Date paid: 8/19

Date to be heard by PC: 9/15

Received by: Kevin

Receipt Number: 234674

Ordinance section(s) from which variance(s) is/are requested:



# STAFF REPORT



**Meeting:** September 15, 2014

**To:** Planning Commission

**From:** Patrick B. Howard, AICP  
Director

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

**Staff Planner:** Jeff Fisher  
Planner

**Case:** SV14-04

**Request:** A Sign Variance from Section 12.610(1) of the Sign Ordinance to allow for a new roof sign in the River Corridor with a total sign height of 34 feet, measured from the ground, where the maximum sign height is 30 feet, measured from the ground.

**Location:** 1 West Concho Avenue, generally located at the southwest corner of West Concho Avenue and South Chadbourne Street, in central San Angelo.

**Legal Description:** San Angelo Addition, Block B, Lot 21 & N 49' 5 1/2" of the E 100' of Lot.

**Size:** 0.343 acres

**General Information**

Future Land Use: Downtown  
Zoning: Central Business District (CBD)  
Existing Land Use: Vacant one-story building  
Surrounding Zoning / Land Use:

North:	Central Business District (CBD)	Heritage Haus Clocks, San Angelo Finance, JL Mercer Boots, Lucky You Boutique, Art Glass Studio, Stango's Coffee Shop
West:	Central Business District (CBD)	Parking lot, historic buildings, financial loans, Michelin Tires
South:	Central Business District (CBD)	Vacant stores, Freedom Fellowship Church
East:	Central Business District (CBD)	Trashy's Treasures, Concho Quiltery, clothing stores, Miskey's Gifts, Cactus Book Shop

District: CMD #3 Johnny Silvas  
Neighborhood: Downtown

Thoroughfares/Streets: Per the Major Thoroughfare Plan, West Concho Avenue is a "Parkway" which is used to serve public areas characterized by open spaces and waterfront features. South Chadbourne Street is a "Major Arterial Road" which connects freeways and other arterials. West Concho Avenue is approximately 36 feet paved, 4 feet less than required. South Chadbourne Street is approximately 40 feet paved, 24 feet less than required. However, the subject property is within the Central Business District with established buildings developed with zero-foot setbacks. The existing road network appears to be able to accommodate

the proposed restaurant where the sign would be located.

**Recommendation:**

The Planning Division recommends APPROVAL of this request **subject to three (3) Conditions of Approval.**

**History and Background:**

On May 28, 2014, the applicant, Tim Condon, submitted an application for River Corridor Review for the remodel of an existing vacant one-story building at 1 West Concho Avenue located at the southwest corner of West Concho Avenue and South Chadbourne Street in the River Corridor (RCC 14-13). He plans to make this building the future location for his new restaurant, "The Angry Cactus West Texas Bar and Grill." Included in his submission were plans and renderings showing a total floor area of 7,669 square feet with new building facades, including a large 15'-18' rooftop cactus sculpture which was later determined by the Permits Division to be a sign. Under the definition in the Sign Ordinance in Section 12.602, a sign shall be: "any object, device, display, plaque, poster, painting, drawing, or structure, or part thereof, which is used to advertise, identify, display, direct or attract attention to a person, institution, organization, business, product, service, message, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images."

Section 12.604(b)(3) of the Sign Ordinance defines a roof sign on this building with a flat roof to be a freestanding sign which has a maximum height allowable of 30 feet in the River Corridor measured from the ground. Therefore, a 15'-18' roof sign would have been 39'-42' from the ground, 9'-12' more than what the Sign Ordinance allows. In the report for case RCC 14-13, Planning Staff recommended a maximum height for the sign of 10 feet, which would result in the proposed signage being 34 feet from the ground, slightly above the 30 feet allowed in the Sign Ordinance for freestanding and roof signs.

Shortly before the Design and Historic Review Commission Meeting of June 19, 2014, the applicant decided not to proceed with the roof sign, and it was not part of the approval of the building facades.

The applicant later decided to proceed with the sign, a rooftop cactus sculpture, and submitted new applications, one for a Sign Variance (SV

14-04), and one for a River Corridor Review (RCC 14-23) on August 19, 2014. It is noted that the sign is three-dimensional in nature in that it is a sculpture and not a flat sign. However, the Permits Division only calculates area in a two-dimensional surface on one side. Therefore, the new proposed sign area is 74 square feet, with a height of 10 feet. The sign base measures 4' x 1.5' which reduces the proposed area of the 10' x 8' sign by 6 square feet, for a total of 74 square feet. The sign area is under the maximum of 75 square feet permitted in the River Corridor and will not require a variance.

Should this Sign Variance application for relief from the sign height requirement be approved by the Planning Commission, the DHRC will also be required to review the sign for architectural design and color as it is in the River Corridor.

### **Analysis:**

Section 12.614(d) of the Sign Regulations requires that an applicant must show that a hardship exists and that the Planning Commission determine that five (5) factors are present.

- 1. There are special circumstances or conditions applying to the land, buildings, topography, vegetation, sign structures or other matters on adjacent lots or within the adjacent right-of-way, which would substantially restrict the effectiveness of the sign in question; provided, however, that such special circumstances or conditions are unique to the particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises.**

The existing vacant building on the property was built in 1969 and covers the entire site up to the property lines. The applicant had stated he would have liked to erect a freestanding cactus on the ground in front of the building, but there is insufficient space. His only option was to erect the cactus on the roof. The sculpture is a unique feature used specifically to advertise the applicant's restaurant and to draw potential customers walking or driving downtown to the site. The applicant has indicated that the sign be at least 10 feet high to be large enough to be visible given that he also requires a 7 foot setback from the roof line under the Sign Ordinance. Section 12.604(b)(C) allows the maximum height to be 20 feet at the property line, which is also the roof edge in this case, plus 1 foot of additional setback for every 2 feet in height. Therefore, this sign, which is 34 feet from the ground, requires an additional 7-foot setback. A 6-foot high sign, which would be 30 feet from the ground in this case, would not require a variance.

**2. Such special circumstances were not created by the applicant.**

The applicant is leasing the property and did not create the circumstances. As previously stated, the building has existed since 1969 and the walls abut the property lines, so the only freestanding sign the applicant could erect would be a roof sign. The applicant has indicated that the sign would need to be at least 10 feet high in order to be large enough to be visible from the street.

**3. The granting of the Variance will be in general harmony with the purpose of this Article and will not be materially detrimental to adjacent property, to the adjacent neighborhood, to the persons residing or working in the vicinity or to the public welfare in general.**

Staff conducted an analysis of the surrounding area to see if this sign would be in keeping with the surrounding character of the River Corridor and consistent with other similar signs. Staff found five similar types of signs:

- Wells Fargo freestanding sign – 36 W. Beauregard Avenue
- J. L. Mercer Boots freestanding sign – 224 S. Chadbourne Street
- Chester Donner Jeweler – 219 S. Chadbourne Street
- Roosevelt Hotel rooftop sign – 50 N. Chadbourne Street
- Cactus Hotel rooftop sign - 36 E. Twohig Avenue

According to our Permits Division, all of these signs are non-conforming and there are no records of any sign permits ever being issued, with the exception of Wells Fargo, which replaced their existing sign faces in April of 2000. The Wells Fargo sign and the two hotel signs would greatly exceed the height restriction of today's Sign Ordinance. The other freestanding signs for Chester Donner Jeweler and J. L. Mercer Boots appear to be between 15-20 feet tall measured from the ground. If the applicant had adequate space in front of his building, his sign at 10 feet would be less tall than these signs (see attached photos). In addition, the large Raymond Cooper building across the street on the southeast corner of West Concho Avenue and South Chadbourne Street is 6-stories high. Therefore, the proposed cactus at 10 feet high, 34 feet high from the ground, would be about 2-stories high and would not appear to have a detrimental impact.

Final renderings will be required to be approved by the Design and Historic Review Commission in terms of color and architectural design, as required by the River Corridor Development Ordinance.

4. **The Variance applied for represents the minimum Variance necessary in order to afford relief from the hardship.**

The proposed variance represents the minimum necessary to provide relief. The applicant is essentially requesting an additional 4 feet of sign height, from 30 feet to 34 feet from the ground.

5. **The Variance applied for does not depart from the provisions of this Article any more than is required to identify the applicant's business or use.**

The proposed cactus sign does not depart any more from the Ordinance than required. As previously stated, the applicant could reduce the size further but is concerned the sign would be less visible to the public. At 10 feet in height, the sign appears to be consistent with other signs and in keeping with the character of the area.

### **Action Requested:**

The action requested is for the Planning Commission to **APPROVE** Case SV14-04, **subject to the following three (3) Conditions of Approval:**

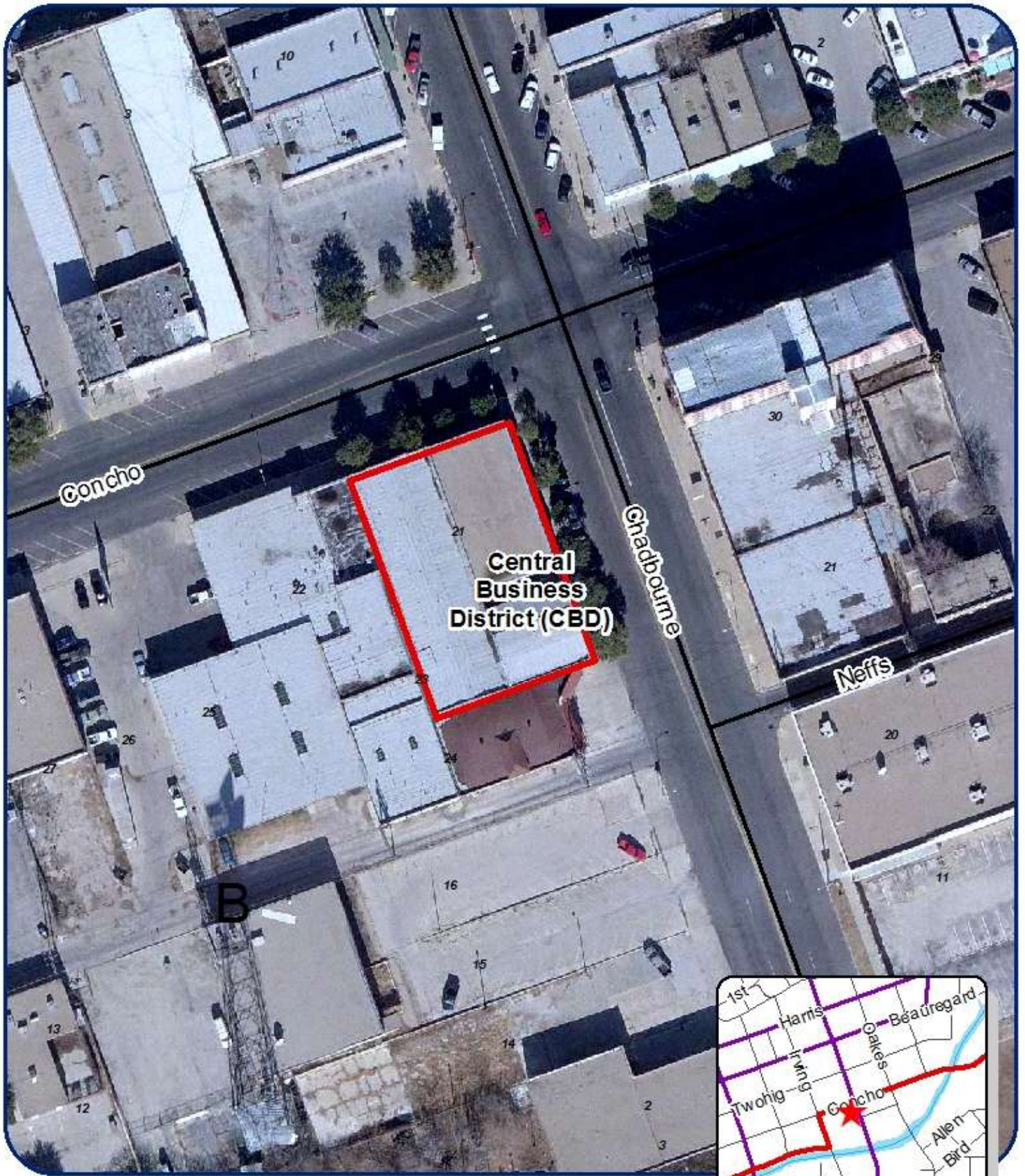
1. **Approval of the sign shall be as depicted on the attached renderings with a height of 10 feet (34 feet from the ground), a sign area of 74 square feet, and a required setback of 7 feet from the roofline. No additional signage shall be permitted on the roof of the building.**
2. **The sign shall not be internally or externally illuminated.**
3. **Approval shall be conditional on the Design and Historic Review Commission approving final renderings of the colors and materials used for the sign.**

### **Appeals:**

Per Section 12.614(f), an applicant for a Sign Variance dissatisfied with the action of the Planning Commission relating to the issuance or denial of a Variance shall have the right to appeal to the City Council within 30 days of the receipt of notification of such action. The City Council shall give notice, follow publication procedure, hold hearings, and make its decision in the manner and accordance to the same procedures as provided in Chapter 12, Exhibit "A," Article 2, Section 214.

**Attachments:**


Aerial Map  
Future Land Use Map  
Zoning Map  
Photos of Site and Surrounding Area  
Preliminary Building Elevations (not part of this application)  
Proposed Signage



**Zoning Case File**  
**Case SV14-04**

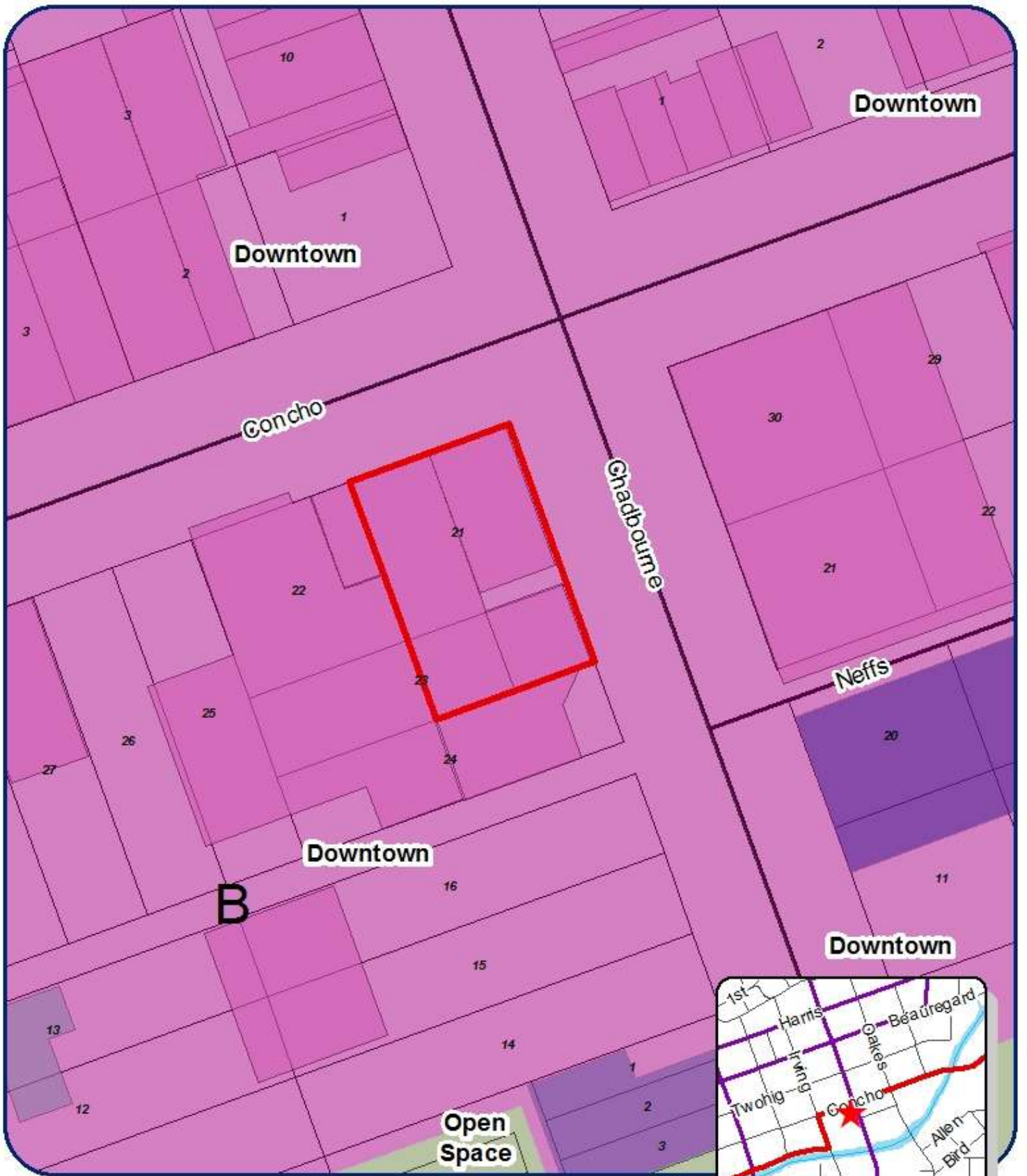
Council District: Johnny Silvas  
 Neighborhood: Downtown  
 Scale: 1" approx. = 75 ft  
 Subject Property: 1 W Concho Avenue

**Legend**

Subject Properties:   
 Current Zoning: **CBD**  
 Requested Zoning Change: **N/A**  
 Vision: **Downtown**







**Zoning Case File**

**Case SV14-04**

Council District: Johnny Silvas

Neighborhood: Downtown

Scale: 1" approx. = 75 ft

Subject Property: 1 W Concho Avenue

**Legend**

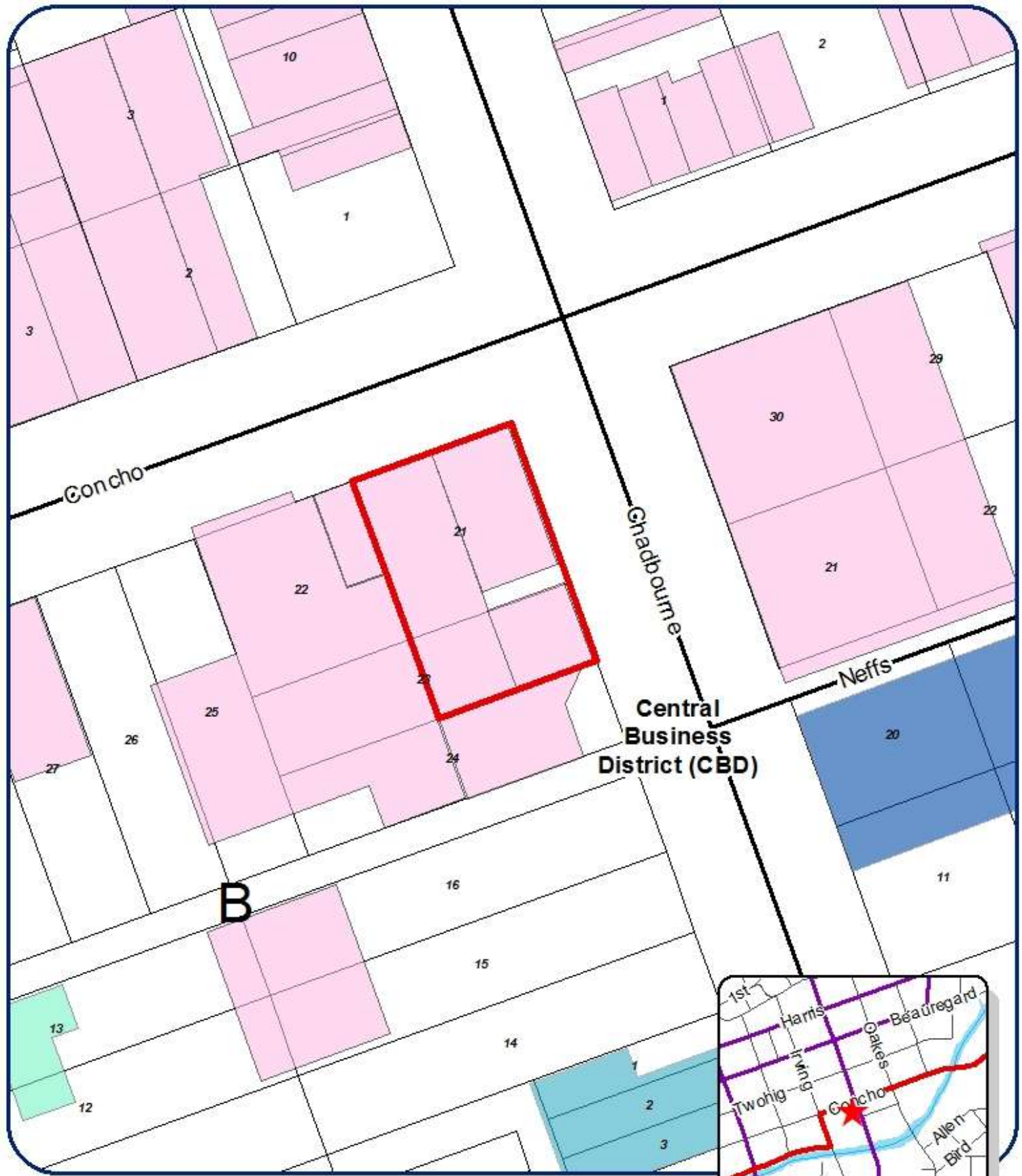
Subject Properties: —

Current Zoning: **CBD**

Requested Zoning Change: **N/A**

Vision: **Downtown**





**Zoning Case File**  
**Case SV14-04**

Council District: Johnny Silvas  
 Neighborhood: Downtown  
 Scale: 1" approx. = 75 ft  
 Subject Property: 1 W Concho Avenue

**Legend**

- Subject Properties: █
- Current Zoning: █ CBD
- Requested Zoning Change: █ N/A
- Vision: █ Downtown



**Photos of Site and Surrounding Area**

**Looking South at building (W. Concho)**



**Looking East at building (S. Chadbourne)**



**North**



**South**



**West**



**East**



**Photos - Continued**

**Raymond Cooper Building  
(SE corner W. Concho/S. Chadbourne)**



**Chester Dorner Sign - 219 S. Chadbourne**



**JL Mercer Sign – 224 S. Chadbourne**



**Wells Fargo Sign – 36 W. Beaugard Ave**



**Roosevelt Hotel – 50 N. Chadbourne**

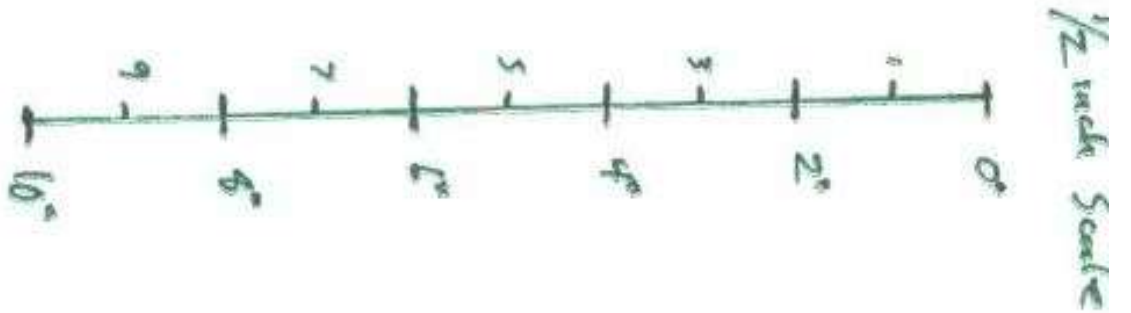
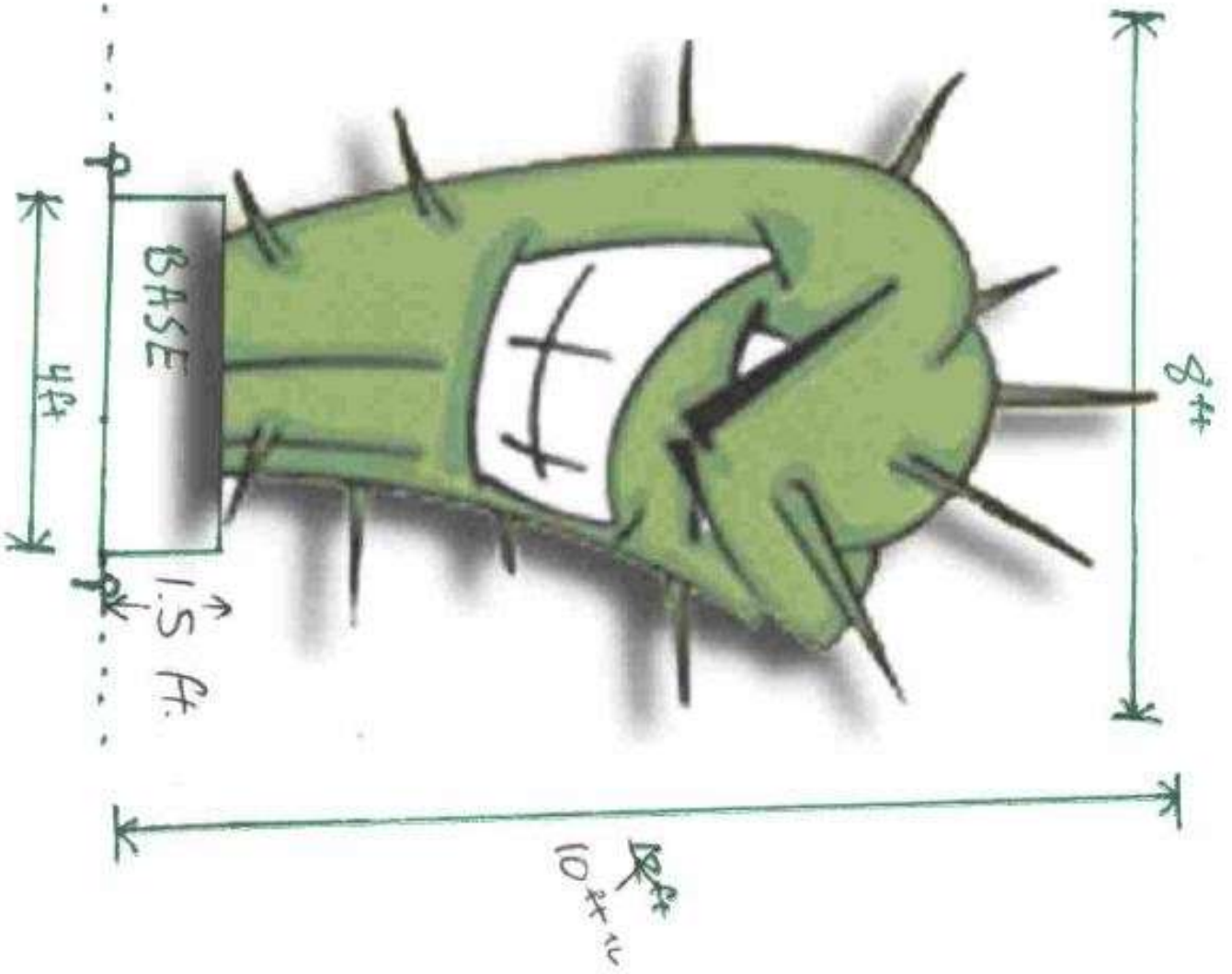


**Cactus Hotel – 36 E. Twohig Ave**

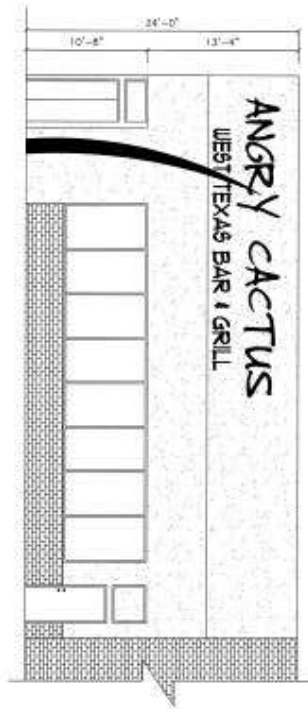




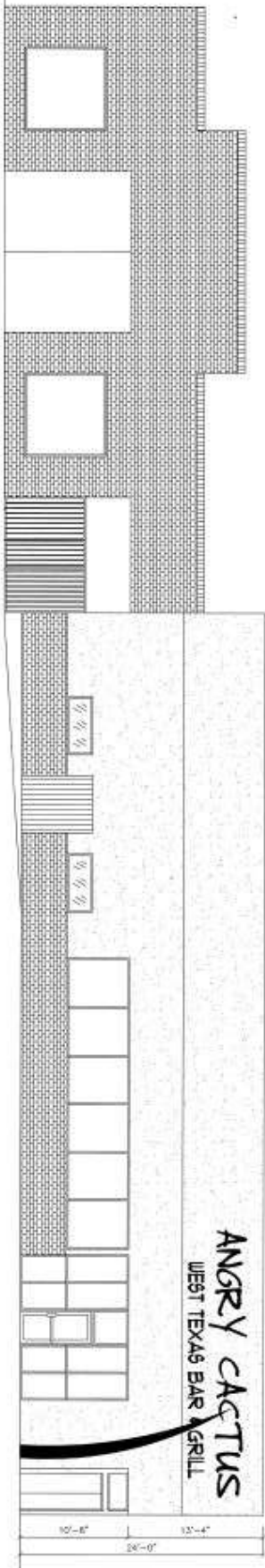
# Rendering of Proposed Cactus Sculpture Sign



**Building Elevations (not part of this application)**



CONCHO STREET ELEVATION  
ANGRY CACTUS RESTAURANT & BAR  
SCALE: 3/16" = 1'-0"



O'HARE STREET ELEVATION  
ANGRY CACTUS RESTAURANT & BAR  
SCALE: 3/16" = 1'-0"

# STAFF REPORT



**Meeting:** September 15, 2014

**To:** Planning Commission

**From:** Patrick B. Howard, AICP  
Director

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

**Staff Planner:** Kevin Boyd  
Senior Planner

**Case:** Street Renaming to Lutheran Way

**Request:** A street name change from YMCA Drive to Lutheran Way

**Location:** Extending laterally north of Loop 306, approximately 755 feet west of the intersection of Nevada Drive and Loop 306

## **General Information**

Surrounding Zoning / Land Use:

North:	Low Rise Multi-Family Residential (RM-1), Neighborhood Commercial (CN) and Single-Family Residential (RS-1)	Quadrangle Apartments and single-family residences
West:	General Commercial / Heavy Commercial (CG/CH)	Mostly vacant land



South:	General Commercial (CG)	Houston Harte Expressway
East:	Low Rise Multi-Family Residential (RM-1)	Evangelical Lutheran Trinity Church

District: CMD #1 - Rodney Fleming

Neighborhood: Rio Vista Neighborhood

Thoroughfares/Streets: Per the Master Thoroughfare Plan, Loop 306 is identified as an arterial street; YMCA Drive and Sunset Drive are identified as collector streets.

**Recommendation:**

The Planning Division recommends **APPROVAL** of this request, **subject to two (2) Conditions of Approval.**

**History and Background:**

Situated in southeast San Angelo, YMCA Drive is a collector street that runs approximately 2,460 feet or 0.47 of a mile. The applicant has submitted a request to rename a portion of the street Lutheran Way, from the Loop 306 Frontage to Sunset Drive.

The proposed section will extend approximately 930 feet. In considering these requests, the City Council has the authority to make the final decision whether to approve such changes.

Although pockets of undeveloped tracts exist, the dominant land uses in the area are reflective of medium density residential and commercial development. The 6.5-acre tract that is positioned on the west side of YMCA Drive, between the Loop 306 Frontage and Sunset Drive, is zoned General Commercial / Heavy Commercial (CG/CH) and remains vacant at this time.

While no City ordinances exists that pertain to street name changes, City staff has consistently used the following three (3) criteria for evaluating the appropriateness of all proposed street name changes within the city: (1) whether or not the street name change would confuse motorists and emergency vehicles, (2) whether there is the same or similar name to the proposed street name; and (3) whether or not there is a justified reason to rename the street such as the naming for the betterment of the community or to honor a public figure.

## **Analysis:**

The Evangelical Lutheran Trinity Congregation submitted the street name change request for the purposes of relevance and proper wayfinding of their religious intuition. At one point in time, the YMCA facility downtown was located on the tract southeast of the intersection of Sunset Drive and YMCA Drive. In 1979, the City Council granted a request changing the name from Arizona Drive to YMCA Drive. Nearly thirty years ago, in 1986, the Lutheran Church acquired the building for expansion of their facilities and has remained a prominent feature and focal point in the area. Approval of this request will recognize and the significance of the site and commemorate its established presence in the area. This change will also allow for proper wayfinding and relieve some confusion that persists with location of the street and the YMCA facility downtown, especially for new parishioners and other guests that visit the congregation.

It does not appear that the proposed street name change will confuse emergency personal or motorists. The City's 911 Addressing Coordinator could not find any similar names or duplication of existing streets within the City limits. Fire Station # 7 is positioned along Executive Drive, north of the site, and would not be affected by the change when addressing area emergencies. Although this section of YMCA Drive extends laterally from Loop 306, much of the local traffic traverses along Sunset Drive, which runs east to west, to access and connect with Knickerbocker Road and points further north.

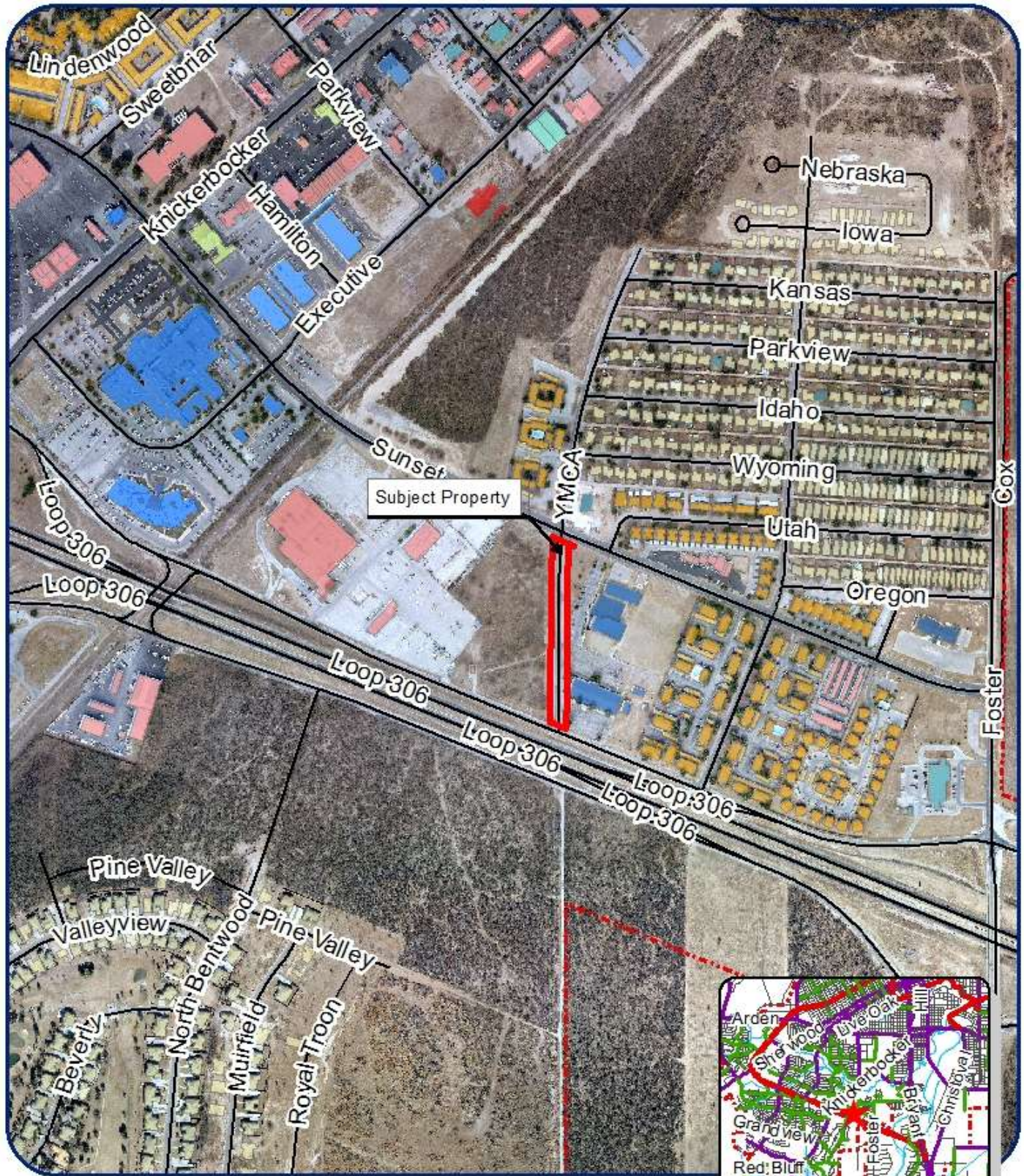
## **Action Requested:**

The action requested is for the Planning Commission to recommend **APPROVAL** of Case Street Renaming to Lutheran Way, **subject to the following two (2) Conditions of Approval:**

1. A request to the City's 911 Addressing Coordinator shall be submitted for an address/street name change for addresses affected by the street name change.
2. Payment to the City of San Angelo shall be made for the installation of four (4) street signs at the two intersections affected by the street name change. Also, payment for one (1) Lutheran Way sign at the intersection of Loop 306 and YMCA Drive, two (2) Lutheran Way signs, and an additional YMCA Drive sign at the intersection of YMCA Drive and Sunset Drive shall be made.

## **Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Major Thoroughfare Map  
Notification Map



**Zoning Case File**

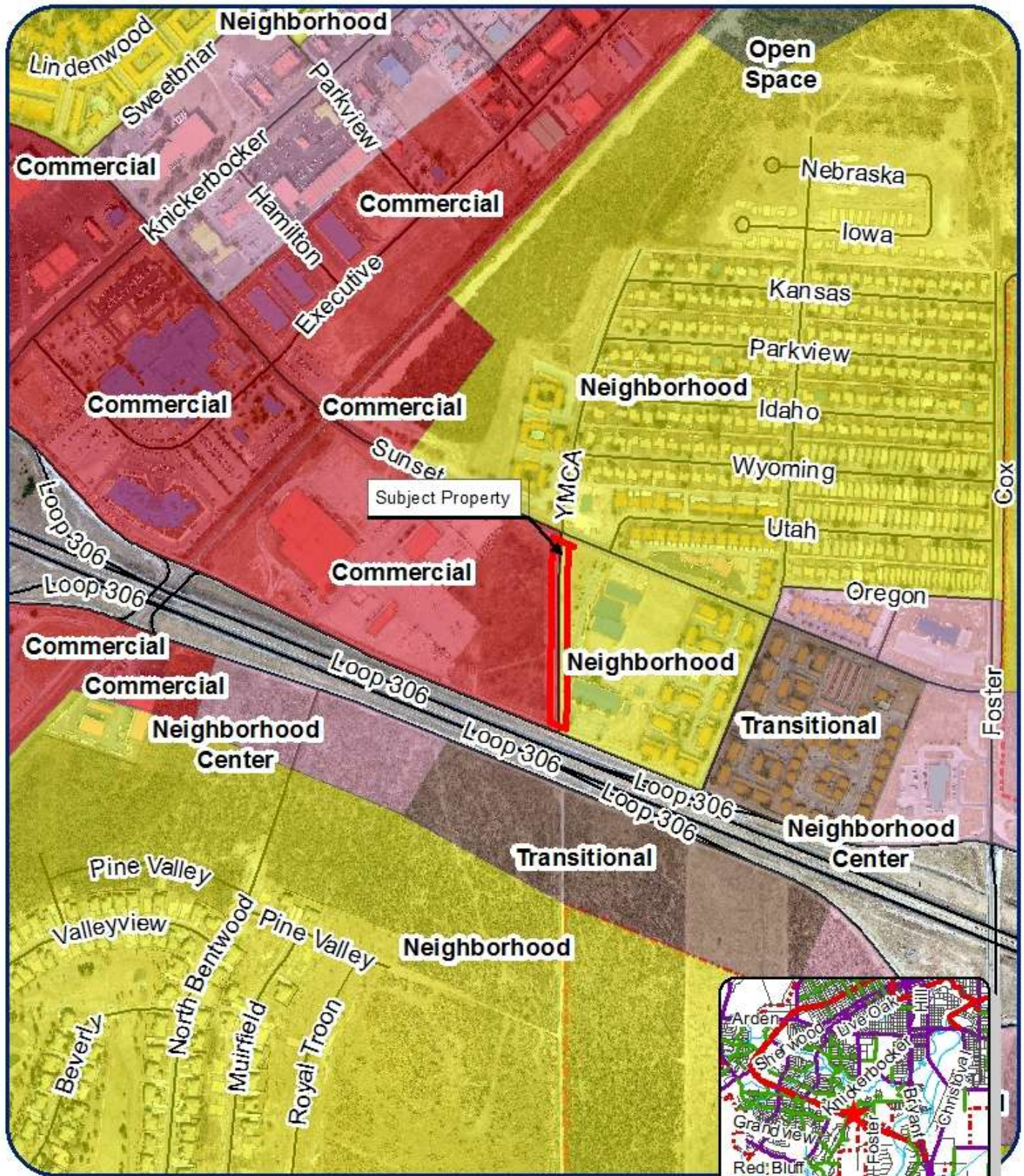
**Street Renaming Lutheran Way**

Council District: Rodney Fleming  
 Neighborhood: Rio Vista  
 Scale: 1" approx. = 625 ft  
 Subject Property: N/A

**Legend**

Subject Properties:   
 Current Zoning: N/A  
 Requested Zoning Change: N/A  
 Vision: N/A






**Zoning Case File**

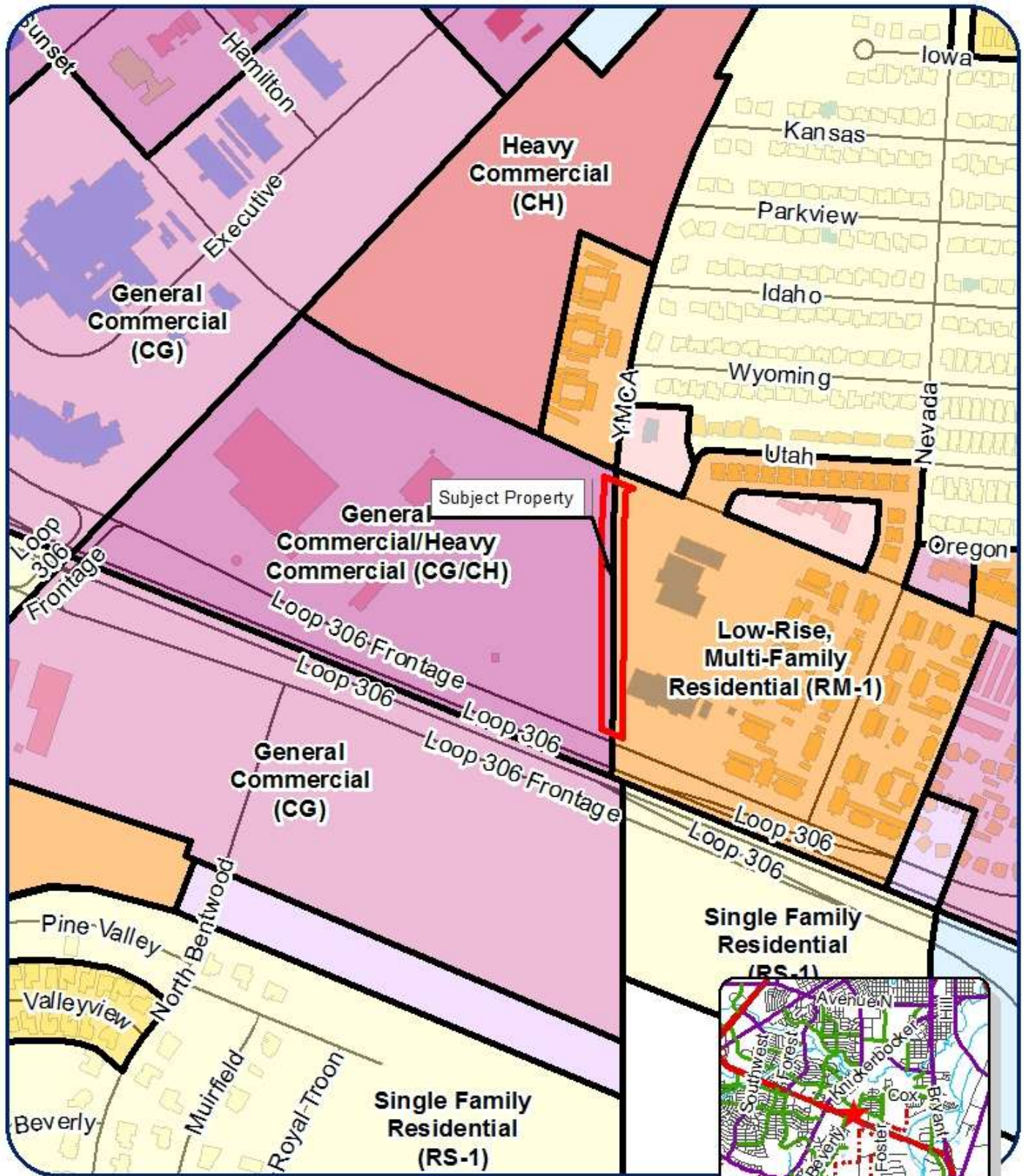
**Street Renaming Lutheran Way**

Council District: Rodney Fleming  
 Neighborhood: Rio Vista  
 Scale: 1" approx. = 625 ft  
 Subject Property: N/A

**Legend**

Subject Properties:   
 Current Zoning: N/A  
 Requested Zoning Change: N/A  
 Vision: N/A

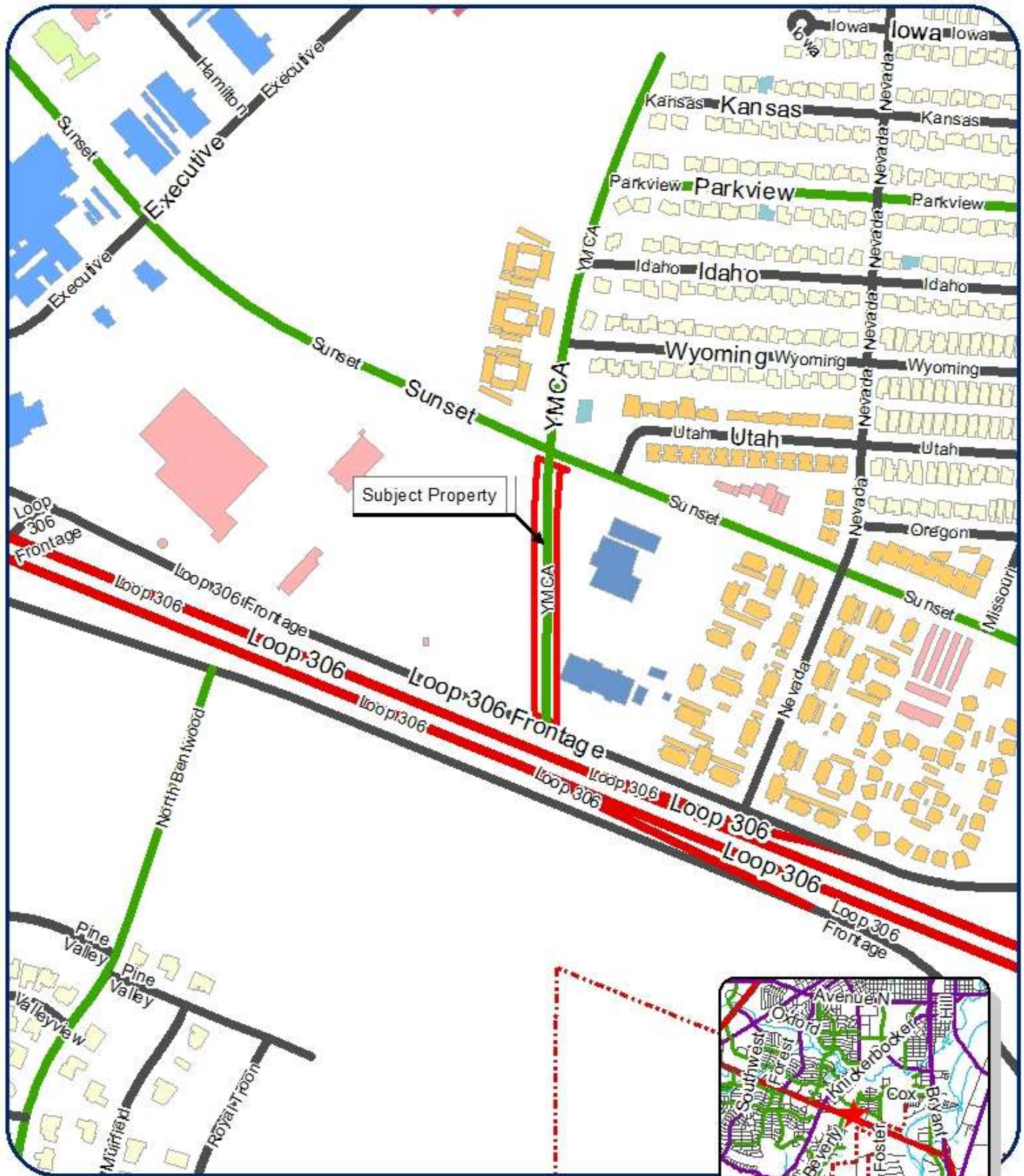





**Zoning Case File**  
**Street Renaming Lutheran Way**  
 Council District: Rodney Fleming  
 Neighborhood: Rio Vista  
 Scale: 1" approx. = 458 ft  
 Subject Property: N/A

**Legend**  
 Subject Properties:   
 Current Zoning: N/A  
 Requested Zoning Change: N/A  
 Vision: N/A





**Zoning Case File**  
**Street Renaming Lutheran Way**  
 Council District: Rodney Fleming  
 Neighborhood: Rio Vista  
 Scale: 1" approx. = 450 ft  
 Subject Property: N/A

**Legend**  
 Subject Properties:   
 Current Zoning: N/A  
 Requested Zoning Change: N/A  
 Vision: N/A

