



AGENDA ITEM SUMMARY REPORT

MEETING DATE: January 24, 2023

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on an ordinance rezoning 0.4213 acres from Commercial Office-Retail District to C-OR to 2F, Two-Family Residential District (duplex homes), for property located at 425 N. Walker St. at the SW corner of W. Live Oak St., Tract 163A20 Jose De Jesus Valderas Survey, A-380, City of Angleton, TX, Brazoria County.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request from Cory Morris to rezone 0.4213 acres of land from Commercial Office-Retail District (C-OR) to 2F, Two-Family Residential District (duplex home). The applicant's primary purpose is to convert the existing structure which was previously zoned to commercial, having one side unit formerly used for storage; the building is said to be completely gutted internally. The structure at one time is said to have been a laundry washeteria. The applicant hopes to add covered parking to the structure and utilize it as a duplex.

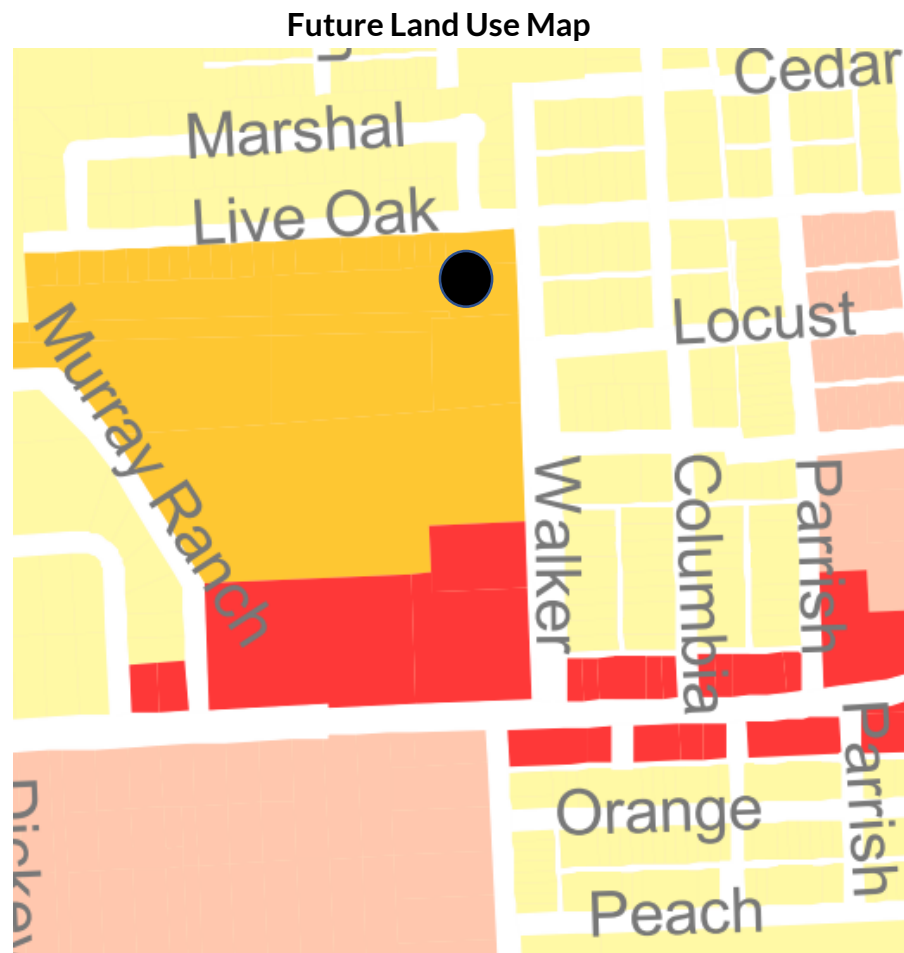
Property Description: Lot 163A20, 380 J DE VALDERAS, City of Angleton, Texas, as filed in Volume 1718, Page 9 of the Deed Records of Brazoria County, Texas.

Review Criteria and Findings of Fact:

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. ***(Staff concurs the property is more appropriate as residential as opposed to the existing commercial zoning which results in spot zoning).***
- 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; ***(There will be no negative impact on said capacity of public improvements).***

- 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; (***Opportunities for infill development are adequate in the surrounding area; developing the property as commercial is not feasible and would not provide adequate commercial parking.***)
- 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 (***Area is a stable residential neighborhood (approximately 40 yrs. old); this will provide a buffer next to the Broad Reach Power BRP utility power plant to the south.***)
- e. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved. (***This rezoning will provide for infill reinvestment, and a positive façade improvement to the neighborhood.***)
- f. Any other factors that will substantially affect the public health, safety, morals, or general welfare. (***No factors will negatively affect the public health, safety, morals or general welfare.***)



The Future Land Use Plan from the City of Angleton Comprehensive Plan Update designates the subject property as multi-family residential and consistency is achieved. The general vicinity has primarily single-family housing, the Washington Terrace Subdivision, originally platted in 1977-1978.

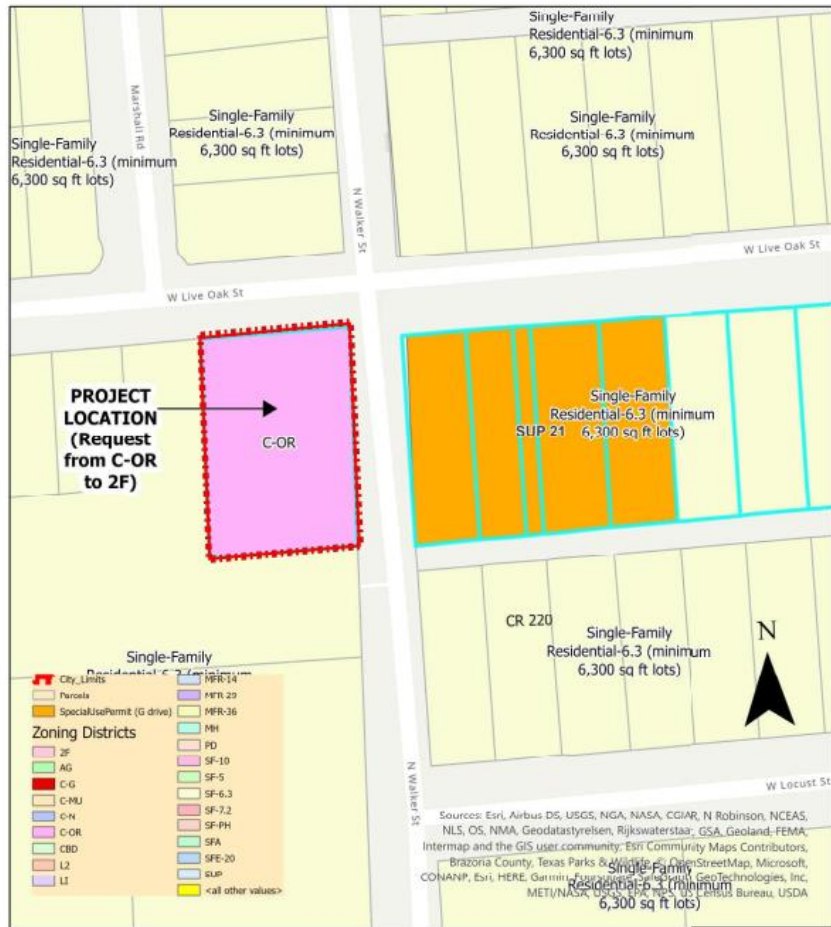
Existing Land Use and Zoning

North: Single Family Home, SF Residential 6.3

East: SUP 21; Single Fam. Home (Now); Daycare Center, Approved 2006; ORD 2006-O-6B.

West: Single Family Home, SF Residential 6.3

South: Broad Reach Power BRP utility power plant; zoned SF Residential 6.3



Property Location Map



Staff Analysis:

The Zoning Ordinance Sec. 28-49. - 2F for *Two-family residential district (Duplex homes)* outlines the requirements that must be met by this request.

General purpose and description: The 2F—Two-Family Residential District is intended to promote stable, quality multiple-occupancy residential development at slightly increased densities. Individual ownership of each of the two-family or duplex units is encouraged.

- Minimum lot area: 10,000 square feet per pair of dwelling units; 5,000 square feet per dwelling unit. This proposal would comply with the maximum density threshold.
- Parking regulations: A minimum of two parking spaces for each dwelling unit on the same lot as the main structure and on a paved driveway having a minimum length of 25 feet as measured from the street right-of-way line.
- Off-street parking and loading regulations shall remain in compliance with Section 28-101.
- Minimum floor area per dwelling unit for two-family/duplex homes: None.
- Maximum impervious surface coverage: shall not exceed 60 percent.
- Setback requirements for the structure shall remain in compliance with Sec. 28-49. - 2F. As noted, the applicant proposes to add a carport to the existing structure that must meet the setback requirements. No further setback encroachment shall be permitted along the rear property line.
- The existing vegetation screen in the rear should be manicured and shall remain as a permanent natural screen to the adjacent residential.

SITE PHOTOS



VIEW LOOKING WEST AT PROJECT SITE



VIEW LOOKING SOUTH AT PROJECT SITE



VIEW LOOKING NORTHWEST AT SITE



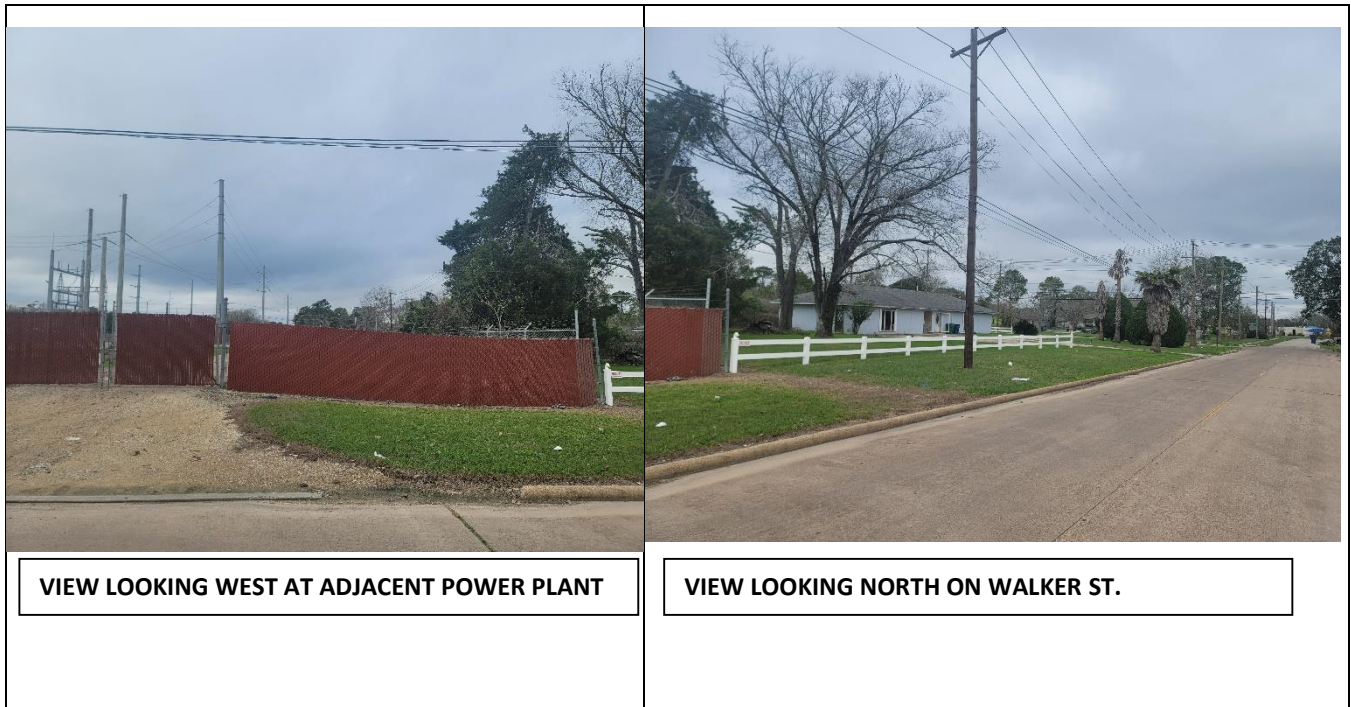
VIEW LOOKING NORTHEAST AT ADJACENT HOME



VIEW LOOKING NORTH ON WALKER ST.



VIEW OF RESIDENTIAL NEAR THE SITE



P&Z RECOMMENDATION:

The Planning and Zoning Commission voted unanimously (7-0) to adopt this as its final report and recommends approval of the rezoning of 0.4213 acres from Commercial Office-Retail District to C-OR to 2F, Two-Family Residential District (duplex homes), for property located at 425 N. Walker St., to Council for final consideration and approval.

SUGGESTED MOTIONS:

(Motion: Open/Close Public Hearing) Motion: I move we accept the P&Z Commission's recommendation and adopt the ordinance rezoning 0.4213 acres from Commercial Office-Retail District (C-OR) to 2F, Two-Family Residential District (duplex homes), for property located at 425 N. Walker St..