



AGENDA ITEM SUMMARY REPORT

MEETING DATE: January 5, 2023

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning approximately 10.12 acres from the Planned Development District (PD) to Agricultural District (AG), for property located on the west side of Shanks Road, north of CR220, 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 Rodrick Williams to rezone 10.12 acres from PD District to the Agricultural Zoning District (AG). The applicant's primary purpose is to develop the vacant property for a single family estate, having an accessory barn building and an area set aside for the keeping of farm animals.

Property Location/Legal Description: Being a 10.12 acres tract, being out of the Edwin Waller League, Abstract 134, Brazoria County, Texas being out of the Subdivision of the East One-Half of the Edwin Waller League, Abstract 134 as recorded in Volume 26, Page 211 of the Brazoria County Deed Records, being out of a 20.162 acre (calculated) tract of land described in a Deed of Gift dated 04-26-1999 from Alice Cico Barchak, to Kenneth Charles Barchak and Nina Joy Vrazel, filed in the Official Records of Brazoria County under Clerks File No. 1999-021459, Brazoria County, Texas and being more particularly described by meets and bounds on Exhibit "A" attached here to and made part hereof.

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 single residential as opposed to manufactured housing use on the Land Use Plan).***

- 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 Shanks Rd. area; developing the property as manufactured housing is not feasible and would have an impact on public services and infrastructure).***
- 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 at the most southern boundary next to the ETJ, other agriculture and estate sites exist in the area).***
- 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 pose no negative impact on the surrounding area).***
- 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 if developed as proposed).***

Surrounding Conditions:

Existing Land Use and Zoning

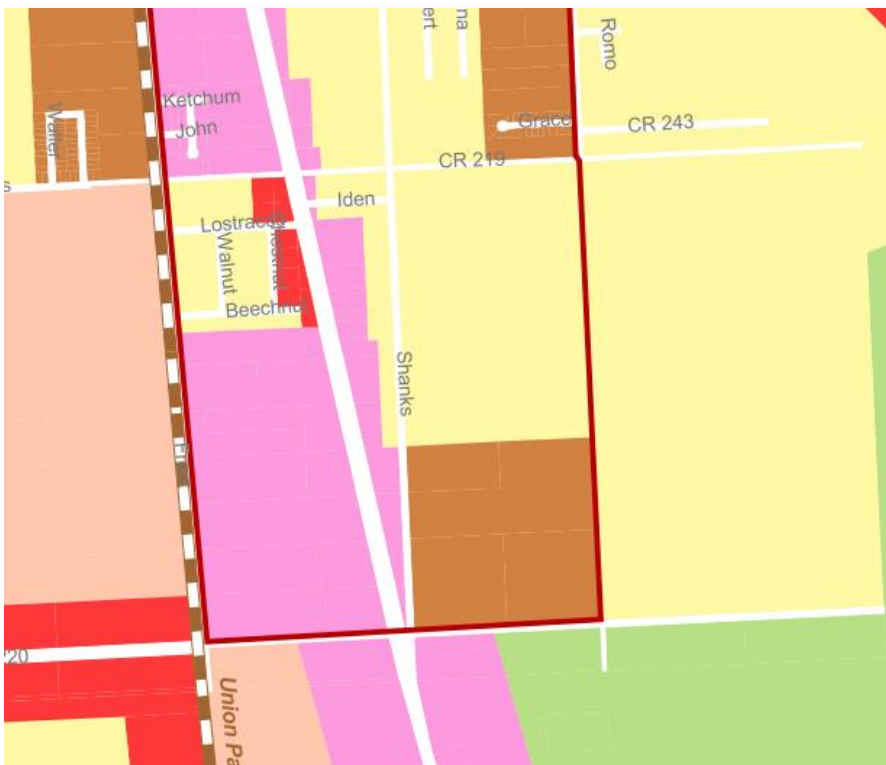
North: Manufactured Homes (MH) District.

East: PD, Planned District, Holding Zone

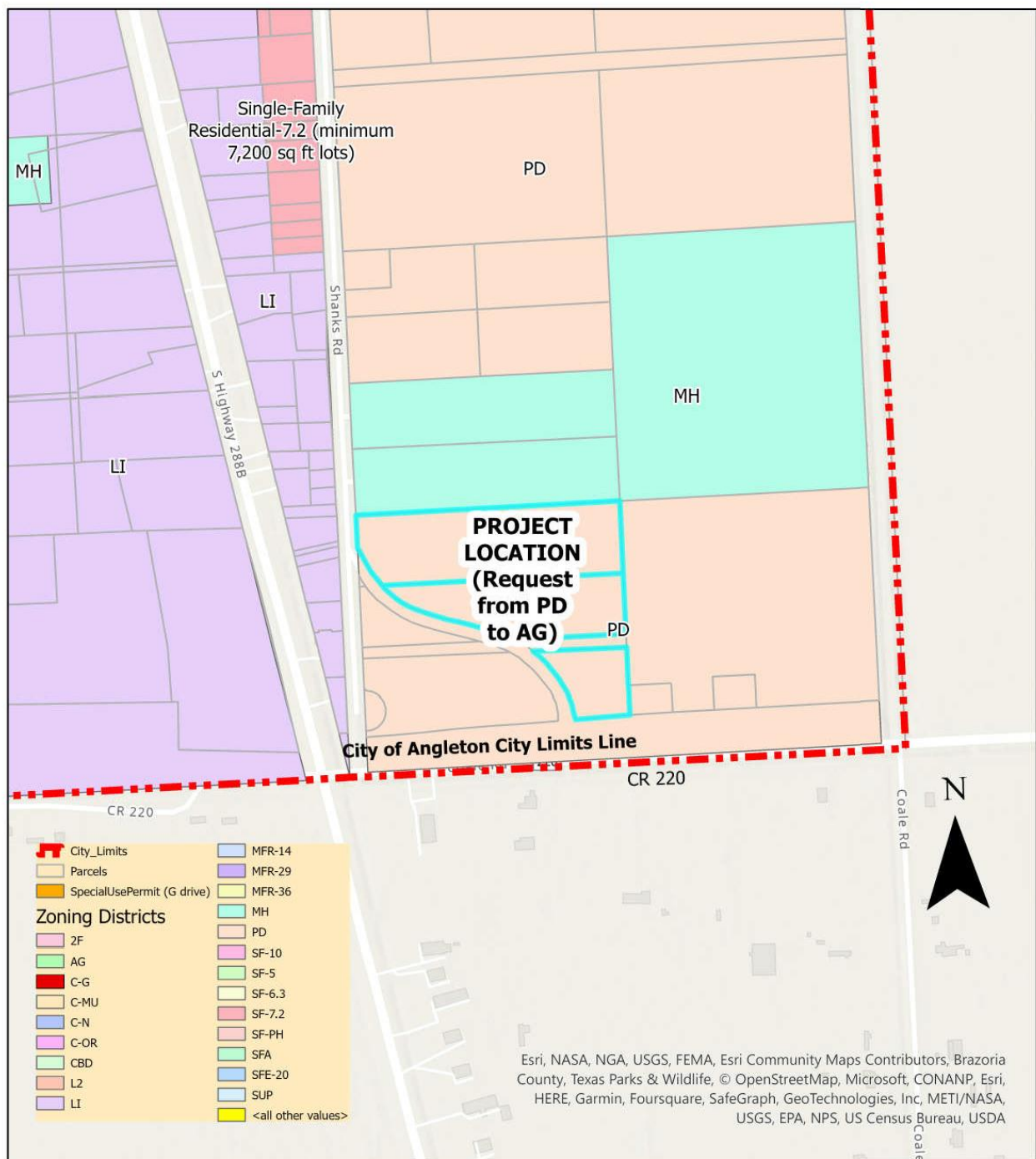
West: Light Industrial District and PD, Planned District, Holding Zone

South: City Limits Line, CR 220, ETJ Rural Residential area

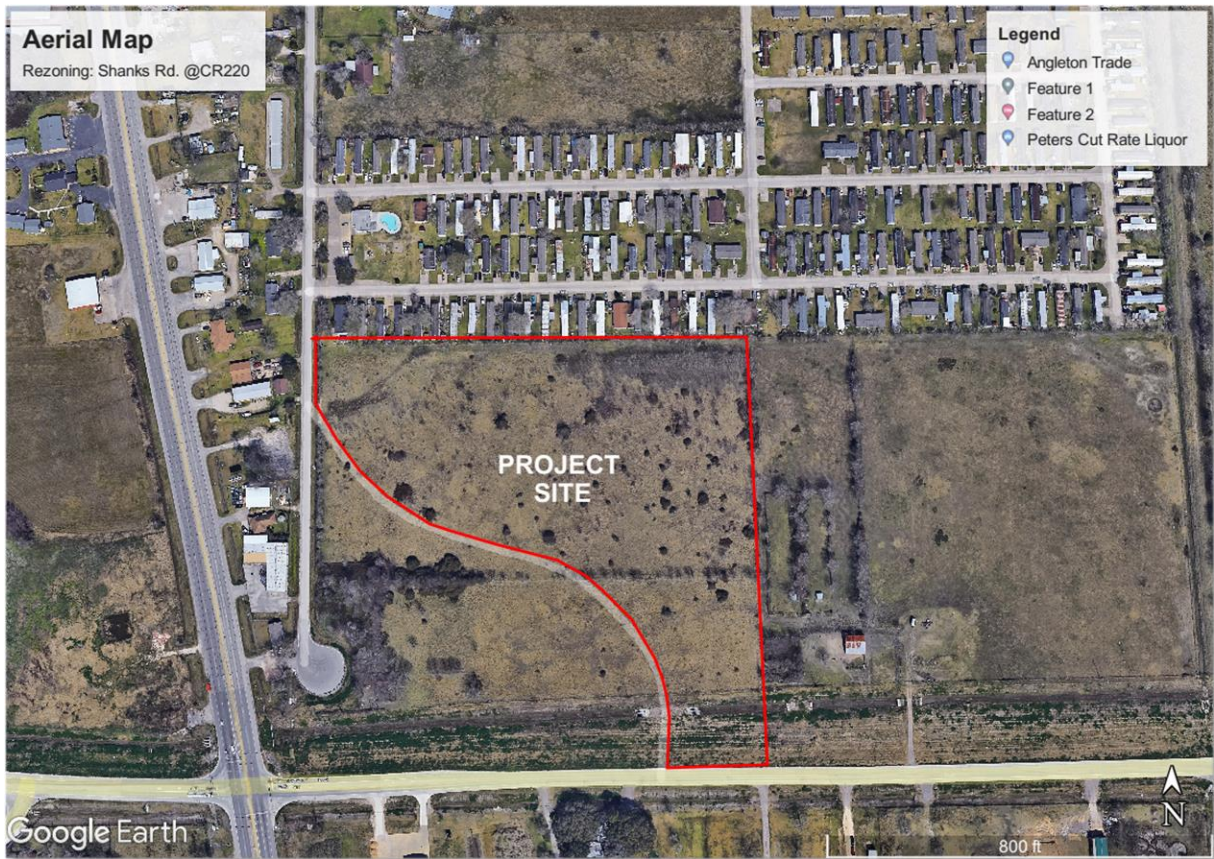
Future Land Use Map



The Future Land Use Plan from the City of Angleton Comprehensive Plan Update designates the subject property as **Manufactured Housing Category**. The general vicinity of Shanks Road has primarily single-family housing, with a number of Manufactured Housing units situated adjacent to the project site. Staff supports that a change to the future Land Use Map is advisable due to the impact on utility and infrastructure, if the site were utilized as Manufactured Housing. Note that most of the commercial uses abut the major arterials.



Property Location Map



SITE PHOTOS



View from Shanks RD. looking East



View from Shanks looking East



VIEW LOOKING SOUTH ON SHANKS RD.



VIEW LOOKING EAST FROM SHANKS RD.



VIEW LOOKING FROM SHANKS RD., SITE ON LEFT



VIEW LOOKING FROM SHANKS RD., SITE ON

SITE PHOTOS-2



VIEW LOOKING SOUTH ON SHANKS RD.



VIEW LOOKING FROM SHANKS RD. AT THE SITE



VIEW LOOKING SOUTH ON SHANKS RD.



VIEW FROM SHANKS RD. AT CR220

P&Z RECOMMENDATION:

The Planning and Zoning Commission should adopt this as its final report and recommend approval of the ordinance rezoning 10.12 acres from PD District to Agricultural Zoning District.

SUGGESTED MOTION:

I move we approve the ordinance adopting this as the final report and recommend approval of an ordinance rezoning 10.12 acres from PD District to Agricultural Zoning District to the City Council for final consideration and approval.