

## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** August 7, 2025

**PREPARED BY:** Otis T. Spriggs, AICP, Director of Development Services

**AGENDA CONTENT:** Conduct a public hearing, discussion, and possible action on an Ordinance Zoning approximately 9.458 acres, to Commercial General (C-G), for property located on State Highway 288 and Brazoria County Appraisal District PID No. 706979.

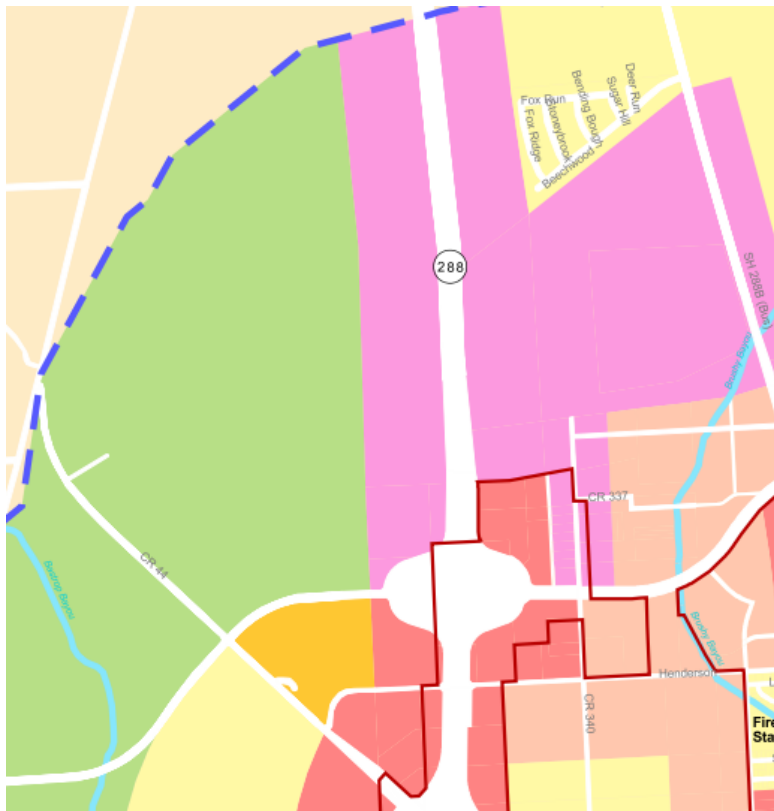
**AGENDA ITEM SECTION:** Public Hearing and Action Item

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**



District.

This is a request from Yaklin Auto Dealership to rezone approximately 9.458 acres of land located at located on State Highway 288 north of FM 523.

**Future Land Use Map**

The Future Land Use Plan from the City of Angleton Comprehensive Plan Update designates this area as Light Industrial. The subject property is just north of what is now known as the city limits, with similar auto dealership uses to the immediate south. Previously, staff held a Pre-Development, D.A.W.G. meeting and suggested the Commercial Retail designation would be more fitting for the proposed development for Auto Sales and Repair, noting that Auto Body Repair is permitted in the C-G Zoning

Per the Comprehensive Plan, "Commercial areas are designed to specifically promote heavier commercial uses and perhaps some retail and service activities. Common uses in the commercial area will include auto repair shops and warehouses". Therefore, consistency with the Comprehensive Land Use Plan is achieved.

### **Applicants Purpose:**

Justin Yaklin, owner of Yaklin Real Estate Holdings LP, owner of the referenced property, is requesting to be annexed into the City of Angleton. The property is located on State Highway 288 and the Tax Parcel Number is 0380-0183-001.

Yaklin Real Estate Holdings would like to extend waterline and sanitary sewer services to its property. The existing services are located along Gulf Coast Drive. Specifically, the waterline is located on the north side of the road, and the sanitary sewer is located on the south side of the road. The services will be extended to the property via two utility easements located on Mr. Baldwin's property (PID 505761) and Mr. Jones' property (PID 171396). Details of the utility extensions are provided in the construction plan set.

### **Existing Land Use and Zoning:**

**North:** ETJ /Vacant

**West:** Vacant/ Ashland Development

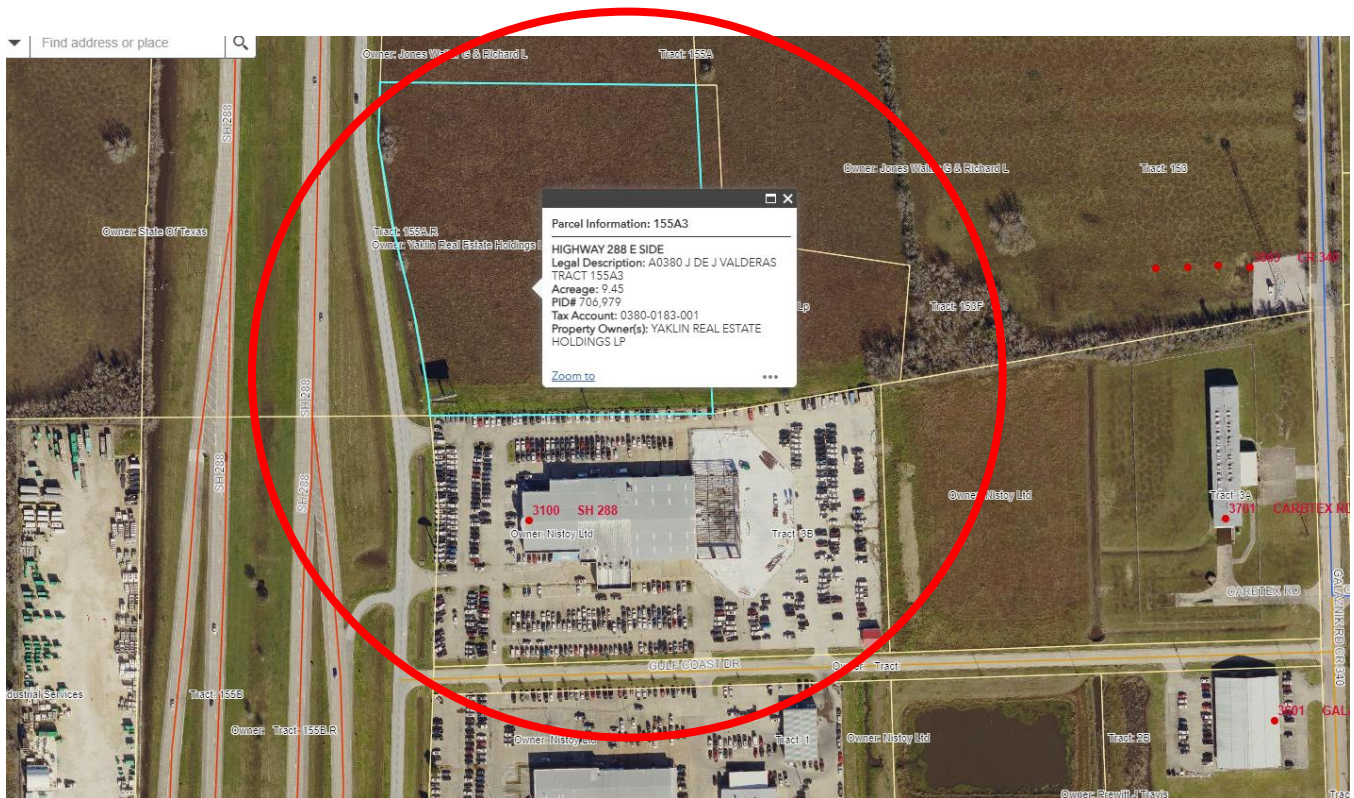
**South:** Gulf Coast Ford/ Industrial District

**East:** ETJ /Vacant

### **Finding of Fact/ Review Criteria:**

In making a determination regarding a requested zoning change, the planning and zoning commission and the city council shall consider the following factors:

- a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole; ***The proposed use will be appropriate and consistent with the car sales lots that are adjacent.***
- b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; ***The proposed annexation and development has been evaluated as it will be accommodated within the city's capacity to support water & sewer. The applicants have addressed all requirements easements which have been reviewed by the City Engineer, and will comply fully.***
- c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development; ***This is not an issue (ETJ).***
- d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change; ***This request is rare but Commercial General is highly recommended.***
- e. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved; ***No major or negative impacts.***
- f. Any other factors that will substantially affect the public health, safety, morals, or general welfare. ***N/A.***



## AERIAL MAP

## Conclusion

The proposed zoning will fit consistently with other similar uses within the SH 288 corridor area. The Yaklin Dealership is currently within the City Limits along SH288 B, and will remain a great asset to the community.

# SITE PHOTOS



**VIEW LOOKING TOWARDS PROJECT SITE**



**VIEW LOOKING TOWARDS THE FORD DEALERSHIP**



**VIEW LOOKING SOUTHEAST**



**VIEW LOOKING WEST TOWARD SH288**



**VIEW LOOKING ALONG FEEDER RD. FRONTAGE**

## RECOMMENDATION:

Staff recommends approval of the ordinance zoning an approximately 9.458 acres of land located at located on State Highway 288, north of FM523, to the Commercial General District (C-G), contingent upon Council's approval of the annexation petition for the same tract of land.

**SUGGESTED MOTION:** I move we recommend approval of the ordinance zoning an approximate 9.458 acres of land to the Commercial General District (C-G) Zoning District, and that we forward

this item to City Council for final action and approval, contingent upon Council's approval of the annexation petition for the same tract of land.