



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** May 24, 2022

**PREPARED BY:** Walter E. Reeves Jr., AICP, Development Services Director

**AGENDA CONTENT:** Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning an approximate 2.748 acres in the J. De J. Valderes Survey, Abstract No. 380, City of Angleton, Brazoria County, Texas, from the Commercial General (C-G) District to the Single Family Residential-7.2 (SF-7.2) District. The subject property is located on the west side of N. Valderas Street just north of N. Plantation Drive.

**AGENDA ITEM SECTION:** Public Hearing

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

### EXECUTIVE SUMMARY:

This is a request from Patrick and Gail Thomas, to rezone an approximate 2.748 acres of land located on the west side of N. Valderas just north of N. Plantation Drive from the Commercial General (C-G) District to the Single Family Residential-7.2 (SF-7.2) District. The Thomases own an approximate 7.711 acres and wish to build a residence on the 2.748 acres and develop the remainder for commercial use.

The Future Land Use Plan (FLUP) from the Angleton Comprehensive Plan Update designates the subject property as being appropriate for Office/Retail/Multi-Family use. The proposed rezoning is not consistent with the FLUP; however, the proposed rezoning is supported by Goals 1 & 2 of Chapter 8 Housing of the Comprehensive Plan.

*Goal One: A community in which quality housing is attractive available and affordable to all residents.*

*Goal Two: A variety of housing options that meets the needs of an increasingly diverse population.*

### Existing Land Use and Zoning

**North:** Undeveloped land in the C-G District.

**East:** Single family residential use in the SF-7.2 District.

**South:** Day care, retail, multi-family and single family in the C-G and SF-7.2 Districts.

**West:** Commercial uses along Business 288 in the C-G District.

Valderas Street is designated on the Mobility Plan as a Major Collector and pursuant to Section 23-11.C.2.a: "New residential lots shall only front on local and minor collector streets, and shall not front on major collector or arterial streets, or highways." Should the proposed rezoning be granted, a variance of Section 23-11.C.2.a will be necessary as part of the platting process.

The proposed rezoning, while not consistent with the Future Land Use Plan, is supported by Chapter 8 Housing, Goals 1 & 2 and is in keeping with the existing development pattern in the area. The proposed rezoning and any subsequent development of the property will have negligible impact upon the City's infrastructure.

The Planning and Zoning Commission held a public hearing on May 5, 2022 and voted 4 in-favor/0 opposed/2 absent/1 resigned to approve the ordinance rezoning an approximate 2.748 acres in the J. De J. Valderes Survey, Abstract No. 380, City of Angleton, Brazoria County, Texas, from the Commercial General (C-G) District to the Single Family Residential-7.2 (SF-7.2) District.

#### **RECOMMENDATION:**

Staff recommends approval of the ordinance rezoning an approximate 2.748 acres in the J. De J. Valderes Survey, Abstract No. 380, City of Angleton, Brazoria County, Texas, from the Commercial General (C-G) District to the Single Family Residential-7.2 (SF-7.2) District.

#### **SUGGESTED MOTION**

I move we recommend approval of the ordinance rezoning an approximate 2.748 acres in the J. De J. Valderes Survey, Abstract No. 380, City of Angleton, Brazoria County, Texas, from the Commercial General (C-G) District to the Single Family Residential-7.2 (SF-7.2) District.