



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, November 17 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.

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 October 20, 2014, Planning Commission meeting minutes.
- B. Requests to approve with conditions, the subdivisions of land inside of the City of San Angelo. **[Planning Commission has authority for final approval; appeals may be directed to City Council.]**

a. Final Plat, Paulann West Addition, Section 14

<u>Proponents:</u>	Gary Cortese, Owner
<u>Representative:</u>	SKG Engineering, Representative
<u>Size and location:</u>	Unaddressed tracts, located approximately 2,580 feet northeast of the intersection of North Bell Street and Old Ballinger Highway; more specifically occupying 3.817 acres out of the R.B. Sanderson Survey #1, Abstract No. 7327, and being out of that certain 197.786 acre tract described and recorded in Volume 1038, Page 536, Official Public Records of Real Property of Tom Green County, Texas, in northeast San Angelo.

III. Regular Agenda:

- I. **Request for Approval of a subdivision plat with the option to request Variances from the Subdivision Ordinance regulations. [Planning Commission has authority for final approval; appeals may be directed to City Council.]**
 - A. **Preliminary Plat, Northwood Estates, Section 2**, a request for approval of a Preliminary Plat and the option for up to three (3) Variances from the Subdivision Ordinance: (1) a Variance from Chapter 10, Section III.A.2. to allow for a 26-foot paving width in lieu of a 30-foot paving width for local street Antelope Trail, (2) a Variance from Chapter 9, Section III.B.2 in order to not provide for the continuation of principal streets between adjacent properties for the proposed Black Gold Road and the proposed Production Road, and (3) a Variance from Chapter 9, Section III.F.2 in order to not align continuous streets at an intersection for the proposed Black Gold Road and the proposed Production Road.

Proponents: HK2 Properties, LLC, Owner
Representative: SKG Engineering, Representative
Size and location: Unaddressed tracts, located approximately 2,600 feet east of the intersection of Grape Creek Road and F.M. Highway 2105 and totaling 179.987 acres; more specifically occupying 147.786 acres out of the W.C.R.R. Co. Survey #171, Abstract No. 4028, and 50 acres out of the A.D. Riley Survey #170, Abstract No. 170, immediately north of the San Angelo City Limits

B. Final Plat, Northwood Estates, Section 2A

Proponents: HK2 Properties, LLC, Owner
Representative: SKG Engineering, Representative
Size and location: Unaddressed tracts, located approximately 2,600 feet east of the intersection of Grape Creek Road and F.M. Highway 2105; more specifically occupying 50.966 acres of land out of Survey #171, Abstract No. 4028, and W.W. Bullock Survey 9, Abstract No. 8657, Tom Green County, Texas, and being of the tract described and recorded in Instrument No. 739836 OPRRP, immediately north of the San Angelo City Limits.

II. Requests for Street and Alley Abandonments. [Planning Commission makes recommendation; City Council has final authority for approval.]

A. Street Right-of-Way Abandonment of Crest Street: Joe Stafford

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

An undeveloped 1.469 acre parcel known as Crest Street, being a 50-foot wide right-of-way beginning approximately 520 feet east of the intersection of North Bryant Boulevard and Humble Road, running south 649.14 feet from Humble Road and then west 653.17 feet back to North Bryant Boulevard in northwest San Angelo.

B. Alley Right-of-Way Abandonment behind Lots 6, 7, 10 and 11, Block 138, Fort Concho Addition: BPOE Lodge 1880

A request for approval of an alley right-of-way abandonment on the following property:

An undeveloped 2,000-square foot area, being a 20-foot wide alley behind Lots 6, 7, 10, and 11 in Block 138 of the Fort Concho Addition, west of South Chadbourne Street between West Avenue Q and West Avenue R, extending a distance of 100 feet west from South Chadbourne Street, in south central 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. SV14-04: Julio's Burritos

CMD # 3 Johnny Silvas

A request for Three (3) Sign Variances in the River Corridor in order to: (1) allow for Variance from Section 12.610(1) for a sign height of 31 feet, measured from the ground and from the property line, in lieu of 20 feet, (2) allow for a Variance from Section 12.610(1) for a sign with a copy area of 100 square feet in lieu of 75 square feet, and (3) allow for a Variance from Section 12.604(b)(1)(C) for a sign with a zero (0) front setback in lieu of a 20-foot front setback, on the following property:

314 North Bryant Boulevard, located at the southeast corner of North Bryant Boulevard and West 4th Street; more specifically occupying the Miles Addition Survey, Block H, Lots 9-14 and the west 5 feet of Lot 15, approximately 0.46 acres, in central San Angelo.

B. SU14-05: Gary Shrum and Daniel Cardenas

CMD # 3 Johnny Silvas

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

An unaddressed tract, located 350 feet southeast of the corner of the intersection of South Chadbourne Street and Old Eola Road; more specifically occupying 8.140 acres of the CF Potter Survey 160, Abstract 7278, in central San Angelo.

C. VP14-05: Christ Evangelical Lutheran Church CMD # 5 Elizabeth Grindstaff

A request to amend the Comprehensive Plan (aka Vision Plan) from "Neighborhood" to "Neighborhood Center" on the following properties:

3417 Sherwood Way, located at the southeast corner of Sherwood Way Service Road and Diana Lane, more specifically occupying the Clar-Mor Heights Addition, Block 1, Lot 11 and part of the adjacent alley; and three (3) unaddressed tracts at the southwest corner of Sherwood Way Service Road and Moritz Circle, more specifically occupying the Clar-Mor Heights Addition, Block 1, Lots 1-3 and part of the adjacent alley; in western San Angelo.

D. Z14-33: Christ Evangelical Lutheran Church CMD # 5 Elizabeth Grindstaff

A request for approval of a zone change from the Single-Family Residential (RS-1) District to the Neighborhood Commercial (CN) District on the following properties:

3417 Sherwood Way, located at the southeast corner of Sherwood Way Service Road and Diana Lane, more specifically occupying the Clar-Mor Heights Addition, Block 1, Lot 11 and part of the adjacent alley; and three (3) unaddressed tracts at the southwest corner of Sherwood Way Service Road and Moritz Circle, more

specifically occupying the Clar-Mor Heights Addition, Block 1, Lots 1-3 and part of the adjacent alley; in western San Angelo.

E. Z14-34: Max Jacobs

CMD # 3 Johnny Silvas

A request for approval of a zone change from the Single-Family Residential (RS-1) District to the Neighborhood Commercial (CN) District on the following property:

518 San Jacinto Street, located at the northeast corner of San Jacinto Street and Monterrey Street; more specifically occupying the Monterrey Addition, Block 4, Lot 13, in south San Angelo.

F. Z14-35: Joe Stafford

CMD # 2 Marty Self

A request for approval of a zone change from the Single-Family Residential (RS-1) District to the General Commercial (CG) District on the following properties:

Unaddressed tracts, located at the southeast corner of North Bryant Boulevard and Humble Road; more specifically occupying the Lakeside Gardens Addition, Block 1, Lots 1-5, 26, 27, the east part of Lot 6, the northeast part of Lot 24, and that undeveloped 1.469 acre parcel known as Crest Street, a 50' wide right-of-way beginning approximately 520 feet east of the intersection of North Bryant Boulevard and Humble Road, running south 649.14 feet from Humble Road and then west 653.17 feet back to North Bryant Boulevard in northwest San Angelo.

G. Z14-36: Eric von Rosenberg

CMD # 1 Rodney Fleming

A request for approval of a zone change from the General Commercial (CG) District to the Low Rise Multifamily Residential (RM-1) District on the following property:


5205 South Bryant Boulevard, located at the southwest corner of South Bryant Boulevard and Kimrey Lane; more specifically occupying the Windwood Subdivision, Section 1, Block 1, Lot 1, in southeast San Angelo.

IV. Future meeting agenda and announcements.

The next regular meeting of the Planning Commission is scheduled to begin at 9:00 a.m. on Monday, December 15, 2014, in Council Chambers (South Meeting Room) of McNease Convention Center at 501 Rio Concho Drive.

V. 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 Wednesday, November 12, 2014, in accordance with Chapter 551 in the Government Code for the State of Texas.


Rebeca A. Guerra, AICP, LEED-AP, CPD
Secretary to the Planning Commission

STAFF REPORT



Meeting: November 17, 2014

To: Planning Commission

From: Patrick B. Howard, AICP
Director

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

Presenter: Edward Vigil
Senior Planner

Request: A request for approval of the Final Plat for the Paulann West Addition, Section 14

Location: Unaddressed tracts, generally located east of North Bell Street and south of Old Ballinger Highway

Legal Description: R.B. Sanderson Survey 1112, Abstract No.7618 and F.G. Sanderson Survey 1, Abstract No. 7327, and being out of that certain 197.786 acre tract described and recorded in Volume 1038, page 536, Official Public Records of Real Property of Tom Green County, Texas

Size: 3.817 acres

General Information

Future Land Use: Neighborhood (residential)
Zoning: RS-1 (Single Family Residence)
Existing Land Use: Vacant land

Surrounding Zoning / Land Use:

North:	CH	Heavy Commercial
West:	RS-1	Single Family residence
South:	RS-1	Single Family residence homes
East:	RS-1	Single Family residence homes

District: SMD #4 Don Vardeman
Neighborhood: Paulann

Recommendation:

The Planning Division recommends **APPROVAL** of this request **subject to the seven (7) Conditions of Approval** listed below.

Background:

An application for a 17 lot subdivision was submitted to the Planning Division on October 22, 2014. It is the applicant’s intent to create a subdivision with 17 lots intended for single-family homes. The applicant is proposing to provide utility improvements for each lot.

Proposed Conditions:

1. Provide the Planning Division Staff with a copy of certification from the Tom Green County Appraisal District, indicating there to be no delinquent taxes on the subject property of this subdivision.
2. Prepare and submit plans for proposed streets. Once plans are approved, construct streets to City specifications.

3. A drainage study shall be submitted. If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval
4. Providing a plan identifying the erosion control measures to be used to meet Stormwater Pollution Prevention requirements.
5. Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants and complete the installation in accordance with the approved version of these plans, submit a financial guarantee ensuring the completion of these improvements within an 18 month period.
6. Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections and complete the installation in accordance with the approved version of these plans. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period.
7. Install necessary water and wastewater service lines to each new lot.

Notes:

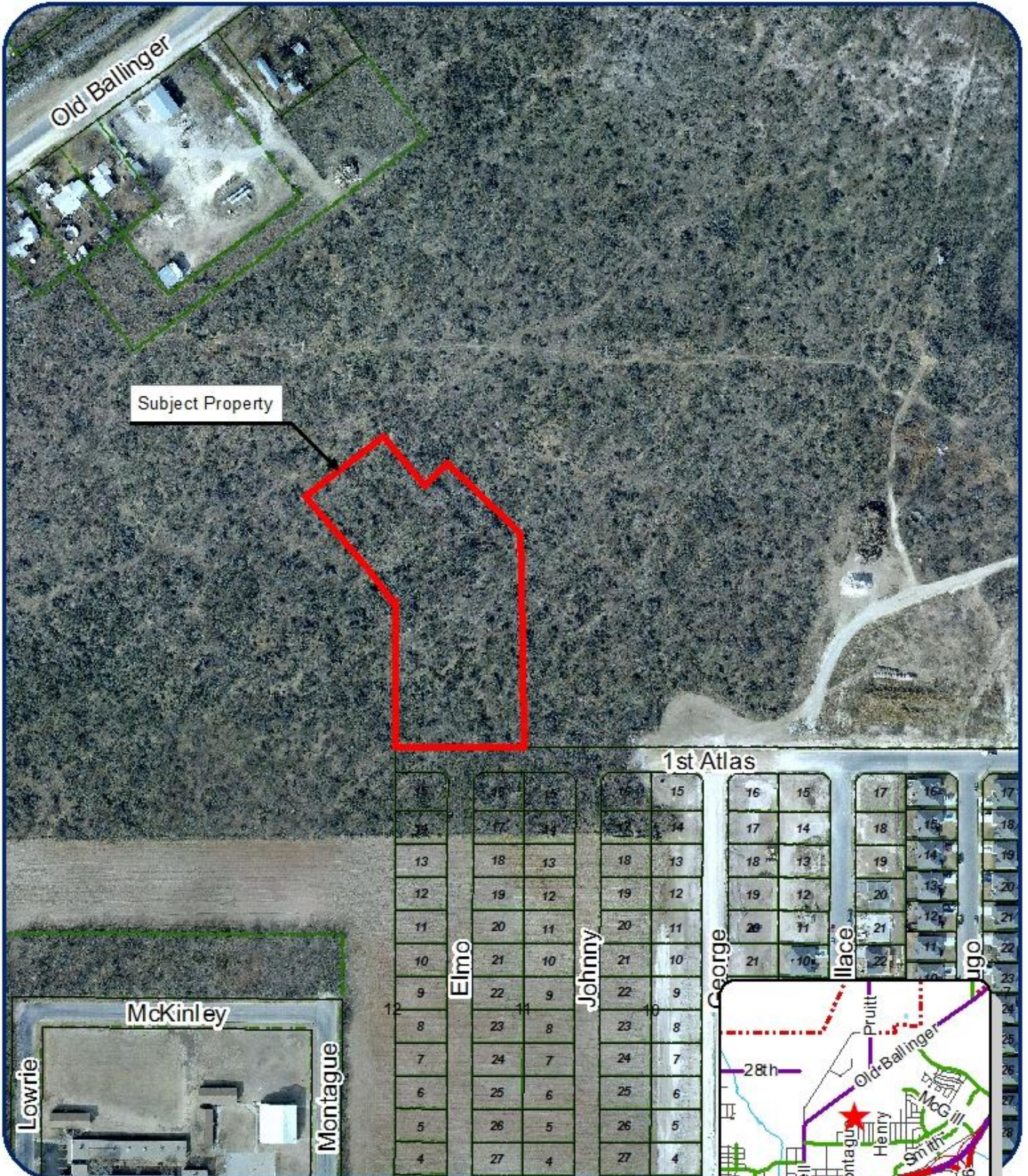
1. Resolution of issue regarding AEP transmission line and existing easement crossing through this property, which will need to be represented on the plat document, requires your attention. FMI contact Robbie Baxter at 325-674-7552.
2. Since site is over 1 acre, additional requirements for reporting are required by TCEQ.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** the proposed Final Plat for the Paulann West Addition, Section 14, **subject to seven (7) Conditions of Approval.**

Attachments:

Aerial Map
Zoning Map
Proposed Plat
Application



Subdivision Case File

Paulann West Add'n, Sec. 14

Council District: Don Vardeman

Neighborhood: Paulann

Scale: 1" approx. = 250 ft

Subject Property: NE of N. Bell Str./Old Ballinger Hwy 3.817 acres

Legend

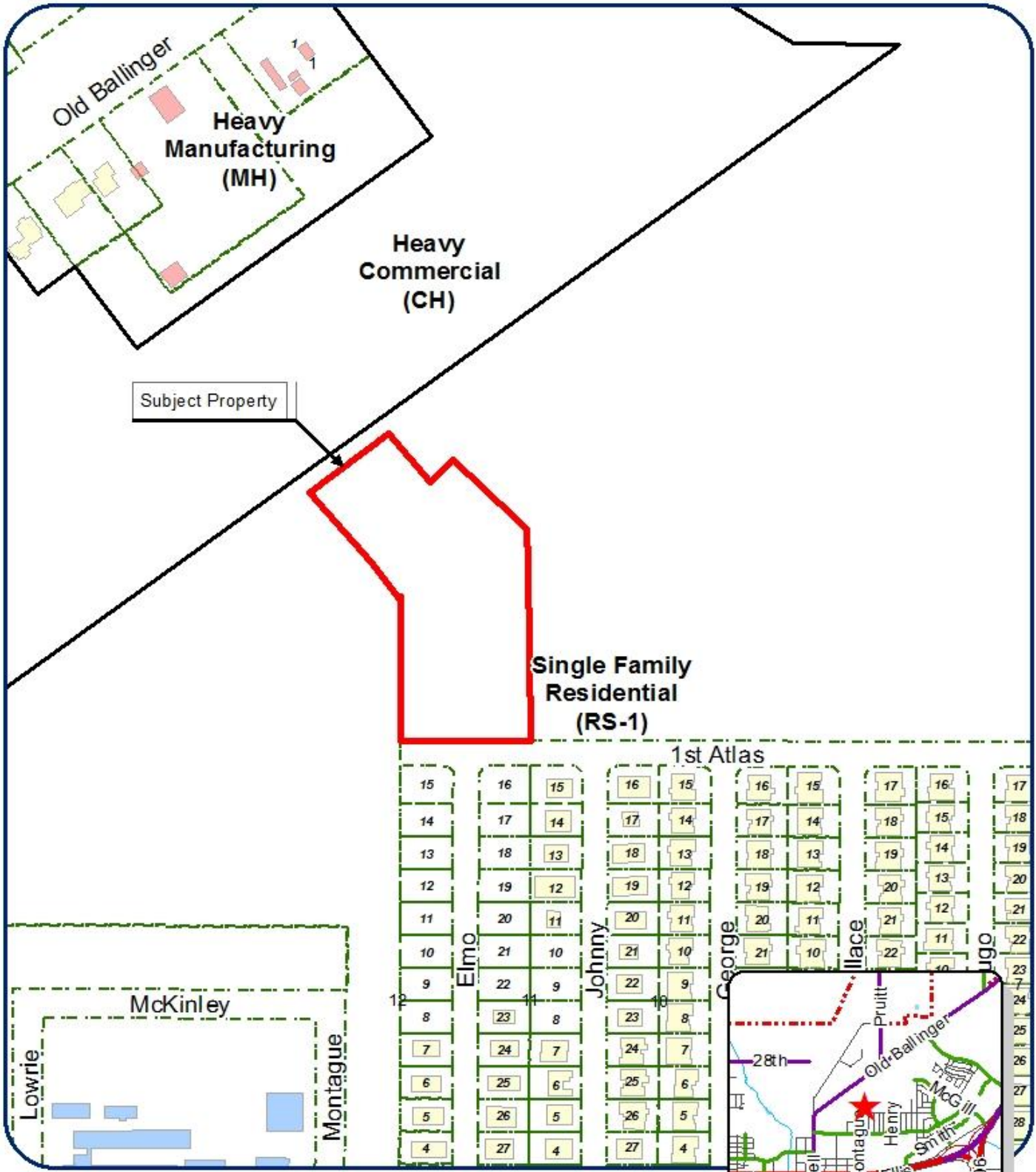
Subject Properties: —

Current Zoning: **RS 1**

Requested Zoning Change: **N/A**

Vision: **Neighborhood**





Subject Property

Single Family Residential (RS-1)

1st Atlas

Subdivision Case File
Paulann West Add'n, Sec. 14

Council District: Don Vardeman
 Neighborhood: Paulann
 Scale: 1" approx. = 250 ft
 Subject Property: NE of N. Bell Str./Old Ballinger Hwy 3.817 acres

Legend
 Subject Properties: —
 Current Zoning: **RS 1**
 Requested Zoning Change: **N/A**
 Vision: **Neighborhood**





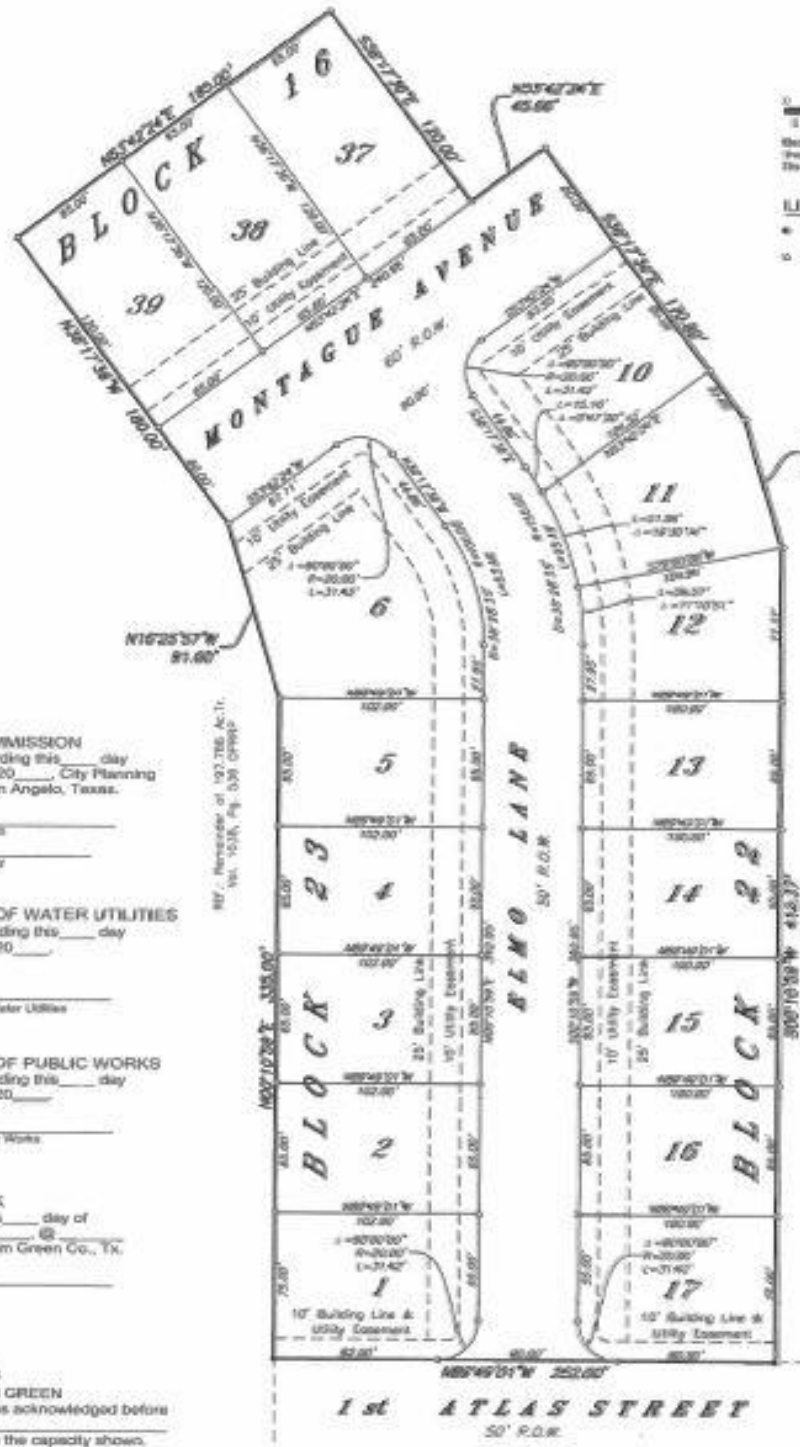
SCALE: 1"=60'

GRAPHIC SCALE - FEET
0 30 60 90 120

Bearings shown herein are based on the Texas Coordinate System - Central Zone. Distances shown are surface horizontal.

LEGEND:

- Found 2" Iron Pipe or Rod
- Set 2" Iron-Rod-with Cap



PLANNING COMMISSION
Approved for recording this ___ day
of ___ 20___, City Planning
Commission of San Angelo, Texas.

By: _____
Chairman

Secretary

DEPARTMENT OF WATER UTILITIES
Approved for recording this ___ day
of ___ 20___

By: _____
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
Approved for recording this ___ day
of ___ 20___

By: _____
Director of Public Works

COUNTY CLERK
Filed for record this ___ day of
___ 20___ @
County Clerk of Tom Green Co., Tx.

By: _____

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before
me on _____
by Gary Cortese in the capacity shown.

Notary Public, State of Texas

REF: Reference of 1037786 Ac. 11,
Vol. 1038, Pg. 636 Original

REF: Reference of 1077786 Ac. 11,
Vol. 1038, Pg. 636 Original

PAULANN WEST ADDITION
Section Fourteen
City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER - GARY CORTESE, INC.

DESCRIPTION: Being 3.617 acres out of R.B. Sorenson Survey 1112, Abstract No. 2618 and F.C. Sorenson Survey 1, Abstract No. 7323, and being out of that certain 197.366 acre tract described and recorded in Volume 1035, Page 535, Official Public Records of Real Property of Tom Green County, Texas.

ACKNOWLEDGEMENT/DEDICATION
We, Gary Cortese, Inc., do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the streets and easements shown herein.

Posteriorly, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SURVEYOR'S CERTIFICATE

None of men by these presents: that I, Russell T. Guly RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner measurements shown herein were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the city limits of the City of San Angelo, Texas.

Gary Cortese, President

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CEP
170 SOUTH AVE. SUITE 17
300 WOODL. TOWER 7000
SAN ANGELO, TEXAS 76901
www.skg.com
Tel: 361.7100 & 1010400
PHONE: 361.255.1200
FAX: 361.251.8100

City of San Angelo, Texas
Planning Division
Application for Approval of a SUBDIVISION

Proposed Name of Subdivision: PAULANN WEST ADDITION, SECTION 14

Location: 1ST ATLAS STREET & ELMO LANE

Proposed Request Type: Preliminary Final Replat
 Amended Vacation Revised

Owner Authorized Representative (Affidavit required)

Owner(s) of Subdivision: GARY CORTESE, INC.

Mailing Address: 2 SOUTH DAVID Telephone: 325.653.2569

City/State/Zip: San Angelo, Texas 76903 Total Acreage: 3.817 Acres

Existing Land Use: Vacant

Proposed Land Use: Residential

Existing Structures on Property: No

Number of Residential Lots: 17 Single-Family Two-Family Townhouse
 Zero Lot Line Other

Acres of: Multi-Family Commercial Industrial
 Open Other

Proposed Source of Water: City Individual Well Other

Proposed Sewage Disposal: City Individual Septic Private Septic

Are there existing deed restrictions? Yes No

Deed Reference Information (required): _____

Are any off-site drainage, access or other easements necessary for this subdivision? Yes No

If yes, explain: _____

Are any exemptions or variances from regulations or policies requested? Yes No

If yes, explain: _____

The owner hereby designates: SKG Engineering as the official representative(s).

Address: 706 South Abe Street, San Angelo, Tx Phone: 655-1288

All correspondence including billings are to be sent to: Owner Representative

The owner understands that upon approval of this submitted plat, certain site improvements may be required and that no plats will be released for recording or building permits issued until such improvements are installed and accepted by the City or a suitable performance guarantee accepted by the City. Furthermore, the owner is aware of all fees and costs involved in applying for subdivision approval and that the subdivision processing fee is payable to the City regardless of the outcome of this request.

The undersigned hereby applies for subdivision plat approval in accordance with the subdivision policies and regulations of the City of San Angelo and certifies that the information contained on this application is true and accurate to the best of my knowledge.

[Signature]
Owner's Signature

10-17-14
Date

[Signature]
Representative's Signature

10-20-14
Date

OFFICE USE ONLY	
Date of application: <u>10/21/14</u>	Received by: <u>Jeff Fisher</u>
<input checked="" type="checkbox"/> walk-in <input type="checkbox"/> by mail	Nonrefundable application fee: <u>\$312.00</u>
Planning Commission? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	River Corridor Commission? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Planning Commission hearing date: <u>11/17/14</u>	If yes, RCC meeting date: _____
Notifications Required? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	Notification fee: \$ _____

FINAL PLAT CHECKLIST

General Requirements

- Must be prepared in a clear and readable manner.
- All figures and letters shown must be plain, distinct, and of sufficient size.
- The paper copies submitted must be of sufficient quality so that all features are easily read.
- Shall generally conform to the preliminary plat, as approved by the City Planning Commission.
- A scale of one inch (1") to one hundred feet (100') shall be used, with a maximum sheet size of 18" x 24".
- Completed application & applicable fee.

Recording Requirements

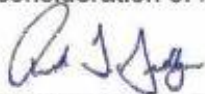
- After approved, the Planning Division shall be furnished at least four positive copies of the approved plat;
 - two made of Mylar film .003" thick and with a matte finish on the front side, with the print on at least one film being a "black line" suitable for permanent recording, and
 - two made of paper.
- A certificate (not a tax receipt) from the Tom Green County Appraisal District will be provided, showing there to be no delinquent taxes upon the property to be subdivided.
- The applicant or a representative shall notify the Planning Division within seven calendar days of the date of recording, providing all appropriate recording data.

Each final plat shall contain the following information:

- The proposed name of the subdivision, which must not replicate or be similar to an existing subdivision.
- The names of the owners of all property being subdivided, all of which must appear beneath the proposed name or title of the subdivision.
- Orientation with north toward the top of the sheet, with a north arrow.
- Numerical or written scale and graphic scale.
- Location of subdivision by city, county and state.
- Location of the subdivision with respect to an original survey corner, together with reference to a corner in a recorded subdivision, if applicable, or satisfactory locatable title data, all by courses and distances.
- The boundaries of each adjoining street, alley, easement, lot or tract, shown by dotted or dashed lines.

- Sufficient relocation data, in order to reproduce the subdivision on the ground, shall be shown.
- Approved name and right-of-way width of each proposed street within the subdivision.
- The location, dimensions and purposes of any easements or other rights-of-way within or adjoining the proposed subdivision.
- Identification of each lot and block by letter or number.
- Building setback lines from street-side boundaries, where applicable, and shown by dotted or dashed lines.
- Boundary lines and identity of open spaces shall be shown.
- The description of all corners/monuments found or set to mark the lot or block corners or curve points, preferably in legend form.
- A statement as to the origin of the bearings.
- A certificate of ownership and dedication of all streets, alleys, parks and playgrounds to be dedicated for public use forever, signed and acknowledged before a notary public, by the owner of land.
- A complete and accurate description of the land being subdivided, including the name and survey number.
- Existing structures on the property (that are to remain) shall be shown on a separate copy of the plat or on a separate scale drawing, so that compliance with minimum required building setbacks can be assessed.
- Certificate of the Registered Public Surveyor who surveyed the subdivision and created the plat and who monumented the required corners shall be on the face of the plat. The signature and seal of said Registered Public Surveyor must be affixed to all plats and descriptions for which he/she is responsible.
- Location for filing information of plat and all related field notes or instrument numbers.
- Signature blocks shall be provided on said plat as shown on the following page(s).

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.



 Applicant

September 15, 2014

 Date

SKG ENGINEERING, LLC
 705 South Abe Street
 San Angelo, TX 76903
 325-655-1288

POST FINANCIAL BANK 5454

Check Date: 10/20/14

Pay to the order of: CITY OF SAN ANGELO \$ 312.00

Three Hundred Twelve And 00/100 Dollars

CITY OF SAN ANGELO
 72 WEST COLLEGE AVENUE
 SAN ANGELO, TX 76902

Angie K. Floyd
Authorized Signer

⑆005454⑆ ⑆1111301122⑆ ⑆53110053646⑆

CITY OF SAN ANGELO - CASH RECEIPTS 247198

Date: 10/21/14 20
 Dept: Planning Reference: Fiscal Plot
 Rec'd Of: SKG Engineering

Cash	
Check	5454
Money Order	

Descr: Paulson West Add'n Sec 14 Amt: 312.00
N. Bell St./Ricka Dr.

Rec'd By: Jeff Fisher Total: 312.00
 Prev. Bal: — Pd: Bal. Due: —

STAFF REPORT



Meeting: November 17, 2014

To: Planning Commission

From: Patrick B. Howard, AICP
Planning Director

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

Request: A request for approval of the Preliminary Plat for Northwood Estates, Section Two AND a Variance from Chapter 10, Section III.A.2. to allow for a 26-foot paving width in lieu of a 30-foot paving width for local street Antelope Trail

Location: Unaddressed tracts, located approximately 2,600 feet east of the intersection of Grape Creek Road and F.M. Highway 2105, immediately north of the San Angelo City Limits

Legal

Description: Occupying 147.786 acres out of the W.C.R.R. Co. Survey #171, Abstract No. 4028, and 50 acres out of the A.D. Riley Survey #170, Abstract No. 170

Size: 179.987 acres

General Information

Future Land Use: Rural

Zoning: No Zoning – Site is located within the Extra Territorial Jurisdiction (ETJ)

Existing Land Use: Vacant

Surrounding Zoning / Land Use:

North:	No Zoning	Vacant
West:	No Zoning	Vacant & Single-Family
South:	No Zoning	West FM 2105 & Single-Family
East:	Ranch & Estate	Vacant & Single-Family

District: Precinct #3 Rick Bacon (Tom Green County)

SMD #2 Marty Self (if annexed into the City)

Recommendation:

The Planning Division recommends **APPROVAL** of the Preliminary Plat for Northwood Estates, Section Two **subject to the five (5) Conditions of Approval** listed below and **APPROVAL** of the Variance request.

Background:

An application for a Final Plat was submitted to the Planning Division on October 21, 2014. It is the applicant’s intent to subdivide a portion of the Northwood Estates Preliminary Plat into twenty-nine (29) tracts. The largest of the tracts will be 43.320 acres and the smallest is proposed to be 2.584 acres. The applicant is proposing residential and oil-field service related uses for the tracts. Utility, drainage, and water easements have been provided on the proposed plat in order to provide for the extension of these services to the tracts.

The plat that has been attached to this report will be modified in order to allow for the alignment of Black Gold Road with the existing Meadow Drive to the south and will be called Meadow Drive. The plat will also be modified in order to allow for the alignment of Production Road with the existing Oriole Drive to the south and will be called Oriole Drive. Spindle Top Road is proposed to be a 60-foot right-of-way which will connect with the extended Oriole Drive. A variance from Chapter 10, Section

III.A.2. to allow for a 26-foot paving width in lieu of a 30-foot paving width for local street Antelope Trail is being requested. The City Engineer has no objection to the proposed variance being considered and granted by the Planning Commission.

Proposed Conditions:

1. Align Black Gold Road with Meadow Drive, in conformance with the adopted Master Thoroughfare Plan. In addition, the road name used should be Meadow Drive, as it is intended to be a continuation of the same street and function as a minor collector street. Also, align Production Road with Oriole Drive, and use the name Oriole Drive, or create an offset meeting the requirements of the Subdivision Ordinance.
2. Illustrate on the plat the dedication of required right-of-way for Black Bear Lane, Spindle Top, Black Gold, and Production Roads.
3. Revise the plat to illustrate the dedication of a 60-foot right-of-way for Black Gold Road as a Collector Street as illustrated in the adopted Master Thoroughfare Plan.
4. Provide the Engineering Services Division staff with written confirmation from TxDOT stating their approval and any conditions thereof, if drainage is planned to be directed to the right-of-way for FM 2105.
5. Prepare and submit plans for required improvements to street (adjacent segment of Antelope Trail) by half the additional increment necessary to comprise the minimum paving width. The minimum width is 30 feet, therefore requiring an additional 2 ft. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period. A second alternative would be to obtain approval of a variance from the Planning Commission.

Proposed Notes:

1. Since site is over 5 acres, additional requirements for reporting are required by TCEQ. Additional requirements for site grading and land clearing construction activities may also apply.
2. Tom Green County Commissioner, Rick Bacon (Precinct 3), discussed the plat at length with staff and supports the City's recommendations regarding

this plat application. Furthermore, he has approached TxDOT, whose Area Engineer Donald Peterson also concurs.

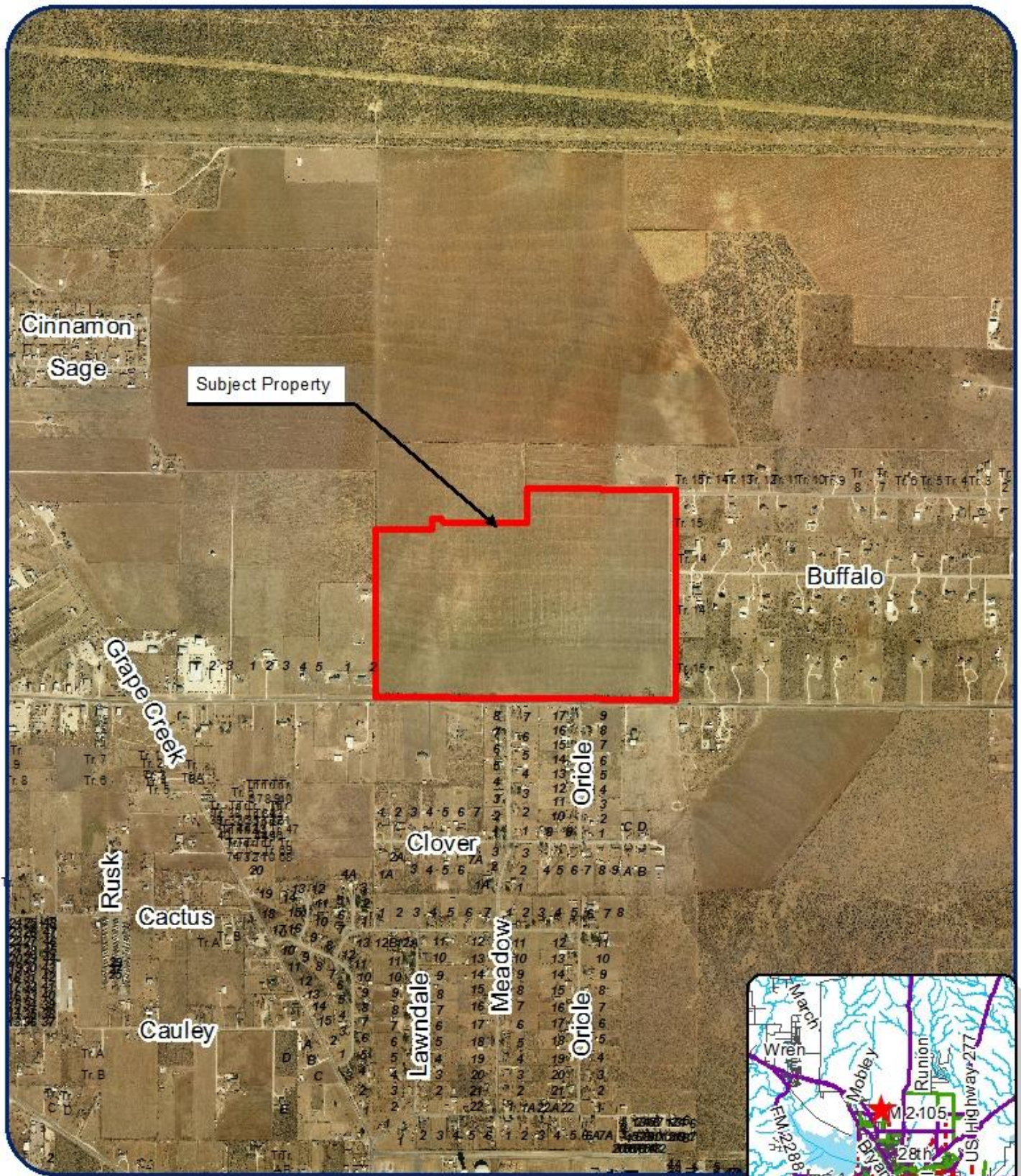
3. Portions of these proposed lots are located in the floodplain and will have additional requirements for development. Contact the City Engineer/Floodplain administrator, Karl Bednarz or storm water engineer Lance Overstreet, at 657-4210 for more information.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** the proposed Northwood Estates, Section Two Preliminary Plat, **subject to the five (5) Conditions of Approval** and **APPROVE** a variance from Chapter 10, Section III.A.2. to allow for a 26-foot paving width in lieu of a 30-foot paving width for local street Antelope Trail.

Attachments:


Aerial Map
Future Land Use Map
Major Thoroughfare Plan
Proposed Plat



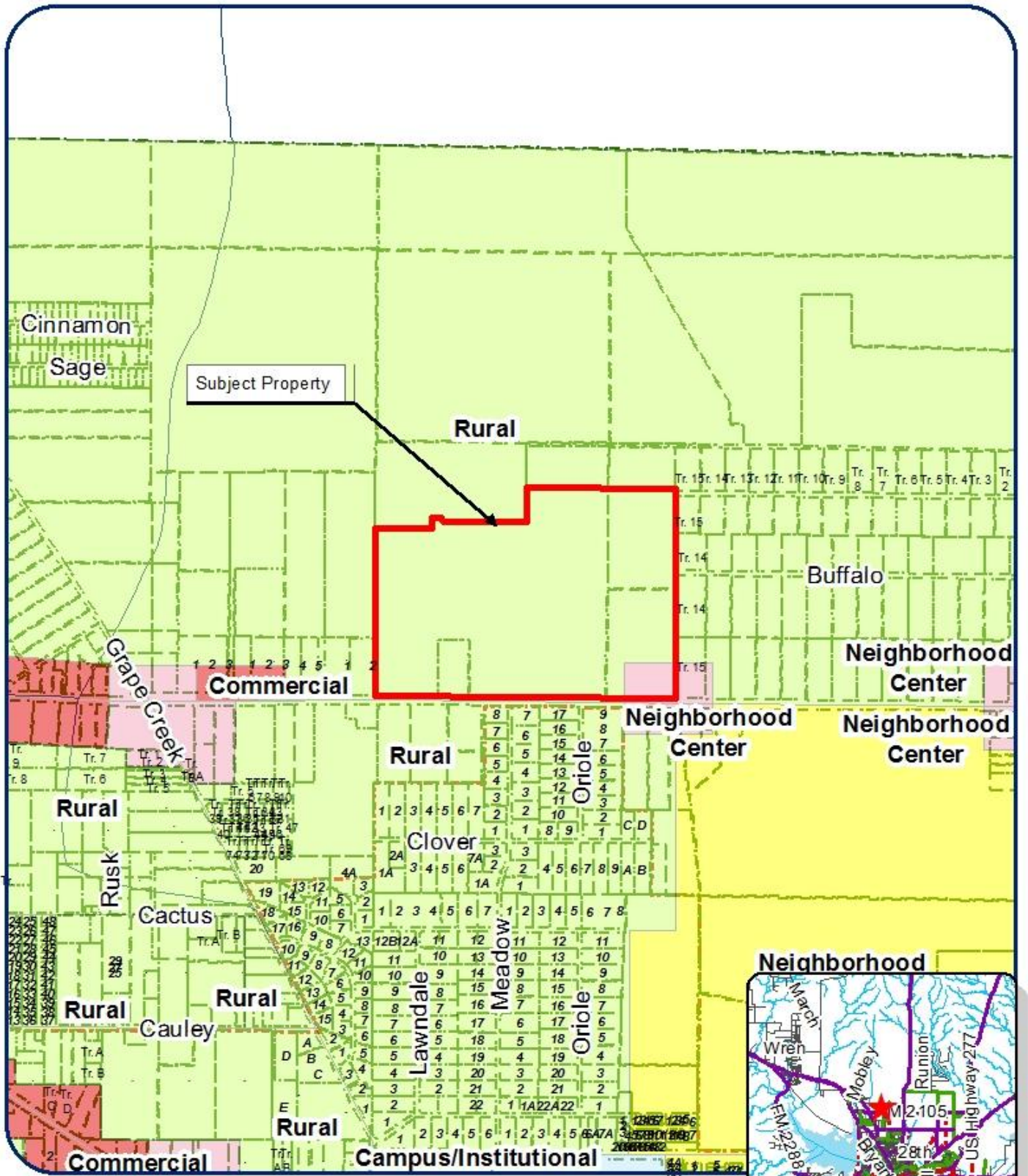
Subdivision Case File

Preliminary Plat, Northwood Estates, Sec. 2
 Council District: N/A
 Neighborhood: N/A
 Scale: 1" approx. = 1,500 ft
 Subject Property: East of Grape Creek Rd/Farm Hwy 2105 179.987 acres

Legend

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





Subject Property

Rural

Buffalo

Commercial

Neighborhood Center

Neighborhood Center

Neighborhood Center

Rural

Clover

Rural

Rural

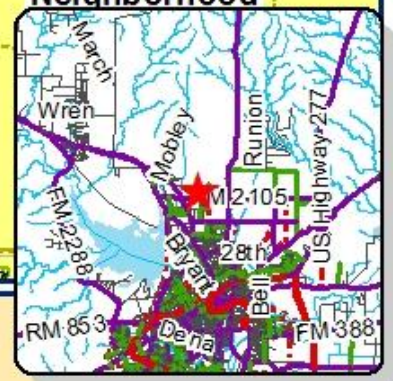
Rural

Rural

Commercial

Campus/Institutional

Neighborhood



Subdivision Case File

Preliminary Plat, Northwood Estates, Sec. 2

Council District: N/A

Neighborhood: N/A

Scale: 1" approx. = 1,500 ft

Subject Property: East of Grape Creek Rd/Farm Hwy 2105 179.987 acres

Legend

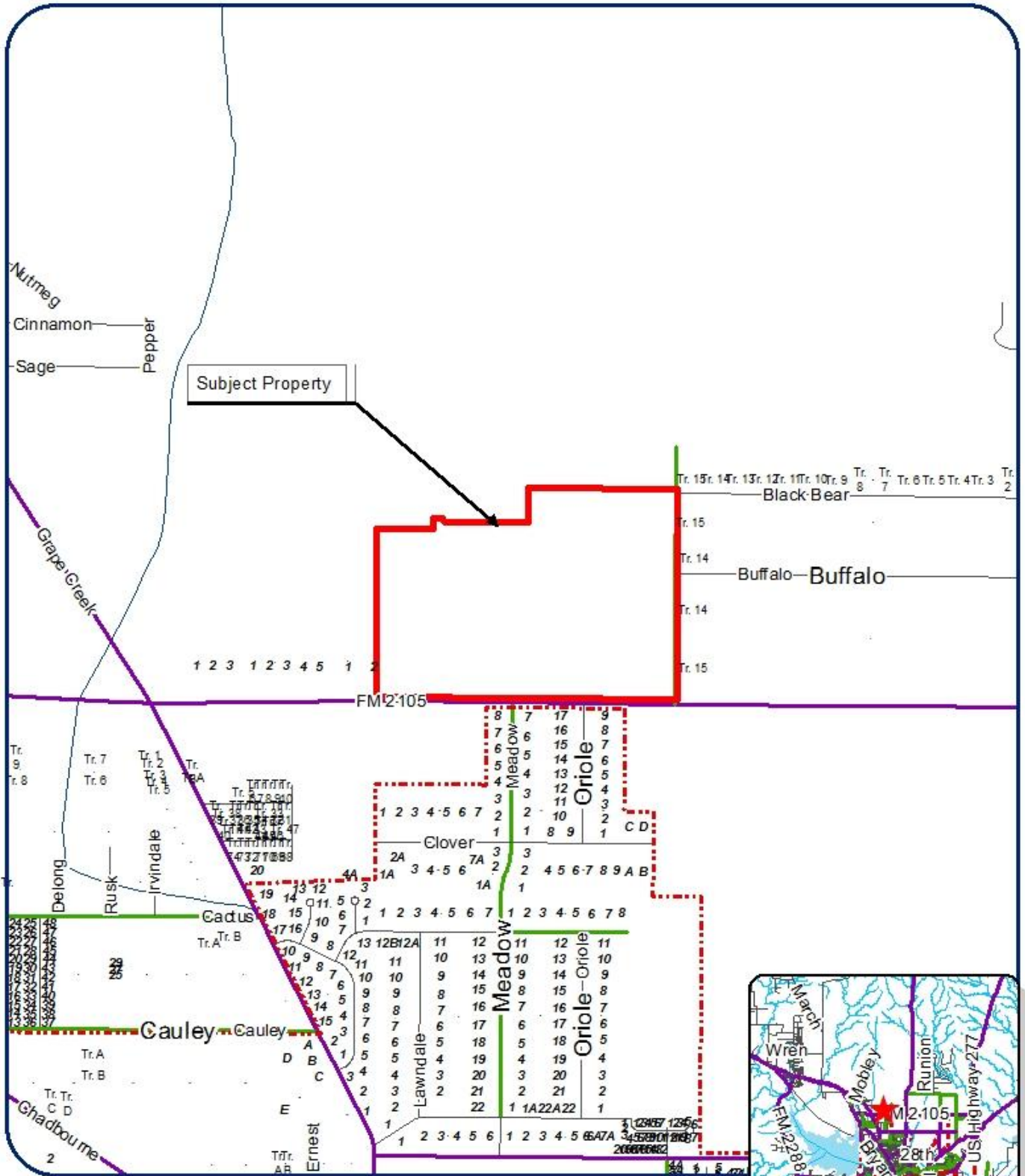
Subject Properties:

Current Zoning: N/A

Requested Zoning Change: N/A

Vision: Rural





Subdivision Case File

Preliminary Plat, Northwood Estates, Sec. 2

Council District: N/A
 Neighborhood: N/A
 Scale: 1" approx. = 1,500 ft
 Subject Property: East of Grape Creek Rd/Farm Hwy 2105 179.987 acres

Legend

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



STAFF REPORT



Meeting: November 17, 2014

To: Planning Commission

From: Patrick B. Howard, AICP
Director

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

Request: A request for approval of the Final Plat, Northwood Estates, Section 2A

Location: Unaddressed tracts, located approximately 2,600 feet east of the intersection of Grape Creek Road and F.M. Highway 2105

Legal Description: Survey #171, Abstract No. 4028, and W.W. Bullock Survey 9, Abstract No. 8657, Tom Green County, Texas, and being of the tract described and recorded in Instrument No. 739836 OPRRP

Size: 50.966 acres

General Information

Future Land Use: Rural

Zoning: No Zoning – Site is located within the Extra Territorial Jurisdiction (ETJ)

Existing Land Use: Vacant

Surrounding Zoning / Land Use:

North:	No Zoning	Vacant
West:	No Zoning	Vacant & Single-Family
South:	No Zoning	West FM 2105 & Single-Family
East:	Ranch & Estate	Vacant & Single-Family

District: Precinct #3 Rick Bacon (Tom Green County)

SMD #2 Marty Self (if annexed into the City)

Recommendation:

The Planning Division recommends **APPROVAL** of this request **subject to the five (5) Conditions of Approval** listed below.

Background:

An application for a Final Plat was submitted to the Planning Division on October 21, 2014. It is the applicant's intent to subdivide a portion of the Northwood Estates Preliminary Plat into eleven (11) tracts. The largest of the tracts will be 5.478 acres and the smallest is proposed to be 2.584 acres. The applicant is proposing oil-field service related uses for each of the eleven tracts. All proposed tracts will have frontage onto Spindle Top Road with proposed Tract 1 and Tract 2 also having frontage onto FM Highway 2105. Utility, drainage, and water easements have been provided on the proposed plat in order to provide for the extension of these services to the tracts.

Proposed Conditions:

1. Provide the Planning Division staff with a copy of certification from the Tom Green County Appraisal District, indicating there to be no delinquent taxes on the subject property of this subdivision.
2. Illustrate on the plat the dedication of the required right-of-way for Spindle Top Road.
3. Prepare and submit plans for the proposed and required street extensions for Spindle Top Road. Once plans are approved, construct streets to City specifications, unless an alternate agreement has been established with Tom Green County. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 18 month period. A second

alternative would be to obtain approval of a variance from the Planning Commission.

4. Provide the applicable MS-4 (in this case, Tom Green County) with a plan identifying the erosion control measures to be used to meet Stormwater Pollution Prevention requirements.
5. Provide the Engineering Services Division staff with written confirmation from TxDOT stating their approval and any conditions thereof, if drainage is planned to be directed to the right-of-way for FM 2105.

Proposed Notes:

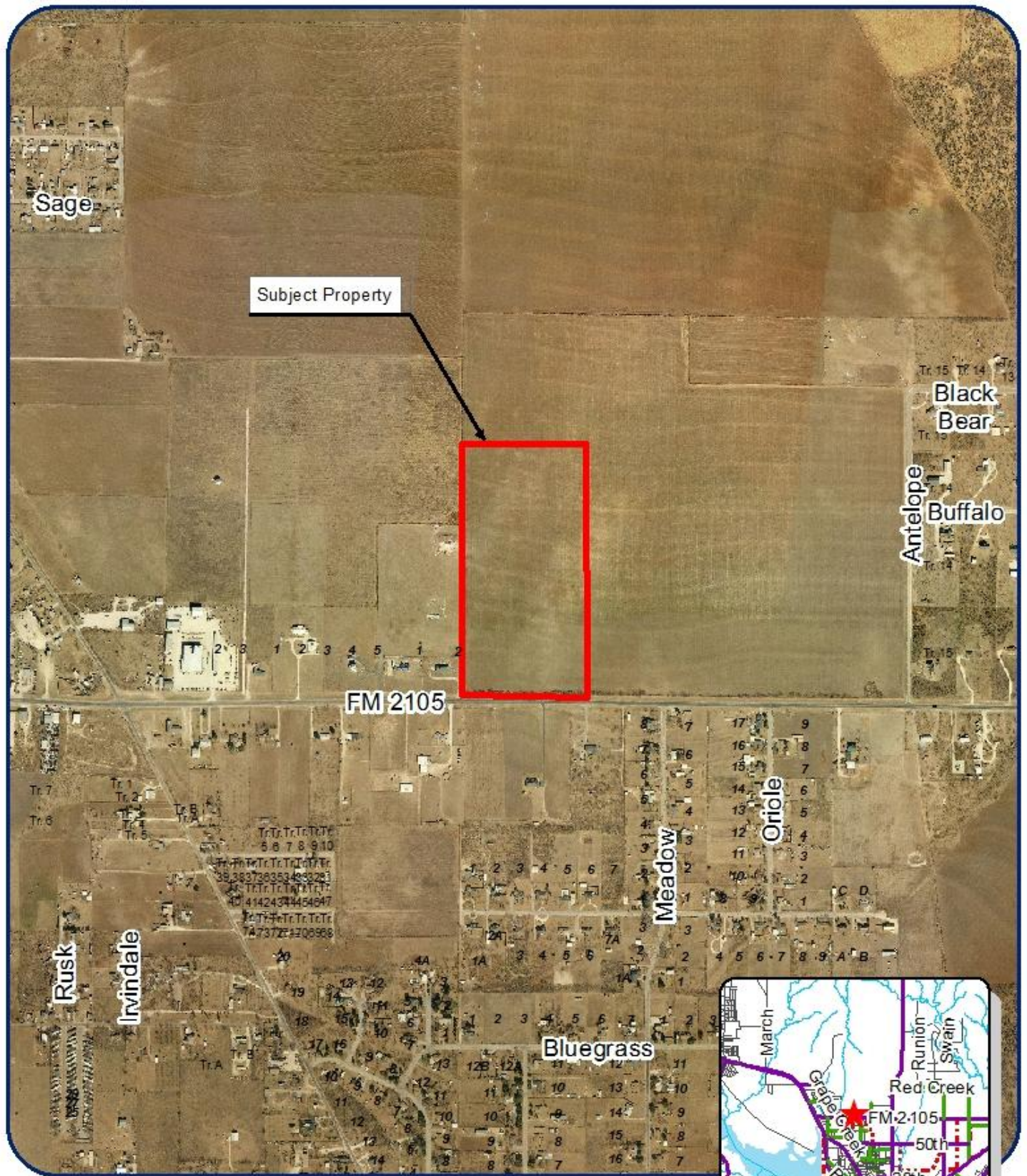
1. Since site is over 5 acres, additional requirements for reporting are required by TCEQ. Additional requirements for site grading and land clearing construction activities may also apply.
2. Tom Green County Commissioner, Rick Bacon (Precinct 3), discussed the plat at length with staff and supports the City's recommendations regarding this plat application. Furthermore, he has approached TxDOT, whose Area Engineer Donald Peterson also concurs. In addition, they ask that the developer submit a permit application to identify the intersection and obtain the specifications regarding such. Contact Commissioner Rick Bacon at (325) 659-6513 or Area Engineer Donald Peterson at (325) 947-9200.
3. Portions of these proposed lots are located in the floodplain and will have additional requirements for development. Contact the City Engineer/Floodplain administrator, Karl Bednarz or storm water engineer Lance Overstreet, at 657-4210 for more information.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** the Final Plat of Red Arroyo Hills Addition, Section 12, **subject to five (5) Conditions of Approval**.

Attachments:

Aerial Map
Future Land Use Map
Major Thoroughfare Plan
Proposed Plat



Subject Property

FM 2105

Black Bear

Antelope Buffalo

Meadow

Oriole

Bluegrass

Rusk

Irvindale



Subdivision Case File

Final Plat, Northwood Estates, Sec 2A

Council District: N/A
Neighborhood: N/A

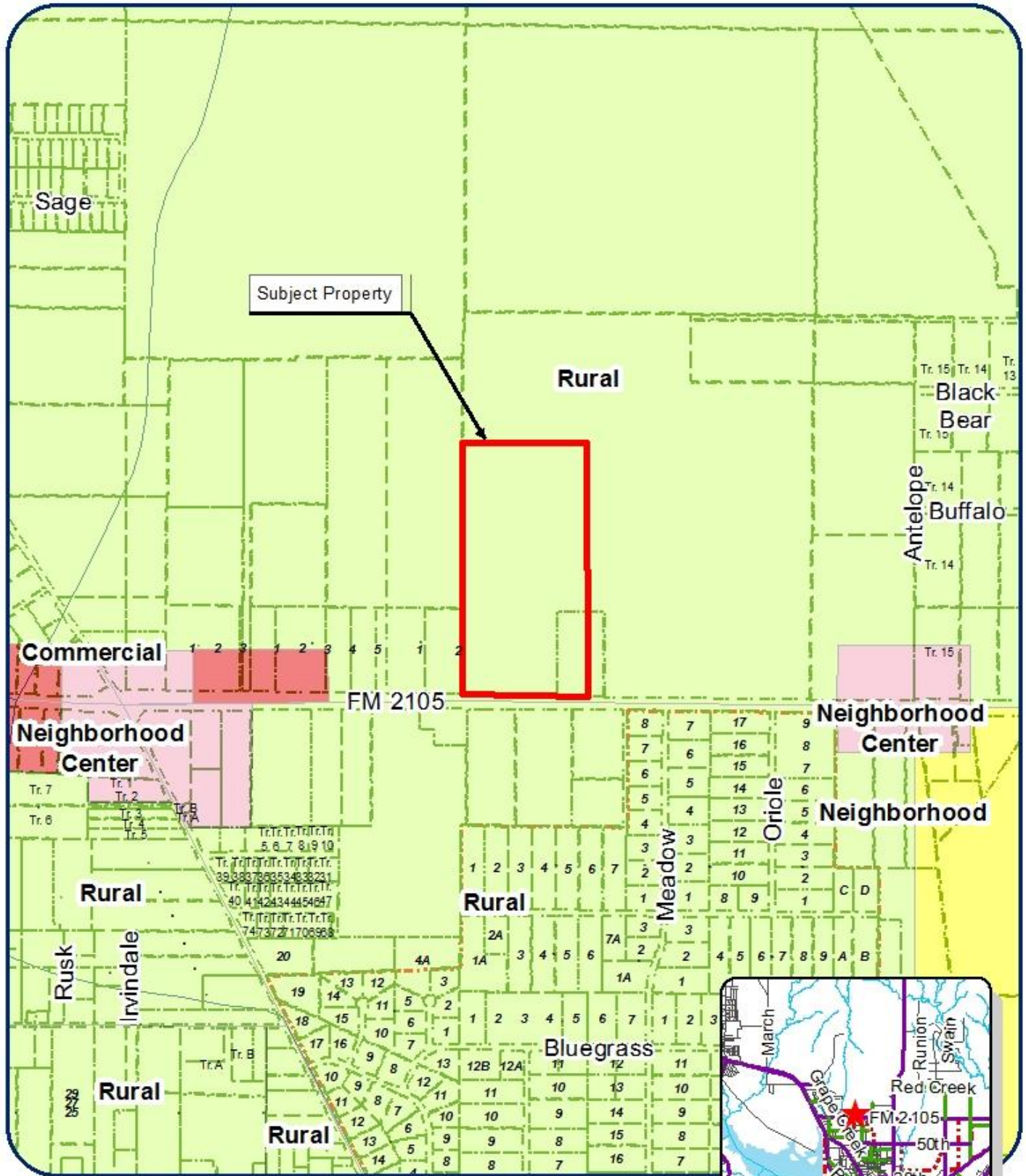
Scale: 1" approx. = 1,000 ft

Subject Property Legal Description(s): East of Grape Creek Rd/Farm Hwy 2105 50.966 acres

Legend

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





Subdivision Case File

Final Plat, Northwood Estates, Sec 2A

Council District: N/A

Neighborhood: N/A

Scale: 1" approx. = 1,000 ft

Subject Property Legal Description(s): East of Grape Creek Rd/Farm Hwy 2105 50.966 acres

Legend

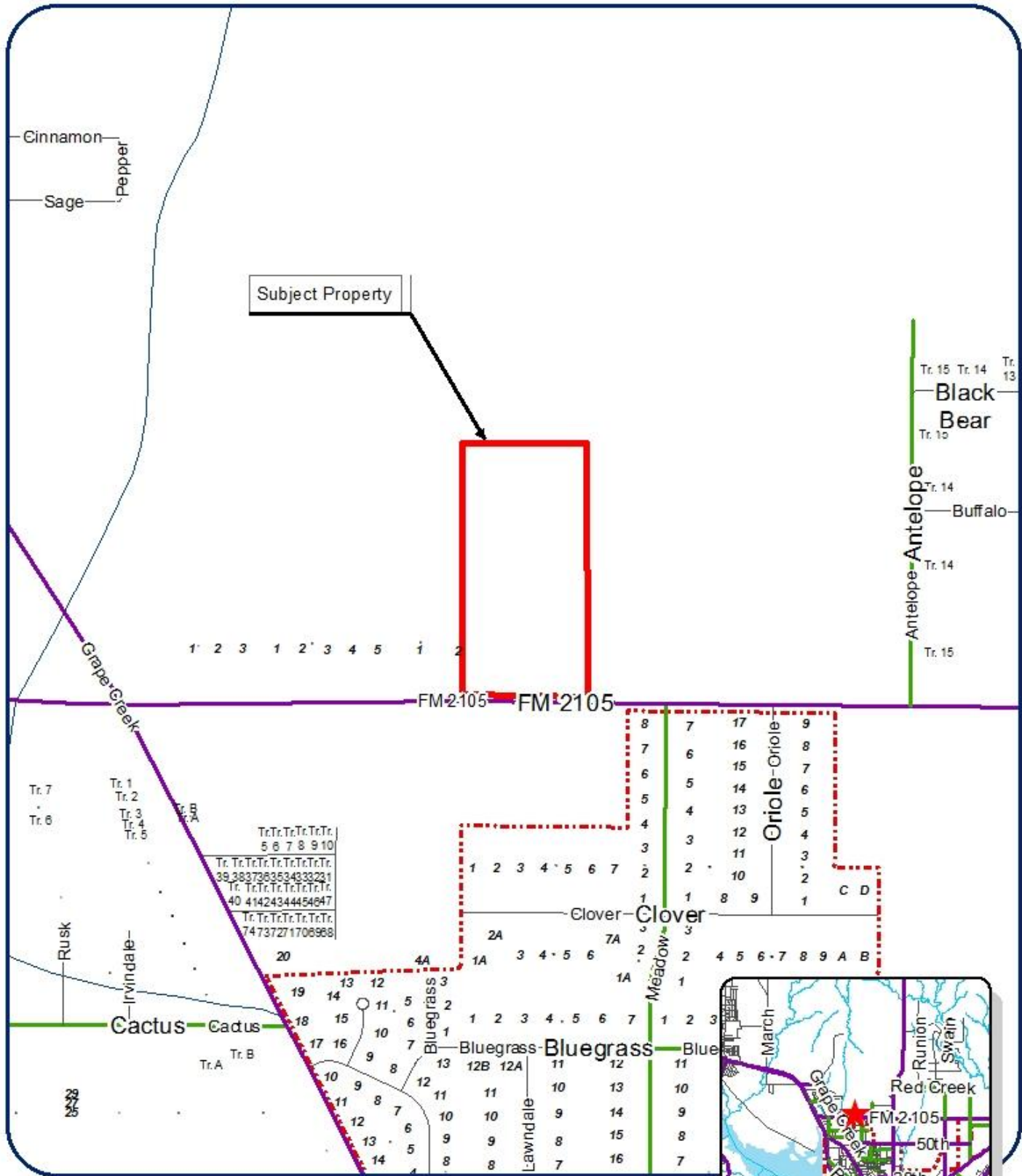
Subject Properties: █

Current Zoning: N/A

Requested Zoning Change: N/A

Vision: Rural





Subdivision Case File

Final Plat, Northwood Estates, Sec 2A

Council District: N/A

Neighborhood: N/A

Scale: 1" approx. = 1,000 ft

Subject Property Legal Description(s): East of Grape Creek Rd/Farm Hwy 2105 50.966 acres

Legend

Subject Properties:

Current Zoning: N/A

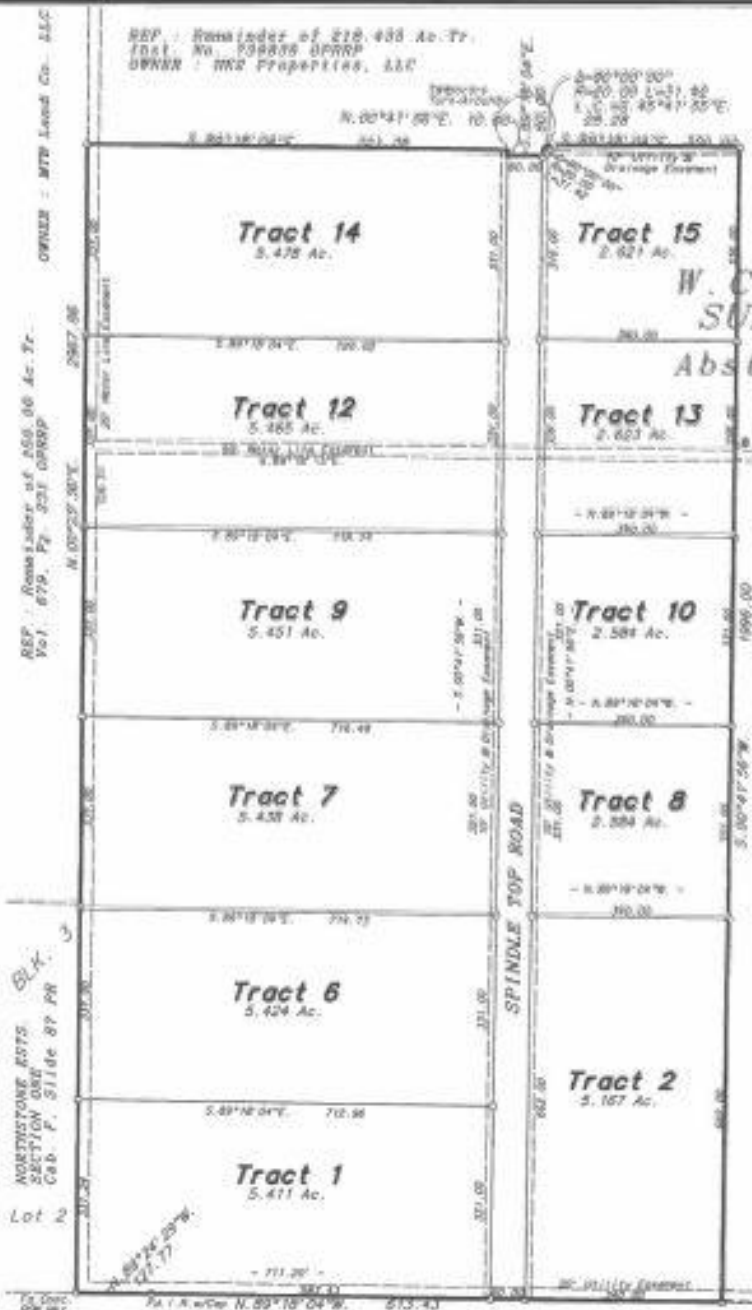
Requested Zoning Change: N/A

Vision: Rural



REF: Resubdiv of 210.438 Ac. Tr.
 Dist. No. 739889 OPWSP
 OWNER: HK2 Properties, LLC

This plot is filed in Cabinet _____
 Side _____ Plot Records of
 Tom Green County, Texas.
 Field Notes are filed as Inst.
 No. _____ OPR.



W. W. BULLOCK SURVEY 9
Abst. No. 4028



BEARING AND DISTANCE TO CORNER
 TO CORNER TO CORNER TO CORNER
 DISTANCE TO CORNER TO CORNER
 DISTANCE TO CORNER TO CORNER
 (unless otherwise noted)

DESCRIPTION:
 BEING AN AREA OF 50.966 ACRES OF LAND
 OUT OF SURVEY 171, ABSTRACT NO. 4028
 AND W.W. BULLOCK SURVEY 9, ABSTRACT
 NO. 8657, TOM GREEN COUNTY, TEXAS,
 AND BEING OUT OF THE TRACT DESCRIBED
 AND RECORDED IN INSTRUMENT NO. 739889
 OFFICIAL PUBLIC RECORDS OF REAL
 PROPERTY OF TOM GREEN COUNTY, TEXAS.

WORTHINGTON ESTATES
 SECTION ONE
 CAB. P. 5116 89 PR
 Lot 2

OWNER: MK2 LEAD CO., LLC
 REF: Resubdiv of 456.00 Ac. Tr.
 Vol. 879, Pg. 221 OPWSP

F.M. HIGHWAY 2105 **W.W. BULLOCK SURVEY 9**
 180' ROW **Abstract No. 8657**

PLANNING COMMISSION
 Approved for recording this _____ day
 of _____, 20____
 City Planning Commission of San Angelo,
 Texas.

NORTHWOOD ESTATES
SECTION TWO-A
Tom Green County, Texas.
 OWNER: HK2 PROPERTIES, LLC
 LYNE REALTY, LP.

By: _____
 Chairman

ACKNOWLEDGEMENT/DEDICATION
 We, HK2 PROPERTIES, LLC and Lyne Realty, LP, do
 hereby adopt this plot as the subdivision of our
 property and dedicate for the use of the public
 the streets and easements shown hereon.

DEPARTMENT OF WATER UTILITIES
 Approved for recording this _____ day
 of _____, 20____
 By: _____
 Director of Water Utilities

 Kelly Hull, President HK2

 President Lyne Realty

DEPARTMENT OF PUBLIC WORKS
 Approved for recording this _____ day
 of _____, 20____
 By: _____
 Director of Public Works

STATE OF TEXAS
COUNTY OF TOM GREEN
 This instrument was acknowledged before me
 on _____ by Kelly Hull and
 _____ in the capacities shown.

COUNTY CLERK
 Filed for record this _____ day of
 _____, 20____
 By: _____

 Notary Public, State of Texas

SURVEYOR'S CERTIFICATE
 Know all men by these presents
 that I, Russell T. Guly, RPLS,
 do hereby certify that I prepared
 this plot from an actual and
 accurate survey of the land and
 that corner monuments shown
 hereon were properly placed,
 under my supervision, in accordance
 with the rules for land subdivision
 by the City Council of the City of
 San Angelo, and I further certify
 that the tract of land herein plotted
 lies within the Extrajurisdictional
 Jurisdiction Area of the City of
 San Angelo, Texas.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
 FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
 OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

STAFF REPORT



Meeting: November 17, 2014

To: Planning Commission

From: Patrick B. Howard, AICP
Director

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

Case: Approval of a street right-of-way abandonment for Crest Street

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

Location: An undeveloped parcel known as Crest Street, being a 50-foot wide right-of-way beginning approximately 520 feet east of the intersection of North Bryant Boulevard and Humble Road, running south 649.14 feet from Humble Road and then west 653.17 feet back to North Bryant Boulevard in northwest San Angelo

Size: 1.469 acres

General Information

Future Land Use:	Commercial
Zoning:	Single-Family Residential (RS-1)
Existing Land Use:	Single-family residence & Vacant land

Surrounding Zoning / Land Use:

North:	Light Manufacturing (ML) Ranch and Estate (R&E)	Knights of Columbus single family dwellings
West:	Light Manufacturing (ML)	Construction storage equipment, Riverside Hills Golf Club
South:	General Commercial (CG)	Vacant commercial land
East:	Single-Family Residential (RS-1)	single family dwellings on large lots

District: CMD#2 – Marty Self

Neighborhood: Riverside Neighborhood

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), North Bryant Boulevard and Humble Road are identified as arterial streets. 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. The MTP requires Humble Road to have a minimum paving width of 64 feet and a minimum right-of-way width of 80 feet. Humble Road at present is approximately 26 feet wide with a 50-foot right-of-way. Should the applicant decide to replat the subject properties, a dedication of half of the required right-of-way along Humble Road shall be required, approximately an additional 15 feet of width.

Recommendation:

The Planning Division recommends **APPROVAL** of this request, **subject to one (1) Condition of Approval.**

History and Background:

Situated in the northeast corner of the City, the applicant has made a request to abandon a proposed right-of-way named Crest Street that has yet to be constructed. The proposed right-of-way is bounded on three sides by Single-Family Residential (RS-) Zoned land and by Humble Road at its most northern end. It is the applicant's intent to combine all of the lots west, north, and south of the proposed right-of-way into two parcels with frontage onto Bryant Boulevard. A plat has been created, but yet reviewed by Staff or approved by the Planning Commission, which reflects this action. If this plat is ultimately approved by the Planning Commission, then the abandonment of the proposed right-of-way will not serve to create any land-locked parcels, which would be prohibited by the City's Subdivision Ordinance. A Condition of Approval has been proposed by Staff which would require that before City Council review and approval is granted for the Crest Street right-of-way abandonment, the proposed plat which combines all of the affected parcels must be approved by the Planning Commission.

Private utility and sewer utility easements are shown on the proposed Stafford Development Section Plat. The proposed plat is anticipated to create two lots. Lot 1 will have frontage onto Bryant Boulevard and Humble Road and Lot 2 will have frontage onto Bryant Boulevard. Any properties which have had land dedicated to the Crest Street right-of-way will have the abandoned acreage divided between all adjacent land owners. No properties are anticipated to be left without access onto a right-of way as a result of the approval of this abandonment.

The property is also the subject of a Rezoning request (Z14-35) to change the zoning classification from Single-Family Residential (RS-1) to General Commercial (CG). The Rezoning case will be heard at the November 17, 2014, Planning Commission meeting. In order to have a more cohesive presentation and understanding of the development and changes proposed for the entire property, Staff will be scheduling the Rezoning request concurrently with this Abandonment of Right-of-Way request for the December 16, 2014, City Council meeting.

Condition:

1. Approval of the abandonment of right-of-way for Crest Street shall be conditioned upon approval of the Stafford Development Section One Plat by the Planning Commission.

Notification:

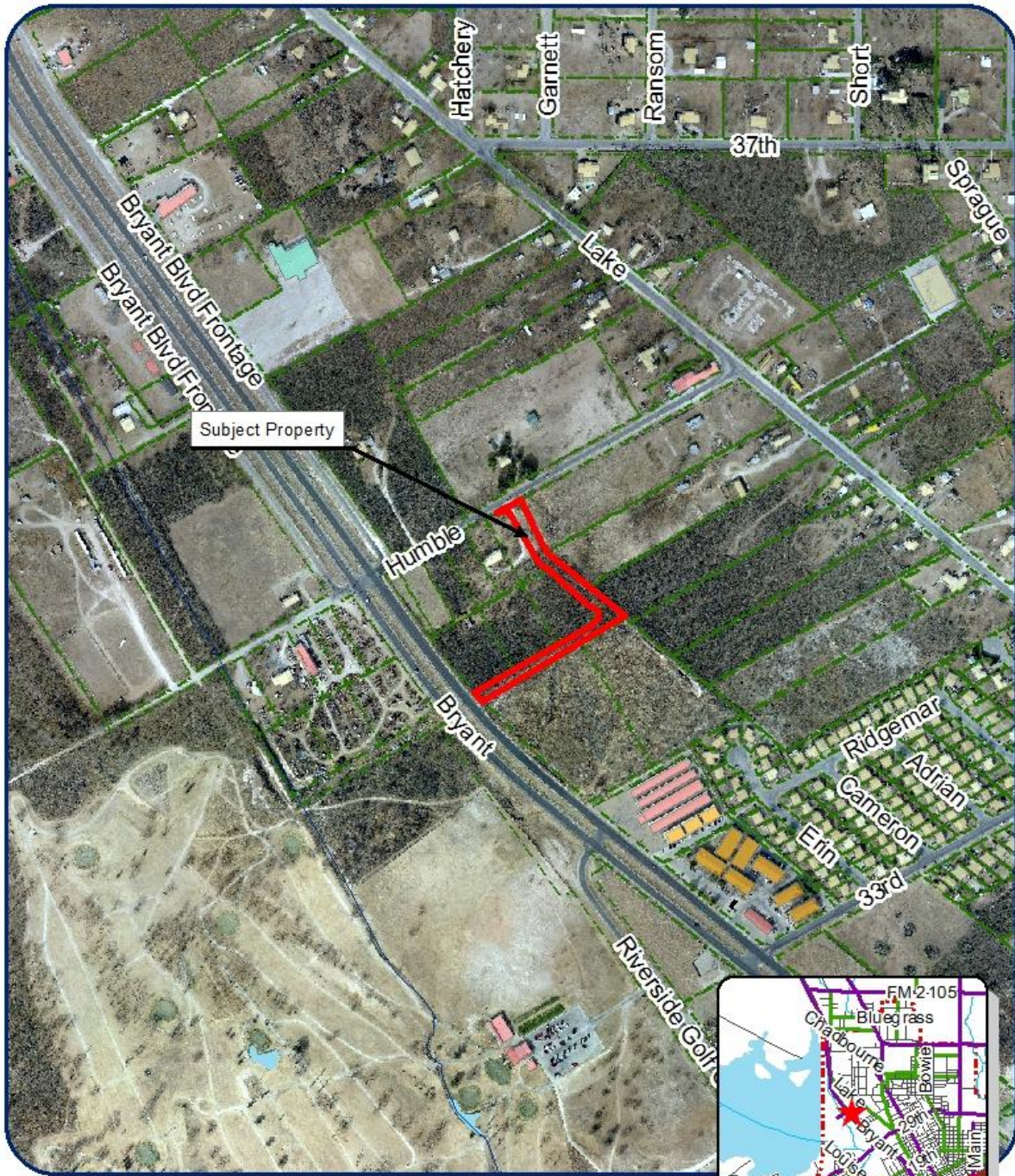
On November 7, 2014, 9 notifications were mailed out within a 200-foot radius of the subject site. As of November 14, 2014, there were 0 responses in favor and 0 responses in opposition of the request.

Action Requested:

The action requested is for the Planning Commission to recommend **APPROVAL** of the Street Right-of-Way Abandonment for Crest Street, **subject to one (1) Condition of Approval.**

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Major Thoroughfare Map
- Notification Map
- Proposed Stafford Development Section One Plat



Zoning Case File

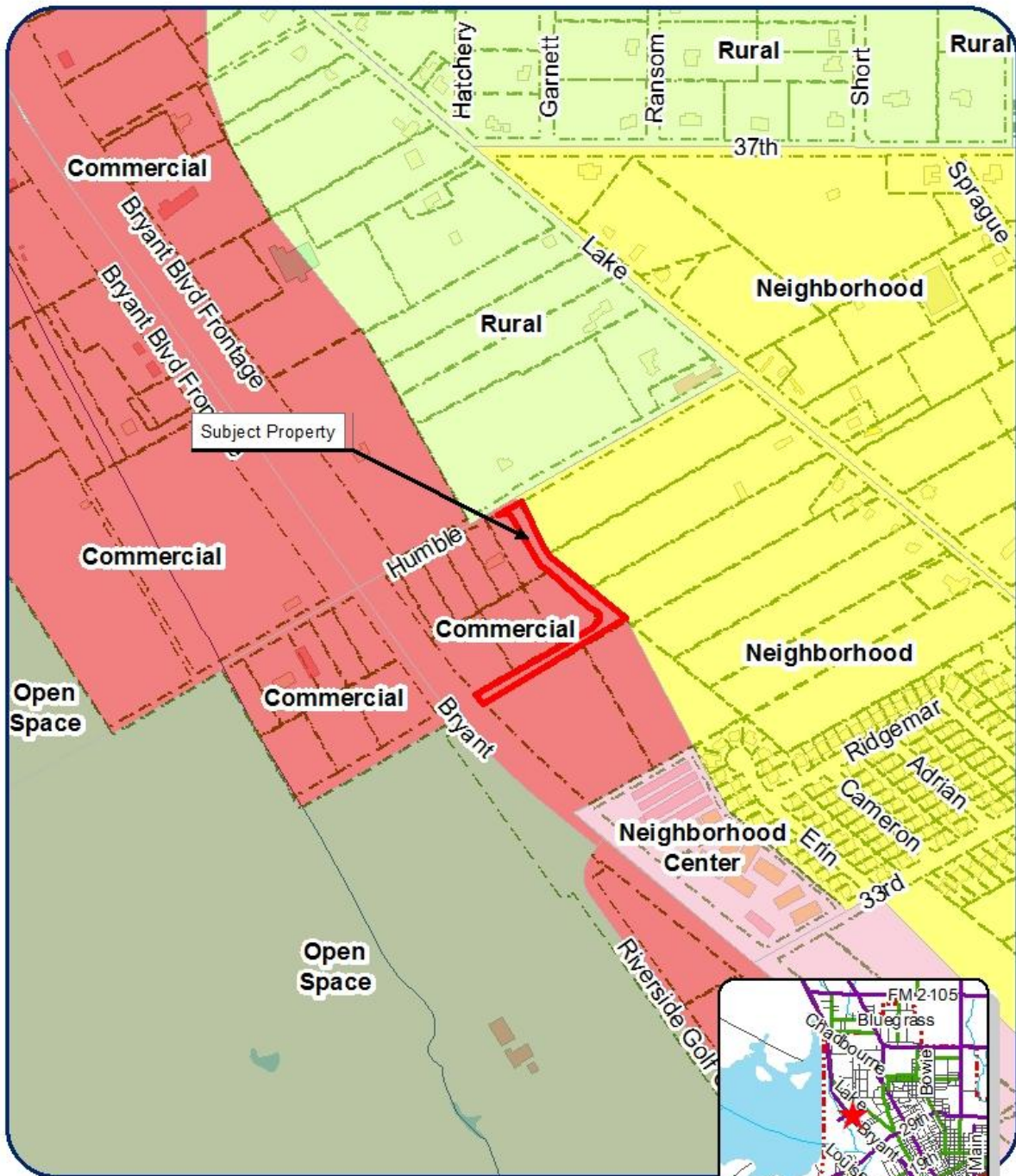
ROW Abandonment: Crest Street

Council District: Marty Self
 Neighborhood: Riverside
 Scale: 1" approx. = 500 ft
 Subject Property: SE of Humble Road and N. Bryant Blvd. 1.469 acres

Legend

- Subject Properties: —
- Current Zoning: **RS-1**
- Requested Zoning Change: **CG**
- Vision: **Commercial**





Zoning Case File

ROW Abandonment: Crest Street

Council District: Marty Self

Neighborhood: Riverside

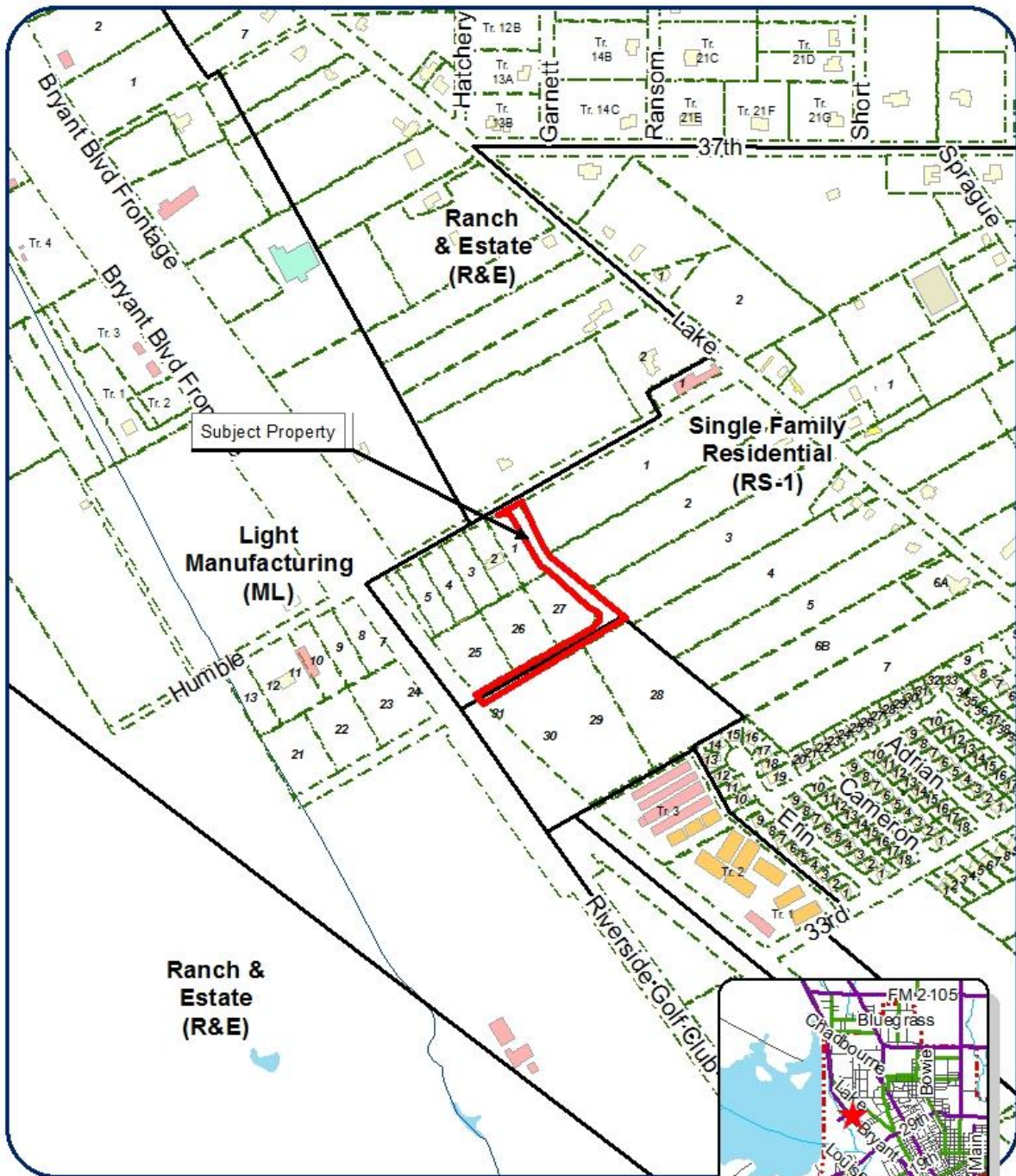
Scale: 1" approx. = 500 ft

Subject Property: SE of Humble Road and N. Bryant Blvd. 1.469 acres

Legend

- Subject Properties: —
- Current Zoning: **RS-1**
- Requested Zoning Change: **CG**
- Vision: **Commercial**





Zoning Case File

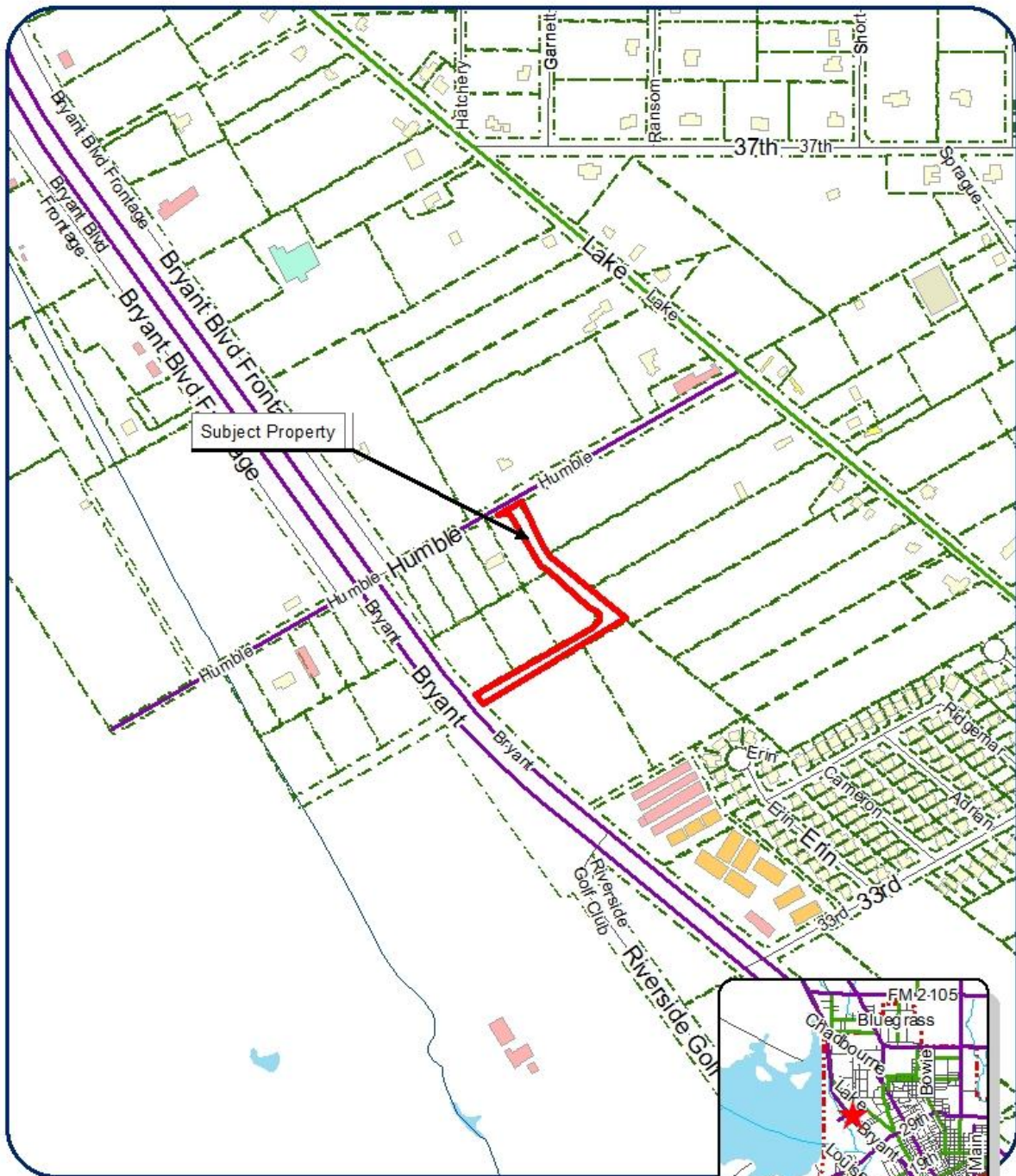
ROW Abandonment: Crest Street

Council District: Marty Self
 Neighborhood: Riverside
 Scale: 1" approx. = 500 ft
 Subject Property: SE of Humble Road and N. Bryant Blvd. 1.469 acres

Legend

Subject Properties: —
 Current Zoning: **RS-1**
 Requested Zoning Change: **CG**
 Vision: **Commercial**





Zoning Case File

ROW Abandonment: Crest Street

Council District: Marty Self

Neighborhood: Riverside

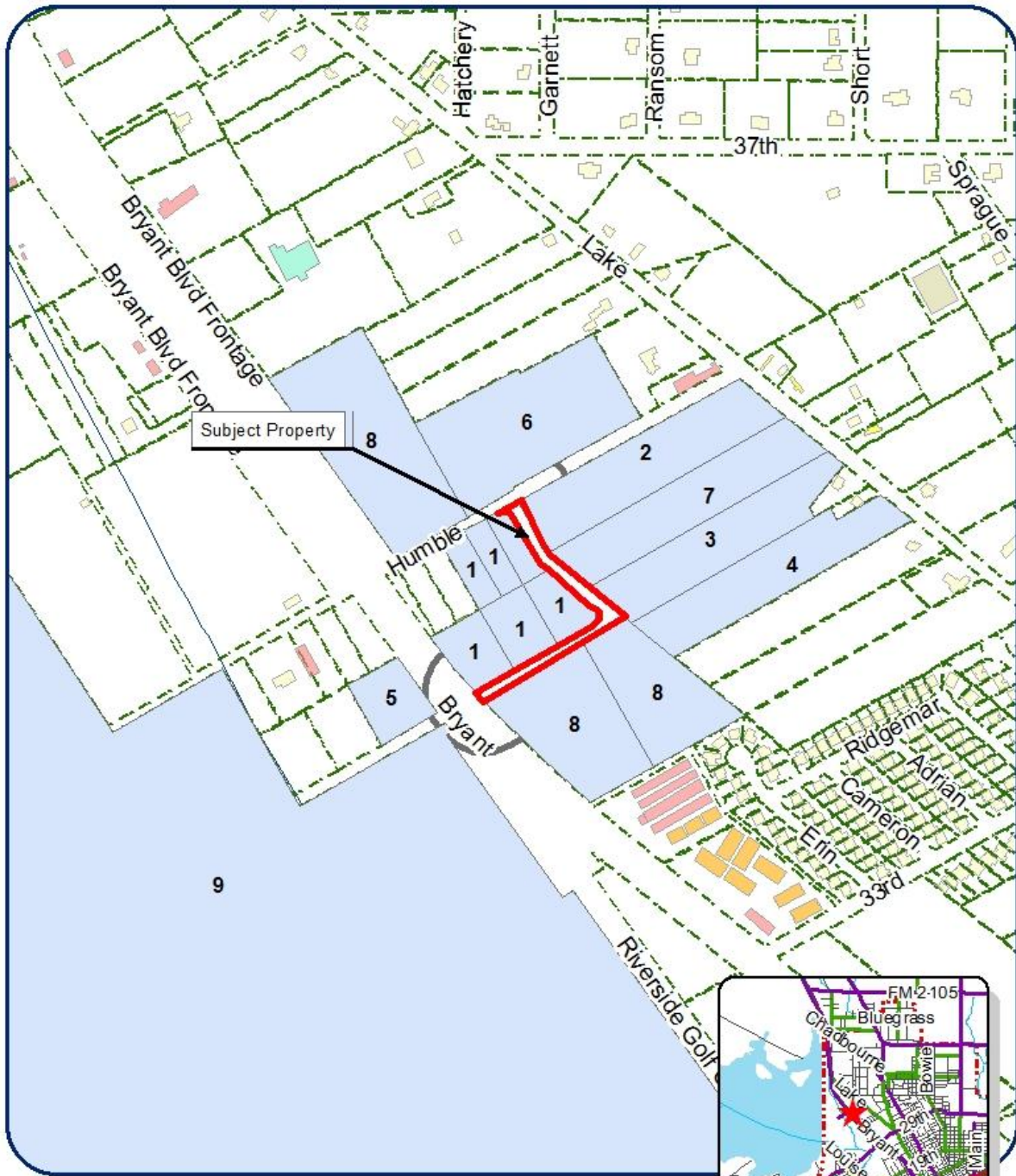
Scale: 1" approx. = 500 ft

Subject Property: SE of Humble Road and N. Bryant Blvd. 1.469 acres

Legend

- Subject Properties: —
- Current Zoning: **RS-1**
- Requested Zoning Change: **CG**
- Vision: **Commercial**





Zoning Case File

ROW Abandonment: Crest Street

Council District: Marty Self
 Neighborhood: Riverside
 Scale: 1" approx. = 500 ft
 Subject Property: SE of Humble Road and N. Bryant Blvd. 1.469 acres

Legend

- Subject Properties: —
- Current Zoning: **RS-1**
- Requested Zoning Change: **CG**
- Vision: **Commercial**





**STAFFORD DEVELOPMENT
SECTION ONE**

City of San Angelo, Tom Green County, Texas.

CONSIDERED, CANCELED Stafford Development, L.L.C.
 DESCRIPTION: Being 8.000 acres, being all of Lots 1, 2, 3, 4, 5, 20, 21, 26 and 28, that
 all of Lots 4, 24, 25, 26 and 27, and that part of Crowl Street east of the land acquired by
 the State of Texas, et al in condemnation suit described in judgment recorded in Volume
 501, Page 255, Deed Records of Tom Green County, Texas, and in Block 1, Lateral
 Gardens, City of San Angelo, Tom Green County, Texas, according to the map and/or plat
 recorded in Volume 1, Page 553, Deed Records of Tom Green County, Texas.

ACKNOWLEDGMENT/VERIFICATION
 We, Stafford Development, L.L.C. do hereby adopt this plat
 as the subdivision of our property and dedicate for the use
 of the easements shown herein.

STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before
 me on _____
 by the Stafford Development, L.L.C.

STAFF REPORT



Meeting: November 17, 2014

To: Planning Commission

From: Patrick B. Howard, AICP
Director

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

Presenter: Edward Vigil
Senior Planner

Request: A request for approval of an alley right-of-way abandonment behind Lots 6, 7, 10 and 11, Block 138, Fort Concho Addition

Location: An undeveloped 2,000-square foot area, being a 20-foot wide alley behind Lots 6, 7, 10, and 11 in Block 138 of the Fort Concho Addition, west of South Chadbourne Street between West Avenue Q and West Avenue R, extending a distance of 100 feet west from South Chadbourne Street, in south central San Angelo

Size: 2,000 square feet

General Information

Future Land Use: Commercial

Current Zoning: CG/CH General Commercial/Heavy Commercial

Existing Land Use: San Angelo Elks Lodge #1880

Surrounding Zoning / Land Use:

North:	CG/CH	Apex Limited Cleaning Services
West:	RS-1	Single Family Homes
South:	CG/CH	Single Family Homes
East:	CG/CH	Angelo Truck & Trailer Repair

District: SMD #3 Johnny Silvas

Neighborhood: Rio Vista

Major Thoroughfare Plan: South Chadbourne Street is classified as a Major Arterial; Major Arterial roads carry the longest trips and have the highest traffic volumes. South Chadbourne Street exists as a four-lane undivided section, but may be upgraded to a five-lane section in the future.

Special Information

Private Utilities: Unknown

Public Utilities: Unknown

Notification Required: Yes

Notifications Sent: 5

Responses in Favor: 0

Responses in Opposition: 0

Recommendation:

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

Background:

An application for an abandonment of the right-of-way for an alley was submitted to the Planning Department on October 10, 2014. It is the applicant's intent to vacate the existing 20 foot wide by 100 foot long alley and re-plat the site in order to increase the property area by 200 square feet. The applicant proposes to construct a building addition to the existing San Angelo Elks Lodge #1880. Building Permit and Site Plan approval will be required before construction of the addition may begin. AS of November 14, 2014, no permits or plans have been submitted to the City for review.

Analysis:

City staff does not anticipate any issues with abandoning a segment of the alley. Generally, alleys are abandoned in their entirety or not at all, but in this case staff can recommend approval of just a portion of alleyway. This abandonment will not affect any other property owners. The existing alley has never been used for access or to drive on. There are no municipal facilities within the abandonment area. However, several private utility companies have facilities within the alley and/or an existing easement at the back of the property that will likely need to be relocated. This relocation does not appear to affect the abandonment of the alley and the relocation of these private utilities is the responsibility of the property owner. Although Staff recommends approval of the abandonment from a municipal standpoint, staff does reiterate that there are other issues that will need to be taken care of to satisfy requirements of private utility companies who will be affected.

Proposed Conditions:

1. Provide the Planning Division staff with a copy of certification from the Tom Green County Appraisal District, indicating there to be no delinquent taxes on the subject property of this subdivision.
2. Approval of a replat, absorbing the alley segment into a unified lot(s) meeting all requirements of Chapter 5, Zoning Ordinance shall be required.
3. Provide a notation on the replat document referencing the ordinance abandoning the alley segment.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** the Final Plat, **subject to three (3) Conditions of Approval.**

Attachments:

Aerial Map
Zoning Map
Major Thoroughfare Plan
Application



Zoning Case File

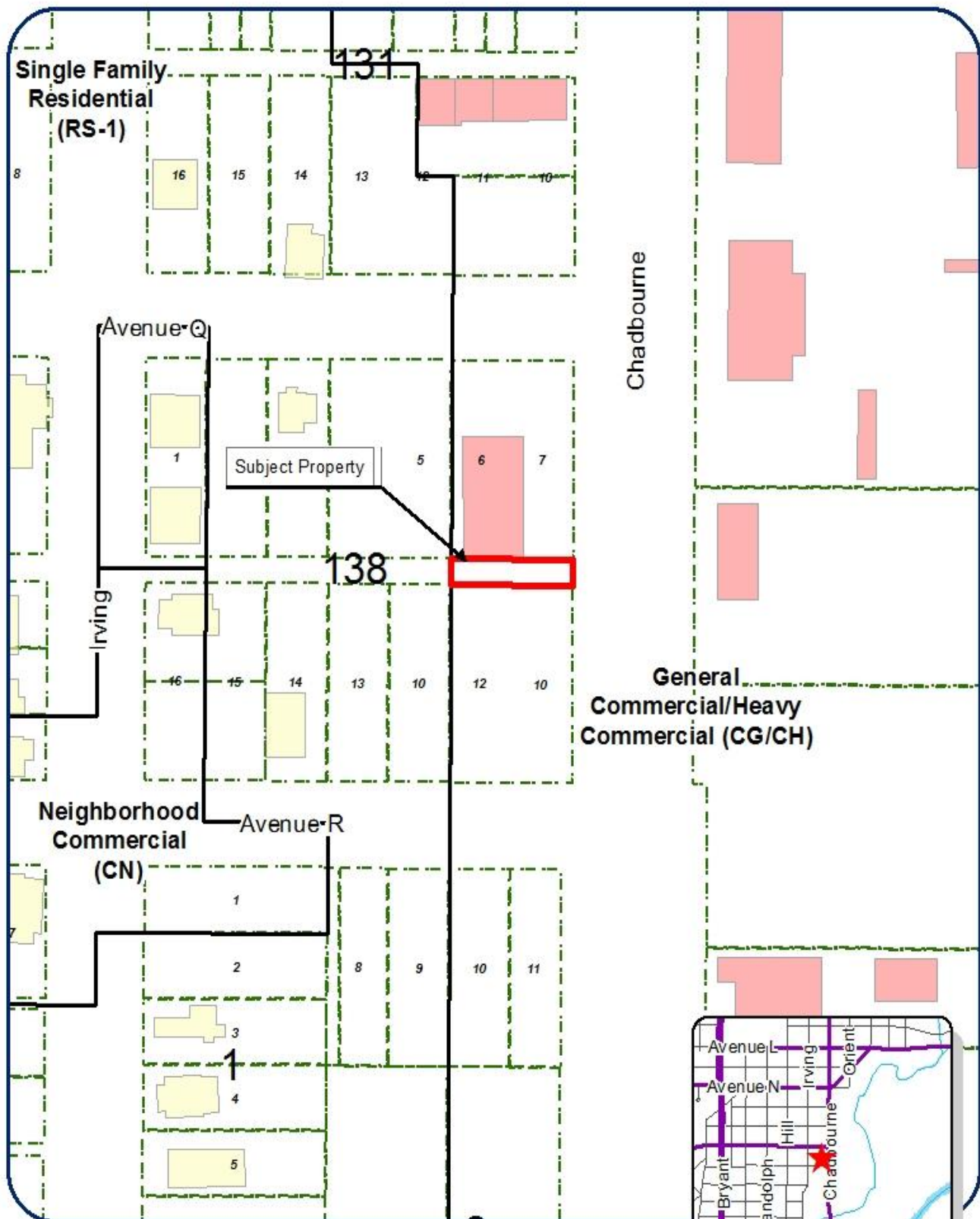
ROW Abandonment: Fort Concho Add'n Blk 138

Council District: Johnny Silvas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 100 ft
 Subject Property Legal Description(s): Fort Concho Addition, Block 138, Alley behind Lots 6, 7, 10, 11

Legend

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

N



Zoning Case File


ROW Abandonment: Fort Concho Add'n Blk 138

Council District: Johnny Silvas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 100 ft
 Subject Property Legal Description(s): Fort Concho Addition, Block 138, Alley behind Lots 6, 7, 10, 11

Legend

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

N





Zoning Case File

ROW Abandonment: Fort Concho Add'n Blk 138

Council District: Johnny Silvas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 100 ft
 Subject Property Legal Description(s): Fort Concho Addition, Block 138, Alley behind Lots 6, 7, 10, 11

Legend

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

N

City of San Angelo, Texas - Planning Division
Application to Abandon Right-of-way for Street(s) and/or Alley(s)

Name of Applicant(s): BPOE Lodge 1880

Owner Tenant Representative (affidavit required) Mike Bryan 325-459-12

Mailing Address: 2121 South Chadbourne Telephone: 325-227-6920

City/State/Zip: San Angelo Texas 76903 Fax/other: N/A

Contact Email Address: bryanmike@msn.com

Location

Subdivision Name: Fort Concho Division

Lots and/or Blocks Affected*: Lots 6-7-10-11 Block 138

General Description of Location*: 2121 South Chadbourne St.

Reason for Abandonment*: Facility expansion

* use attachment, if necessary

I/We the undersigned acknowledge that the information provided above is true and correct.

M. L. Bryan Signature 10/19/2014 Date

OFFICE USE ONLY	
Date of application: <u>10/19/14</u>	Received by: <u>Jeff Fisher</u>
Non-Refundable Fee: \$ <u>434.⁰⁰</u>	Receipt Number: <u>234692</u>
Date of hearing by Planning Commission: <u>11/17/14</u>	Date of hearings by City Council: <u>Dec 2 + 16/14</u>

STAFF REPORT



Meeting: November 17, 2014

To: Planning Commission

From: Patrick B. Howard, AICP
Director

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

Presenter: Edward Vigil
Senior Planner

Case: SV14-05

Request: Three (3) Sign Variances in the River Corridor in order to:

- 1) Allow for a Variance from Section 12.610(1) for a sign height of 31 feet, measured from the ground and the property line, in lieu of 20 feet;
- 2) Allow for a Variance from Section 12.610(1) for a sign with a copy area of 100 square feet in lieu of 75 feet; and
- 3) Allow for a Variance from Section 12.604(b)(1)(C) for a sign with a zero (0) front setback in lieu of a 20-foot front setback.

Location: 314 North Bryant Boulevard, generally located at the southeast corner of North Bryant Boulevard and West 4th Street

Legal Description: Miles Addition Survey, Block H, Lots 9-14 and the west 5 feet of Lot 15

Size: 0.46 acres

General Information

Existing Zoning: General Commercial (CG)

Existing Land Use: Restaurant

Vision Plan: Neighborhood Center

Neighborhood: Downtown

District: SMD #3 Johnny Silvas

Surrounding Zoning/Land Use:

North:	Light Manufacturing (LM)	Odyssey Hospice
West:	General Commercial (CG) and Heavy Commercial (CH)	Bryant Street and Motel 6
South:	General Commercial (CG) and Low Rise Multi-Family (RM-1)	Jackson Lodge #15 and single story 4 unit apartments
East:	General Commercial (CG) and Heavy Commercial (CH)	Vacant lot

Thoroughfares/Streets: Bryant Boulevard is defined as a "Major arterial street," which is designed to connect collector streets to freeways and carry large volumes of traffic at high speeds. Access is secondary and mobility is the prime function of this street.

Zoning History: The property was annexed into the City in 1975.

Background:

This request seeks the approval of three (3) sign variances for an existing Julio's Burrito restaurant pole sign located at 314 North Bryant Boulevard in the Downtown neighborhood. A portion of this property falls within the River Corridor District. Julio's Burrito restaurant and existing sign pole have been in operation since 2001. The existing sign pole is 31 feet tall and has a sign area of 100 square feet. The applicant is requesting to replace a portion of the existing sign pole that sits on the front property line. More specifically, the applicant is requesting to replace and update the existing sign copy area portion only. The proposed sign area will not change and will remain at 100 square feet.

Staff Recommendation:

Staff recommends **APPROVAL** of Case SV14-04, **subject to two (2) Conditions of Approval.**

Analysis:

In order to approve this request, the Planning Commission members are first required to find that:

- (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 subject property contains unique circumstances because the existing location of the sign and pole were erected in 2001. In addition, if the sign was downsized in any way, the pole sign could have diminished visibility due to Bryant Boulevard being a highly trafficked, major arterial street carrying heavy traffic at elevated rates of speed.

(2) Such special circumstances were not created by the applicant;

The subject property specifically occupies lots 9-14 & W5' OF 15 S&E 1878SF out of SW, Blk: H, in the Miles Addition, San Angelo, Texas. Julio's Burritos is not proposing to replace the pole, but to replace an old and dilapidated existing sign attached to the pole. In addition, after replacement, the sign's area will not increase but will remain at 100 square feet.

(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;

The proposed sign area of 100 square feet is only 68% of the sign area allowed for a nonresidential sign. A maximum area of 147 square feet in size may be allowed in such circumstances. The existing sign pole is placed directly on the front property line along Bryant Boulevard. The existing sign pole is 31 feet in height, and will remain at 31 feet even after the sign copy area is replaced. The Sign Ordinance allows for a 50-foot tall sign for properties in the General Commercial (CG) Zoning District.

(4) The variance applied for represents the minimum variance necessary in order to afford relief from the hardship;

As previously mentioned, the proposed sign meets all other provisions of the Sign Ordinance for the General Commercial (CG) Zoning District. Therefore, the variance applied for represents the minimum necessary to provide sufficient relief for Julio's Burritos restaurant services to be advertised to the general public. In addition, the location, size, and height will remain the same even after replacement of the sign copy area.

(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 depart from any other provisions of the Sign Ordinance than is necessary. The proposed sign is designed to be no larger than the existing sign at 100 square feet area and will remain at 31 feet in height, even after replacement. The sign is intended to be functional and directional in nature, providing the minimum amount of information needed for heavy site traffic to be directed into the Julio's Burrito restaurant.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** Case SV14-04, **subject to the following two (2) Conditions of Approval:**

1. **Approval of the sign shall be as depicted on the attached renderings with a maximum height of 31 feet (measured from the ground), a sign area of 100 square feet, and a required setback of 0 feet from the front property line.**
2. **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
- Proposed Signage



Subject Property



Sign Variance Case File
Case SV14-05 Julios Burritos

Council District: Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 125 ft
 Subject Property: 314 N. Bryant Blvd.

Legend

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





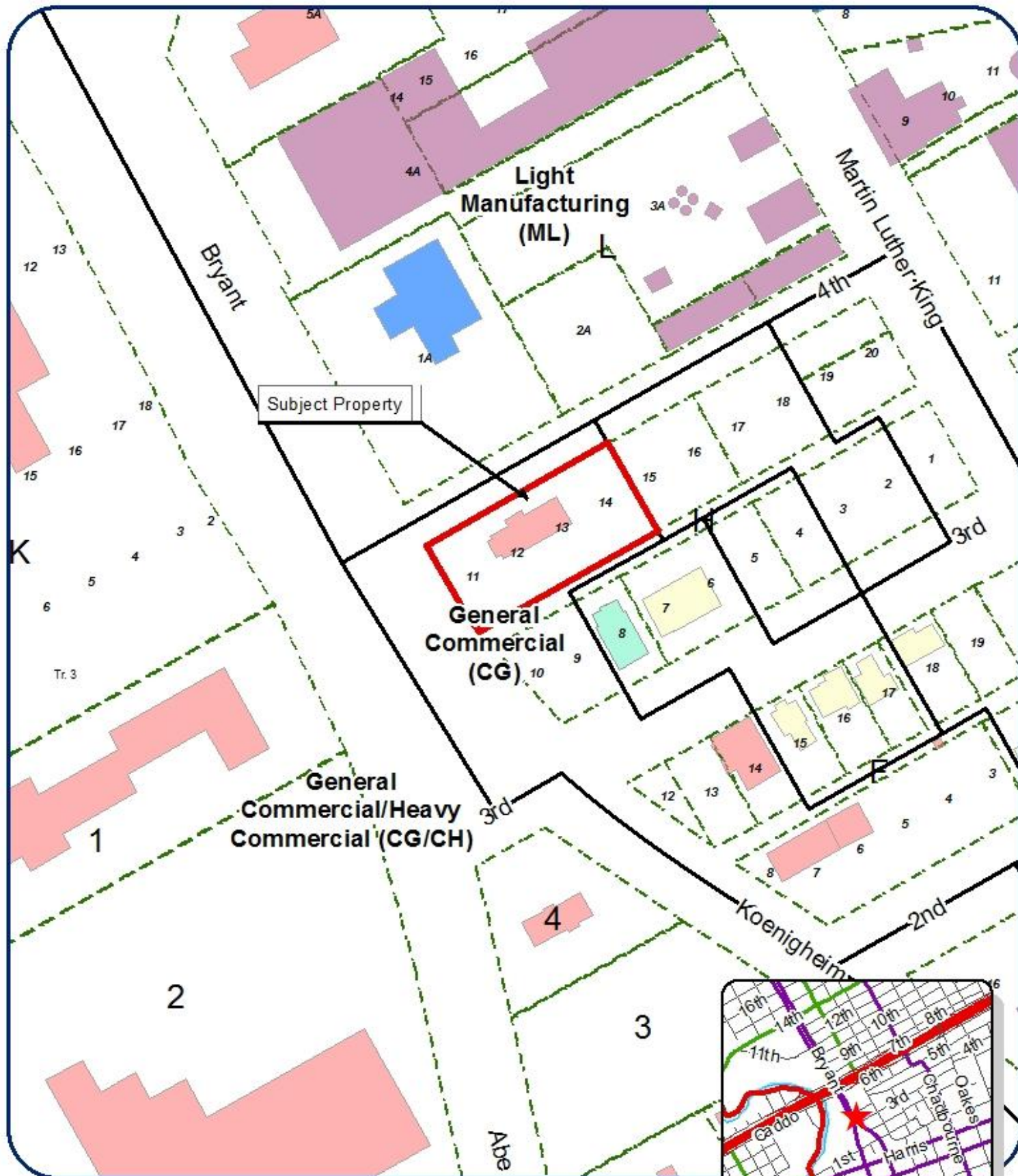
Sign Variance Case File
Case SV14-05 Julios Burritos

Council District: Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 125 ft
 Subject Property: 314 N. Bryant Blvd.

Legend

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





Sign Variance Case File
Case SV14-05 Julios Burritos

Council District: Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 125 ft
 Subject Property: 314 N. Bryant Blvd.

Legend

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



Photos of Site and Surrounding Area

Sign Pole (looking South)



Sign Pole (looking North)



North



South



West



East (Julio's Burrito building)



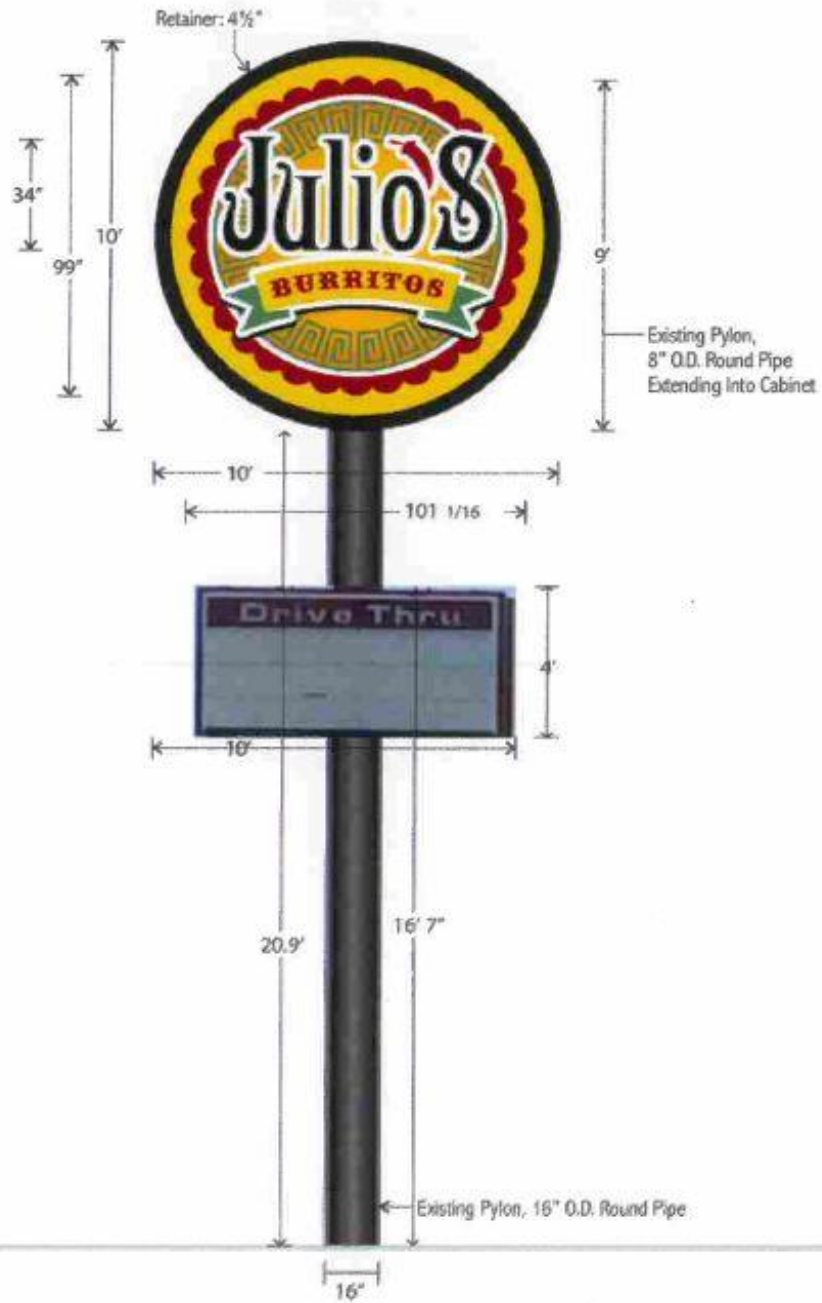
EXISTING SIGN POLE (looking North)



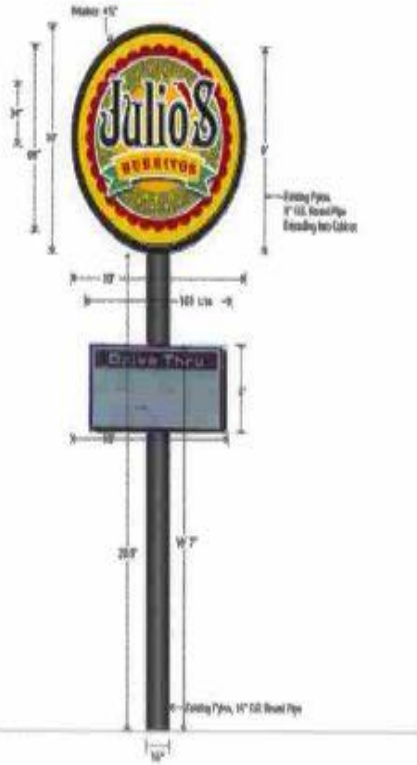
Roosevelt Hotel – 50 N. Chadbourne

Cactus Hotel – 36 E. Twohig Ave

PROPOSED SIGN



scale 1/4" = 1'



Sign Detail

SPECIFICATIONS

Fabricate and assemble as detailed.

- A. Aluminum frame with fluorescent internal lighting
- B. 20 oz. flex face material mounted with a 12"x12"x12"
- C. Bolted with 1/2"x1" bolts and welded on all four sides.
- D. _____
- E. _____

COLORS & FINISHES

- A. Black Cabinet
- B. Black Pole
- C. Flex Face consists of red, green and white
- D. _____
- E. _____



Elevation



Address: _____

FASTSIGNS
More than fast. More than signs.®

REVISIONS	<input type="checkbox"/> APPROVED AS SHOWN <input type="checkbox"/> AS NOTED	CUSTOMER	DESCRIPTION	DRAWN BY:	START DATE:
APPROVED BY:	SALES PERSON			SHEET NUMBER:	DUPLICATE DATE:
DATE:			JOB NUMBER:		

STAFF REPORT



Meeting: November 17, 2014

To: Planning Commission

From: Patrick B. Howard, AICP
Director

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

Case: SU14-05

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

Location: An unaddressed tract, generally located 350 feet southeast of the corner of the intersection of South Chadbourne Street and Old Eola Road

Legal Description: CF Potter Survey 160, Abstract 7278

Size: 8.140 acres

General Information

Future Land Use: Commercial

Zoning: General Commercial (CG)

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 one tract and measures 52.5 acres. It is labeled as “Lot 2” on the proposed Krislynn Subdivision which has been administratively approved by Staff, but not yet recorded. Mostly rural in nature, the area is characterized by ranch and estate homes and some emerging commercial development to the west. The tract

has nearby access to South Chadbourne Street. The applicant has proposed to construct a contractor's office on the property. The storage that is proposed with this request will serve to house the applicant's vehicles and materials.

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 tract is surrounded by large General Commercial-zoned tracts all within the same subdivision. Staff recommends that any outdoor storage be placed behind any proposed buildings so as to provide effective screening of such areas from South Chadbourne Street. The tract is somewhat isolated, which reduces the likelihood of creating a visual nuisance in the area. In addition, the location and large size of the tract 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, whichever is greater. In order to be consistent with a previous Special Use approval for an adjacent lot, Staff has proposed a Condition of Approval which would limit the amount of storage to 1,000 square feet.

- 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. The applicant has stated that access of vehicular movement to the site will be along South Chadbourne Street, and a driveway is proposed for the property.

- 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. A Special Use was granted for an adjacent lot (SU14-04) in order to allow for a maximum of 1,000 square feet of Type 2 storage.

- 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. Emerging uses in the area 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 November 7, 2014, 4 notifications were mailed out within a 200-foot radius of the subject site. As of November 14, 2014, there were 0 responses in favor and 0 responses in opposition of the request.

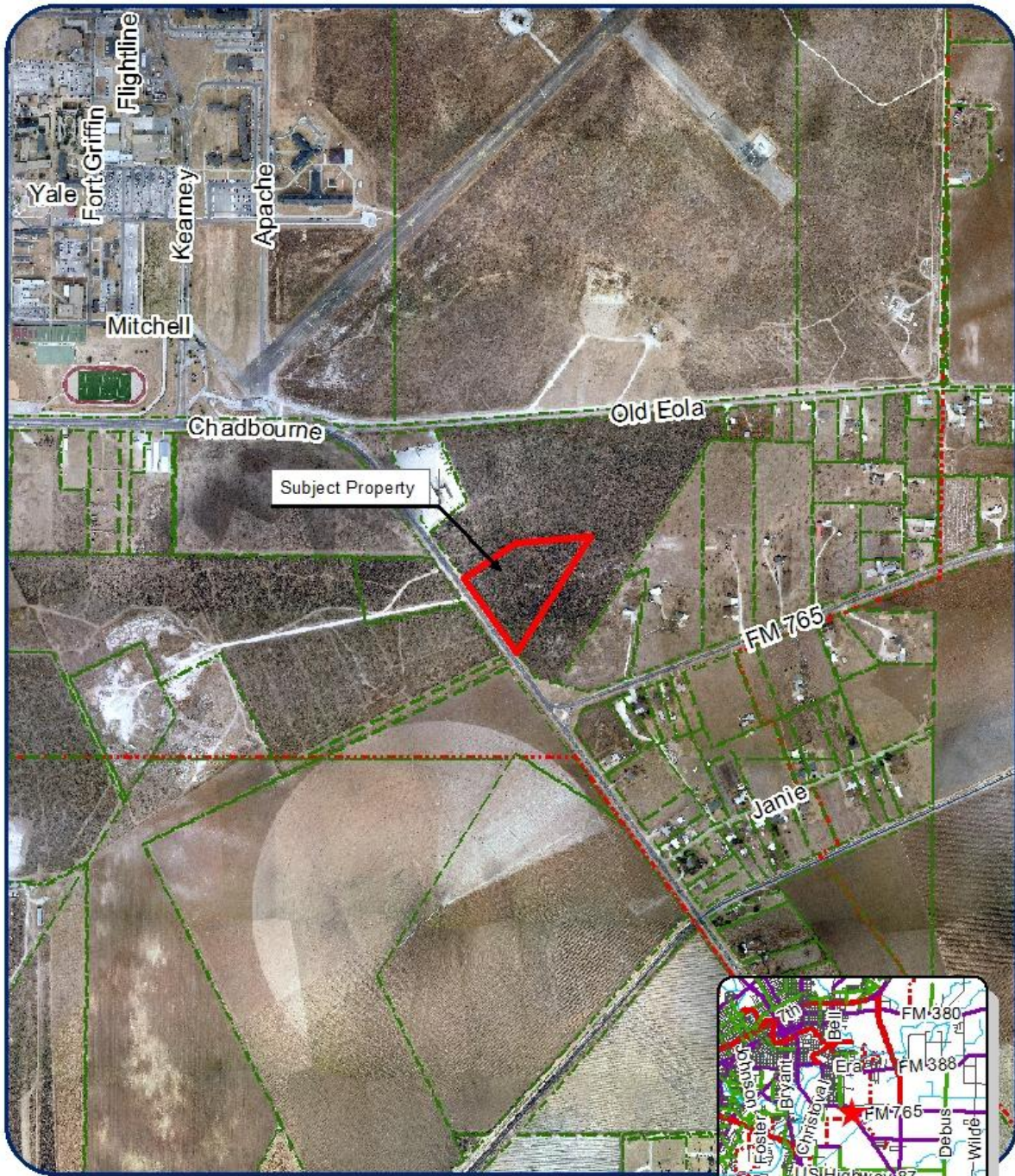
Action Requested:

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, as defined in Section 504.B of the Zoning Ordinance, shall be limited to a maximum of 1,000 square feet, and shall 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 manner 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

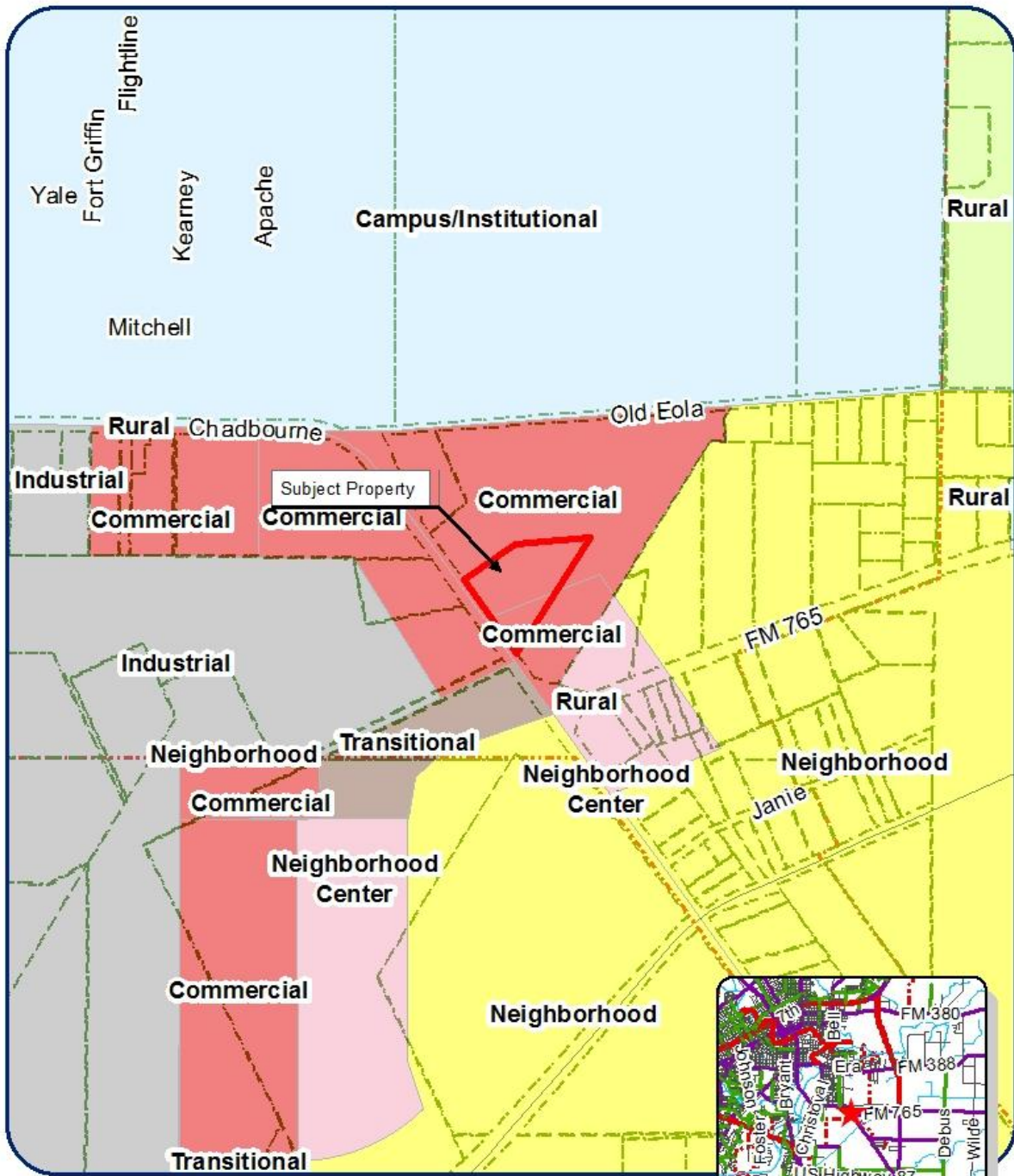


Special Use Case File
Case SU14-05

Council District: Rodney Fleming
 Neighborhood: Glenmore
 Scale: 1" approx. = 900 ft
 Subject Property: SE corner S. Chadbourne/Old Eola Rd 8.140 acres

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



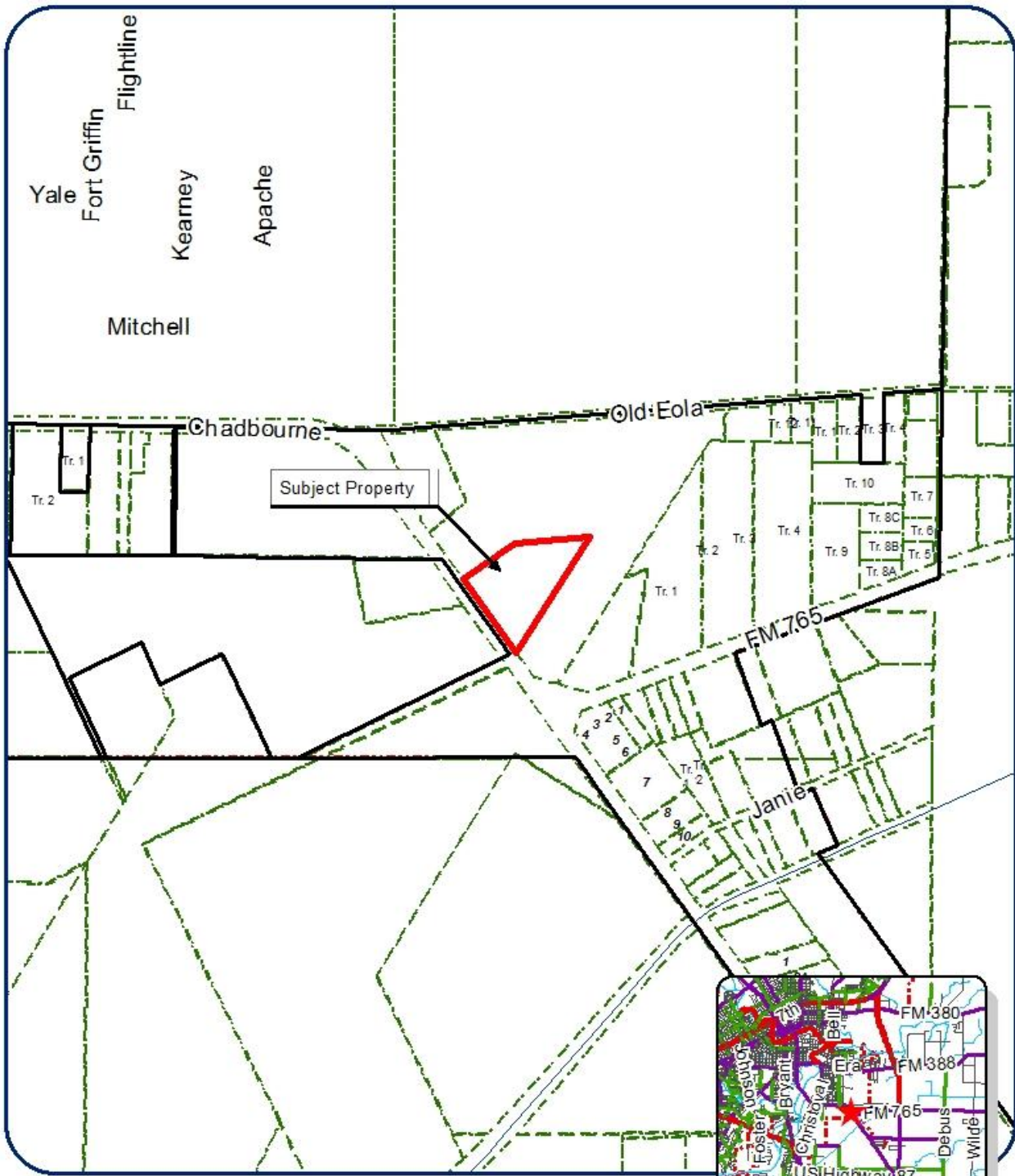


Special Use Case File
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 Requested Zoning Change: N/A
 Vision: Commercial





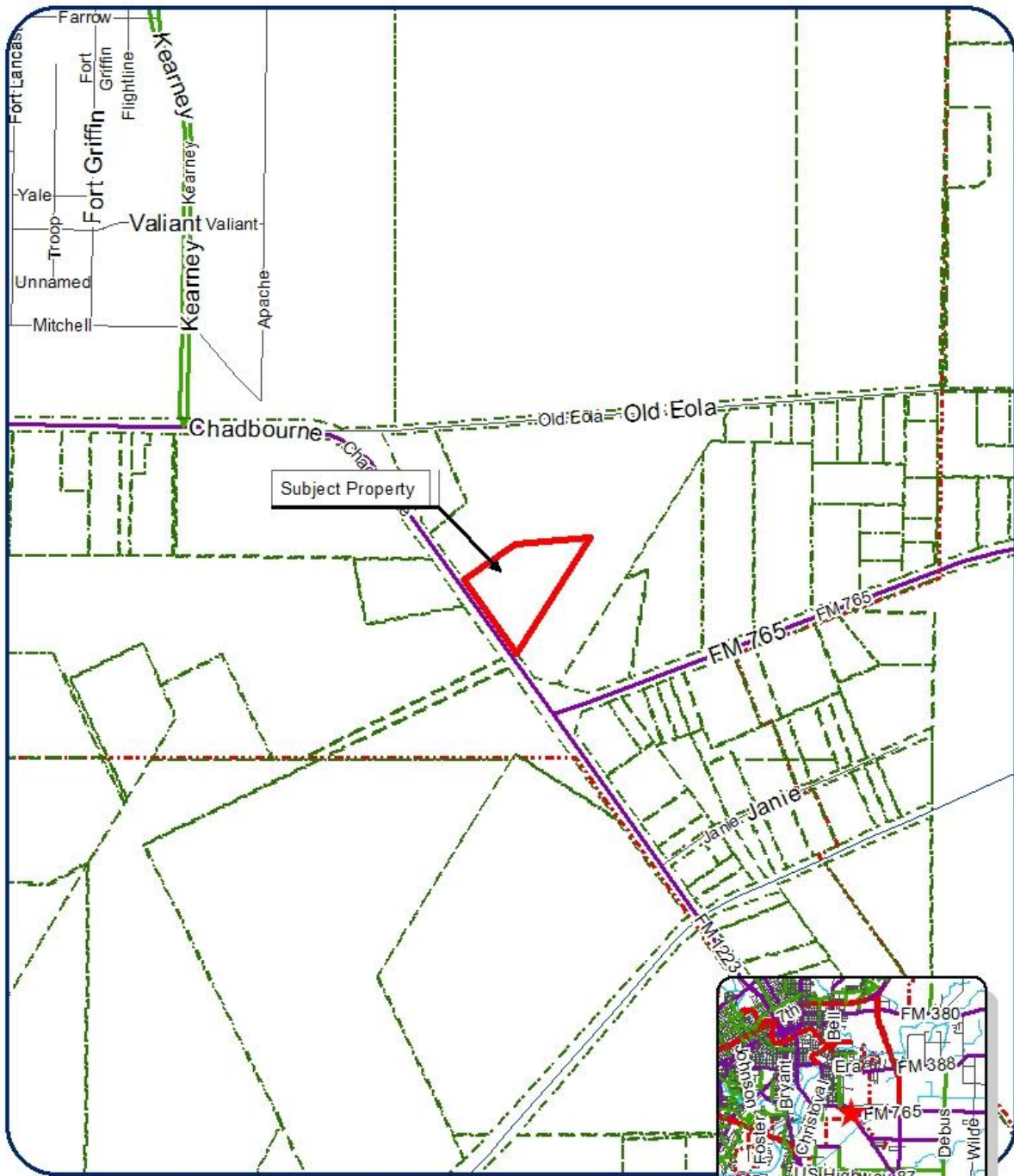
Special Use Case File
Case SU14-05

Council District: Rodney Fleming
 Neighborhood: Glenmore
 Scale: 1" approx. = 900 ft
 Subject Property: SE corner S. Chadbourne/Old Eola Rd 8.140 acres

Legend

- Subject Properties: —
- Current Zoning: **CG**
- Requested Zoning Change: **N/A**
- Vision: **Commercial**



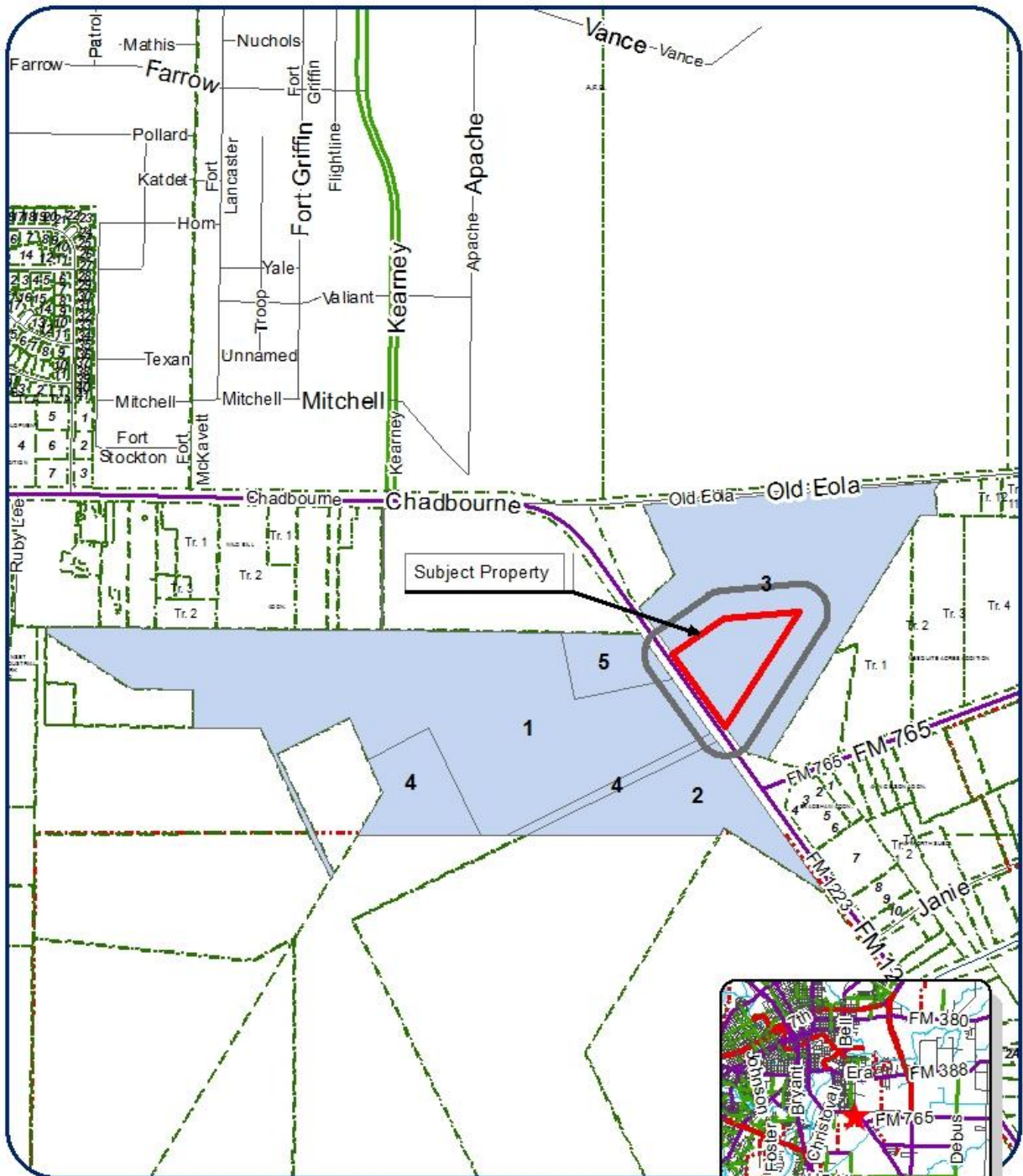


Special Use Case File
Case SU14-05

Council District: Rodney Fleming
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Legend
 Subject Properties: —
 Current Zoning: CG
 Requested Zoning Change: N/A
 Vision: Commercial





Special Use Case File
Case SU14-05

Council District: Rodney Fleming
 Neighborhood: Glenmore
 Scale: 1" approx. = 900 ft
 Subject Property: SE corner S. Chadbourne/Old Eola Rd 8.140 acres

Legend

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



STAFF REPORT



Meeting Date: November 17, 2014

To: Planning Commission members

From: Patrick Howard, AICP
Planning & Development Services Director

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

Presenter: Jeff Fisher
Planner

Case: VP14-05

Request: Comprehensive Plan (aka Vision Plan) Amendment VP14-05 in the name of Christ Evangelical Lutheran Church for a proposed amendment to the 2009 Update of the Comprehensive Plan from Neighborhood to Neighborhood Center

Location: 3417 Sherwood Way, located at the southeast corner of Sherwood Way Service Road and Diana Lane.

Legal Description: Clar-Mor Heights Addition, Block 1, Lot 11 and part of the adjacent alley; and three (3) unaddressed tracts at the southwest corner of Sherwood Way Service Road and Moritz Circle, more specifically occupying the Clar-Mor Heights Addition, Block 1, Lots 1-3 and part of the adjacent alley

Size: 1.665 acres

General Information

Future Land Use: Neighborhood
Zoning: Single-Family Residential (RS-1)
Existing Land Use: Lot 11 and Alley: C.E. Lutheran Church
Lots 1-3: Vacant Land

Surrounding Future Land Use Map/ Current Land Use:

North:	Neighborhood Center	Kozy Kitchen, Olive’s Nursery, Cactus Car Wash
West:	Neighborhood	Single family dwellings
South:	Neighborhood	Single family dwellings, vacant residential land
East:	Neighborhood Center	Sonic, HEB, Dollar Tree retail plaza

District: CMD#5 – Elizabeth Grindstaff

Neighborhood: ASU – College Hills

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), the Sherwood Way Service Road, Diana Lane, and Moritz Circle are classified as local streets. A local street carries light neighborhood traffic at low speeds. The MTP lists Moritz Circle, Diana Road and Sherwood Way Frontage Road as existing streets to have a minimum paving width of 36 feet and a minimum right-of-way width of 50 feet. Diana Road is approximately 30 feet wide and the Sherwood Way Service Road is approximately 32 feet. Should the applicant be required to replat the subject properties, a dedication of half of the required right-of-ways along Diana Road of approximately 3 feet and along the Sherwood Way Service Road of approximately 2 feet shall be required.

Recommendation: Planning staff recommends **APPROVAL** of the proposed Comprehensive Plan (aka Vision Plan) Amendment to Neighborhood Center.

History and Background:

The subject land comprises 1.665 acres and is currently designated “Neighborhood” on the Future Land Use (FLU) Map with a Single-Family Residential (RS-1) zoning underlay. It is currently owned by the Christ Evangelical Lutheran Church and is within the Clar-Mor Heights Addition Subdivision which was filed for record by the Tom Green County Clerk on February 24, 1956. The existing church is located on Lot 11 next to the alley. Lots 1-3 located immediately east of the alley are presently vacant. Lots 1-3 have remained vacant for years and now the church plans to sell its entire holdings which include all of Lots 1-3, Lot 11, and the portion of the alley adjacent to the lots.

On October 7, 2014, the applicant submitted a request to amend the Comprehensive Plan from a FLU designation of “Neighborhood” (a residential designation) to “Neighborhood Center” in order to allow for potential commercial development. The applicant representing the church did not provide any anticipated land uses, but mentioned the church was considering retail commercial uses in order to maximize the potential use of the land. This action would also require a Rezoning application. On October 14, 2014, the applicant submitted an associated Rezoning application (Z14-33) on the properties from “Single-Family Residential” to “Neighborhood Commercial (CN),” one possible underlay zone district of a Neighborhood Center Future Land Use.

After further review and several site visits to the property, Planning Staff communicated via telephone and e-mail with the applicant on November 7, 2014, that it could support the Vision Plan Amendment to “Neighborhood Center,” but not the Rezoning to a Neighborhood Commercial (CN) given that three of the lots front onto Moritz Circle, a local road intended for residential traffic, and that all of the lots are part of the Clar-Mor residential subdivision which were never intended or planned for commercial uses. It was communicated that Staff will be recommending the alternate zoning category of “Office Commercial (CO)” with the primary use as professional offices, which would appear to be more suitable given that the properties immediately abut single family dwellings and the area was intended for residential. The CO zone would appear to provide a more suitable transition between the more intense retail commercial to the east and north and the residential neighborhood to the west and south.

Analysis:

From a land use perspective, a Neighborhood Center designation appears to be appropriate in this area. The other 3 quadrants formed by the intersection of Sherwood Way and West Avenue N are already designated Neighborhood Center. Most of the development to the north and east is retail commercial, which includes Kozy Kitchen, Olive’s Nursery and Cactus Car Wash to the north, and the Dollar Tree plaza and HEB grocery store to the east. What appears to be underrepresented is the availability of professional offices in the area. An underlying Office Commercial (CO) zone district at this location would provide needed office space for the surrounding residential community and provide a transitional buffer between the existing residential

neighborhood to the south and west, and the more intense retail commercial area to the north and east.

Several zoning districts exist in the area. Furthermore, the Future Land Use designation of "Neighborhood Center" appears to be compatible with the Neighborhood Commercial (CN) and while these 4 lots are designated "Neighborhood" in the Future Land Use Plan and zoned Single-Family Residential (RS-1), given the close proximity to Sherwood Way, the lots appear trending towards low intensity, localized nonresidential development. However, "retail commercial" would not be appropriate given that the properties immediately back onto residential lots. Also, a site visit on November 12, 2014, shows an example of a retail commercial plaza, the Dollar Tree plaza, across Moritz Circle facing the site with large garbage dumpsters outside. Even if these dumpsters were screened, the increased traffic, noise and smell from such uses would not be appropriate next to existing residential lots. Alternatively, an office commercial zone district would prohibit outside storage to within 5 feet of the building wall, and the permitted uses would be mainly offices and clean, less intense uses.

The Neighborhood Center policies in the Comprehensive Plan "promote a mix of uses at key intersections to encourage the necessary infill, densification and walkability necessary" and support "establishing transition areas to better "scale-down" intensity of use from commercial centers to neighborhoods." The subject lands are located immediately between a residential neighborhood and commercial centers and therefore a lower intensity commercial for offices would appear to be suitable in this location and would provide infill development at a smaller scale than general or heavy commercial. In addition, the properties front onto Sherwood Way, a major arterial road, which can accommodate larger volumes of traffic and would keep traffic off of residential streets.

Notification:

On November 7, 2014, 19 notifications were mailed out within a 200-foot radius of the subject site. As of November 14, 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 the proposed Comprehensive Plan (aka Vision Plan) Amendment VP14-05 from Neighborhood to **Neighborhood Center**.

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



Subject Properties

Vision Plan Case File

Case VP14-05: C.E. Lutheran Church

Council District: Elizabeth Grindstaff

Neighborhood: ASU - College Hills

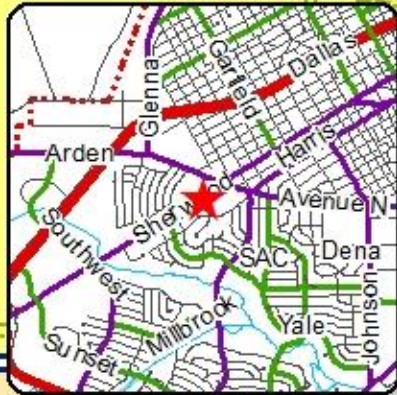
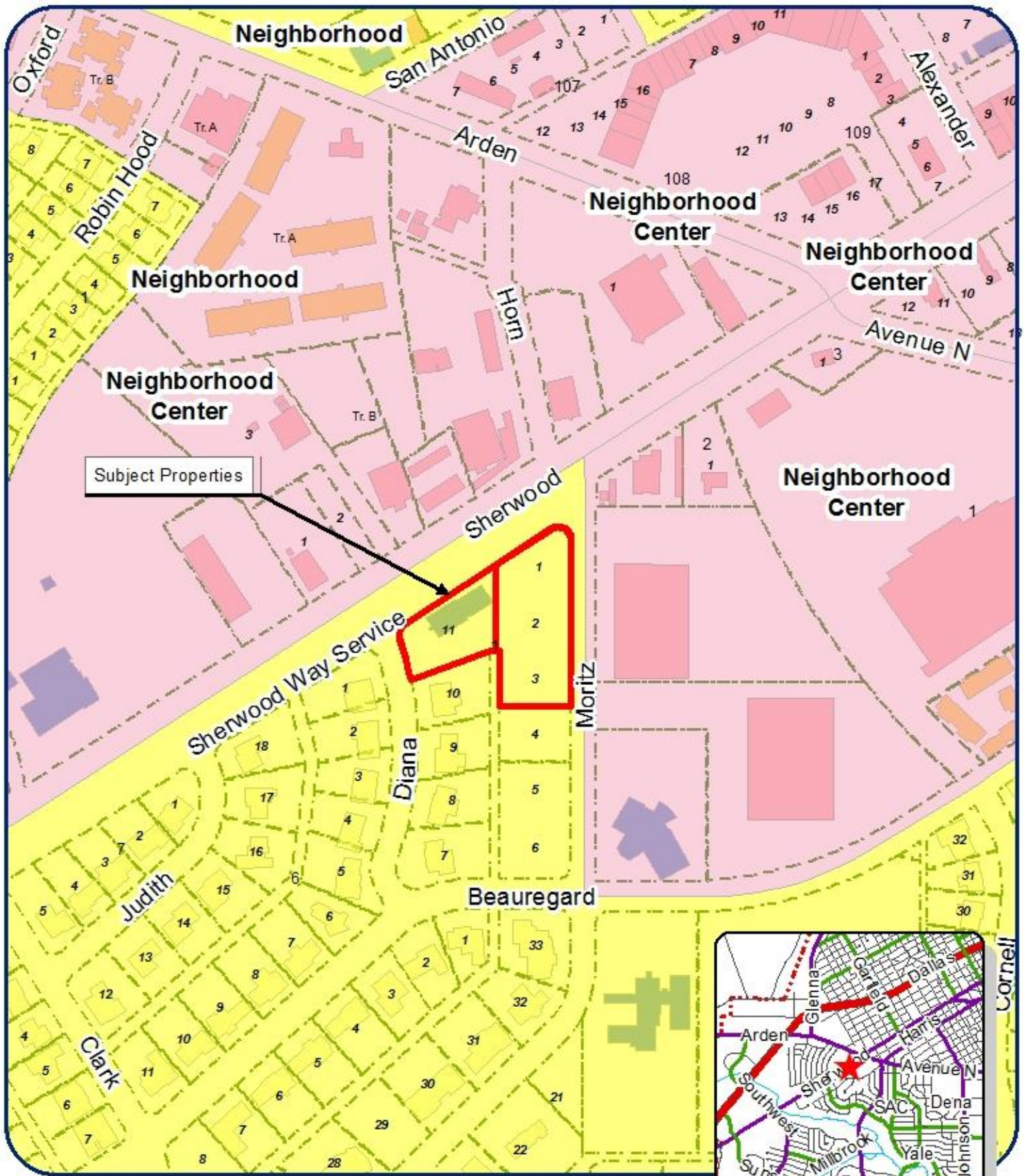
Scale: 1" approx. = 250 ft

Subject Property: SW Corner of Sherwood Way Service Rd/Moritz Circle

Legend

- Subject Properties: █
- Current Designation: **Neighborhood**
- Requested Vision Plan Designation: **Neighborhood Center**
- Current Zoning: **RS-1**





Vision Plan Case File

Case VP14-05: C.E. Lutheran Church

Council District: Elizabeth Grindstaff

Neighborhood: ASU - College Hills

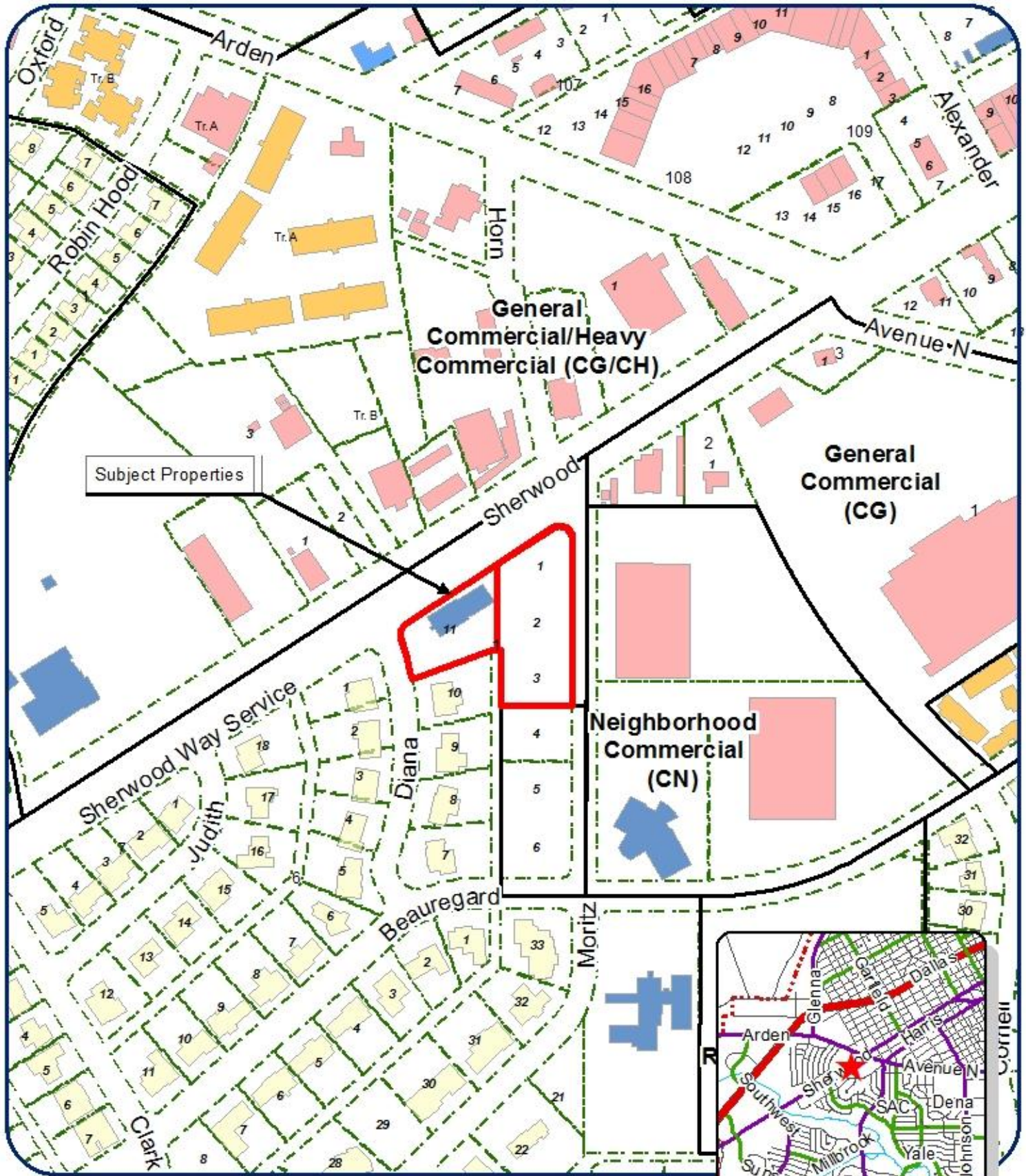
Scale: 1" approx. = 250 ft

Subject Property: SW Corner of Sherwood Way Service Rd/Moritz Circle

Legend

- Subject Properties: —
- Current Designation: **Neighborhood**
- Requested Vision Plan Designation: **Neighborhood Center**
- Current Zoning: **RS-1**





Vision Plan Case File

Case VP14-05: C.E. Lutheran Church

Council District: Elizabeth Grindstaff

Neighborhood: ASU - College Hills

Scale: 1" approx. = 250 ft

Subject Property: SW Corner of Sherwood Way Service Rd/Moritz Circle

Legend

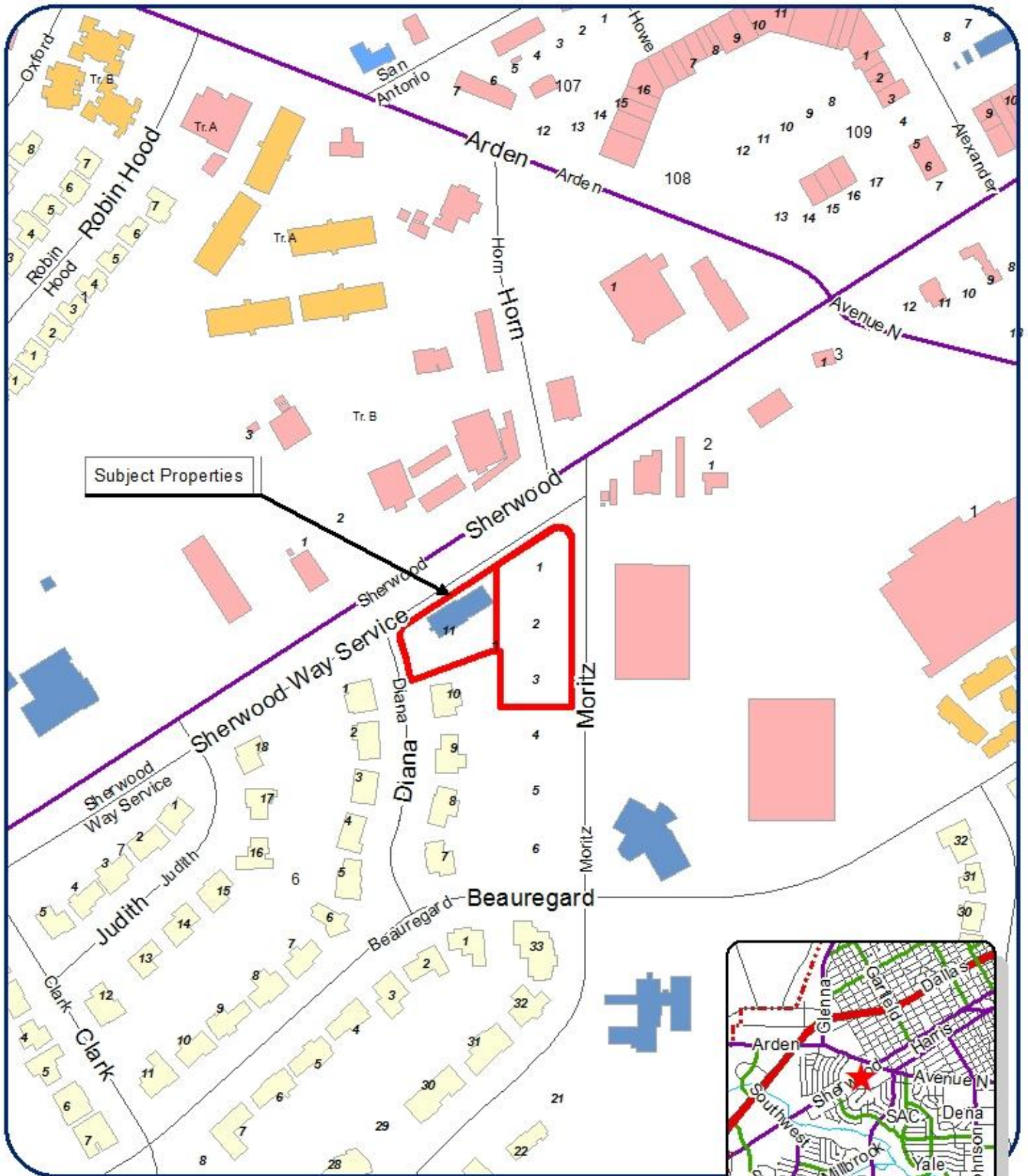
Subject Properties:

Current Designation: Neighborhood

Requested Vision Plan Designation: Neighborhood Center

Current Zoning: RS-1





Vision Plan Case File

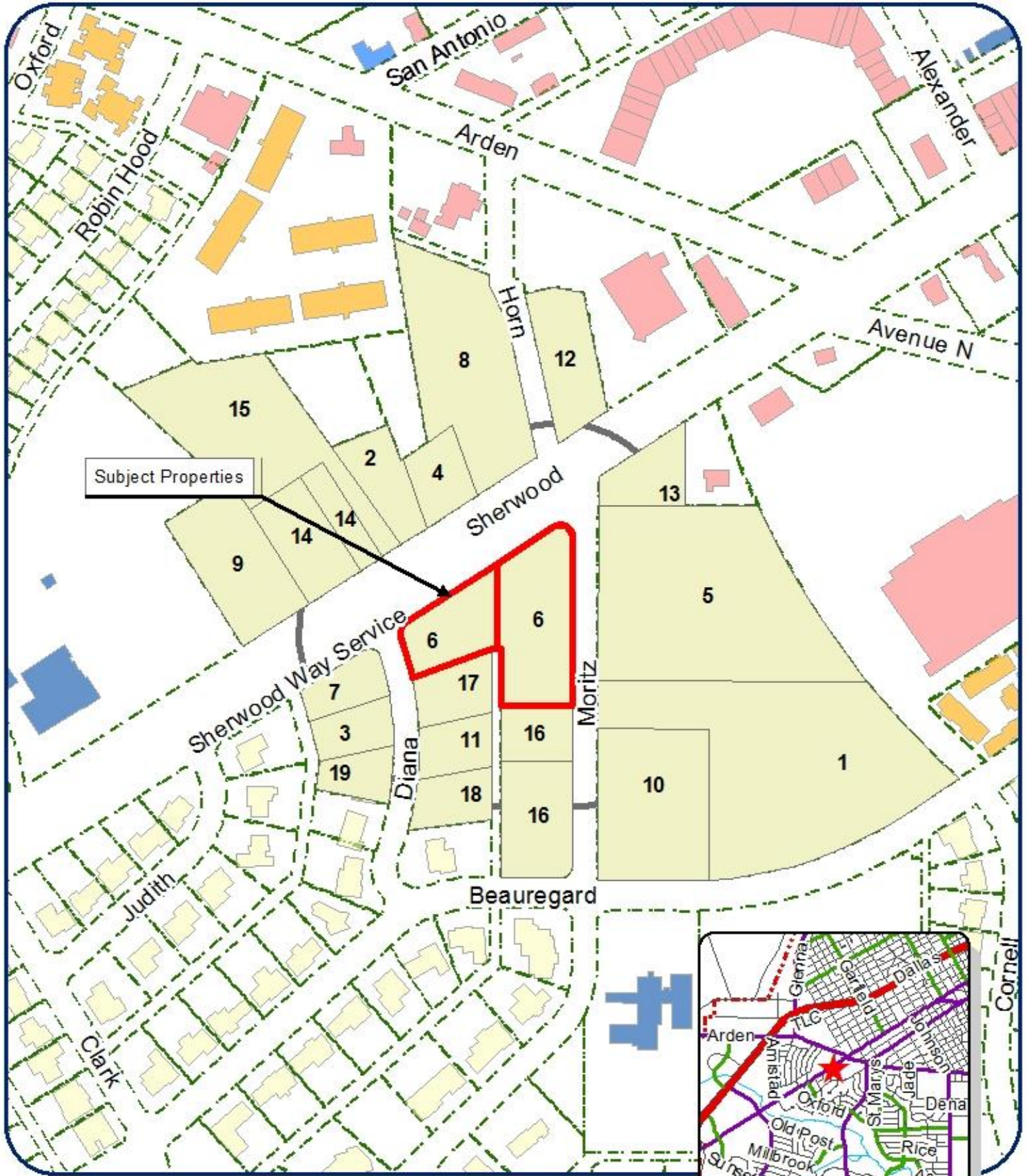
Case VP14-05: C.E. Lutheran Church

Council District: Elizabeth Grindstaff
 Neighborhood: ASU - College Hills
 Scale: 1" approx. = 250 ft
 Subject Property: SW Corner of Sherwood Way Service Rd/Moritz Circle

Legend

- Subject Properties: ▬
- Current Designation: Neighborhood
- Requested Vision Plan Designation: Neighborhood Center
- Current Zoning: RS-1





Vision Plan Case File

Case VP14-05: C.E. Lutheran Church

Council District: Elizabeth Grindstaff
 Neighborhood: ASU - College Hills
 Scale: 1" approx. = 250 ft
 Subject Property: SW Corner of Sherwood Way Service Rd/Moritz Circle

Legend

- Subject Properties: █
- Current Designation: █ Neighborhood
- Required Vision Plan Designation: █ Neighborhood Center
- Current Zoning: █ RS-1



STAFF REPORT



Meeting: November 17, 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: Z14-33

Request: Rezoning from Single-Family Residential (RS-1) to
Neighborhood Commercial (CN)

Location: 3417 Sherwood Way, located at the southeast corner of
Sherwood Way Service Road and Diana Lane, and three (3)
unaddressed tracts at the southwest corner of Sherwood Way
Service Road and Moritz Circle.

Legal

Description: Clar-Mor Heights Addition, Block 1, Lot 11 and part of the
adjacent alley; more specifically occupying the Clar-Mor
Heights Addition, Block 1, Lots 1-3 and part of the adjacent
alley; in western San Angelo.

Size: 1.665 acres

General Information

Future Land Use: Neighborhood

Zoning: Single-Family Residential (RS-1)
 Existing Land Use: Vacant residential land

Surrounding Zoning / Land Use:

North:	General Commercial/ Heavy Commercial (CG/CH)	Kozy Kitchen, Olive’s Nursery, Cactus Car Wash
West:	Single-Family Residential (RS-1)	Single family dwellings
South:	Low Rise Multifamily Residential (RM-1)	Single family dwellings, vacant residential land
East:	Neighborhood Commercial (CN) and General Commercial (CG)	Sonic, HEB, Dollar Tree retail plaza

District: CMD#5 – Elizabeth Grindstaff

Neighborhood: ASU – College Hills

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), the Sherwood Way Service Road, Diana Lane, and Moritz Circle are classified as local streets. A local street carries light neighborhood traffic at low speeds. The MTP requires Moritz Circle, Diana Road and Sherwood Way Frontage Road as existing streets to have a minimum paving width of 36 feet and a minimum right-of-way width of 50 feet. Diana Road at present is approximately 30 feet wide and Sherwood Way Service Road approximately 32 feet. Should the applicant decide to replat the subject properties, a dedication of half of the required right-of-ways along Diana Road of approximately 3 feet and along the Sherwood Way Service Road of approximately 2 feet shall be required.

Recommendation:

The Planning Division recommends **APPROVAL** of a Rezoning request for **Office Commercial (CO)**, not Neighborhood Commercial (as requested by the applicant), and shall be contingent on the Planning Commission also recommending approval for the associated Comprehensive Plan (aka Vision Plan) Amendment VP14-05.

History and Background:

The subject land comprises 1.665 acres and is currently designated "Neighborhood" on the Future Land Use map with a Single-Family Residential (RS-1) zoning underlay. It is currently owned by the Christ Evangelical Lutheran Church and is within the Clar-Mor Heights Addition Subdivision which was filed for record by the Tom Green County Clerk on February 24, 1956. The existing church is located on Lot 11 next to the alley. Lots 1-3 located immediately east of the alley are presently vacant. It is understood Lots 1-3 have remained vacant for years and now the church plans to sell its entire holdings which include all of Lots 1-3, Lot 11, and the portion of the alley adjacent to the lots.

On October 7, 2014, the applicant submitted a request to amend the Comprehensive Plan from "Neighborhood" a residential designation to "Neighborhood Center" for future commercial development. The Vision Plan Amendment (VP14-05) is being run concurrently with this application.

On October 14, 2014, the applicant submitted an associated Rezoning application (Z14-33) on the properties from "Single-Family Residential" to "Neighborhood Commercial (CN)," one possible underlay zone district of a Neighborhood Center Future Land Use. The applicant representing the church did not provide any anticipated land uses, but mentioned the church was considering retail commercial uses in order to maximize the potential use of the land.

After further review and several site visits to the property, Planning Staff communicated via telephone and e-mail with the applicant on November 7, 2014, that it could support the Vision Plan Amendment to "Neighborhood Center," but not the Rezoning to a Neighborhood Commercial (CN) given that three of the lots front onto Moritz Circle, a local road intended for residential traffic, and that all of the lots are part of the Clar-Mor residential subdivision which were never intended or planned for commercial uses. It was communicated that Staff will be recommending the alternate zoning category of "Office Commercial (CO)" with the primary use as professional offices, which would appear to be more suitable given that the properties immediately abut single family dwellings and the area was intended for residential. The CO zone would appear to provide a more

suitable transition between the more intense retail commercial to the east and north and the residential neighborhood to the west and south.

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.

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 subject property is designated “Neighborhood Center” on the Future Land Use (FLU) map of the Comprehensive Plan which supports an Office Commercial (CO) Zoning underlay at this location. The Neighborhood Center policies in the Comprehensive Plan support “transition areas to better ‘scale-down’ intensity of use from commercial centers to neighborhoods.” Given that these properties were originally zoned Single-Family Residential (RS-1) as part of the Clar-Mor subdivision, and were intended as such, an Office Commercial (CO) zoning district, which allows professional and related offices, would provide for a smoother transition between the existing residential neighborhood south and west and the heavier retail commercial uses to the north and east. A Neighborhood Commercial (CN) zoning designation would allow for retail commercial uses that generally generate more commercial truck traffic and also generate more garbage and waste than typical professional and medical offices would.

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

The subject property would comply with all of the provisions of the CO Zone District. The minimum lot area in the CO district is 6,000 square feet and the property is 7,252.74 square feet. The CO district requires a minimum width of 50 feet and a minimum depth of 80 feet, and the property is approximately 385 feet wide by 365 feet long. The CO district allows for community services, day care, religious institutions, and offices for business, government, professional, medical and financial services. Outdoor storage is strictly prohibited in the CO district, except for Type 1 storage which restricts outdoor display to no greater than 5 feet from a principal building wall. Section 509 of the Zoning Ordinance will require the erection of a 6 foot high opaque privacy fence along the south lot line of Lot 11, and along the west and south lot lines of Lot 3 which abut residential lots.

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.*

Compatibility has been an issue that has arisen before in this area. On February 21, 2011, the Planning Commission heard an application for a Conditional Use on Lots 5 and 6 of the same Block 1, just south of the subject properties, to allow for a religious institution in the RS-1 Zone District (CU11-02). The Planning Commission denied the application by a 5-0 vote. Several local residents came out in opposition at that hearing, citing increased traffic concerns, noise, property devaluation, and aesthetics being within a residential neighborhood. Similar concerns arise under the current proposal to rezone to CN. The CN district would be even more intense than a religious institution and would generate truck traffic to ship goods to and from retail commercial establishments. Moritz Circle was designed as a local road and any retail commercial development would create a significant increase in traffic. Another major concern is that this neighborhood was zoned for residential single-family homes. While lots 4-6 immediately south of the property were later rezoned for Low Rise Multifamily Residential in June 20, 2014, by City Council, bringing retail commercial to this neighborhood would be too intense of a land use given the low density residential nature of this area. Staff believes the Office Commercial (CO) district, which allows professional offices but not retail commercial uses, is more appropriate and would generate less traffic, garbage, and noise.

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

The subject properties zoned RS-1 are vacant and not presently being utilized. Given the fact that two of the lots, Lots 1 and 11 front onto the Sherwood Way, and these properties are vacant, it appears there are changing conditions that may support an amendment. Staff believes the CO Zone District is most appropriate nonresidential zoning classification given that the property is surrounded by an established residential neighborhood to the west and south.

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.*

A site visit on November 12, 2014, shows an example of a retail commercial plaza, which is a permitted use in the CN district, the Dollar Tree/HEB plaza across Moritz Circle facing the site, with large garbage dumpsters outside. Even if these dumpsters were screened, the increased traffic, noise and smell from such uses would not be appropriate next to existing residential lots. Alternatively, an Office Commercial (CO) Zone District would prohibit outside storage to 5 feet of the building wall, and the permitted uses would be mainly offices and clean which are significantly less intense uses. Therefore, effects

on the natural environment would appear to be minimal. Future commercial development will require building permits which would include a review of grading, drainage and stormwater runoff to further ensure there are no negative environmental impacts.

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

An underlying Office Commercial (CO) zone district at this location would provide needed office space for the surrounding residential community and provide a transitional buffer between the existing residential neighborhood to the south and west, and the more intense retail commercial area to the north and east.

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.*

There may be increased traffic on Moritz Circle which is a local road designed for local residential traffic only. Planning Staff believes that a CO zone district in this location is the least intensive nonresidential zoning classification and would be generate substantially less traffic – and minimal commercial trucks – than a CN district which allows retail commercial as a primary use.

Notification:

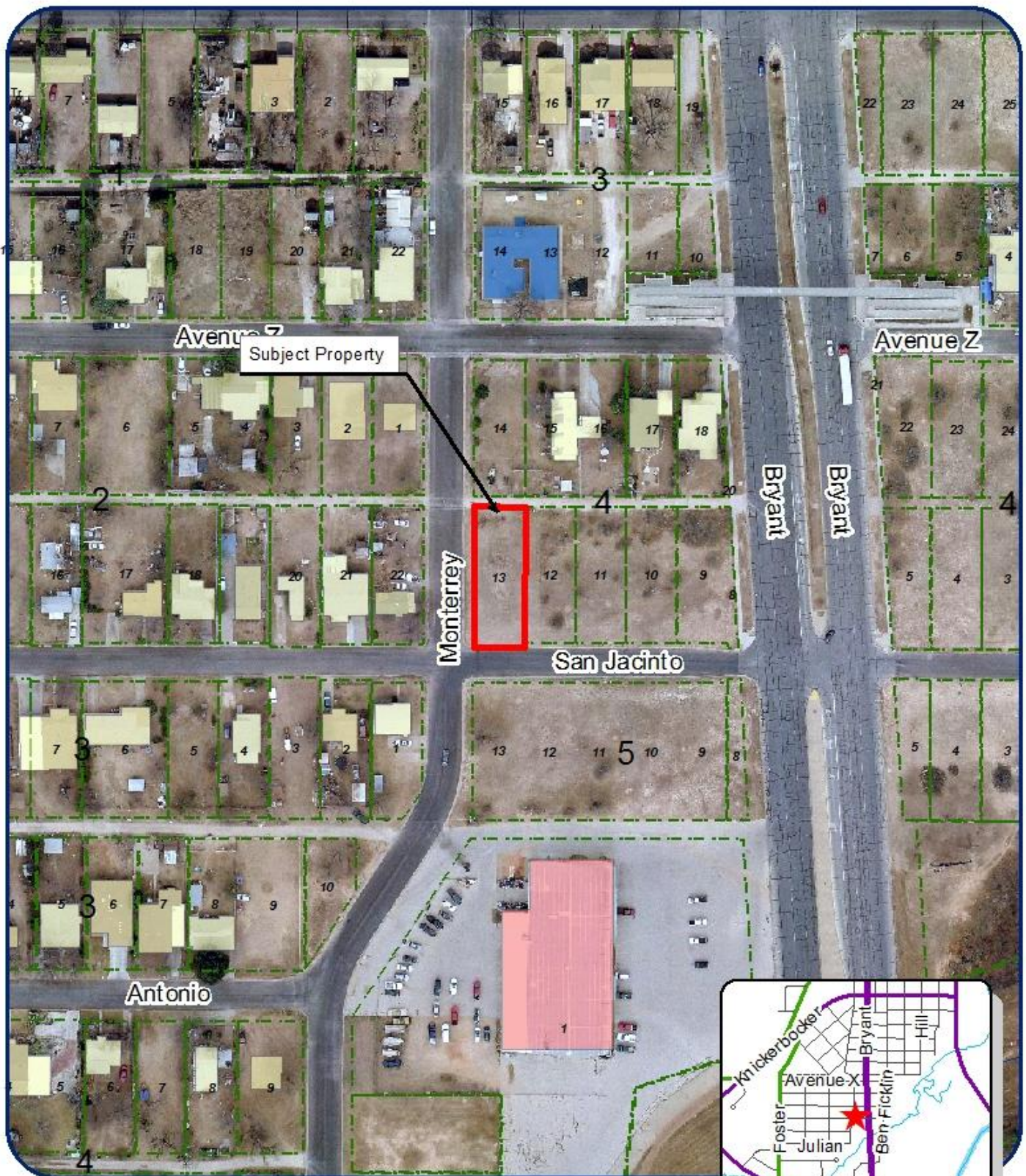
On November 7, 2014, 19 notifications were mailed out within a 200-foot radius of the subject site. As of November 14, 2014, there were 0 responses in favor and 0 responses in opposition of the request.

Action Requested:

The Planning Division recommends **APPROVAL** of a Rezoning request for **Office Commercial (CO)**, not Neighborhood Commercial (as requested by the applicant), and shall be contingent on the Planning Commission also recommending approval for the associated Comprehensive Plan (aka Vision Plan) Amendment VP14-05.

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Major Thoroughfare Map
- Notification Map
- Excerpt of CO Permitted Uses and Provisions



Zoning Case File

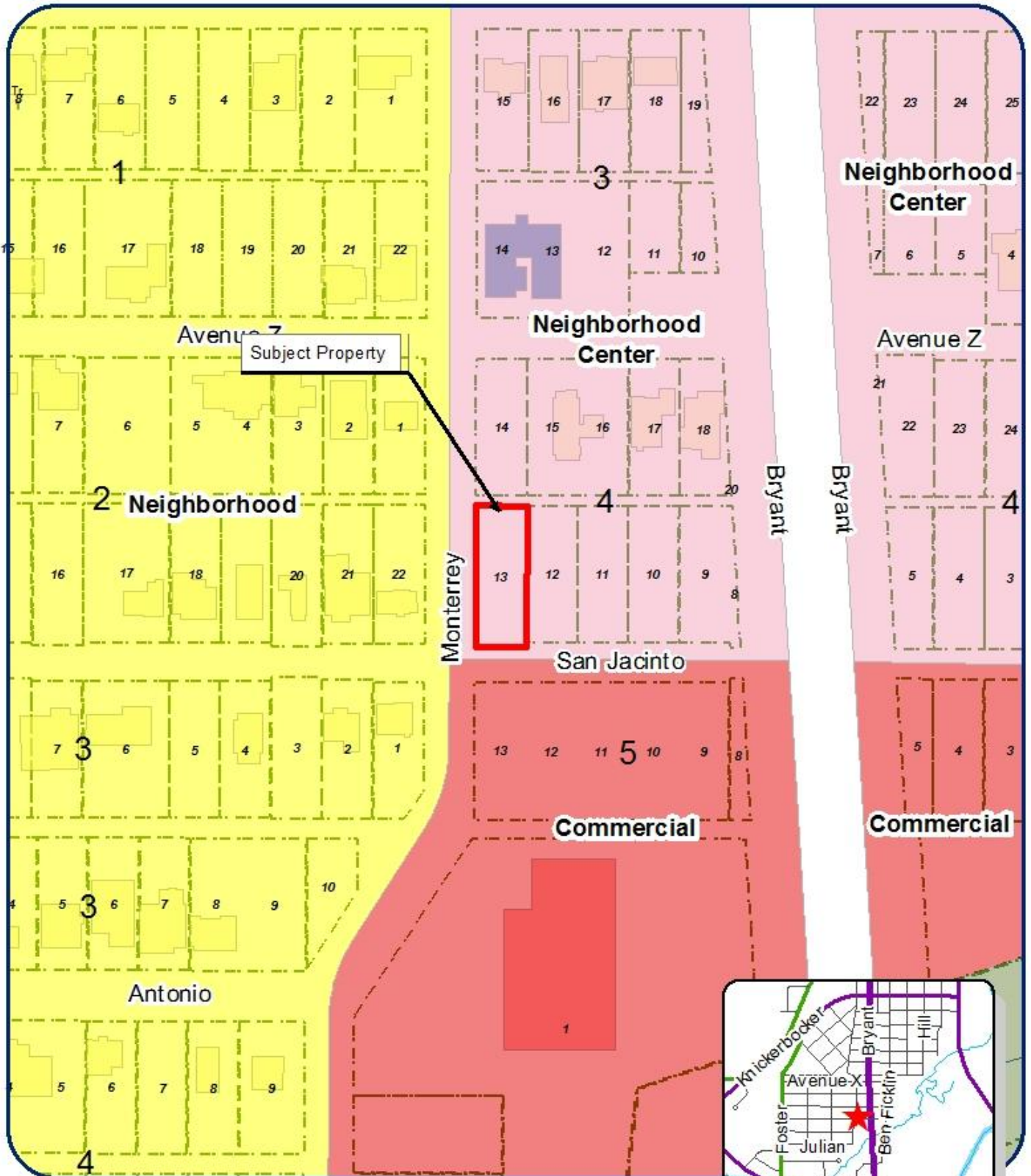
Case Z14-34: Jacobs

Council District: Johnny Silvas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 125 ft
 Subject Property: 518 San Jacinto Street

Legend

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

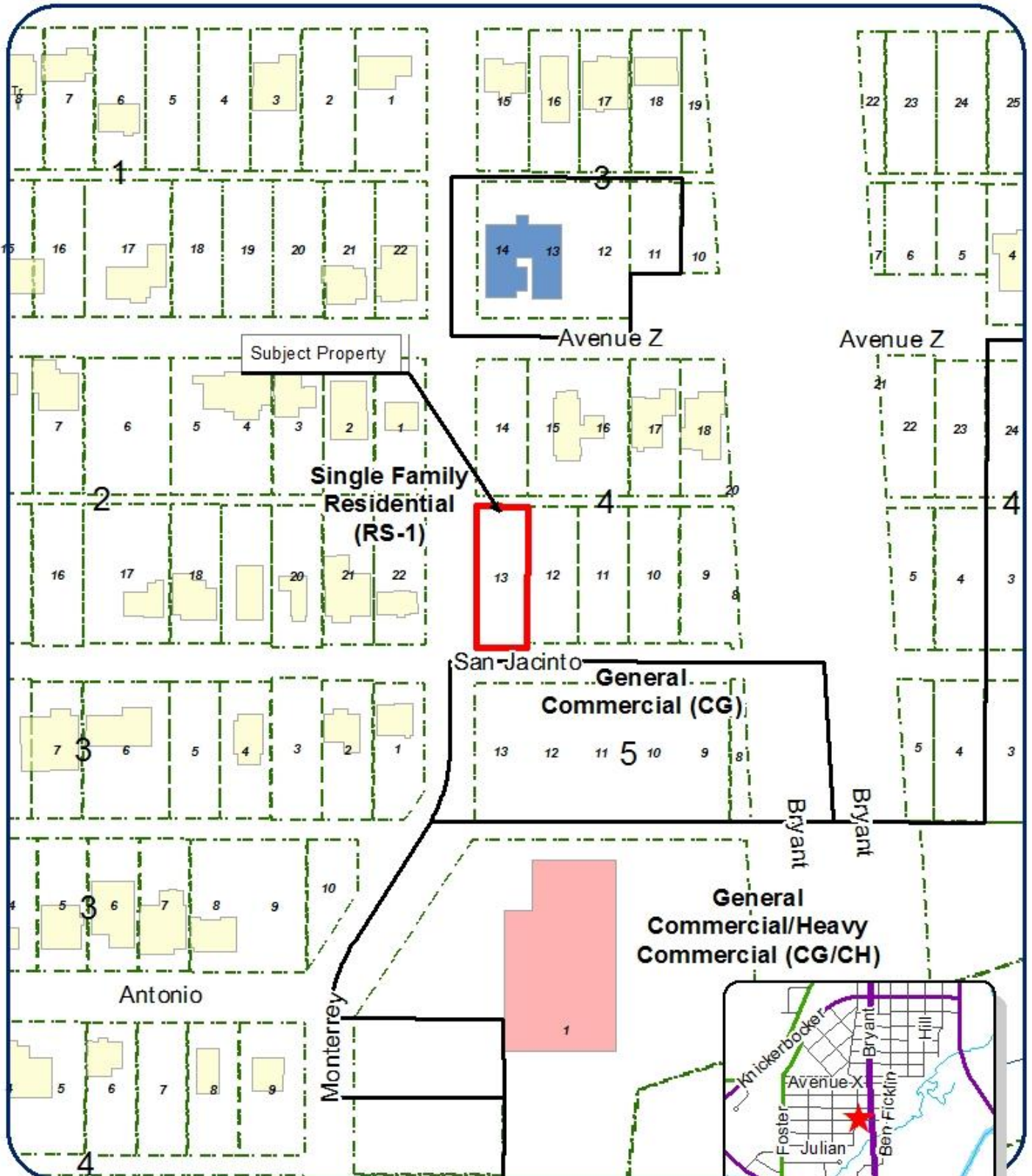




Zoning Case File
Case Z14-34: Jacobs
 Council District: Johnny Silvas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 125 ft
 Subject Property: 518 San Jacinto Street

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





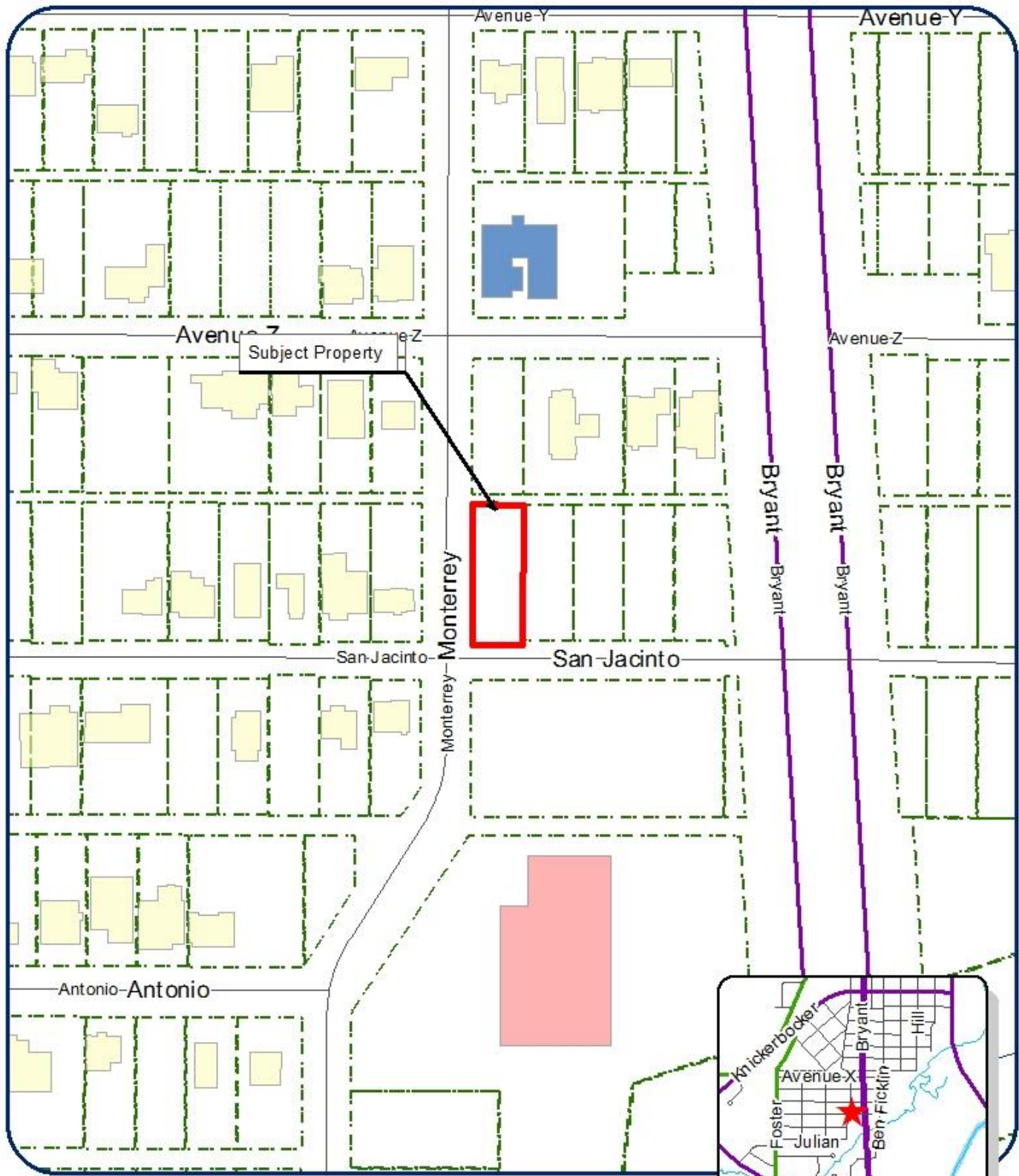
Zoning Case File
Case Z14-34: Jacobs

Council District: Johnny Silvas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 125 ft
 Subject Property: 518 San Jacinto Street

Legend

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



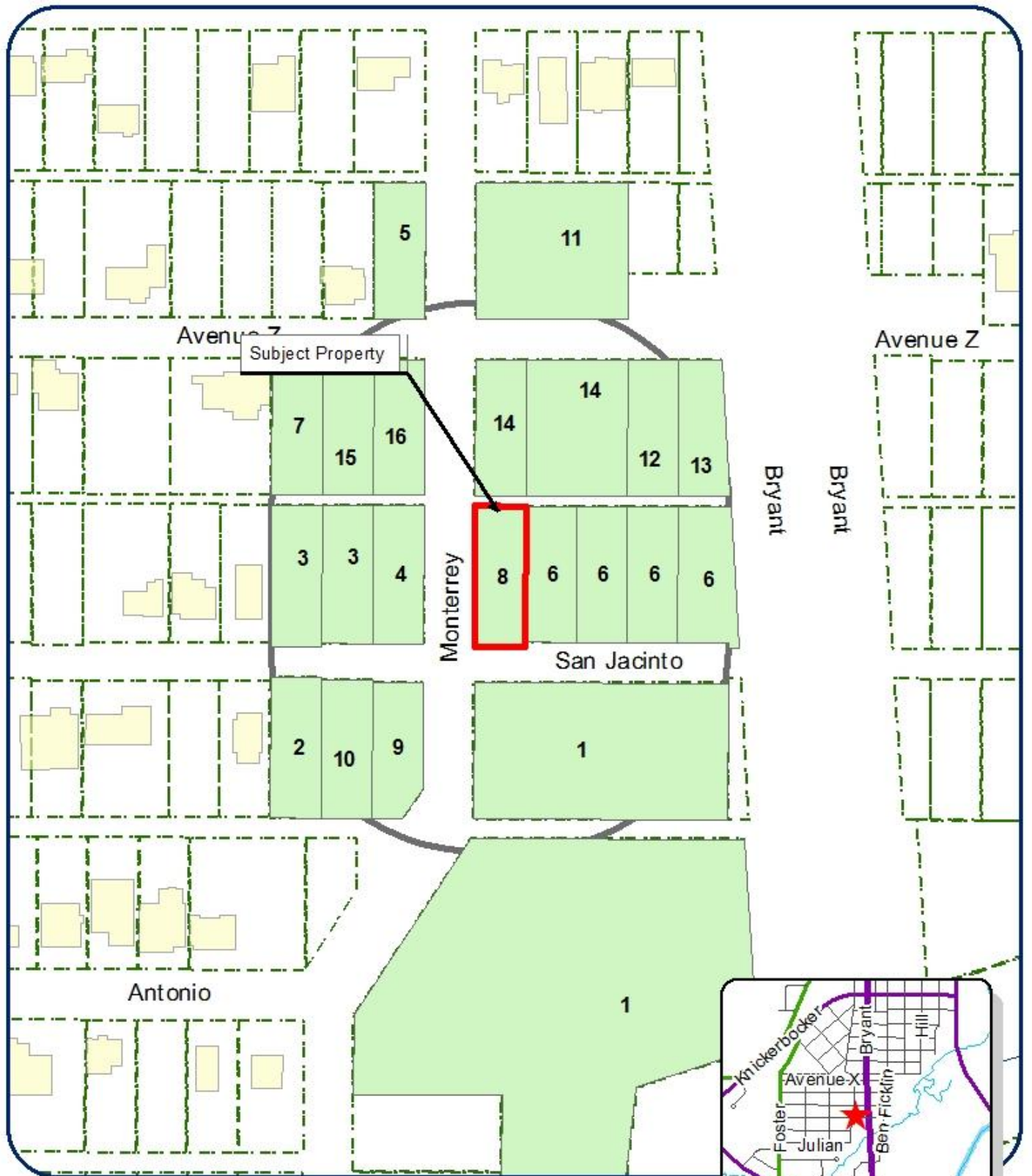


Zoning Case File
Case Z14-34: Jacobs

Council District: Johnny Silvas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 125 ft
 Subject Property: 518 San Jacinto Street

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





Zoning Case File
Case Z14-34: Jacobs

Council District: Johnny Silvas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 125 ft
 Subject Property: 518 San Jacinto Street

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





Planning Division
72 W. College Ave.
San Angelo, TX 76903
(325) 657-4210 ph.
(325) 657-4227 fx.
www.sanangelotexas.us

PLANNING DIVISION

OFFICE COMMERCIAL (CO) ZONING DISTRICTS

Allowed Uses:

- Group living
- Drug and alcohol recovery facility
- College
- Public, nonprofit or charitable community services
- Day care for children or adults
- Meeting areas for religious institutions
- Schools
- Business, government, professional, medical or financial offices
- Commercial parking
- Public safety and emergency services

Conditional Uses:

- Household living
- Bed & breakfast
- Self-service storage
- Hospital
- Retail sales
- Vehicle service (performed while the customer waits)
- Personal service-oriented business
- Entertainment-oriented business
- Repair-oriented business
- Restaurants
- Veterinary clinic for small animals
- Waste-related uses

These uses are allowed with the approval of a "conditional use" by the Planning Commission. Applications for a conditional use may be completed through the Planning Division. The Development handout titled "Conditional Uses" gives a thorough explanation of the process.

Special Uses:

Facilities for golf, including practice areas
Any use which the Planning Commission and the City Council deem appropriate as a transition between zoning districts

These uses are allowed with the approval of a "special use" by the Planning Commission and the City Council. Applications for a special use may be completed through the Planning Division. The Development handout titled "Special Uses" gives a thorough explanation of the process.

Required Setbacks:

- Front Setback: 25 feet
- Side Setback: None required
10 feet if abutting a residential district or use
- Rear Setback: None required
10 feet if abutting a residential district or use



Planning Division
72 W. College Ave.
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PLANNING DIVISION

NEIGHBORHOOD COMMERCIAL (CN) ZONING DISTRICTS

Allowed Uses:

- Group living
- Public, nonprofit or charitable community services
- Day care for children or adults
- Meeting areas for religious institutions
- Public safety and emergency services
- Business, government, professional, medical or financial offices
- Retail sales
- Personal service-oriented business
- Entertainment-oriented business
- Repair-oriented business
- Restaurants
- Veterinary clinic for small animals
- Vehicle service (performed while the customer waits)

Conditional Uses:

- Household living
- Schools
- Bed & breakfast
- Commercial parking
- Self-service storage
- Vehicle wash
- Waste-related uses

These uses are allowed with the approval of a "conditional use" by the Planning Commission. Applications for a conditional use may be completed through the Planning Division. The Development handout titled "Conditional Uses" gives a thorough explanation of the process.

Special Uses:

- Facilities for golf, including practice areas
- Any use which the Planning Commission and the City Council deem appropriate as a transition between zoning districts

These uses are allowed with the approval of a "special use" by the Planning Commission and the City Council. Applications for a special use may be completed through the Planning Division. The Development handout titled "Special Uses" gives a thorough explanation of the process.

Required Setbacks:

- Front Setback: 25 feet
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10 feet if abutting a residential district or use
- Rear Setback: None required
10 feet if abutting a residential district or use

DEVELOPMENT SERVICES DEPARTMENT
Planning is a Division of the Department of Development Services

STAFF REPORT



Meeting: November 17, 2014

To: Planning Commission

From: Patrick B. Howard, AICP
Director

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

Presenter: Jeff Fisher
Planner

Case: Z14-34

Request: Rezoning from Single-Family Residential (RS-1) to
Neighborhood Commercial (CN)

Location: 518 San Jacinto Street, located at the northeast corner of San
Jacinto Street and Monterrey Street

**Legal
Description:** Monterrey Addition, Block 4, Lot 13

Size: 0.16 acres

General Information

Future Land Use: Neighborhood Center

Zoning: Single-Family Residential (RS-1)

Existing Land Use: Vacant residential land

Surrounding Zoning / Land Use:

North:	Single-Family Residential (RS-1)	Mix of single-family residences and vacant residential lots
West:	Single-Family Residential (RS-1)	Mix of single-family residences and vacant residential lots
South:	General Commercial (CG)	Vacant commercial land
East:	Single-Family Residential (RS-1)	Vacant residential lots

District: CMD#3 – Johnny Silvas

Neighborhood: Rio Vista Neighborhood

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), San Jacinto Street and Monterrey Street are classified as local streets. 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 **APPROVAL** of a Rezoning request for Neighborhood Commercial (CN).

History and Background:

On October 20, 2014, the Planning Commission passed a unanimous motion 6-0 to recommend approval of a Zone Change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN) for eighteen properties owned by the applicant in the Rio Vista Neighborhood of south San Angelo, bounded by Monterrey Street to the west, Avenue Y to the north, Ben Ficklin Road to the east, and San Jacinto Street to the south (Z14-32). On November 4, 2014, City Council approved the zone change on First Reading, and a final vote will take at the next City Council meeting of November 16, 2014.

The applicant is now submitting this request to rezone an additional property he has recently purchased, 518 San Jacinto Street, being Lot 13 of Block 4 of the Monterrey Addition from Single-Family Residential (RS-1) to Neighborhood Commercial (CN). This property would adjoin Lots 8-12 of Block 4 immediately to the east which were part of the previous rezoning Z14-32 and also requested to be rezoned to CN pending second reading from City Council.

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 “Neighborhood 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 subject property is designated “Neighborhood Center” in the Future Land Use (FLU) map of the Comprehensive Plan which supports a CN Zoning underlay. The Neighborhood Center policies in the Comprehensive Plan support “transition areas to better ‘scale-down’ intensity of use from commercial centers to neighborhoods.” As mentioned, the property would adjoin Lots 8-12 owned by the applicant immediately to the east adjacent to South Bryant Boulevard that are also proposed as CN. The properties immediately to the south are zoned General Commercial (CG), which is a heavier classification than Neighborhood Commercial (CN). Therefore, the CN zoning here would act as a transitional buffer between the higher intensity CG to the south and the lower intensity residential RS-1 zoning to the west and north.

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

The subject proposal would comply with all of the provisions of the CN Zone District. The minimum lot area in the CN Zone is 6,000 square feet and the property is 6,950 square feet. The CN Zone requires a minimum width of 50 feet and a minimum depth of 80 feet, and the property is 50 feet wide by 139 feet long. The CN district allows a wide range of commercial uses including offices, retail sales and service, and limited vehicle service, as well as community services and day cares. Given the lot is only 0.16 acres, requires a 25 foot building setback, and parking requirements for various uses, future commercial development would likely require the property be developed along with the applicant’s properties immediately to the east, Lots 8-12. Outdoor storage is strictly prohibited in the CN district, except for Type 1 storage which restricts outdoor display to 5 feet from a principal building wall. Section 509 of the Zoning

Ordinance will require the erection of a 6-foot high opaque privacy fence along the west and north property lines abutting residential zoning districts.

- 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 zoned predominantly Single-Family Residential (RS-1) to the west and north. The CN zoning district would appear to provide an adequate buffer from the more intensive CG zoning to the south, and the less intense abutting RS-1 zoning to the west and north.

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

The subject property is zoned RS-1, is vacant, and is not presently being formally utilized. Given the large commercial area to the east and south, it appears that there are changing conditions and that this particular area is more suitable for commercial development than residential. However, being adjacent to a predominantly residential area to the north and west warrants a lower intensive commercial zone, and the CN district would appear to be appropriate in this regard.

- 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.*

CN zoning districts generally service local neighborhoods, limit outside storage to 5 feet from the building wall, and allow for a smaller Floor Area Ratio (FAR) of 0.6 than the more intensive CG zoning district at 2.0. Therefore, effects on the natural environment would appear to be minimal. Future commercial development will require building permits which would include a review of grading, drainage and stormwater runoff to further ensure there are no negative environmental impacts.

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

As previously mentioned, the property is presently vacant and not being formally utilized. There appears to be a community need for more low intensive commercial development given the higher intensive commercial zoning to the south and east, and also to service the residential neighborhood to the west and north.

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

South Bryant Boulevard is a Major Arterial Road which can accommodate large volumes of traffic, and it is expected that most of the commercial traffic would gain access to San Jacinto Street directly from South Bryant Boulevard, thereby minimizing impacts on the adjacent residential areas. Whereas the adjacent lots to the east are also in the process of being rezoned to CN, traffic generated by a future development would exit South Bryant Boulevard onto San Jacinto Boulevard and not cross through other lots with residential homes.

Notification:

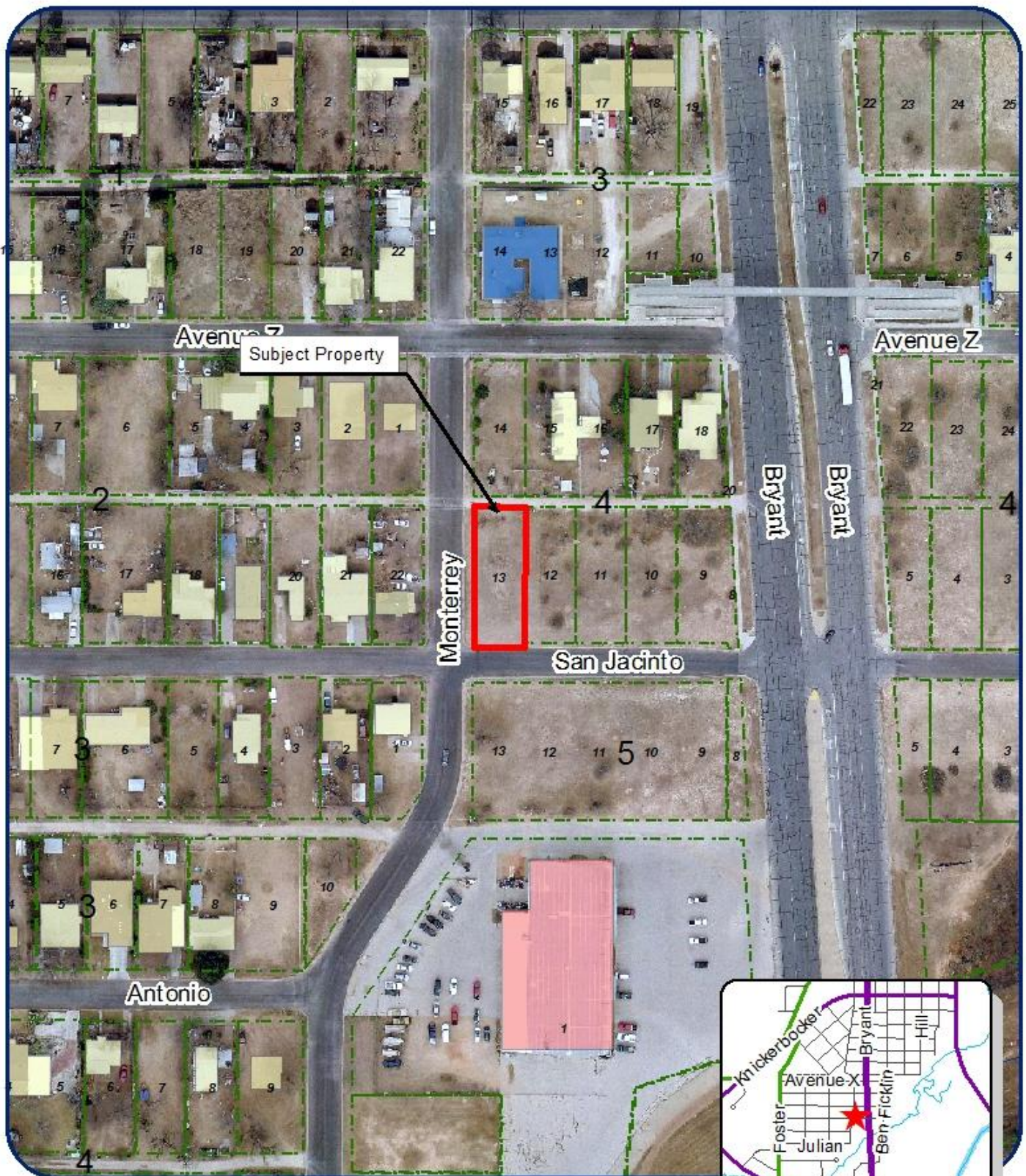
On November 7, 2014, 16 notifications were mailed out within a 200-foot radius of the subject site. As of November 14, 2014, there were 0 responses in favor and 0 responses in opposition of the request.

Action Requested:

The action requested is for the Planning Commission to recommend **APPROVAL** of Case Z14-34 for a Rezoning to the **Neighborhood Commercial (CN)** zoning district.

Attachments:

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



Zoning Case File

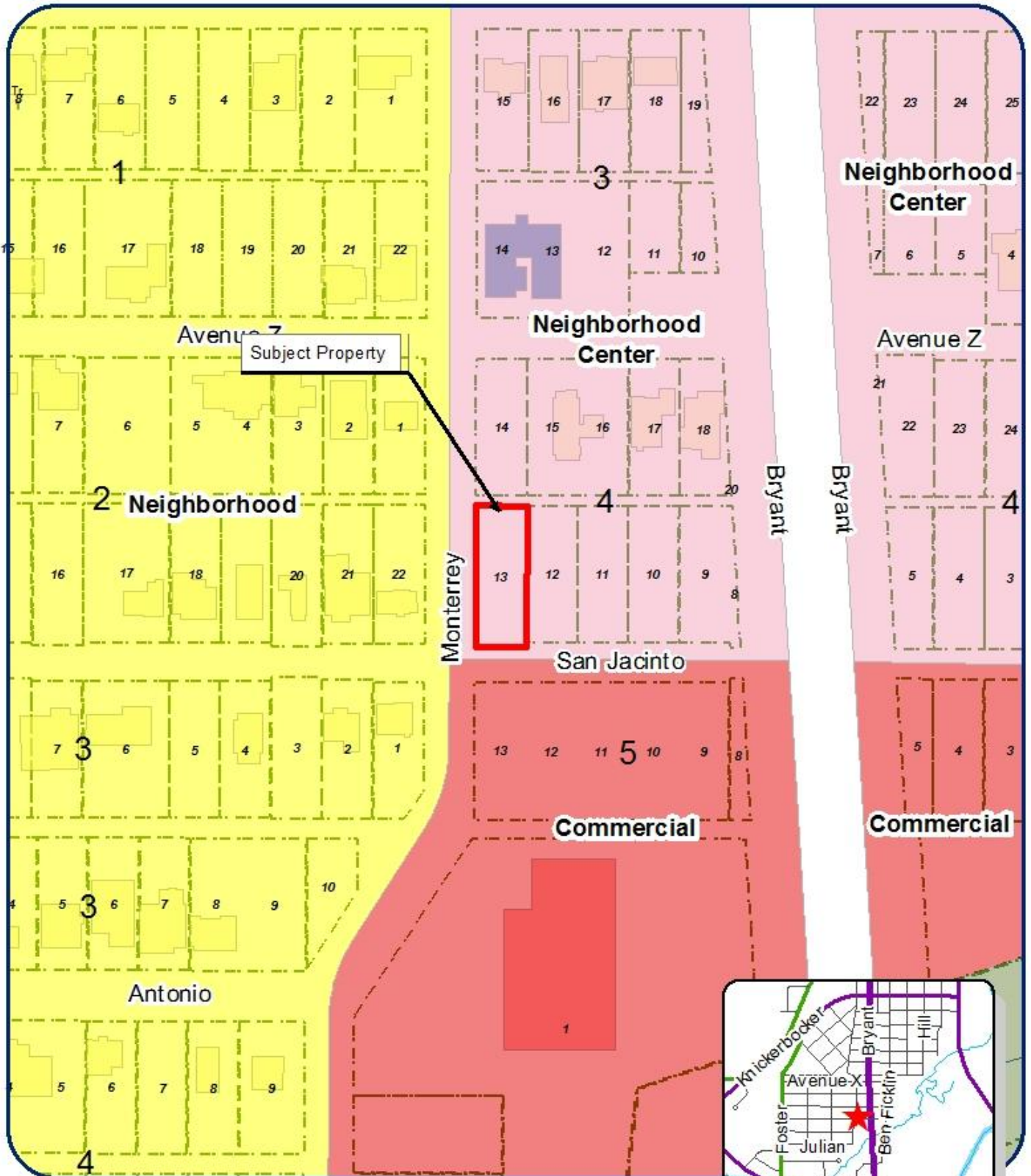
Case Z14-34: Jacobs

Council District: Johnny Silvas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 125 ft
 Subject Property: 518 San Jacinto Street

Legend

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





Subject Property

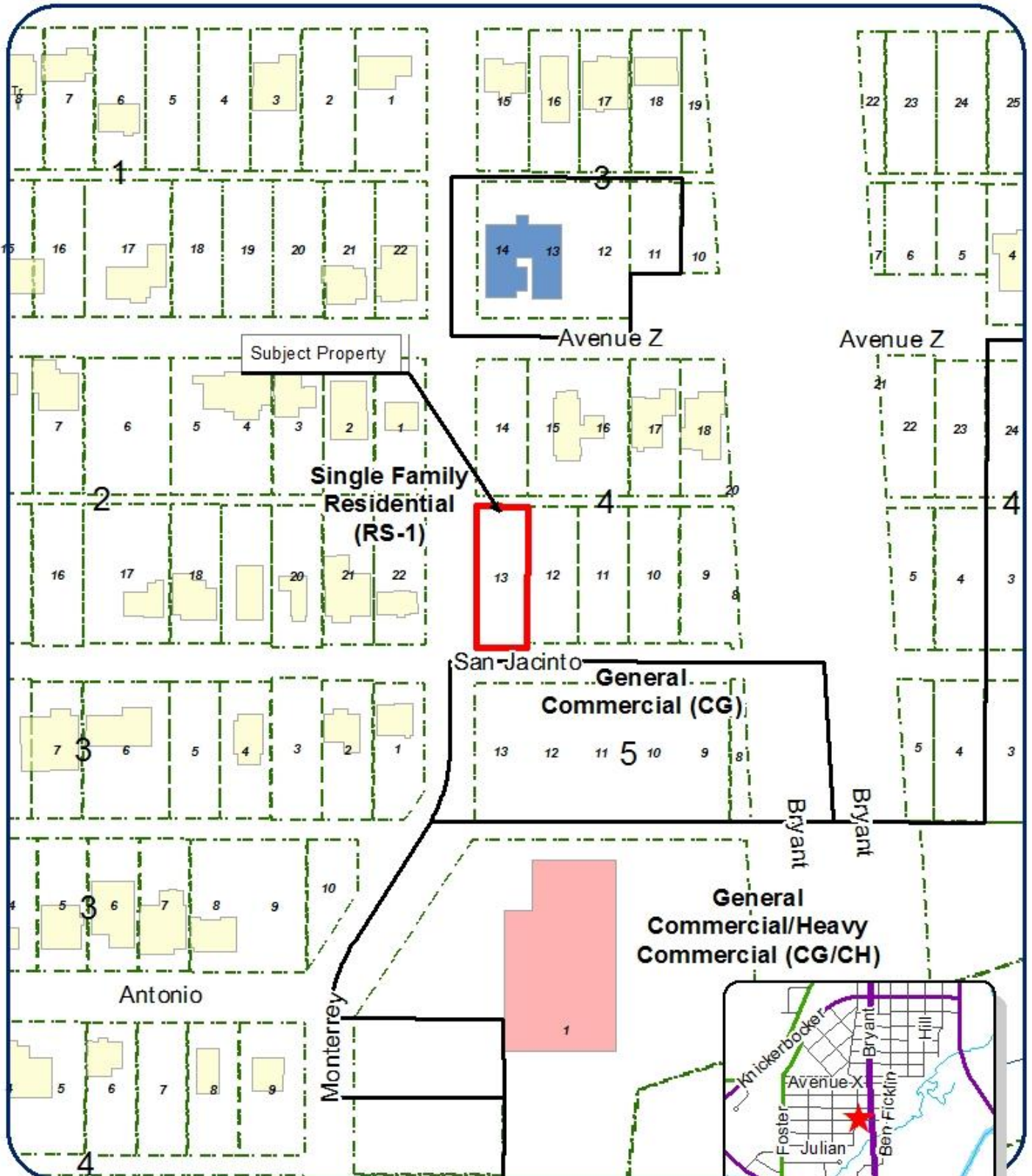
Zoning Case File
Case Z14-34: Jacobs

Council District: Johnny Silvas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 125 ft
 Subject Property: 518 San Jacinto Street

Legend

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





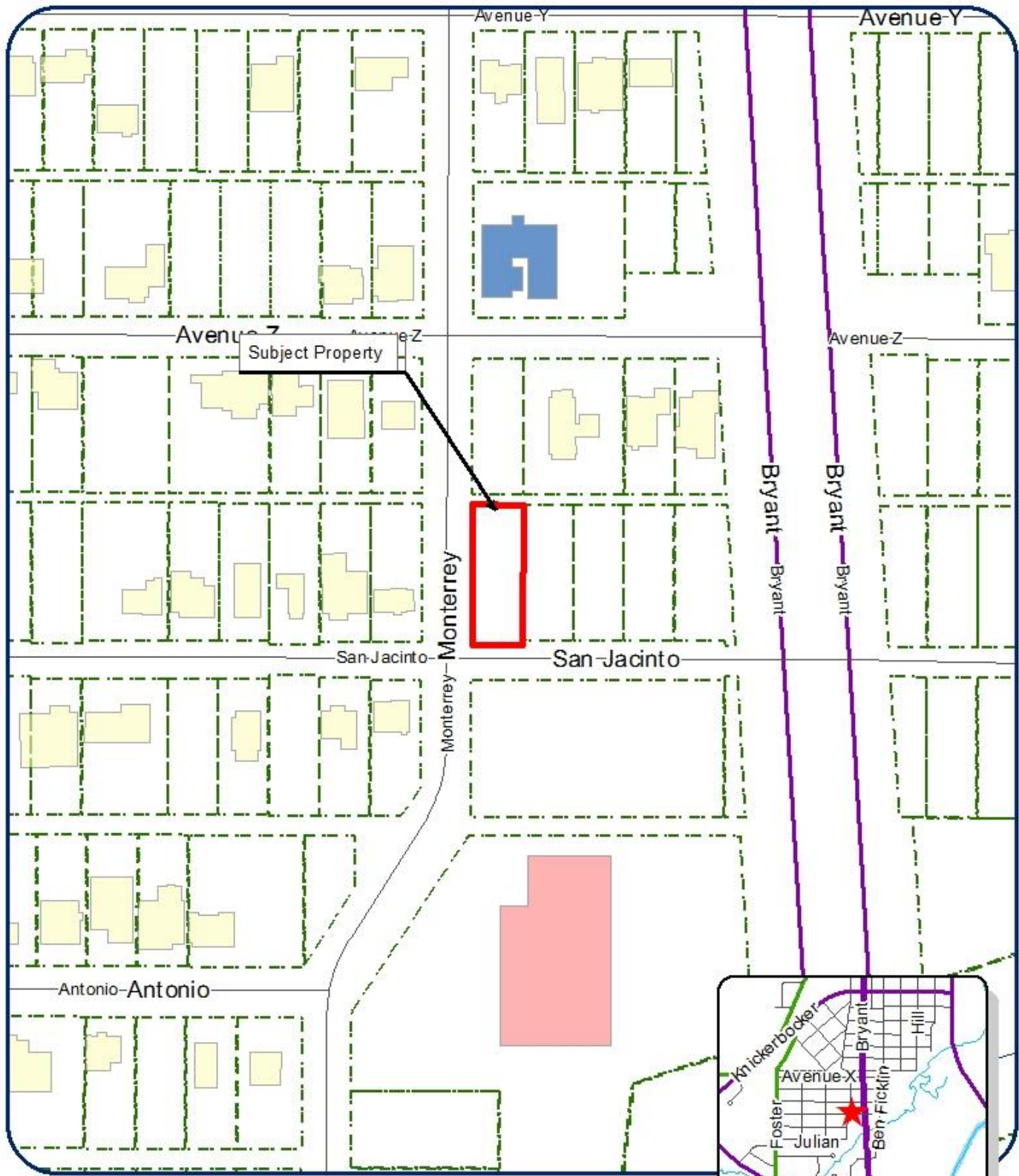
Zoning Case File
Case Z14-34: Jacobs

Council District: Johnny Silvas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 125 ft
 Subject Property: 518 San Jacinto Street

Legend

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

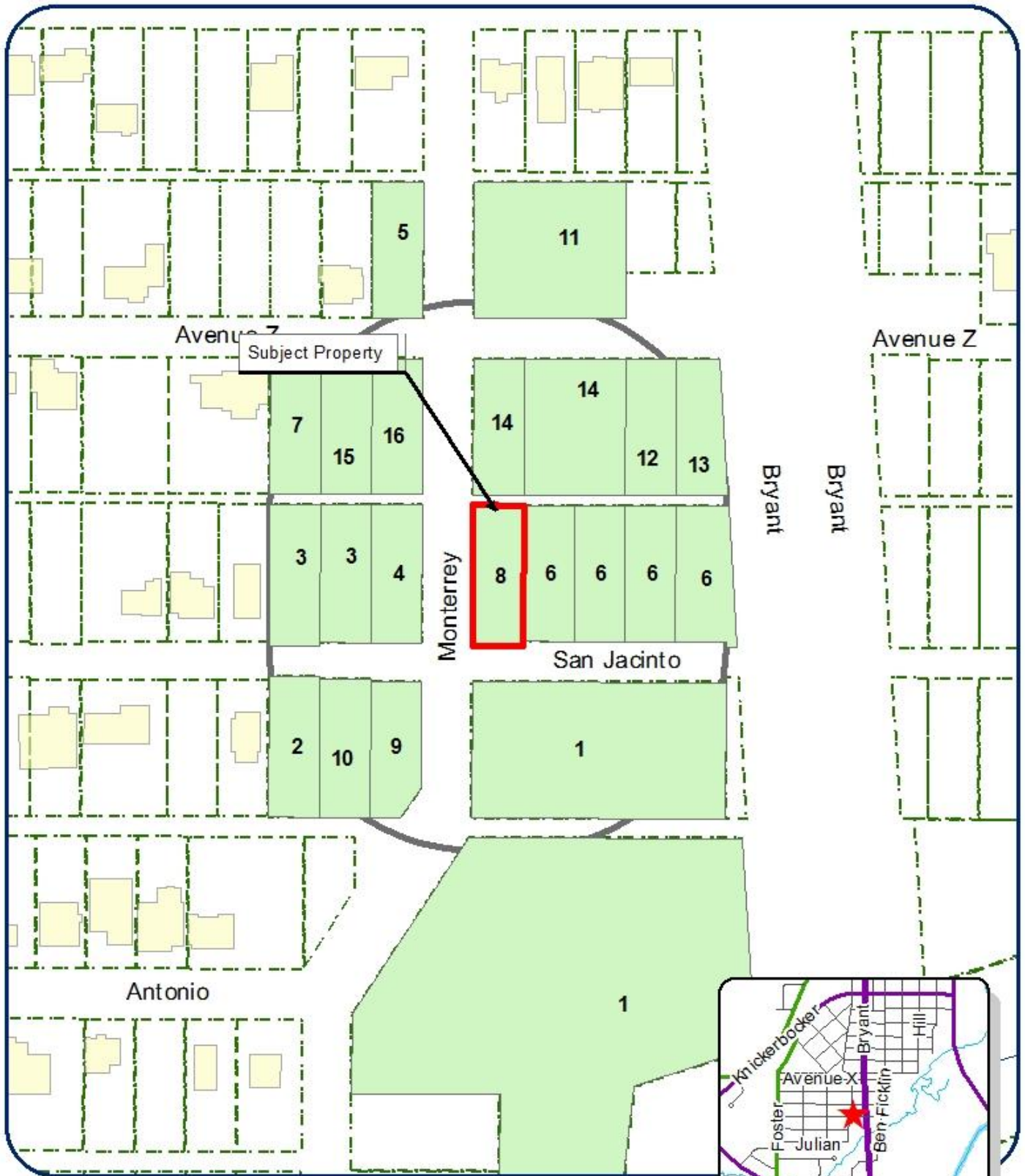




Zoning Case File
Case Z14-34: Jacobs
 Council District: Johnny Silvas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 125 ft
 Subject Property: 518 San Jacinto Street

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





Zoning Case File

Case Z14-34: Jacobs

Council District: Johnny Silvas
 Neighborhood: Rio Vista
 Scale: 1" approx. = 125 ft
 Subject Property: 518 San Jacinto Street

Legend

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



STAFF REPORT



Meeting: November 17, 2014

To: Planning Commission

From: Patrick B. Howard, AICP
Director

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

Presenter: Jeff Fisher
Planner

Case: Z14-35

Request: Rezoning from Single-Family Residential (RS-1) to General Commercial (CG)

Location: Unaddressed tracts, located at the southeast corner of North Bryant Boulevard and Humble Road

Legal Description: Lakeside Gardens Addition, Block 1, Lots 1-5, 26, 27, the east part of Lot 6, the northeast part of Lot 24, and that undeveloped 1.469 acre parcel known as Crest Street, a 50' wide right-of-way beginning approximately 520 feet east of the intersection of North Bryant Boulevard and Humble Road, running south 649.14 feet from Humble Road and then west 653.17 feet back to North Bryant Boulevard

Size: 8.633 acres

General Information

Future Land Use: Commercial

Zoning: Single-Family Residential (RS-1)

Existing Land Use: Single-family residence & Vacant land

Surrounding Zoning / Land Use:

North:	Light Manufacturing (ML) Ranch and Estate (R&E)	Knights of Columbus Single family dwellings
West:	Light Manufacturing (ML)	Construction storage equipment, Riverside Hills Golf Club
South:	General Commercial (CG)	Vacant commercial land
East:	Single-Family Residential (RS-1)	Single family dwellings on large lots

District: CMD#2 – Marty Self

Neighborhood: Riverside Neighborhood

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), North Bryant Boulevard and Humble Road are identified as arterial streets. 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. The MTP requires Humble Road to have a minimum paving width of 64 feet and a minimum right-of-way width of 80 feet. Humble Road at present is approximately 26 feet wide with a 50-foot right-of-way. Should the applicant decide to replat the subject properties, a dedication of half of the required right-of-way along Humble Road shall be required, approximately an additional 15 feet of width.

Recommendation:

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

History and Background:

On October 21, 2014, the applicant submitted two (2) applications, this application for a Rezoning on the subject properties from Single-Family Residential (RS-1) to General Commercial (CG), and an application for a Street Right-Of-Way Abandonment for the portion of the land known as "Crest Street" which the applicant is proposing to acquire from the City of San Angelo in addition to the remaining lands within the Lakeside Gardens Addition, Block 1, being Lots 1-5, 26, 27, the east part of Lot 6, and the northeast part of Lot 24. The total site area of the Rezoning request, which includes the Crest Street abandonment, will be 8.633 contiguous acres (see maps attached).

On November 7, 2014, the applicant submitted a Conceptual Plan for a future plat entitled "Stafford Development Section One" which includes the lands subject to this rezoning request as "Lot 1, Block 1" and the lands immediately to the south owned by the applicant as "Lot 2, Block 1." Both lots would have frontage onto North Bryant Boulevard and the proposed Lot 1 would also have frontage onto Humble Road.

The Planning Commission may provide a recommendation on the Rezoning request, but it is noted that the Rezoning will not be brought forward to City Council for final approval until such time as a plat is approved showing the configuration of the new lots with access onto a publicly maintained right-of-way. This case will then be scheduled concurrently with the Crest Street Right-of-Way Abandonment request for City Council review and approval.

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 "Neighborhood 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 subject property is designated "Commercial" in the Future Land Use (FLU) map of the City's Comprehensive Plan (CP). The proposed General Commercial

(CG) Zone District is consistent with this Commercial designation. The Commercial designation supports “large retail and office clusters that seek visibility and convenient access offered by frontage on the major street network.” The property appears to be ideal for commercial development as it is located at the intersection of two arterial roads, Humble Road abutting to the north, and North Bryant Boulevard abutting to the west. The Commercial designation also supports the “connectivity between neighborhoods and Commercial areas” objective outlined in the CP. About 1,000 feet to the south of the subject land is a large subdivision, the Ridgemar Heights Addition, as well as several rural residential lots to the east and north of the property, which may benefit from commercial, retail, and/or office uses. The applicant has not indicated any proposed uses at this time, but the proposed CG zoning would allow for a variety of office, retail, and commercial uses.

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

The subject proposal would comply with all of the provisions of a CG zone district including minimum lot area, width, and depth. The lot is 8.633 acres with over 754.56 feet of frontage along North Bryant Boulevard and 599.99 feet of frontage along Humble Road. The CG zoning allows for a variety of uses including community services, day cares, religious institutions, auto and boat dealers, offices, and retail sales and services. With any nonresidential construction proposed, a 6-foot high opaque privacy fence will be required along the east lot line abutting the RS-1 zoning district to the east in accordance with Section 509 of the Zoning Ordinance. In addition, Staff will require supplementary landscaping to provide further buffering of the adjacent residences from nonresidential-type activities.

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 (FLU) map for this area includes Commercial-designated land to the west, northwest, northeast, and south, including the subject property itself. The properties owned by the applicant immediately to the south are zoned CG as well. These properties were previously Heavy Commercial (CH) until November 19, 2014, when City Council approved a Rezoning to General Commercial (CG) which was also recommended by Planning Commission in a 6-0 vote (Z13-36). In the Staff Report for Z13-36, Planning Staff had mentioned the properties immediately south with multi-family housing and self service storage were also CG, and that the CG zoning represented a more orderly pattern of development than more obtrusive zoning such as CH. While there are residential uses to the north and east of the site, Staff believes that CG zoning may be compatible given that the property will be accessed solely from North Bryant

Boulevard, so there would be little-to-no commercial traffic onto residential streets. In addition, the CG uses which can include retail commercial and offices would be accessible by nearby residential properties that could benefit from their services. The CG zoning, unlike the CH zoning district, also prohibits any industrial service uses, and limits any outside storage to 10% of the property, as well as the 6-foot high opaque fencing requirement (and supplementary landscaping) which would screen any development from residential uses.

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

The property remains vacant and is surrounded by commercial designations to the north, northwest, and south. There is also a large supply of available residential land to the east of this property on large existing lots. The Future Land Use map calls for Commercial development and therefore conditions no longer warrant an RS-1 zoning on 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.*

There would not appear to be any negative environmental effects if this property were to be rezoned to CG. The CG zoning prohibits industrial-type uses. Any grading, drainage and stormwater issues would be reviewed by Engineering Staff at the building permit stage.

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

There appears to be a community need given the large residential neighborhood to the east and south. Having commercial uses on this site would be warranted and the CG zoning could include retail, offices, groceries, and other businesses that can cater to this residential market.

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 mentioned previously, both North Bryant Boulevard and Humble Road are major Arterial roads which can accommodate large volumes of traffic, so there would appear to be no negative impacts on surrounding properties.

Notification:

On November 7, 2014, 9 notifications were mailed out within a 200-foot radius of the subject site. As of November 14, 2014, there were 0 responses in favor and 1 response in opposition of the request.

Action Requested:

The action requested is for the Planning Commission to recommend **APPROVAL** of **Case Z14-35 for a Rezoning to the General Commercial (CG)** zoning district.

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Major Thoroughfare Map
- Notification Map
- Proposed Plat (draft only)



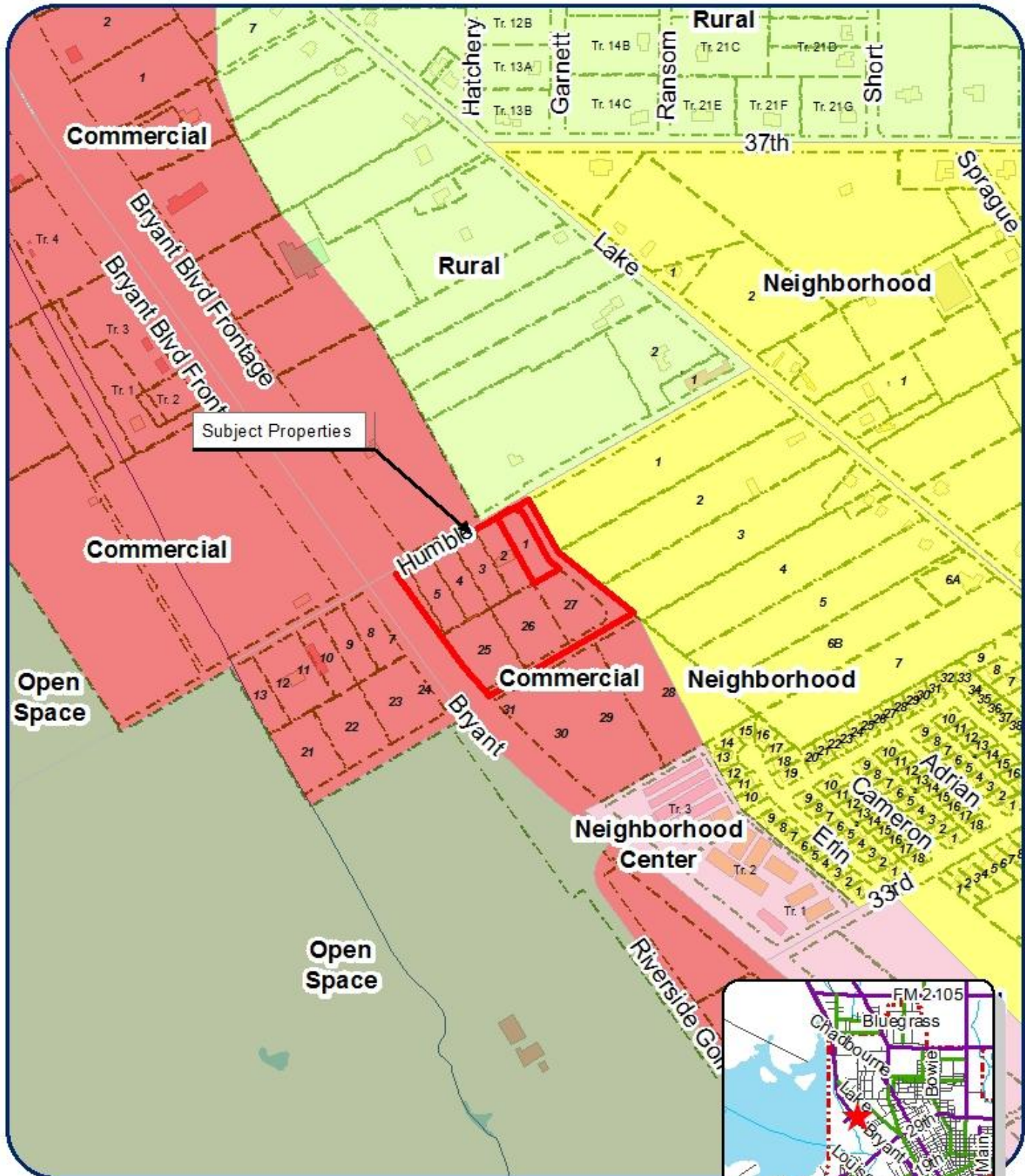
Zoning Case File
Case Z14-35: Stafford

Council District: Marty Self
 Neighborhood: Riverside
 Scale: 1" approx. = 500 ft
 Subject Property: SE Corner of Humble Road and N. Bryant Blvd. 8.633 acres

Legend

- Subject Properties: —
- Current Zoning: **RS-1**
- Requested Zoning Change: **CG**
- Vision: **Commercial**



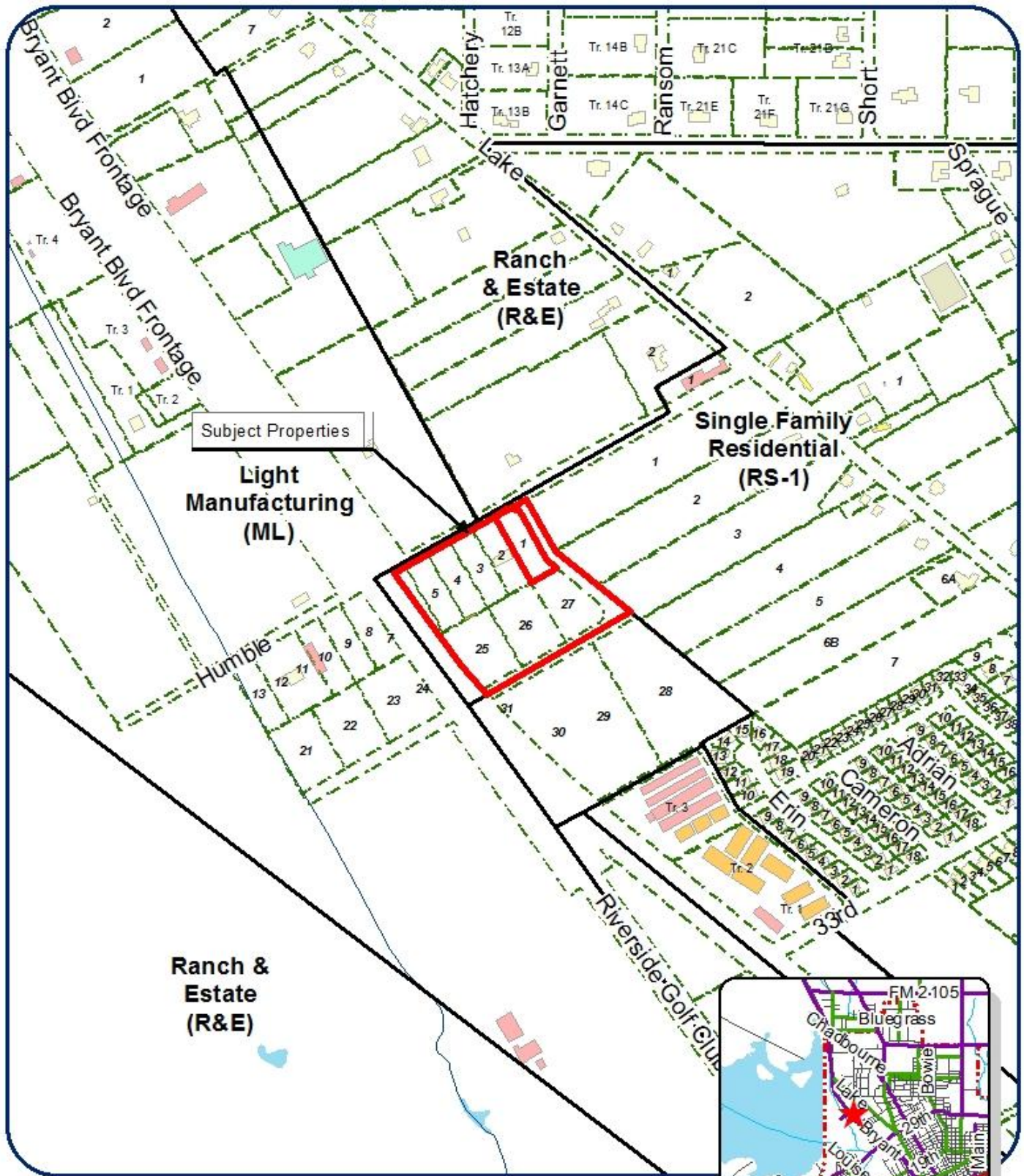


Zoning Case File
Case Z14-35: Stafford

Council District: Marty Self
 Neighborhood: Riverside
 Scale: 1" approx. = 500 ft
 Subject Property: SE Corner of Humble Road and N. Bryant Blvd. 8.633 acres

Legend
 Subject Properties: —
 Current Zoning: RS-1
 Requested Zoning Change: CG
 Vision: Commercial





Subject Properties

Light Manufacturing (ML)

Ranch & Estate (R&E)

Single Family Residential (RS-1)

Ranch & Estate (R&E)



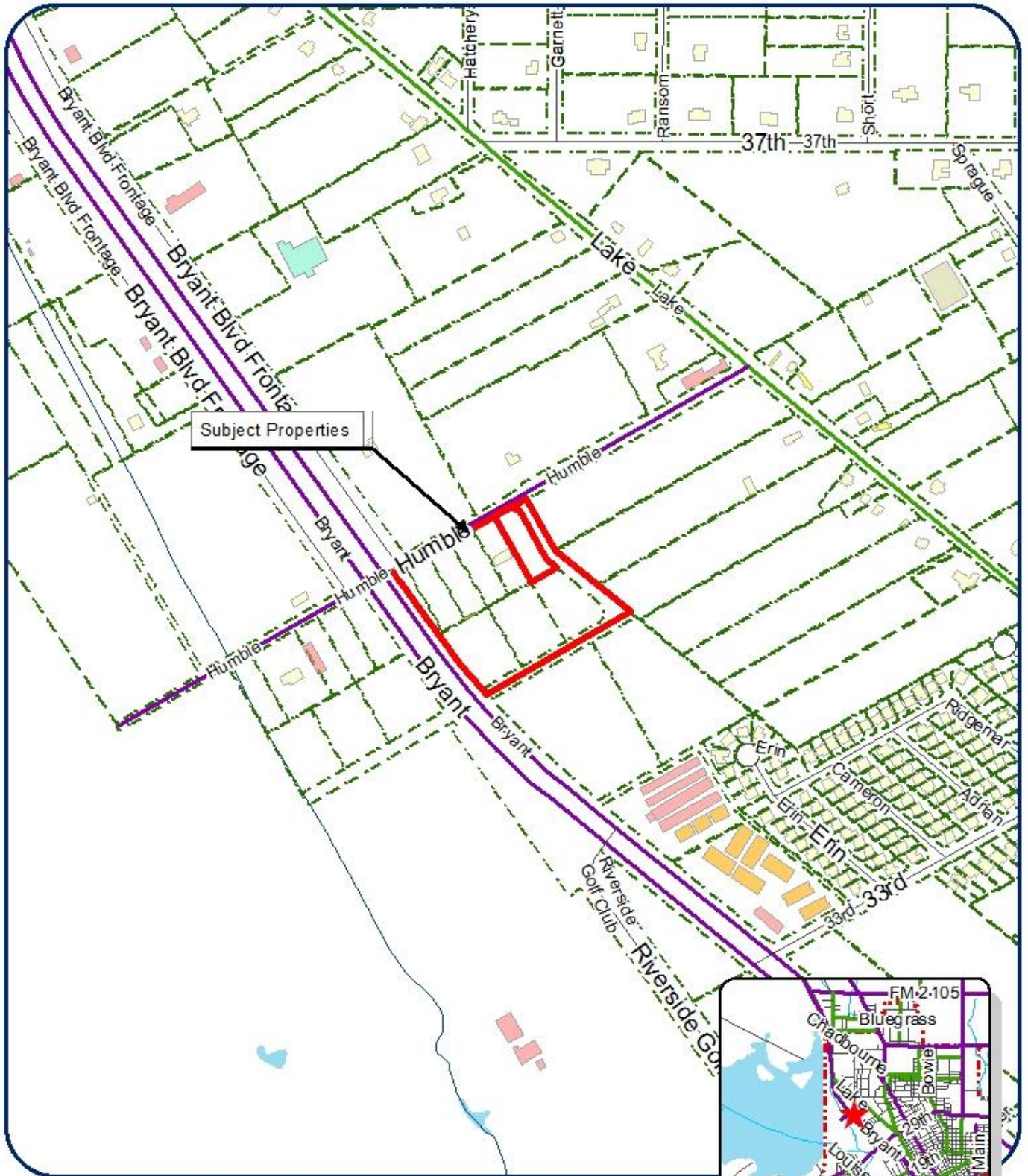
Zoning Case File
Case Z14-35: Stafford

Council District: Marty Self
 Neighborhood: Riverside
 Scale: 1" approx. = 500 ft
 Subject Property: SE Corner of Humble Road and N. Bryant Blvd. 8.633 acres

Legend

- Subject Properties: —
- Current Zoning: RS-1
- Requested Zoning Change: CG
- Vision: Commercial





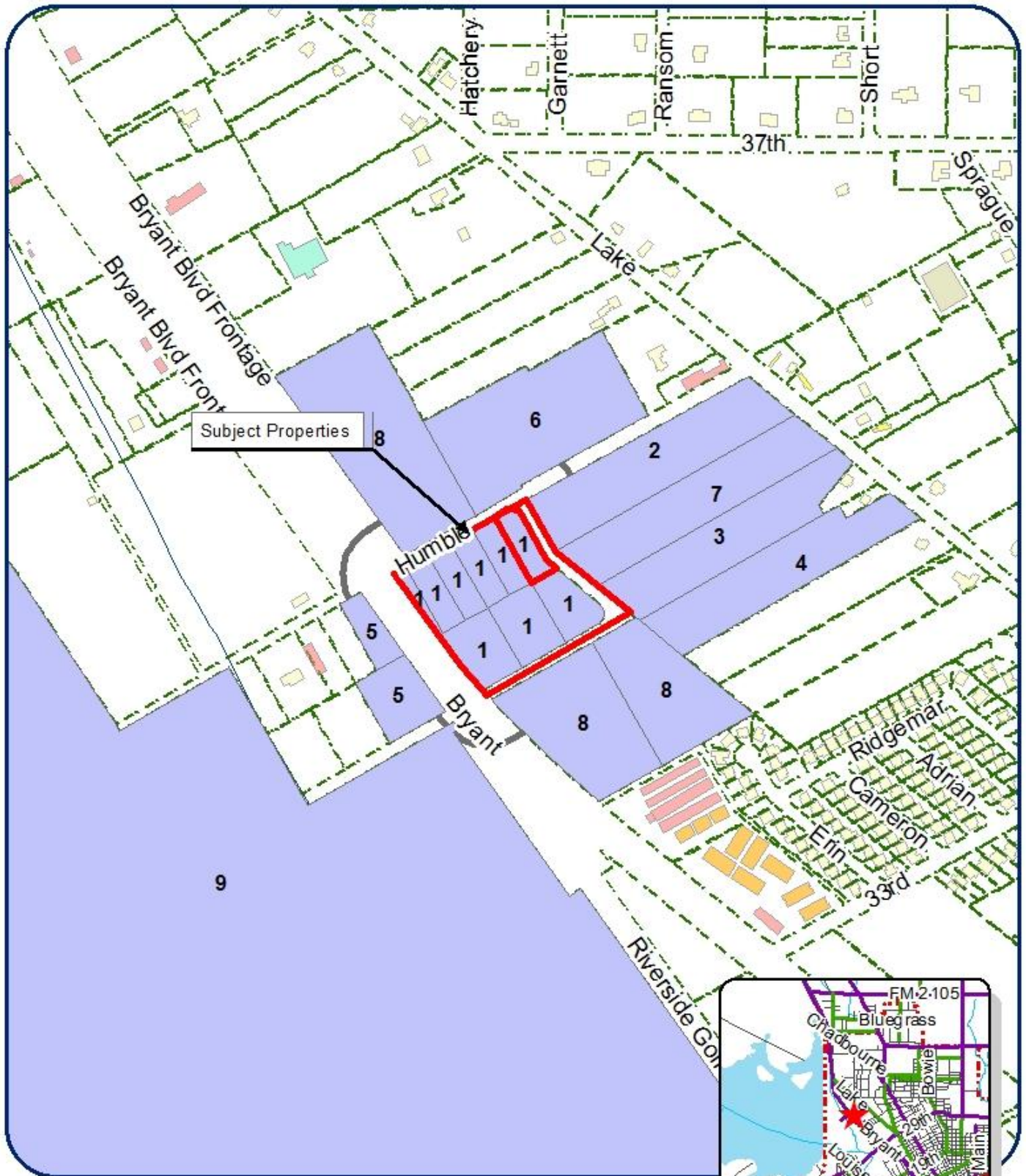
Zoning Case File
Case Z14-35: Stafford

Council District: Marty Self
 Neighborhood: Riverside
 Scale: 1" approx. = 500 ft
 Subject Property: SE Corner of Humble Road and N. Bryant Blvd. 8.633 acres

Legend

- Subject Properties: —
- Current Zoning: RS-1
- Requested Zoning Change: CG
- Vision: Commercial





Zoning Case File

Case Z14-35: Stafford

Council District: Marty Self

Neighborhood: Riverside

Scale: 1" approx. = 500 ft

Subject Property: SE Corner of Humble Road and N. Bryant Blvd. 8.633 acres

Legend

- Subject Properties: —
- Current Zoning: **RS-1**
- Requested Zoning Change: **CG**
- Vision: **Commercial**



HUMBLE ROAD
(R.O.W. WARREN)

LOT 1
BLOCK 1
(8.888 ACRES)

LOT 2
BLOCK 1
(8.904 ACRES)



SCALE: 1" = 100'

LEGEND
 • Found 1/2" Iron Pipe or Rod
 (see monument)
 • Set 1/2" Iron Rod with Cap
 D.R.T. & C.T. Deed Records of
 Tom Green County, Texas
 P.R.T. & C.T. Plat Records of
 Tom Green County, Texas

PLANNING COMMISSION
 Approved for recording this ___ day
 of _____, 20__ City Planning
 Commission of San Angelo, Texas
 By _____
 Secretary

DEPARTMENT OF WATER UTILITIES
 Approved for recording this ___ day
 of _____, 20__
 By _____
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
 Approved for recording this ___ day
 of _____, 20__
 By _____
 Director of Public Works

COUNTY CLERK
 Filed for record this ___ day
 of _____, 20__
 County Clerk of Tom Green Co., Tx.
 By _____

This plat is filed in Volume _____
 Plat Records of Tom Green County, Texas.

STAFFORD DEVELOPMENT SECTION ONE

City of San Angelo, Tom Green County, Texas.

CONTRIBUTOR: Stafford Development, LLC

DESCRIPTION: Being 8.888 acres, being all of Lots 1, 2, 3, 4, 5, 26, 27, 28 and 29, and part of Lots 4, 24, 25, 26 and 27, and that part of Chest Street east of the land acquired by the State of Texas, et al in condemnation suit described in judgment recorded in Volume 301, Page 225, Deed Records of Tom Green County, Texas, and in Block 1, Lateral 6, Ordinance, City of San Angelo, Tom Green County, Texas, according to the map and/or plat recorded in Volume 1, Page 322, Plat Records of Tom Green County, Texas.

ACKNOWLEDGMENT/VERIFICATION
 We, Stafford Development, LLC, do hereby adopt this plat,
 as the subdivision of our property and dedicate to the use
 of the easements shown herein.

STATE OF TEXAS
 COUNTY OF TOM GREEN
 This instrument was acknowledged before
 me on _____
 by Joe Stafford in the capacity shown.

Previously this document
 shall not be recorded for any
 purpose and shall not be used
 or shown or relied upon as a
 final survey document.

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly
 licensed Professional Surveyor
 in the State of Texas, do hereby
 certify that I am the author of
 this plat and that it is a true and
 correct copy of the original and
 that I am a duly licensed
 Professional Surveyor in the
 State of Texas, and that I am
 duly qualified to perform the
 duties of a Professional Surveyor
 in the State of Texas.

SKG
ENGINEERING, L.L.C.
SURVEYING • ENVIRONMENTAL • LAB/CMT

708 SOUTH ABBOTT STREET PHOENIX 325.853.1288
 8001 AVONDALE, TEXAS 76820 FAX 325.857.8188
 FORM No. 10-00-000
 www.skg.com

STAFF REPORT



Meeting: November 17, 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: Z14-36

Request: Rezoning from General Commercial (CG) to Low Rise
Multifamily Residential (RM-1)

Location: 5205 South Bryant Boulevard, located at the southwest corner
of the South Bryant Boulevard and Kimrey Lane

**Legal
Description:** Windwood Subdivision, Section 1, Block 1, Lot 1

Size: 0.915 acres

General Information

Future Land Use: Neighborhood Center

Zoning: General Commercial (CG)

Existing Land Use: Vacant land

Surrounding Zoning / Land Use:

North:	Planned Development (PD 06-05)	Mosaic day care, offices and therapeutic horse riding
West:	Zero Lot Line, Twinhome and Townhome Residential (RS-3)	Zero Lot Line dwellings
South:	Low Rise Multifamily Residential (RM-1)	Single-family dwellings
East:	Heavy Commercial (CH), Ranch and Estate (R&E)	Trailer storage, Hosanna Church

District: CMD#1 – Rodney Fleming

Neighborhood: Glenmore Neighborhood

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), South Bryant Boulevard 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. Kimrey Lane 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 **APPROVAL** of a Rezoning request for Low Rise Multifamily Residential (RM-1).

History and Background:

On October 20, 2014, the applicant met with Planning Staff in a pre-consultation meeting to consider development on the subject property, 5205 South Bryant Boulevard. Although the present zoning on the property is General Commercial

(CG), the applicant was interested in building multi-family dwellings on the subject property and considered Rezoning the property to a more suitable zone category that would allow this type of development and, more importantly, be consistent with surrounding zoning designations.

On October 21, 2014, the applicant submitted an application for a Rezoning from General Commercial (CG) to Low Rise Multifamily Residential (RM-1) to allow for the construction of multi-family dwelling units on the property. Included in the application was a preliminary Site Plan and building elevations for 11 multi-family dwelling units on the 0.915-acre property. The dwelling units are proposed to be rentals, be managed by the applicant himself, and will look like townhomes from the outside while being located on one single lot. The applicant is proposing surface parking which would be located at the center of the property. The preliminary elevations show the buildings with a combination of limestone veneer and siding. Should this Rezoning request be approved, the applicant will be required to submit for an Urban Design Review as required by Section 204.B.b. of the Zoning Ordinance for multi-family use on a single tract of land, showing final building elevations, colors, materials, lighting, fencing, landscaping and any other design features as determined by Planning Staff.

The subject property is located entirely within the Windwood Subdivision, Section 1 which was filed and recorded at the Tom Green County Clerks Office on December 17, 2007.

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 "Neighborhood 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 subject property is designated "Neighborhood Center" on the Future Land Use (FLU) map of the City's Comprehensive Plan. Neighborhood Centers support establishing "transition areas to better 'scale-down' intensity of use from commercial centers to neighborhoods." The subject property is surrounded by Commercial FLU designations to the north, east, and south and existing residential neighborhood to the west. Therefore, a low rise multi-family residential (RM-1) zoning in this area appears to be compatible with this policy as it would act as a transition between the higher intensity commercial designations and the lower intensity neighborhood designation to the west. The lots immediately to the

west are zero lot line homes zoned RS-3, and the lots immediately south are single family homes in an RM-1 zone. Rezoning to an RM-1 on this property for multifamily housing would provide for a more cohesive transition between the Mosaic office and day care to the north, the commercial trailer storage and church on the east side of South Bryant Boulevard, the zero lot line homes to the west and the single family homes to the south. The Neighborhood Center designation also calls for “necessary infill and densification.” This request for multifamily housing on a vacant lot next to South Bryant Boulevard would be providing necessary infill and densification, while still being in keeping with the lower density neighborhood to the west and south.

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

The subject proposal would comply with all of the provisions of the RM-1 Zone District including minimum lot area, minimum lot dimensions, and maximum floor area ratio, height and density. The proposed total floor area of all buildings is 9,424 square feet and the total lot area is 0.915 acres or 39, 204 square feet, for a floor area ratio (FAR) of only 0.24 whereas the Zoning Ordinance allows a FAR of 0.75 in an RM-1 Zone. The maximum density allowed on this property would be 23 units. The applicant is proposing 11 units, only 47% of what would be allowed. The site’s required setbacks are 25 feet from the front property line at the South Bryant Boulevard Frontage Road, 10 feet from the side property lines to the north and south, and 20 feet from the rear property line to the west. The final site plan would have to delineate these setbacks and ensure future buildings meet these setbacks. There are 28 surface parking spaces delineated on the site, of which 18 spaces are required (9 spaces for the 6, 1-bedroom units at 1.75 per unit and 9 spaces for the 5, 2-bedroom units at 1.5 per unit). Therefore, the proposal complies with the parking standards of the Zoning Ordinance.

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.*

As indicated, the surrounding area to the north, east, and south is commercial which contains a mix of uses ranging from commercial storage to day cares, offices, and churches. The area to the immediate west and south is low density residential. The proposed one-story multifamily residential dwellings, which will look like townhomes from the outside, would blend into the surrounding area, being of a similar scale to the zero lot-line homes to the west and less intense than the commercial properties near the property.

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

The property remains vacant and is surrounded by commercial designations to the north, east, and further south. On August 21, 2012, City Council approved a Zone Change for the same type of request from a General Commercial (CG) to a Low Rise Multifamily (RM-1) on the property immediately south, 5221 South Bryant Boulevard (Z12-08), and the Planning Commission had also recommended approval at its meeting on July 16, 2012, by a vote of 6-0. Planning Staff recommended the change given its close proximity to South Bryant Boulevard, making it more conducive to more intense development and to act as a transition and increase synergy between the commercial areas to the south. This property appears to have the same changing conditions. With the large amount of commercially-designated property in the area, and provided there is existing low density housing adjacent to the property, this property appears to be suitable for multifamily residential development.

- 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.*

As mentioned previously, the proposal would build out 47% of what would be permitted under the zoning district – tantamount to 11 units instead of 23 units. Any grading, drainage and stormwater issues would be reviewed by Engineering Staff at the building permit stage. During a site visit on Wednesday, November 12, 2014, Planning Staff noted a warning sign “Gas Pipeline Atmos Energy” near the northeast portion of the property. Staff has subsequently communicated to the applicant that he is responsible for ensuring compliance with any requirements from Atmos Energy prior to construction.

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

There appears to be a community need given that the City continues to grow with the recent oil boom and multifamily housing at this location abutting a major arterial road would provide additional rental housing. At the same time, it would be low intensity and essentially be rental one-story townhomes keeping with the low density character of this neighborhood.

- 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.*

South Bryant Boulevard is a major arterial road which can accommodate large volumes of traffic, so there would appear to be no negative impacts on surrounding properties as a result of the 11 additional housing units.

Notification:

On November 7, 2014, 8 notifications were mailed out within a 200-foot radius of the subject site. As of November 14, 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 Z14-36 for a Rezoning to the Low Rise Multifamily Residential (RM-1) zoning district.

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Major Thoroughfare Map
- Notification Map
- Site Concept Plan with Elevations
- Floor Plan with Elevations



Zoning Case File

Case Z14-36: von Rosenberg

Council District: Rodney Fleming

Neighborhood: Glenmore

Scale: 1" approx. = 200 ft

Subject Property: 5205 S. Bryant Blvd.

Legend

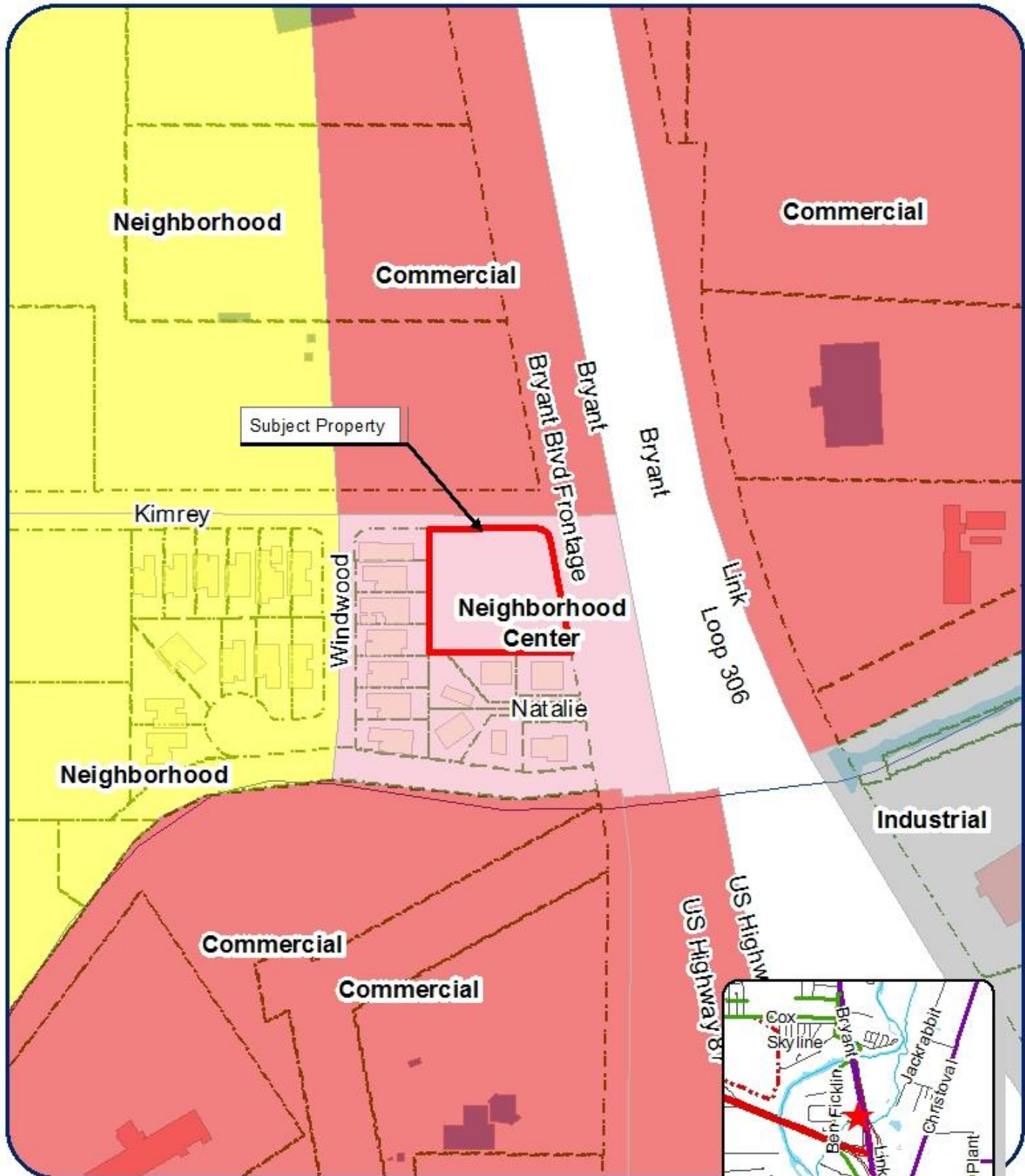
Subject Properties: —

Current Zoning: **CG**

Requested Zoning Change: **RM-1**

Vision: **Neighborhood Center**





Zoning Case File

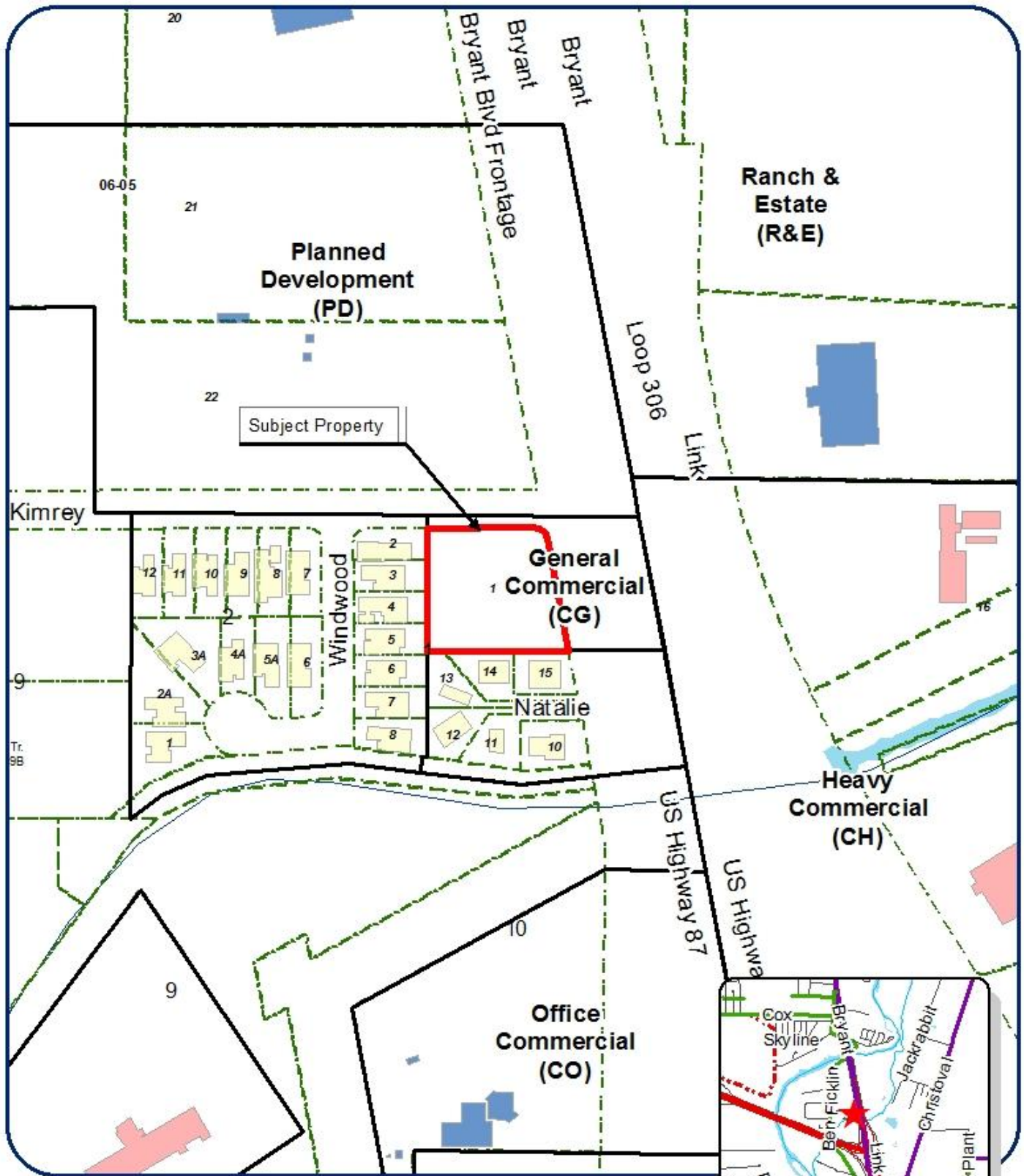
Case Z14-36: von Rosenberg

Council District: Rodney Fleming
 Neighborhood: Glenmore
 Scale: 1" approx. = 200 ft
 Subject Property: 5205 S. Bryant Blvd.

Legend

- Subject Properties: —
- Current Zoning: CG
- Requested Zoning Change: RM-1
- Vision: Neighborhood Center





Zoning Case File

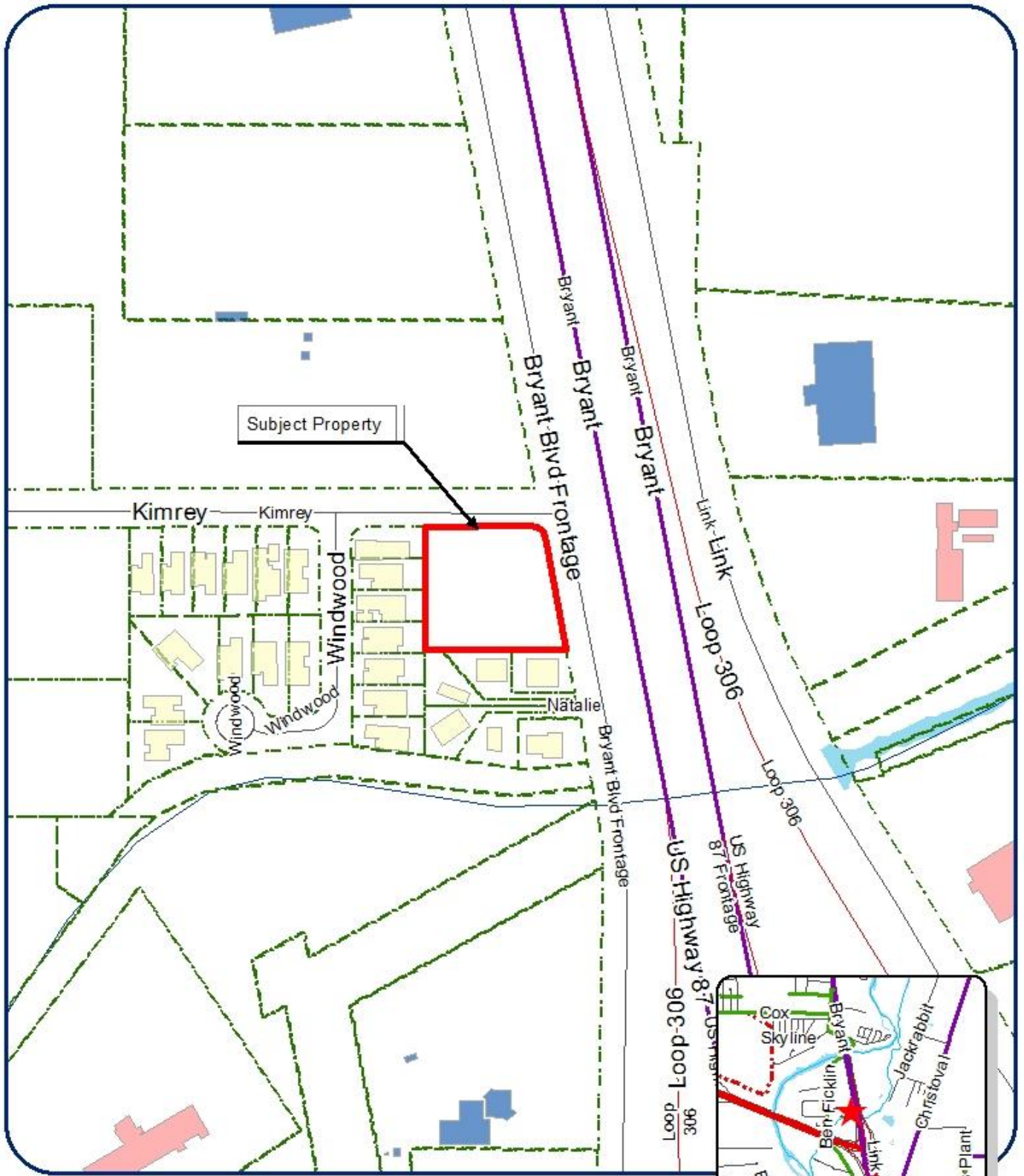
Case Z14-36: von Rosenberg

Council District: Rodney Fleming
 Neighborhood: Glenmore
 Scale: 1" approx. = 200 ft
 Subject Property: 5205 S. Bryant Blvd.

Legend

- Subject Properties: —
- Current Zoning: CG
- Requested Zoning Change: RM-1
- Vision: Neighborhood Center





Zoning Case File

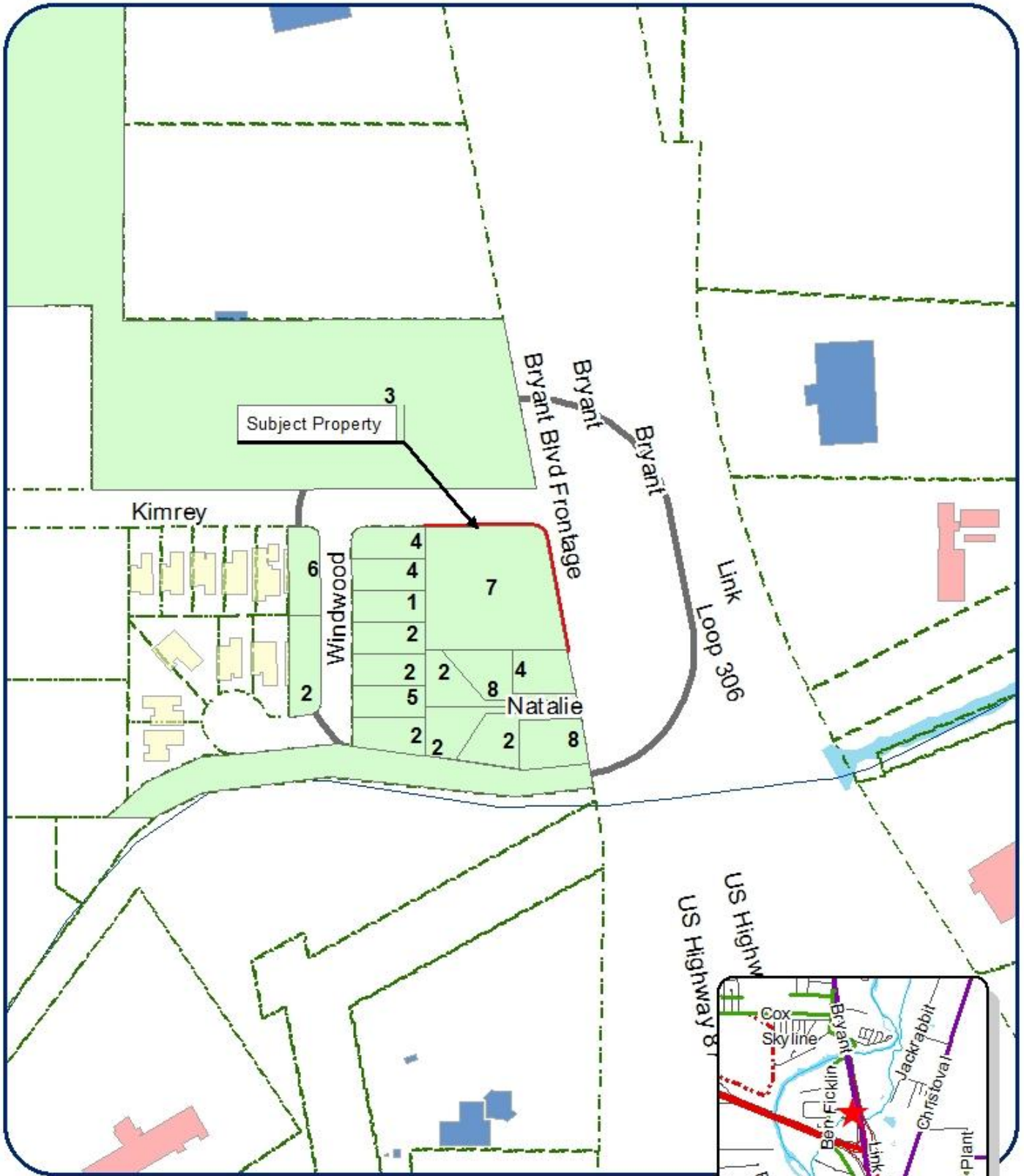
Case Z14-36: von Rosenberg

Council District: Rodney Fleming
 Neighborhood: Glenmore
 Scale: 1" approx. = 200 ft
 Subject Property: 5205 S. Bryant Blvd.

Legend

- Subject Properties: —
- Current Zoning: CG
- Requested Zoning Change: RM-1
- Vision: Neighborhood Center

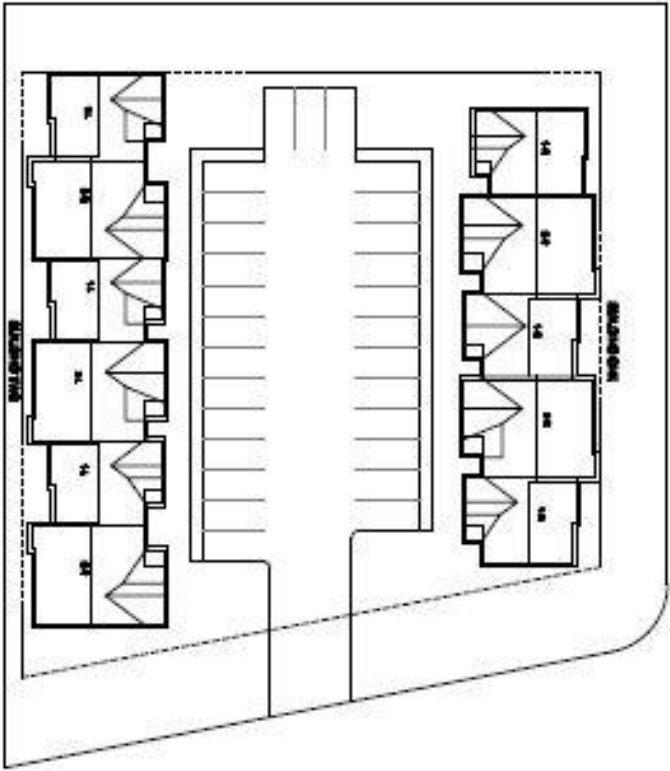




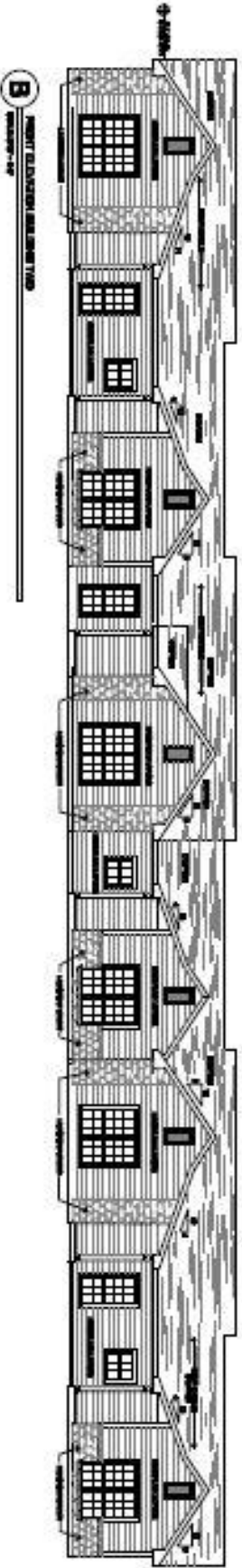
Zoning Case File
Case Z14-36: von Rosenberg
 Council District: Rodney Fleming
 Neighborhood: Glenmore
 Scale: 1" approx. = 200 ft
 Subject Property: 5205 S. Bryant Blvd.

Legend
 Subject Properties: —
 Current Zoning: CG
 Requested Zoning Change: RM-1
 Vision: Neighborhood Center



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 1:100



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 1:100



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