

Memo

Meeting Date: June 23, 2014

To: Planning Commission members

From: Kevin Boyd, Planner

Subject: Z14-11: Marc Clingaman, a request for approval of a zone change from Two-Family Residential (RS-2) to General Commercial (CG) to allow for activities allowed within CG zoning districts shown in Section 310 of the Zoning Ordinance, on the following property:

Location: 308, 320, 324, 328, 332, 340 West 9th Street and 313, 317, 321, 325 and 329 West 10th Street, located along West 9 & 10 Streets, respectively; more specifically occupying the Miles Addition, Block 33, Lots 4 - 17, in north central San Angelo.

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

Contacts: Marc Clingaman, Owner & Representative 414-698-6632
Kevin Boyd, Planner 325-657-4210

Summary: The Planning Commission may:

- (1) **Recommend approving** the proposed zone change as requested; or
- (2) **Recommend modifying** the application to some alternative zoning classification believed to be more appropriate; or
- (3) **Deny** the proposed zone change, altogether.

Recommendation: Planning staff recommends **approval** of the proposed zone change request to General Commercial (CG).

History and Background:

General Information

Existing Zoning: Two-Family Residential (RS-2)

Existing Land Use: Vacant, underutilized alley right-of-way

Surrounding Zoning/Land Use:

North:	Two-Family Residential (RS-2) and Neighborhood Commercial (CN)	Vacant residential lot
West:	Light Manufacturing (ML)	North Bryant Boulevard
South:	Two-Family Residential (RS-2) and General Commercial (CG)	Carver School
East:	General Commercial / Heavy Commercial (CG/CH)	Varies, vacant and residences

Thoroughfares/Streets: N Bryant Boulevard is identified as a "arterial street" and is designed to connect collector streets to freeways and other arterials carrying large volumes of traffic at high speeds. Access is secondary and mobility is the primary function of these streets.

Zoning History: The property was annexed within the city before 1949.

As far back as 1987, the property has been zoned Two-Family Residential (RS-2).

Vision Plan Map: Neighborhood

Related Comp Plan Excerpts:

*"Promote **better transition** between nearby commercial and residential use of land and buildings."*

*"**Require a buffer** separating commercial, industrial, or agricultural zoned lands from neighborhoods."*

*"Establish transition areas to better **"scale-down" intensity of use from commercial centers to neighborhoods.**"*

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

Notification Required: Yes

Notifications Sent:	16
Responses in Favor:	0
Responses in Opposition:	0

Analysis:

The staff recommendation is based upon the statements listed below.

Staff recommends approval of the requested zone change, consistent with the City's plans and policies. This request consists of a total of 14 lots (approximately 77,320 square feet or 1.78 acres), as part of the Miles Addition, Block 33, Lots 4 - 17; the rezoning also includes the alley separating the lots in the block. The site remains primarily vacant, open space and is zoned Two-Family Residential (RS-2). While the request is currently incompatible with aspects of the Vision Plan, which is designated as 'Neighborhood', the applicant has also submitted a request to amend the 2009 component of the Vision Plan map. If the proposed revision to the Vision Plan map is approved, the request will be consistent with that plan.

General Commercial (CG) zoning will enable various commercial opportunities to include retail sales and office development (Section 310, Zoning Ordinance). In addition, the proposed request is more reflective of trending patterns in the area. The property is situated close to an emerging and well established commercial corridor, to the north and south, respectively along N Bryant Boulevard. Although residential, the immediate surrounding area has similarly shifted to more commercial. The site also boasts a well developed street network and close proximity to major thoroughfares – N Bryant Boulevard and W Houston Harte Expressway being less than two blocks south. Approval of the Vision Plan proposal and requested zone change will enable future commercial development for the site.

- The requested zone change to CG should be granted only if the Vision Plan for the tract is amended to reflect 'Neighborhood Center' or 'Commercial', otherwise the rezoning will remain incompatible with aspects of the Plan.

Existing land uses in the area is mainly low density residential in nature, some commercial also exists. Carver School, positioned directly to the south, remains zoned RS-2. Martin Luther King Drive, located approximately 170 feet east of the subject area, supports a far less significant commercial corridor (mainly in terms of zoning, uses remain residential) – St. Paul Baptist Church is located a block north along MLK, along with a few establishments. Further north is a mix of residential, CG and General Commercial / Heavy Commercial (CG/CH) zoning; Light Manufacturing (ML) zoning is located to the west of N Bryant Boulevard. RS-2 and CG/CH are the most dominate zoning types in the generalized area.

- The request represents a moderate in changed conditions – RS-2 allows for a maximum of two household units on a single tract – two-family dwellings 'duplexes', and accessory apartments in conjunction with the primary residences (Section 311 & 401, Zoning Ordinance).

- CG will increase the Floor Area Ratio (FAR), from 50 percent to twice (or 2x) the total gross square footage of the lot. There is no maximum height requirement in a CG zone (Sections 501 & 502, Zoning Ordinance).
- The zone change may likely have some negative impacts on the natural environment, namely increases in stormwater runoffs with larger building footprints associated with commercial development. Removal of vegetation for the development will likely to have an insignificant impact on the overall environment.

Staff expects that a change to CG zoning will likely generate more traffic along the nearby intersections of N Bryant Boulevard and W 9th and 11th Streets, in which the existing network can handle. W 10th Street does not have direct access to N Bryant Boulevard, being that it is limited access highway, and is directed north and terminates into W 11th Street. In recent years the area has seen more commercial development, namely the construction of a hotel roughly 4 blocks north, and a recent approval to allow for further commercial development in non-commercial area (a conditional use request to allow for 'Retail Sales and Service'), also blocks from the site. Considering the nearby residential and commercial zoning, this request provides a suitable and effective transition between zoning (refer to the map below). CG/CH zoning exists directly to the east and RS-2, north and south of the site.

Proposed Conditions

N/A

- Attachments:**
- Excerpt from zoning map, showing the general location within the City of San Angelo;
 - Excerpt from zoning map, highlighting subject property;
 - Aerial photo, highlighting subject property; and
 - Excerpt from the comprehensive plan vision map highlighting the subject property.

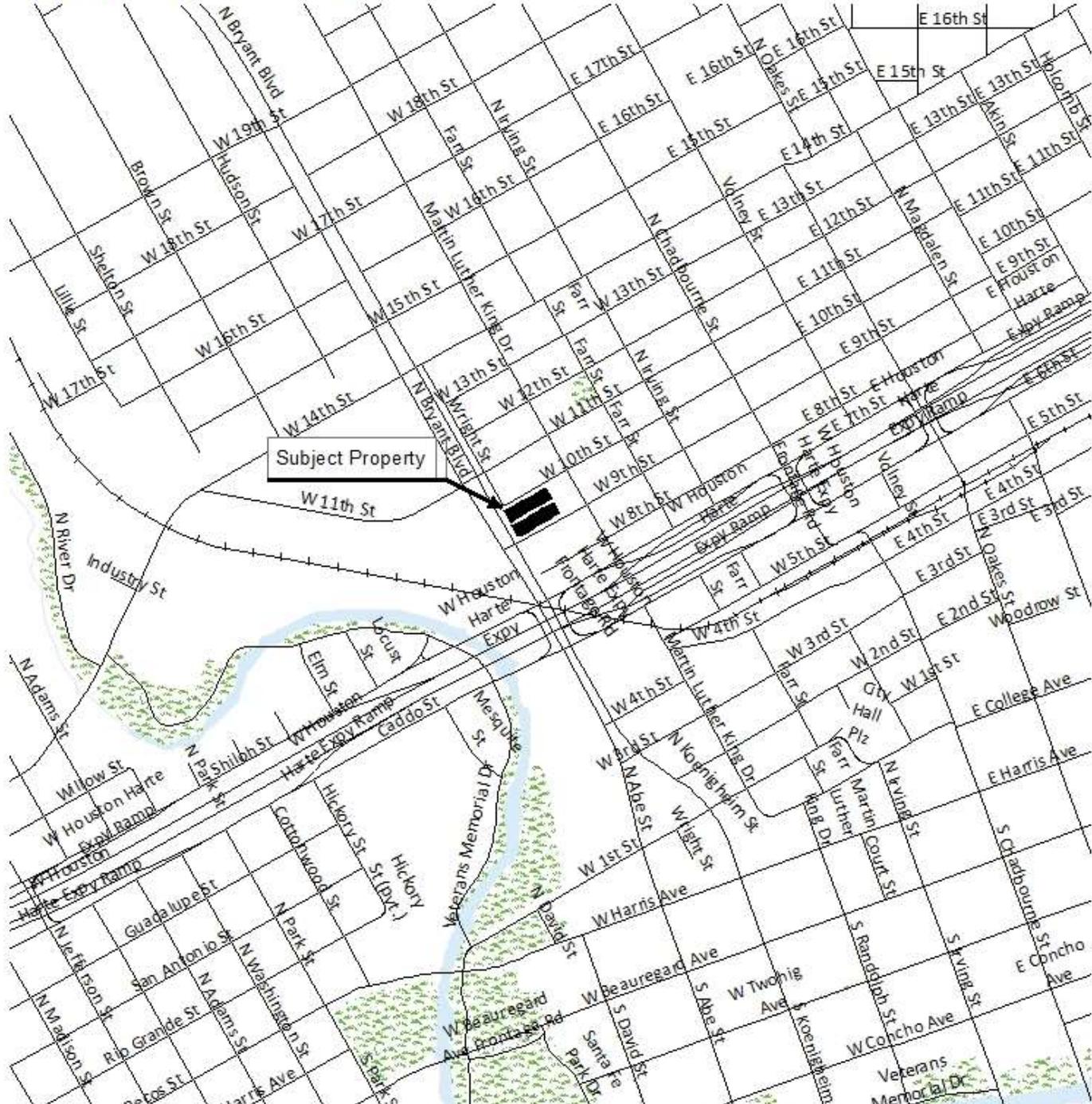
Presentation: Kevin Boyd, Planner

Reviewed by:



Z14-11: Marc Clingaman
Miles Addn, Block 33, Lots 4 - 17

1 inch = 1,000 feet



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COMMERCIAL DISTRICTS	RESIDENTIAL DISTRICTS	MANUFACTURING DISTRICTS
CN (NEIGHBORHOOD COMMERCIAL)	R&E (RANCH AND ESTATE)	ML (LIGHT MANUFACTURING)
CO (OFFICE COMMERCIAL)	RS-1 (SINGLE-FAMILY RESIDENCE)	MH (HEAVY MANUFACTURING)
CG (GENERAL COMMERCIAL)	RS-2 (TWO-FAMILY RESIDENCE)	
CG/CH (GENERAL COMMERCIAL / HEAVY COMMERCIAL)	RS-3 (ZERO LOT LINE, TWINHOME AND TOWNHOUSE RESIDENCE)	
CH (HEAVY COMMERCIAL)	RM-1 (LOW RISE MULTI-FAMILY RESIDENCE)	CU (CONDITIONAL USE)
CBD (CENTRAL BUSINESS DISTRICT)	RM-2 (HIGH RISE MULTI-FAMILY RESIDENCE)	SP (SPECIAL PERMIT)
OW (OFFICE WAREHOUSE)	MHP (MANUFACTURED HOUSING PARK)	SU (SPECIAL USE)
	MHS (MANUFACTURED HOUSING SUBDIVISION)	ZC (ZONE CHANGE)
PD (PLANNED DEVELOPMENT)		



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Miles Addn, Block 33, Lots 4 - 17

1 inch = 115 feet



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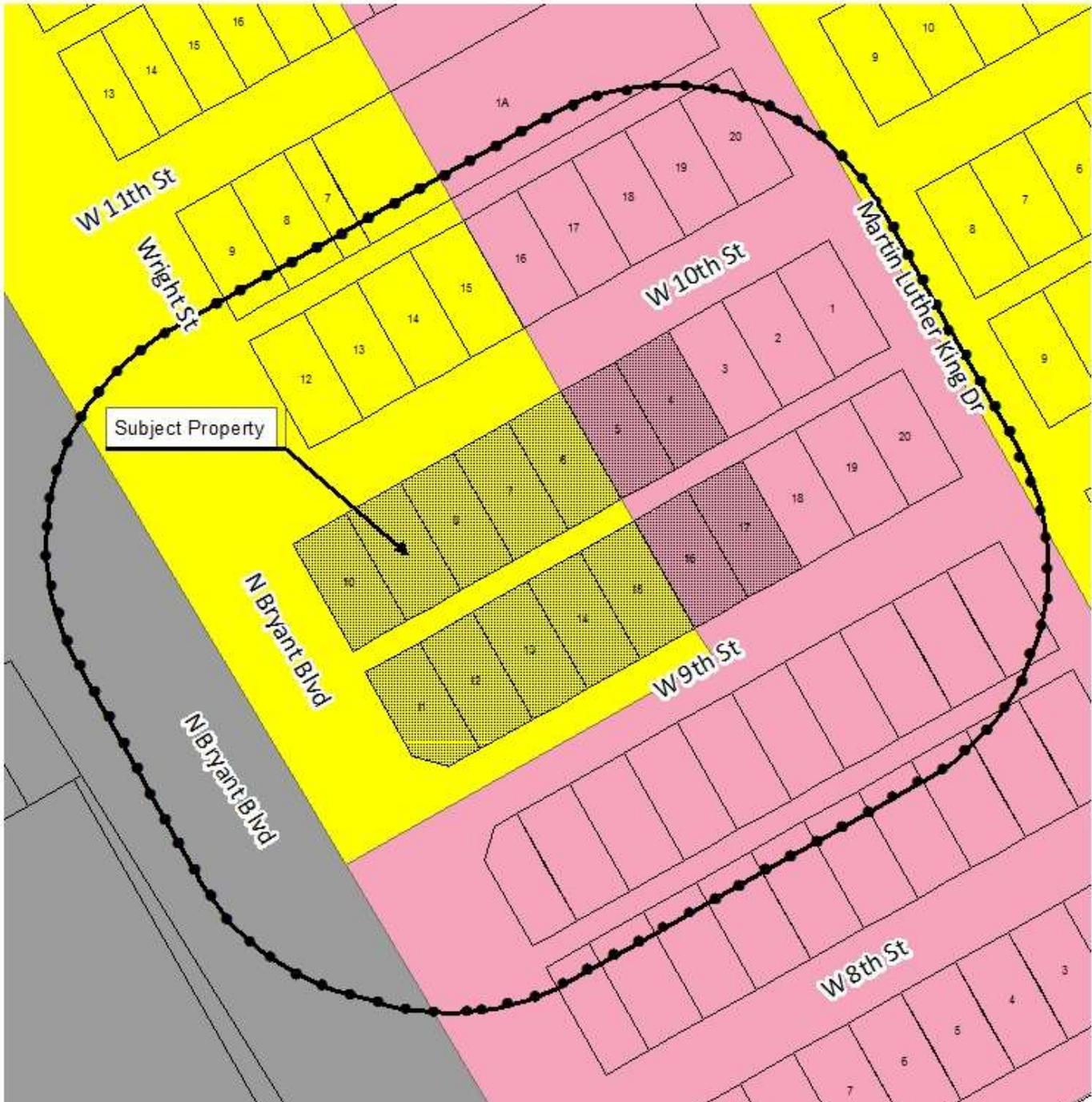
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