

STAFF REPORT



Meeting: May 18, 2015

To: Planning Commission

From: Patrick B. Howard, AICP
Director

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

Staff Planner: Edward Vigil
Senior Planner

Case: CU15-02

Request: A request for approval a Conditional Use to allow for "Retail Sales and Service" as defined in Section 315.G. of the Zoning Ordinance, in the Heavy Manufacturing (MH) zoning district

Location: 1111 North Bell Street, located approximately 1,500 feet north of the intersection of Loop 306 and North Bell Street

Legal Description: Lots 8-14 in Block 71 & Former Archer Avenue, Block 71 in the Fairview Addition Subdivision.

Size: 1.844 acres

General Information

Future Land Use: Industrial

Zoning: Heavy Manufacturing (MH)

Existing Land Use: Industrial& Agricultural

Surrounding Zoning/Land Use:

North:	Heavy Manufacturing (MH)	Producers Livestock Auction
West:	Heavy Manufacturing (MH)	Producers Livestock Auction
South:	Heavy Manufacturing (MH)	Hargraves Truck & Implement
East:	Light Manufacturing (ML)	Producers Livestock Auction & Bell Street Partners LTD

District: CMD#4 – Don Vardeman

Neighborhood: Paulann
District:

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), North Bell Street is defined as a Minor Arterial. Minor arterials supplement the major arterials by providing connections between them typically, four-lane roadways with provisions for left-turn lanes. North Bell Street exists as a four-lane undivided roadway and should be upgraded to minor arterial standards. Minor arterial roads require 90 feet of right-of-way and 60 feet of pavement. Producers Drive is defined as a Local Street. Local streets carry traffic to Arterial Streets at a moderate speed and provide the principal means of access to abutting property only.

Recommendation:

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

History and Background:

On April 15, 2015, the applicants submitted an application for a Conditional Use to allow for "Retail Sales & Service" in the Heavy Manufacturing (MH) zoning district. The subject site measures approximately 1.844 acres and is located on lots 8-14 of the Fairview Addition Subdivision. On June 2, 2008, the Zoning Board of Adjustment approved a request for a Variance from the minimum 25-foot front yard setback to allow for a building addition to be constructed all the way to the front (north) property line adjacent to Producer's Drive. The existing main building was constructed in 1983 and is setback 2-3 feet from the front property line making this building a legally nonconforming structure.

"Heavy Manufacturing" is the most dominant zoning district in the immediate area. Industrial uses exist continuously to the north, south, east, and west for several blocks. The applicants' existing business (Angelo Pellets, Inc.) manufactures animal feed for wholesale to distributors and also sells to the general public. This use is classified as "Manufacturing and Production" under the Use Table. Accessory uses for Manufacturing and Production include offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, and caretaker's quarters.

The primary use for this site is manufacturing animal feed for wholesale distributors and to the general public. Accessory uses include an office, warehouse, and storage yards, but they also sell items out of the existing showroom that include the sale of animal health products, farm and ranch supplies, horse tack and equine supplies, lawn and garden equipment, residential lawn tractors, commercial lawn mowers, lawn mowing equipment, farming tractors, and rough terrain vehicles. The applicants' goal is to expand the retail, sales, and service components since this has been a major financial contribution to the business and ask permission to sell fire arms, ammunition, scopes and lenses, cleaning kits for firearms, and fire arm accessories. The proposed Retail Sales & Service use, if approved, would allow the applicants to sell these items out of the existing showroom area located at the northeast portion of the site.

Analysis:

Section 208(F) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, six (6) factors in determining the appropriateness of any Conditional Use request.

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

Existing uses in the area include heavy agricultural, warehouse, and industrial uses. There are also some existing retail sales and service, office, and a few scattered residential homes in the vicinity. Since the applicants state they are not proposing any kind of an addition, there does not appear to be any adverse visual impacts on adjacent properties. The sales of the proposed use will occur inside the existing showroom. Most of the existing sales and service in the immediate area are specific to the industrial uses allowed in either the Heavy Manufacturing or Light Manufacturing zoning districts.

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

The nature of the request appears to be consistent with relevant aspects of the Zoning Ordinance. Since the proposed Retail Sales and Service use would be allowed under the "Heavy Manufacturing" category with a Conditional Use approval, and since this site is zoned Heavy Manufacturing, staff does not believe the proposal would conflict with any portion of the Zoning Ordinance. Moreover, as the applicant is not proposing to construct any additional structures, compliance with the Zoning Ordinance will be met if the Conditional Use is granted.

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

The subject property is zoned Heavy Manufacturing and is surrounded by Heavy Manufacturing or Light Manufacturing uses. The Producers Livestock Auction Company surrounds the property to the west, north, and east. This business deals mainly in cattle, sheep, and goat sales with transactions done on-site or online. The applicants' existing business manufactures animal feed for wholesale and retail sales, but also includes the sale of animal health products, farm and ranch supplies, horse tack and equine supplies, lawn and garden equipment, residential lawn tractors, commercial lawn mowers, lawn mowing equipment, farming tractors, and rough terrain vehicles. The sale of firearms is allowed under

the Retail Sales & Service category and would be allowed in this Heavy Manufacturing Zoning district if the Conditional Use is approved. It appears the Conditional Use would then be compatible with existing and anticipated uses surrounding the subject property.

4. **Effect on Natural Environment.** *Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*

There are no vegetation or natural features on the property, or in the surrounding area, that might be affected by the proposed use. The activities related to retail sales and service will be conducted in a small portion of the existing showroom. It therefore appears that water, air quality, noise, storm water, wildlife, vegetation, and wetlands will not be affected by the granting of the proposed Conditional Use.

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

According to the applicants, if the proposed Conditional Use to include Retail Sales and Service is approved, it will address a current market need to supply fire arms and accessories to the local community. The sale of firearms is allowed under the Retail Sales and Service use per the Zoning Ordinance.

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

In terms of future growth, it is anticipated that the interests and outdoor activities related to hunting will continue to grow in San Angelo. The applicants state there is a need for additional businesses to provide hunting equipment to the local community. If the Conditional Use is approved, the Retail Sales and Service use would be allowed under the Heavy Manufacturing zoning district, and would also be consistent with the Future Land Use designation of Industrial, which envisions potential "Heavy Manufacturing" developments for this area. It appears the proposed Conditional Use would result in a logical and orderly pattern of urban development.

Notification:

On April 29, 2015, 22 notifications were mailed out within a 200-foot radius of the subject site. As of May 15, 2015, there was one (1) response in favor and zero (0) responses in opposition of the request.

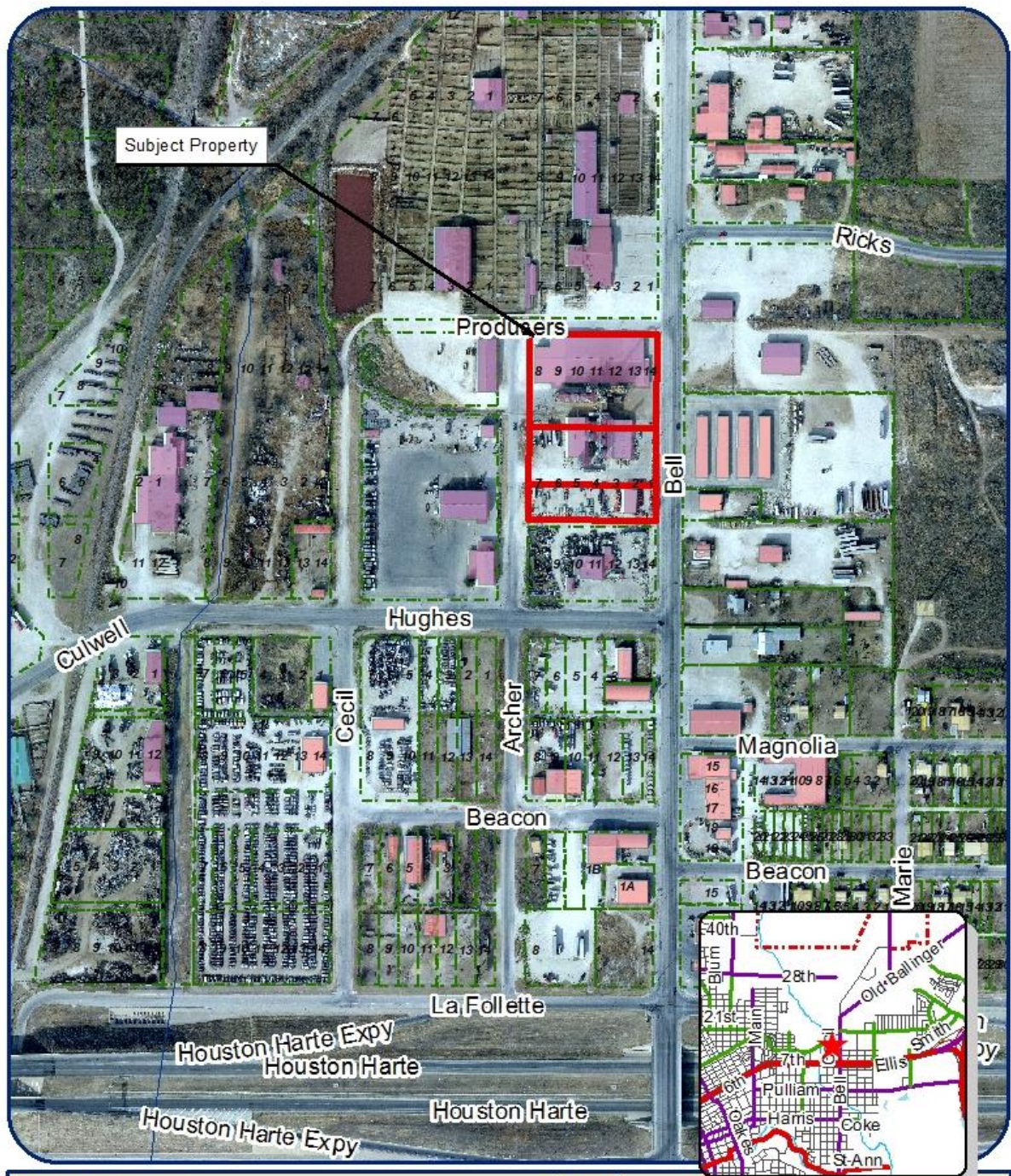
Action Requested:

The action requested is for the Planning Commission to **APPROVE** a Conditional Use to allow for "Retail Sales and Service" in the Heavy Manufacturing (MH) zoning district, **subject to the following two (2) Conditions of Approval:**

1. Approval of the Conditional Use shall be for the proposed Retail Sales and Service use only.
2. The applicant is required to provide a revised parking plan to the Planning Division demonstrating that parking requirements have been met consistent with the added use of "Retail Sales and Service."

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Notification Map
Existing Site Plan
Site Photos



Angelo Pellets

CU15-02

Council District: #4 Don Vardeman

Neighborhood: Paulann

Scale: 1" approx. = 325 ft

Subject Property Legal Description(s):

Legend

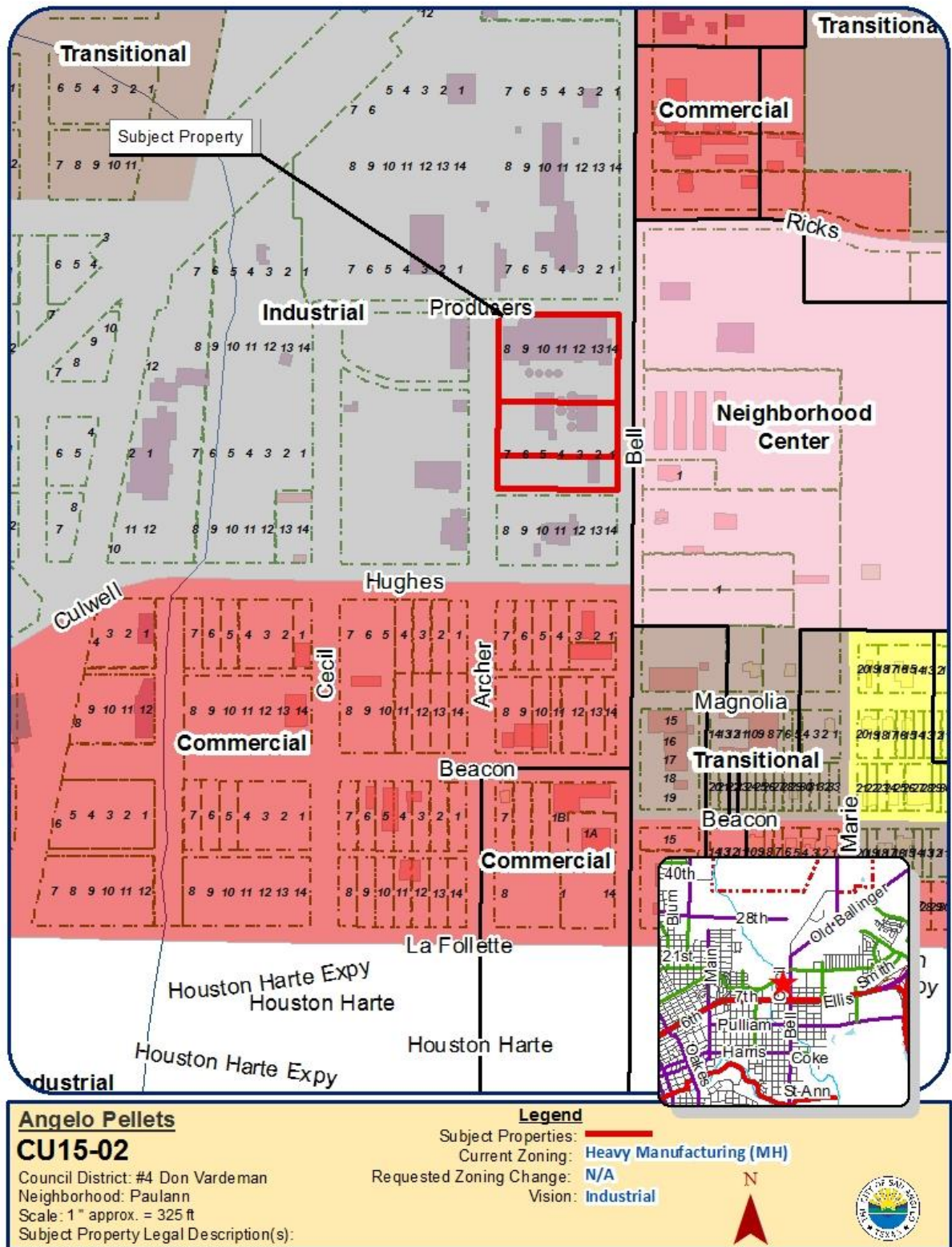
Subject Properties: —

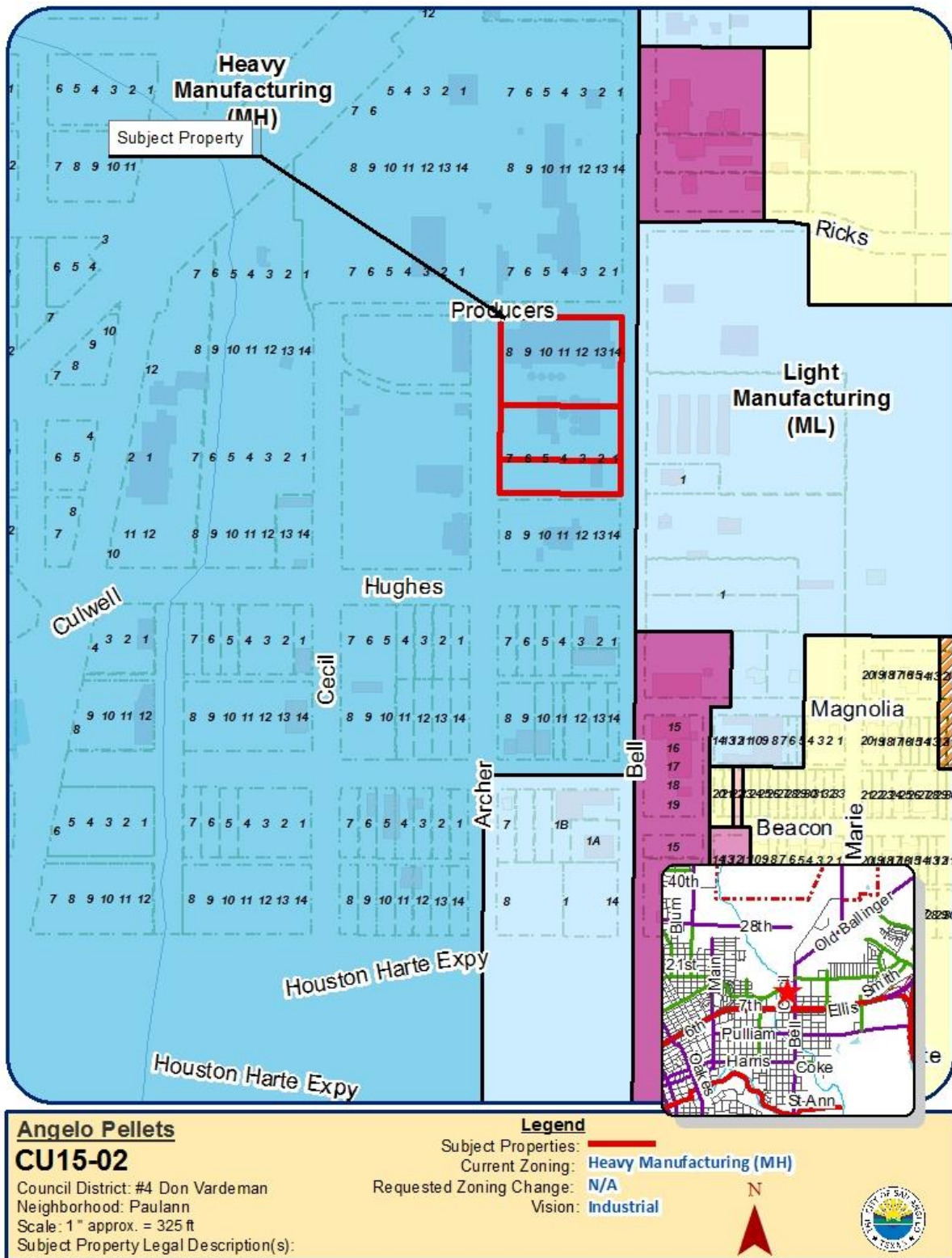
Current Zoning: **Heavy Manufacturing (MH)**

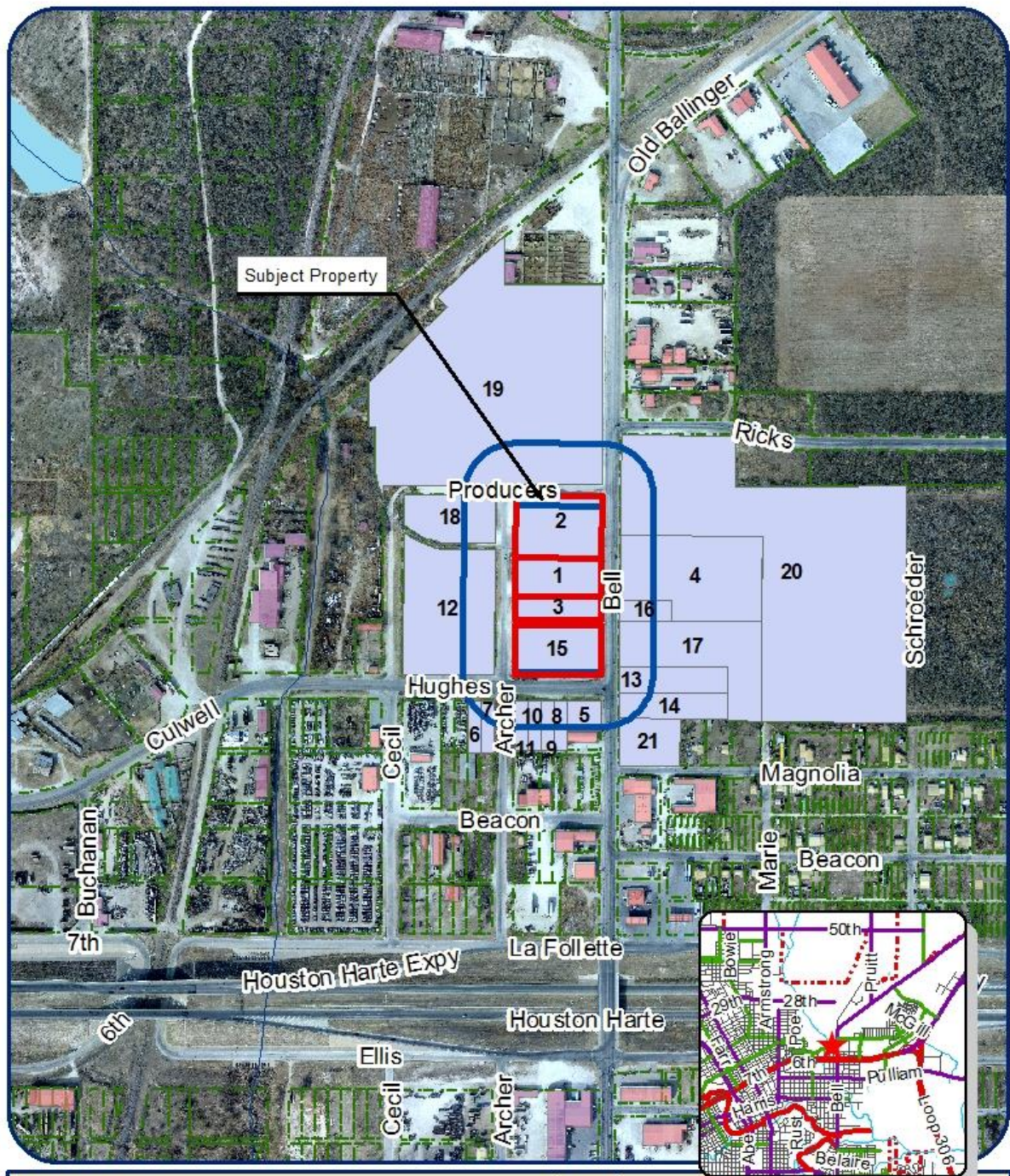
Requested Zoning Change: **N/A**

Vision: **Industrial**









Angelo Pellets

CU15-02

Council District: #4 Don Vardeman

Neighborhood: Paulann

Scale: 1" approx. = 481 ft

Subject Property Legal Description(s):

Legend

Subject Properties:

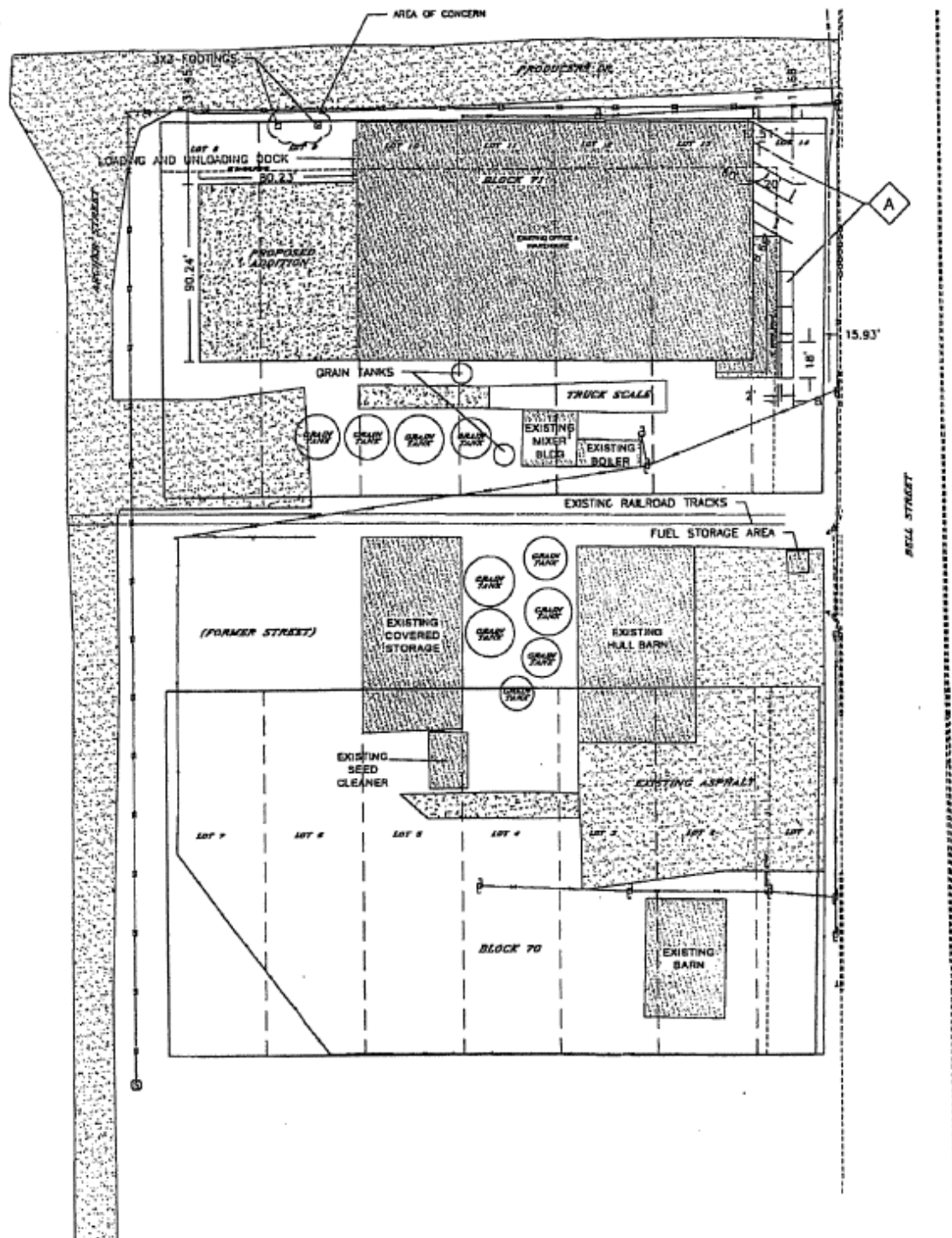
Current Zoning: **Heavy Manufacturing (MH)**

Requested Zoning Change: **N/A**

Vision: **Industrial**



EXISTING SITE PLAN



SITE PHOTOS



SURROUNDING SITE PHOTOS

