



AGENDA SUMMARY/STAFF REPORT

MEETING DATE: May 1, 2025

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for a monthly Farmers/Community Market on approximately 6.20 acres in the Commercial General (C-G) Zoning District located at Tractor Supply Co., 2916 N. Velasco St., 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: Ms. April Stewart, agent for Tractor Supply Company, filed an application for a Specific Use Permit for a monthly Farmers/Community Market on approximately 6.20 acres in the Commercial General (C-G) Zoning District located at 2916 N. Velasco St., Angleton, TX, Brazoria County. Ms. Stewart created the farmer's community market to provide economic development incentives for small entrepreneurs in Angleton and surrounding areas.

The farmer's market operates once per month on the second Saturday of each month from 4:00 PM to 8:00 PM. This will allow coordination with vendors participating in other markets in Angleton and other communities.

The Zoning Ordinance permits farmers and Community markets as a Specific Use Permit in the C-G Commercial General District. The Zoning Map is below, showing the existing zoning of the project vicinity.



STAFF ANALYSIS:

Section 28-63, 5 (e); SUP- Specific use permits, outlines the requirements and 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; ***The use is permitted as a specific use permit.***
- b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations; ***There are no issues of inconsistency.***
- c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter; ***All supplemental standards are met.***
- 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, including but not limited to:
 - Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire; ***Access is adequate.***
 - Off-street parking and loading areas; ***Parking is sufficient for the proposed use. The applicant agrees to stay clear of any fire access lanes or areas.***
 - Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses; ***No residential uses will abut the proposed market.***
 - Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; ***No issues apply. The area is suited for commercial activity and uses.***
 - Required yards and open space; ***No issues apply.***
 - Height and bulk of structures; ***No issues apply.***
 - Hours of operation; The market will operate 2nd Saturdays from 4-8PM. ***No issues apply.***
 - Exterior construction material and building design; ***No issues apply.***
 - Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development-generated traffic on neighborhood streets. ***Low volume use. No issues apply.***

- e. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity. **No issues apply.**

Staff has taken the above criteria into consideration when reviewing the proposed Farmers Community Market use within the Commercial-General property. The space adequately provides for the use and if approved, it will not be in conflict with the Zoning Resolution nor the Comprehensive Plan.

Public Notification

Staff sent public notices to the local newspaper, and to the property owners within 200 feet of the subject property under consideration for the SUP application.

Opposition to or Support of Proposed Request

To-date, Staff has not received any notices in opposition of the proposed SUP request.

SURROUNDING CONDITIONS:

Location	Current Use	Zoning Classification/Use
<i>North</i>	<i>Vacant, Future Commercial</i>	<i>C-G Commercial General</i>
<i>South</i>	<i>Vacant, Commercial</i>	<i>C-G Commercial General</i>
<i>West</i>	<i>Vacant, Future Commercial</i>	<i>C-G Commercial General</i>
<i>East</i>	<i>Vacant, Residential</i>	<i>Res. 7.2/Agricultural-Worship and Assembly Uses</i>

Site Photographs



View of Tractor Supply front parking area



View of Tractor Supply entrance area



View looking west, showing Tractor Supply southern parking area where Market will be located.



The view looking east at Tractor Supply Co. of southern parking area where the Market location

Recommended Action:

The Planning and Zoning Commission should adopt this Final Report and forward it to City Council with a positive recommendation of this Specific Use Permit (S.U.P.) application for a monthly Farmers/Community Market on approximately 6.20 acres in the Commercial General (C-G) Zoning District located at 2916 N. Velasco St., Angleton, TX, for approval consideration and appropriate action with the following conditions:

1. That the market shall be held no more than once per month between the hours of 4:00 PM until 8:00 PM.
2. All fire access areas and lanes shall always remain free and clear.
3. The granting of the SUP shall be limited to the applicant for a period of two years. However, if the City Council renews the SUP, the term of this SUP shall automatically be converted to become permanent.

Sample Motion:

I move that we the P&Z Commission have established findings of fact and adopt this Final Report and forward it to City Council with a positive recommendation of this Specific Use Permit (S.U.P.) for a monthly Farmers/Community Market on approximately 6.20 acres in the Commercial General (C-G) Zoning District located at 2916 N. Velasco St., Angleton, TX, for approval consideration and appropriate action with the noted conditions.