



City of Angleton

Project Address: 1101 West Mulberry Street, Angleton, TX, 77515

Date: 12.06.2021

City of Angleton Rezoning Waiver Request

I, Jose Guerrero with eStudio Group, on behalf of my client Urban Meridian, would like to request a waiver to the 12-month waiting period for resubmitting a rezoning request as outlined in the City of Angleton Code of Ordinances Section 28-24.(g)-(6). Our request for a waiver is based upon our intent to submit for a Planned Development on this site as outlined in Section 28-62 of the Code of Ordinances and provide significant new information that was not made available in the initial rezoning submission.

A misunderstanding on our part regarding what our initial rezoning request would require with regards to additional information and support led to us providing a rezoning package that fell short of what was needed. This was an oversight on our part. In listening to the record of the discussion of this item at the last City Council meeting, our hope is that through the submission of a Planned Development project we will be able to provide an opportunity for City Members to have a better understanding of the plans for this property, as well as have direct input in the development of the project design itself. We value the time of the City Members in this process and would like an opportunity to share our passions for this project with each member to create something that will truly be positive for the City of Angleton.

In the last Council meeting one of the concerns mentioned by Council members was losing commercial development on this site by rezoning to a multifamily zoning district. Our intent is to dedicate approximately 5.5 acres of the property fronting Mulberry Street as Commercial-General. The intent is to provide areas for commercial development which will service the surrounding community as well as the proposed multi-family development. Within this commercial zone we also would like to provide a space for community engagement, to encourage community interaction within the proposed development. We have had initial discussions with Megan Mainer, Director of Parks & Recreation with the City of Angleton regarding what we could provide on this site that would be the most beneficial for the community. We will be attending the Develop Angleton Working Group meetings to bring forward our preliminary ideas and hopefully receive some beneficial feedback for our project.

Another concern mentioned in the meeting was regarding the traffic impact our development could have in the area. We understand the concerns community members may have and we have already had initial discussions with the Texas Department of Transportation regarding those concerns and what we need to do to address them. Through the Planned Development process, we fully intend to continue our dialogue with TXDOT throughout this process.

Lastly, if granted the waiver to the waiting period we hope to show The City of Angleton Planning & Zoning Commission, all City Council Members, and the local community just how much we value this opportunity. We understand that there are challenges we face with this



development project, and we hope to use the lessons in the failure of the initial rezoning attempt to better prepare our Planned Development submission. Our hope is that, if granted this waiver, all concerns regarding the plans for this site can be addressed in a collaborative process between The City, our client, and Ourselves. We have attached some conceptual images of the project design, to provide some insight to what is currently planned. We hope to utilize the Planned Development submission to provide all information needed to make this a project the city of Angleton can be proud of.

We look forward to being a part of the community and thank you for your time and consideration.

A handwritten signature in black ink, appearing to read 'Jose Guerrero', with a stylized, sweeping underline.

Project Manager Signature
Jose Guerrero
Project Manager
eStudio Group