



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 13, 2021

PREPARED BY: Walter E. Reeves Jr., AICP

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request to rezone an approximate 1.00 acres from the Light Industrial (LI) District to the Single-Family Estate Residential 20 (SFE-20) District. The subject property is located on the east side of Buchta Street approximately 1,650 feet south of Bastrop Street.

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

This is a request from Tony and Emily Liles to rezone approximately 1.00 acre of land located on the east side of Buchta Road approximately 1,650 feet south of Bastrop Street from the Light Industrial (LI) zoning district to the Single-Family Estate Residential 20 (SFE-20) zoning district. The SFE-20 requires a 20,000 sq. ft. minimum lot size. The Liles wish to rezone the property to allow construction of a home.

The Future Land Use Plan from the Angleton Comprehensive Plan Update designates the subject property as being appropriate for manufactured housing. The proposed rezoning is consistent with the Future Land Use Plan. The proposed rezoning is supported by Goal 1 of Chapter 3 Land Use as well as Goal 2 of Chapter 8 Housing of the Comprehensive Plan.

Chapter 3 – Land Use

Goal One: High quality development that promotes sensible growth patterns and respects the small-town atmosphere and image of the community.

Chapter 8 – Housing

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

Existing Land Use and Zoning

North: Some single-family residential use on large tracts in the Light Industrial (LI) and Multi-Family Residential-29 (MFR-29) Districts.

East: Undeveloped land in the Single-Family Residential 7.2 (SF-7.2) District and commercial/industrial developed land in the ETJ.

South: Undeveloped land in LI District and the ETJ and a commercial/industrial use on the southeast corner of the Buchta Road/Angleton Danbury Road intersection.

West: Undeveloped land in the LI District. Mostly undeveloped land in the Commercial-Office/Retail (C-OR) District. County Annex building at the Wildcat Drive/E. Mulberry Street intersection.

Buchta Road is designated as a Major Collector on the Mobility Plan in this area. Rezoning of the property will have little effect on the functionality of the street.

The proposed rezoning is consistent with the Future Land Use Plan, is supported by several goals of the Comprehensive Plan, is consistent with existing land use in the area and is consistent with the Mobility Plan.

The Planning and Zoning Commission held a public hearing on April 1, 2021 and unanimously (7 in-favor/0 opposed/0 abstentions or absent) recommends approval of the proposed rezoning from (LI) Light Industrial District to the (SFE-20) Single-Family Estate Residential 20 District.

RECOMMENDATION:

Staff recommends approval of the rezoning from the (LI) Light Industrial District to the (SFE-20) Single-Family Estate Residential 20 District.