



## PLANNING AND ZONING COMMISSION STAFF REPORT

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**MEETING DATE:** October 6, 2022

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

**AGENDA CONTENT:** Conduct a public hearing, discussion, and take possible action on a request by Father Travis Smith, Holy Comforter Episcopal Church pursuant to Sec. 28-63, SUP-Specific Use Permits for a Specific Use Permit for a Columbarium Wall in the CBD, Central Business Zoning District at 227 Chenango St./234 S. Arcola St., Angleton, TX.

**AGENDA ITEM SECTION:** Item 2

**LOCATION:** 227 Chenango St./234 S. Arcola St., Angleton, TX.

**CURRENT ZONING CLASSIFICATION:** Central Business District

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**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:** This is a request to discuss and take possible action on an application submitted by Father Travis Smith of Holy Comforter Episcopal Church for a Specific Use Permit as set forth in 28-63(c) of the Code of Ordinances for a Columbarium Wall within the CBD, Central Business Zoning District subject to the determination of a request for a Text Amendment to the Code of Ordinances, Section 28-81.

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### RECOMMENDED ACTION:

The proposal complies with the provision of the Comprehensive Plan and the policies contained in the Land Use Plan. The property is located within the CBD, Central Business District and is currently utilized as a place of worship and assembly.

The Planning and Zoning Commission should adopt this as its Final Report and forward it to City Council with a positive recommendation, subject to final approval and adoption of the Text Amendment request (which adds Columbarium as a Specific Use Permit), for consideration and adoption.

**Existing Land Use and Zoning Designation:** CBD, Central Business Zoning District (SUP 47)

**Surrounding Land Uses and Zoning Designations:**

**North:** E. Orange St. /CBD & Single Family 6.3 District (Residential)

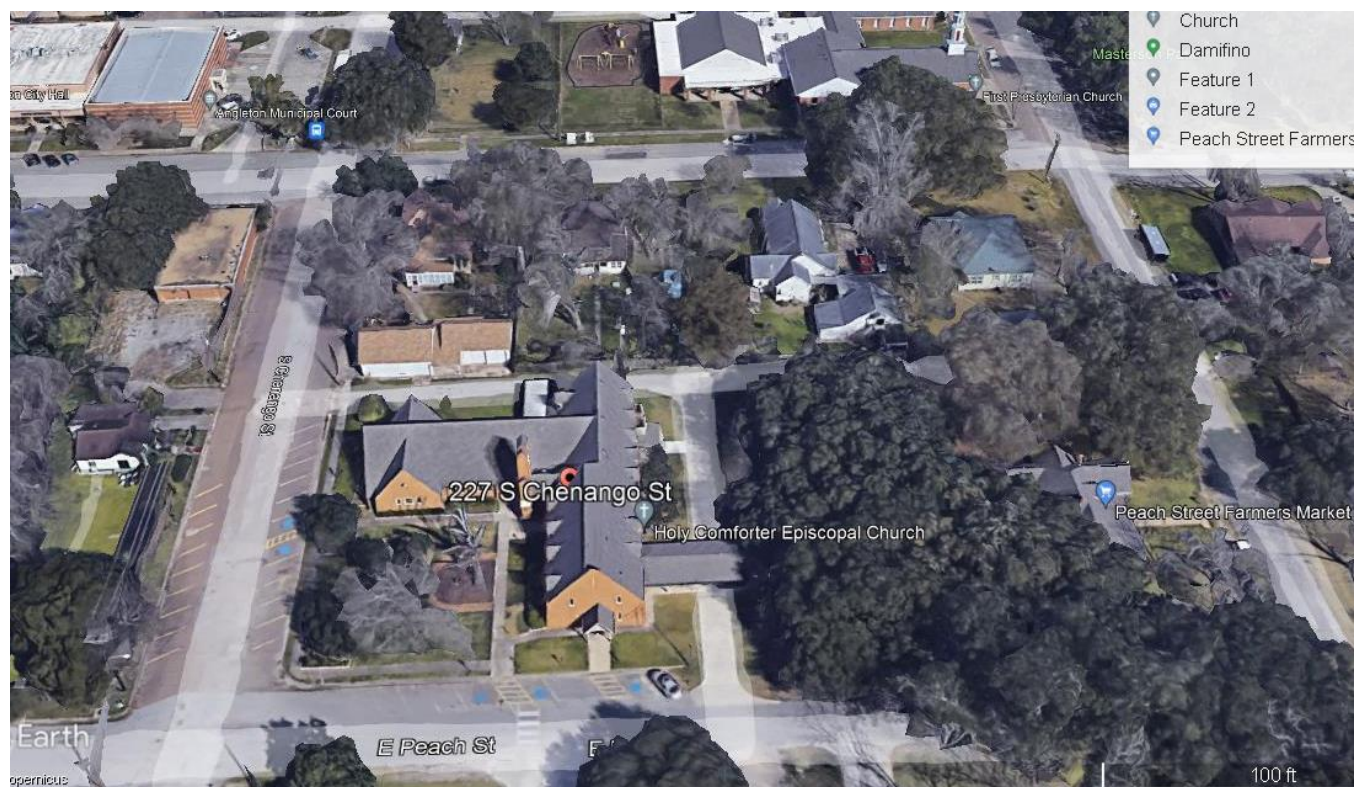
**South:** SUP, Specific Use Permit No. 47, Holy Comforter Episcopal School

**East:** South Arcola St./ Holy Comforter Episcopal Parish House/Church Office

**West:** Holy Comforter Episcopal Church Parking Lot

**Zoning History:**

**01-03-2019 & #2017-O-B; 2-11-2018;** Authorization of a Specific Use Permit (SUP) to operate Peach Street Farmer's Market.



***Aerial Map Showing Project Site***

## **STAFF SUMMARY AND ANALYSIS**

The requested use of the property is to allow the construction of a Columbarium wall containing a number of alcoves or niches, small/recessed spaces designed to hold burial urns containing cremated remains. The requested Specific Use Permit will allow this as an accessory use to the church.

Pursuant to Sec. 28-63 a specific use permit (SUP) may be granted to a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions.

Factors for consideration: When considering applications for a specific use permit, the planning and zoning commission in making its recommendation and the city council in rendering its decision on the application shall, on the basis of the site plan and other information submitted, evaluate the impact of the specific use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location.

The planning and zoning commission and the city council shall specifically consider the extent to which:

- a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan.
- b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
- c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter.
- d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts.

## **STAFF RECOMMENDATION:**

The planning and zoning commission should approve the request application for a SUP and forward to the city council for approval consideration and appropriate action subject to the successful approval of the Text Amendment request which establishes a columbarium as a defined use within an SUP within the Central Business District.

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A long, low wall with a brick base and a grid-patterned upper section, featuring several brick pillars and decorative finials.

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## Photographs



View looking West on Alleyway towards S. Chenango St



View looking East on Alleyway towards S. Arcola St.





**View from S. Chenango St. looking East (Photo of Church showing proposed wall location)**



**View from S. Chenango St. looking East toward alley**





**View from S. Chenango St. looking East toward alley**



**View looking south on S. Chenango St.**



**View from S. Chenango St. looking towards the Church**