

STAFF REPORT



Meeting: June 15, 2015

To: Planning Commission

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

Planner: Jeff Fisher
Planner

Case: CU15-03

Request: To allow an existing School and related accessory uses as defined in Section 314.I. of the Zoning Ordinance, in a Single-Family Residential (RS-1) Zoning District.

Location: 655 Caddo Street, generally located 590 feet west of the intersection of North Bryant Boulevard and the Houston Harte Expressway.

Legal Description: 23 contiguous properties as follows: 655 Caddo Street, Angelo Heights Addition, Blocks 9-12 & Adjacent N.1/2 of Guadalupe St; 806 Hickory St, Angelo Heights Addition, Block 28, Lots 5 & 6 Split 01-11000-28-2/3-00; 316 Cottonwood St, Angelo Heights Addition (Replat), Block 27, Lot 10; 320 Cottonwood St, Angelo Heights Addition (Replat), Block 27, Lot 11; 322 Cottonwood St, Angelo Heights Addition, Block 27, Lot 12; 205 Cottonwood St, Angelo Heights Addition, Block 27, Lot 5; 209 Cottonwood St, Angelo Heights Addition, Block 27, Lot 4; 215 Cottonwood St, Angelo Heights Addition, Block 27, Lot 3; 219 Cottonwood St, Angelo Heights Addition, Block 27, Lot 2; 202, 221 Cottonwood St, Angelo Heights Addition, Block 27, Lot 1;

205 Cottonwood St, Angelo Heights Addition, Block 35, Lot: 5;
209 Cottonwood St, Angelo Heights Addition, Block 35, Lot: 4;
215 Cottonwood St, Angelo Heights Addition, Block 35, Lot: 3;
219 Cottonwood St, Angelo Heights Addition, Block 35, Lot: 2;
221 Cottonwood St, Angelo Heights Addition, Block 35, Lot: 1;
202, 206 & 210 N. Park St, Angelo Heights Addition, Block 35,
Lot: 7 thru 9 (Central High School); 214 N. Park St, Angelo
Heights Addition, Block 35, Lot 10, Title 2/9/06; 218 N. Park St,
Angelo Heights Addition, Block 35, Lot: 11; and 10
unaddressed tracts in the Angelo Heights Addition: Block 2,
Lots 2-9, and being 1.006 acres of Blk. 1 & 0.397 acres of
Guadalupe Street; Block 13, Lots 4-9 and the adjacent E.1/2 of
Former Locust St. & S.1/2 Former Guadalupe Street; Blocks
21, 22, 23 ,25 & 26 and the adjacent alley & streets on S. & E.
sides of Block 26; Block 20, Lots 4-6, 8, 9 and the adjacent E. 1/2
of Former Locust St. & S. 1/2 Former Guadalupe Street; Block
20, Lot 7, the adjacent abandoned alley, and N.1/2 of the
abandonment; Block 27, Lot 1 and N.1/2 of Lot 2; Block 27, Lot
3 and S.1/2 of Lot 2, and Lots 4-6; Block 27, Lot 7; Block 27, Lot
8; Block 27, Lot 9.

Size: Approximately 46.33 acres

General Information

Future Land Use: "Neighborhood" Block 28 - Lots 5 and
6; Block 27 - Lots 1-12; Block 35 – Lots
1-11.

"Campus / Institutional" Remainder of
site.

Zoning: Single-Family Residential (RS-1)

Existing Land Use: Existing Central High School and
related accessory building

Surrounding Zoning/Land Use:

North:	General Commercial/ Heavy Commercial (CG/CH)	420 feet of Houston Harte Expressway Right-Of-Way
West:	Single-Family Residential (RS-1)	Single family residences
South:	Single-Family Residential (RS-1), Low Rise Multifamily Residential (RM-1)	North Concho River
East:	Single-Family Residential (RS-1)	North Concho River

District: CMD#5 – Elizabeth Grindstaff

Neighborhood: Central Neighborhood
District:

Thoroughfares/Streets: Per the Master Thoroughfare Plan (MTP), Caddo Street (Houston Harte Expressway Frontage Road) which is maintained by TxDOT, is defined as a Local Street and is designed to carry light neighborhood traffic at lower speeds and generally connects to collector streets. The street is part of the Houston Harte Expressway Right-of-Way which is approximately 420 feet wide. Caddo Street has a 40-foot paving width in compliance with the MTP for local roads.

Recommendation:

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

History and Background:

On May 15, 2015, the applicant had submitted this application for a Conditional Use(CU15-03) and a River Corridor Review(RCC15-16) to allow for a new proposed dressing room facility located at the subject site behind Central High School at 655 Caddo Street. The site is in the River Corridor, and the associated River Corridor Application to approve the dressing room building elevations will be reviewed

separately by the Design and Historic Review Commission (DHRC) on June 18, 2015.

The existing school was built in 1959 and at that time was zoned "A – Residence" which allowed Schools. Later versions of the Zoning Ordinance maintained the residential designation, later renamed "R-1 – Single Family Residence," also continued to allow Schools. In 2000, The City's new Zoning Ordinance removed Schools as a permitted use in this zone, renaming this zoning district "Single-Family Residential" (RS-1), which is the current zoning on the property. The Ordinance did however allow Schools with a Conditional Use, if approved by the Planning Commission. Now that the existing high school seeks to add a new building, they require a Conditional Use. Without a Conditional Use, the applicant would be required to apply for an "Expansion of a Non-Conforming Use" every time they sought to expand, which would be lengthy, cumbersome, and expensive.

The San Angelo Independent School Board (SAISD), which operates Central High School, owns 23 contiguous properties as part of the school. While the main buildings are located at 655 Caddo Street abutting the north of the site, the remaining properties contain a mix of school administration and campus buildings, a maintenance facility, sports and recreation buildings, and parking lots.

After further discussions with Planning Staff, the applicant has decided to include all 23 properties as part of the Conditional Use application, avoiding the need to return to Planning Commission for future expansions beyond 655 Caddo Street. It is noted that SAISD also owns an additional 27 lots immediately north of existing Conditional Use properties abutting Caddo Street. These are not part of this request because they are zoned "General Commercial/Heavy Commercial (CG/CH)" which already allows for Schools.

There was a previous Conditional Use approved on the site in 2010 for an expansion of the parking area (CU10-06). The approval was given in two separate meetings, the first on June 21, 2010, for 6 ½ lots – Block 28, Lots 5 and 6; Block 27, Lot 1 and the north half of Lot 2; and Block 35, Lots 2-4. The second meeting on October 18, 2010, approved 7 additional lots – Block 35, Lots 7-11; Block 35, Lot 1, and Block 35, Lot 5. In both cases, the conditions of approval were that the applicant 1) pave all-street parking stalls, maneuvering areas and driveway approaches; 2) separate all off-street parking areas (including space for maneuvering to and from parking stalls) from street right-of-way, by a curb or other suitable barrier; or 3) maintain a clear visual clearance triangle (measured 30 feet from the intersection of street side lot boundaries) on property adjacent to street intersections; and 4) install a solidly opaque privacy fence along the side and/or rear boundaries of improved off-street parking areas which directly adjoin or are located across an alley from the site of an existing residence or a vacant residentially-zoned not already occupied by non-residential use. Such privacy fences shall be a minimum of 6 feet, but no more than 8 feet in height, except within the minimum required front yard wherein such fencing

shall abruptly taper to a height of 4 feet. Included in these conditions was the requirement that 2 ½ foot high shrubs, spaced no more than 3 feet apart, be planted on parking areas that lie opposite from single-family homes on opposite streetside boundaries where buffering is not required by the Zoning Ordinance – the front yards. Alternatively, a solid masonry wall 2 ½ feet tall may be provided.

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.*

The existing school was built in 1959 and after conducting a site visit on June 6, 2015, Staff observed the school property has built out onto all 23 lots, with various lands along the west side adjacent to single family dwellings being used for school parking. Staff found that the required 6-foot high opaque privacy fencing and landscaping through the previous Conditional Use approval (CU10-06) between the parking areas adjacent to residential housing was installed and remains in place. Section 509.A. of the Zoning Ordinance requires that a privacy fence shall be required where the side or rear lot line of a non-residential use is adjacent to a residential district boundary or an existing residential use. In order to mitigate any other impacts, Staff recommends as a condition of approval that any future expansions provide 2 ½ foot high shrubs, no more than 3-feet apart, in the front yards abutting residential zoning or uses, or, as an alternative, a 2 ½ foot high solid masonry wall be installed.

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 request does not appear to conflict with any portion of the Zoning Ordinance, other than the specific use – a School – was specifically removed from the list of permitted uses in 2000. Staff recommends as a condition of approval requiring the school to comply with the development standards of the “Neighborhood Commercial” (CN) Zoning District. This will require any future development to have a minimum side and rear yard setback of 10 feet from a residential district or use, and will maintain a maximum building height of 35 feet, consistent with the current RS-1 Zoning District.

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 existing school has been part of the community since 1959 and provides education facilities in the local area. Schools are typically located in established, residential areas to service the local community, and therefore, Staff believes the use is compatible with the surrounding area.

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

Staff does not foresee any adverse impacts on the natural environment. The site is already built out with structures and parking areas. Any proposed impervious areas will have minimal impacts on the surrounding properties.

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

Central High School services the surrounding community and therefore, fulfills a community need. Accessory uses, such as the new dressing room facilities, provide additional amenities to the school's athletic community. Since no new high schools are being proposed in the area, the existing stock of high schools is much needed.

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.*

The three (3) main accesses to the school are from Caddo Street. Vehicles exit from the Houston Harte Expressway, going eastbound onto Caddo Street and turn right into the school property. The majority of the parking areas front onto Caddo Street and the large parking area east of Cottonwood Street is pre-existing and built out to the maximum area possible. Given the main school property and the adjacent parking areas are already fully built-out, Staff believes the existing development patterns would be maintained. The proposal is essentially legalizing an existing school and related facilities, eliminating the burden of having to return to the Planning Commission for each new approval or expansion.

Notification:

On June 5, 2015, 32 notifications were mailed out within a 200-foot radius of the subject site. As of June 9, 2015, there was 1 response in favor, with some concerns, and zero (0) responses in opposition of the request.

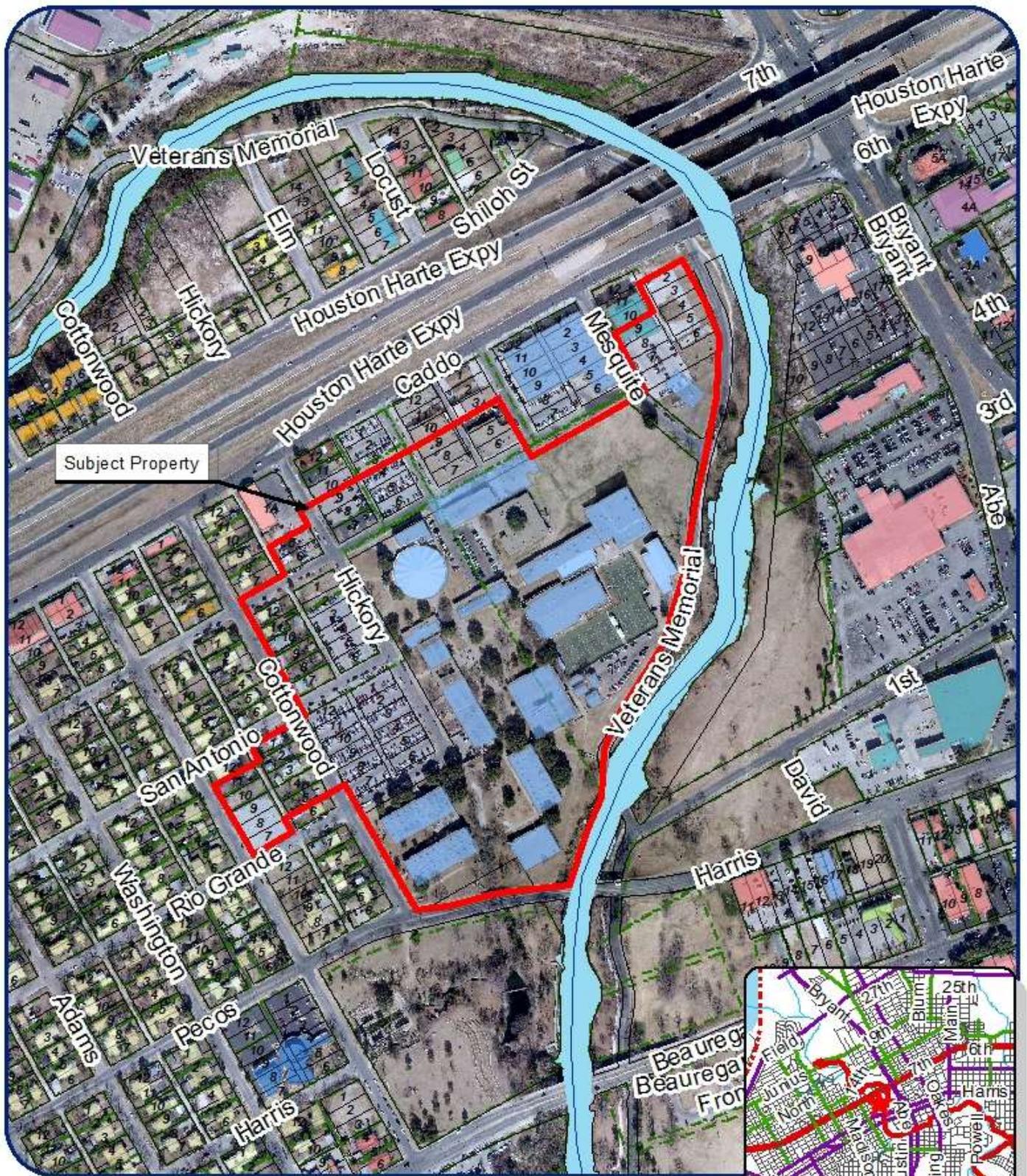
Action Requested:

The action requested is for the Planning Commission to recommend **APPROVAL** of Case CU15-03, **subject to the following four (4) Conditions of Approval:**

1. Any future development shall be subject to the Neighborhood Commercial (CN) development standards, as per Section 502.B. of the Zoning Ordinance.
2. Development shall be consistent with the attached Site Plan. Any future expansions on the properties not depicted on the attached Site Plan shall require Planning Commission approval.
3. Any future development shall comply with the fencing requirements of Section 509 of the Zoning Ordinance, including the installation of a 6-foot high opaque solid screen privacy fence along any side or rear property lines, and that in front yards abutting residential districts or uses, 2 ½ foot high shrubs, spaced no more than 3 feet apart, be planted in parking area, or alternatively, a solid masonry wall 2 ½ feet tall may be provided as an alternative.
4. All new exterior lighting shall be shielded and positioned in such a matter so as to not spill over onto any adjacent property.

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Major Thoroughfare Map
- Notification Map
- Response Letter
- Site Plan
- Elevations
- Site Photos
- Application



Subject Property

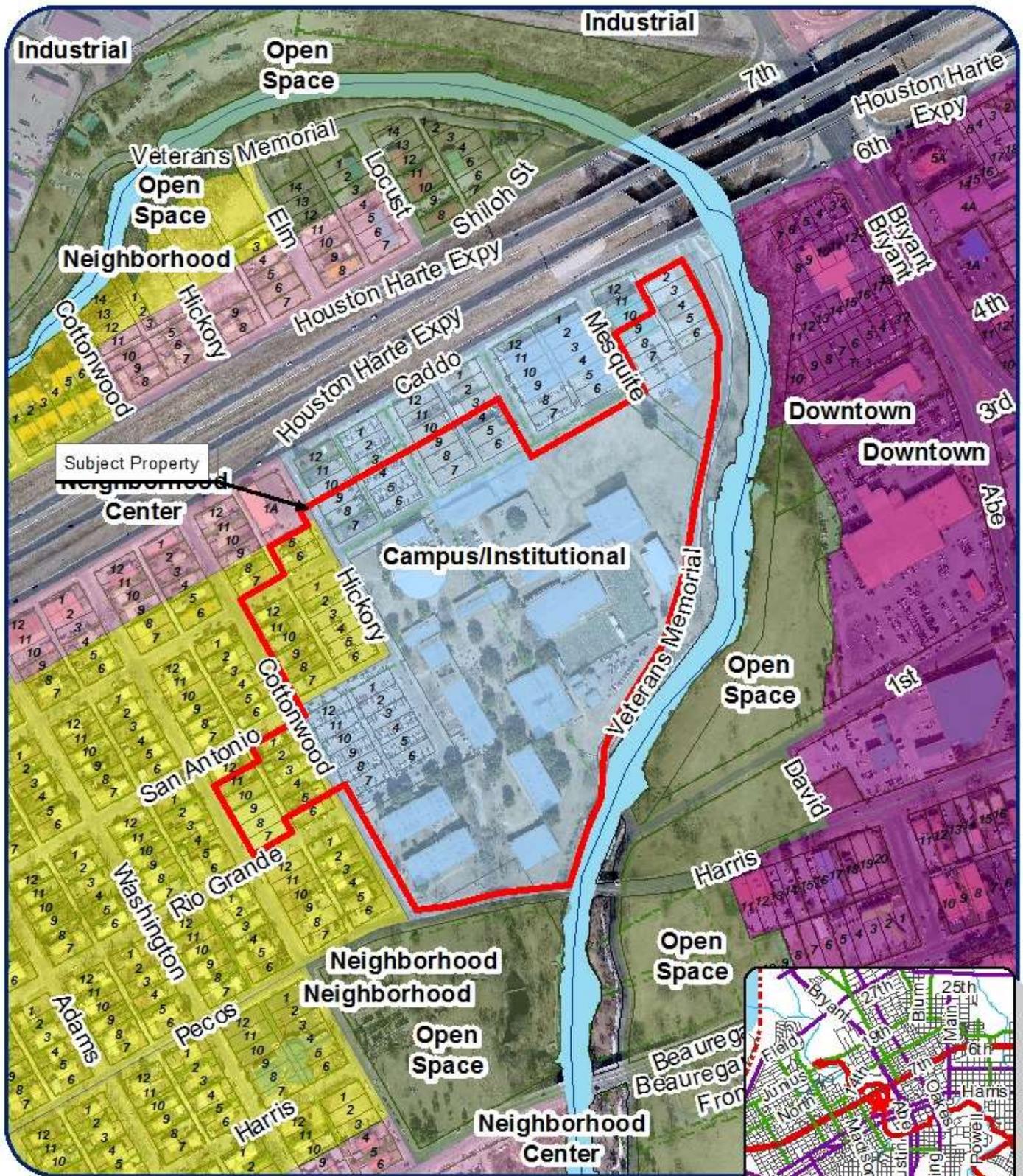
Conditional Use Case File
Case CU15-03: SAISD

Council District: Elizabeth Grindstaff (SMD #5)
 Neighborhood: Central
 Scale: 1" approx. = 400 ft
 Subject Property: 655 Caddo and Unaddressed Tracts

Legend

- Subject Properties: **RS-1** —
- Current Zoning: **N/A**
- Requested Zoning Change: **Campus/Institutional and Neighborhood**
- Vision: **and Neighborhood**





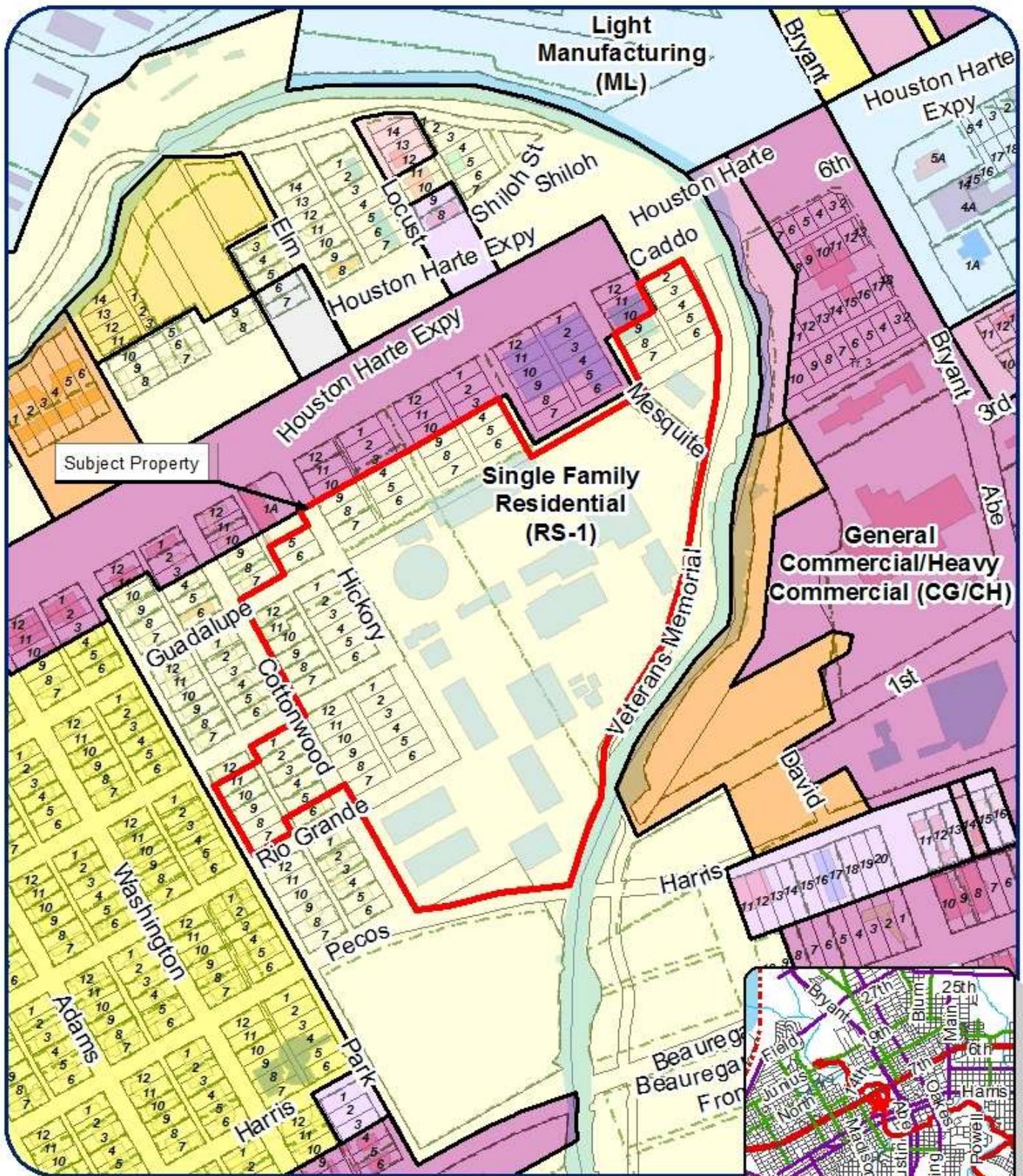
Conditional Use Case File
Case CU15-03: SAISD

Council District: Elizabeth Grindstaff (SMD #5)
 Neighborhood: Central
 Scale: 1" approx. = 400 ft
 Subject Property: 655 Caddo and Unaddressed Tracts

Legend

- Subject Properties: **RS-1** (red line)
- Current Zoning: **N/A**
- Requested Zoning Change: **Campus/Institutional and Neighborhood**
- Vision: **Campus/Institutional and Neighborhood**





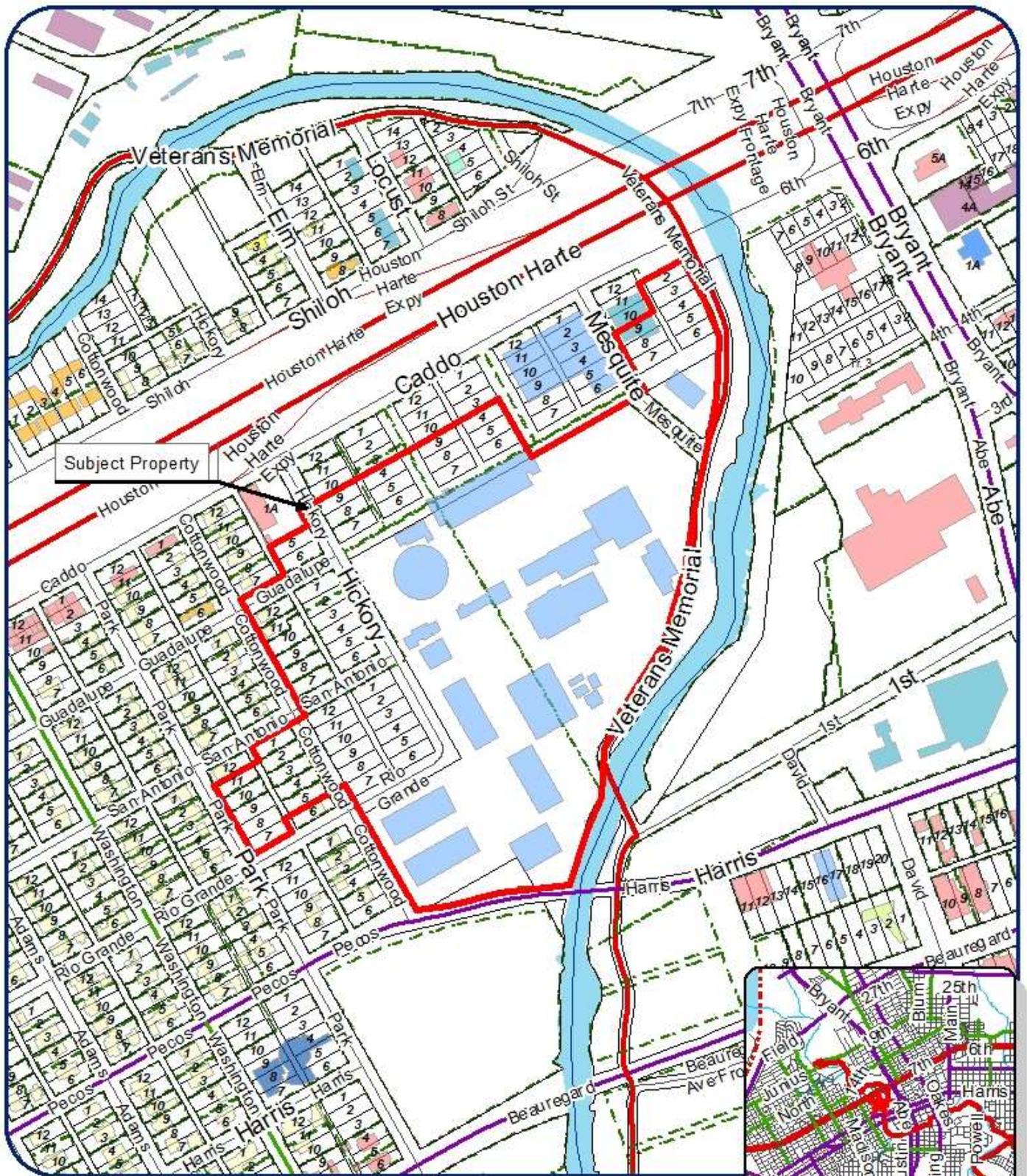
Conditional Use Case File
Case CU15-03: SAISD

Council District: Elizabeth Grindstaff (SMD #5)
 Neighborhood: Central
 Scale: 1" approx. = 400 ft
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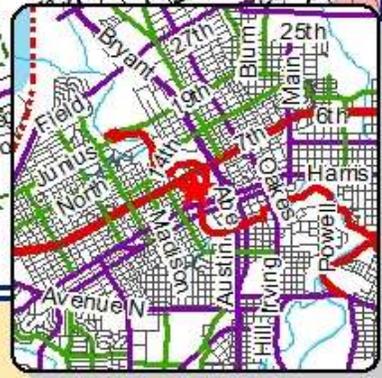
Legend

- Subject Properties: — RS-1
- Current Zoning: N/A
- Requested Zoning Change: — Campus/Institutional and Neighborhood
- Vision: —





Subject Property



Conditional Use Case File
Case CU15-03: SAISD
 Council District: Elizabeth Grindstaff (SMD #5)
 Neighborhood: Central
 Scale: 1" approx. = 400 ft
 Subject Property: 655 Caddo and Unaddressed Tracts

Legend
 Subject Properties: **RS-1**
 Current Zoning: **N/A**
 Requested Zoning Change: **Campus/Institutional and Neighborhood**
 Vision: **and Neighborhood**



TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE PLANNING DIVISION AT 52 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903. THIS FORM CAN ALSO BE FAXED TO THE PLANNING DIVISION AT 325-657-4227.

(X) IN FAVOR BUT CONCERNED) IN OPPOSITION

REASON(S) We are concerned that we cannot park at our house in the street. We would like to have residential parking at our house (#6) located on red line at 303 Cottonwood. Also concerned about light bleed from parking lot into residential area. Please amend as appropriate.

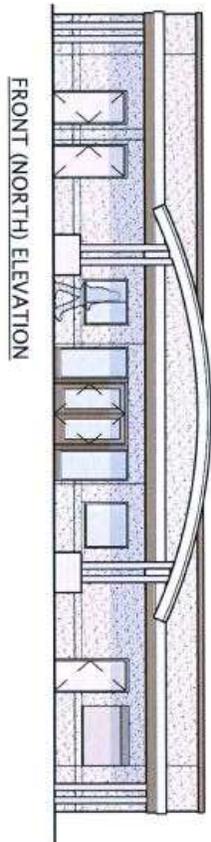
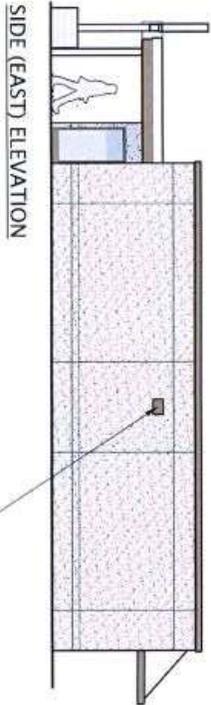
NAME: Glenn Luhrs

ADDRESS: 303 Cottonwood
San Angelo TX 76901

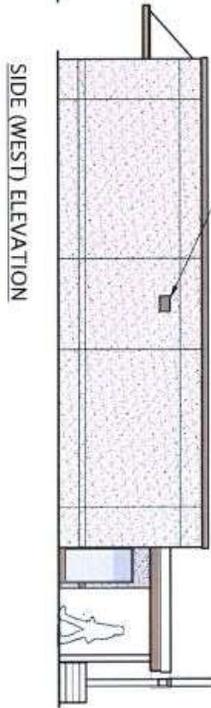
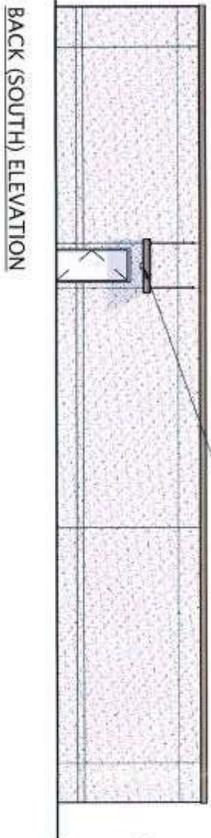
SIGNATURE: 

CU15-03: SAISD, property owner number: 19

If you have any questions about these proceedings, please call Mr. Jeff Fisher with the City of San Angelo's Planning Division at telephone number 325-657-4210. The Planning Division staff may also be reached at fax number 325-657-4227.



WALL & CANOPY LIGHTING
WILL MATCH EXISTING CAMPUS



Elevation colors:
It should be noted that the primary colors used on this CAD drawing may vary when reproduced, but please be assured that the colors will be consistent as stated in the attached "Specific Details of Request"



**CENTRAL HIGH SCHOOL
TENNIS DRESSING FACILITY**

GARY DONALDSON ARCHITECTURE
1400 14TH AVENUE, SUITE 100
SAN ANGELO, TEXAS 76901
3615 TRAVIS STREET, SAN ANGELO, TX 76905

5/14/2015

SITE PHOTOS

North



West



South



East



Application for Approval of a CONDITIONAL USE

Name of Applicant(s): San Angelo Independent School District

Owner Representative (Affidavit required)

Mailing Address: 1621 University Ave. Telephone: 325-947-3759 Richard

City/State/Zip: San Angelo, Texas 76904 Fax/other: (325) 947-3837 Rigdon

Contact Email Address: richard.rigdon@saisd.org donaldson@suddenlinkmail.com

Subject Property Address and/or Location*:
655 Caddo St., San Angelo, Texas 76901

Legal Description*:
Angelo Heights Addition; All of Blocks 9-12 and adjacent north half of
Guadalupe Street.

Lot Size: _____ Zoning: RS-1

Existing Use of Property: San Angelo Central High School

Proposed Use of Property: San Angelo Central High School

Proposed Conditional Use (from Art. 309): NEW BUILDING

* use attachment, if necessary

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

Richard Rigdon
Signature

5-14-15
Date

1. If approved, a Conditional Use is applied to the property, not the property owner.
2. The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council.
3. Approval of this Conditional Use request does not constitute approval of permits, site plans, or other processes that require separate approval.
4. If a permit is not sought within one year of the approval date of this Conditional Use, it will expire and requires another application.

I understand that this Commission is required by law to make decisions based on the following criteria, and I assert that my request meets all of the required criteria based on my explanation(s) below:

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

Emily
656.5600

Explanation: ~~Proposal - Same use as present.~~ existing campus will surround the proposed new building, therefore no impact on adjacent properties.

- **Consistent with Zoning Ordinance.** Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance, including the applicable zoning district intent statement.

Explanation: ~~Proposal - Same use as present.~~ existing High School has been in this location since 1959 and this proposal adds one additional building to the existing campus.

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

Explanation: ~~Proposal - Same use as present.~~ the proposed ^{school} building will serve ~~the~~ the surrounding residential area.

- **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, adverse impacts on water and air quality, noise, storm-water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.

Explanation: ~~Proposal - Same use as present.~~ It is an mfg building therefore should not have an adverse effect to surrounding area.

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

Explanation: ~~Proposal - Same use as present.~~ In fact this project would remove and replace two portable buildings and one dilapidated existing R.R. facility. the new proposed building will support activities at the exist HS campus and the community.

Explanation: ~~Proposal - Same use as present.~~

the proposal building will not increase traffic as it is designed to replace an existing facility and therefore service the same student body.

I wish to appeal the denial of the Commission to the City Council.

Signature [Signature]

Date 5/15/15

OFFICE USE ONLY	
Case no.: <u>CU 15-03</u>	Date of application: <u>5/15/15</u>
Received by: <u>Jeff Fisher</u>	Date paid: <u>5/15/15</u>
Nonrefundable application fee (with deposit): <u>\$353.00</u>	Receipt No.: <u>-</u>
River Corridor Commission? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	If yes, RCC meeting date: <u>6/18/15</u>
Planning Commission hearing date: <u>6/15/15</u>	