



AGENDA ITEM SUMMARY FORM

MEETING DATE: January 10, 2023

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

AGENDA CONTENT: Conduct a public hearing on an ordinance amending a previously approved Planned Development (PD) District No. 3. (Austin Colony), on an approximate 164.50 acres of land located on the north side of Anchor Road (CR 44) approximately 2,000 feet northwest of W. Wilkens Street.

AGENDA ITEM SECTION: Public Hearing and possible action

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Austin Colony Development, PD No. 3, regarding modifications to ordinance on an approximate 164.50 acres of land.

A request to rezone the property from the AG Zoning District originates as earlier as March of 2021. After a number of renditions of the plan it was adopted as PD No. 3 on August 10, 2021 and amended on February 22, 2022 by City Council. The owner/developer has provided a revised phasing plan (Exhibit C) that further explains the components of the attached Land Plan (Exhibit B). The owner/developer would like to keep the same number of 50 ft. lots. The additional 26 lots were moved to the 60 ft. lot width category.

Current Approved Land Plan: Ordinance No. 20220222-016

LOT SIZE	NUMBER	PERCENTAGE OF TOTAL
Minimum 50 ft wide	100	18.52%
Minimum 55 ft wide	219	40.56%
Minimum 60 ft. wide	221	40.92%
TOTAL	540	100%

Proposed Amended Land Plan

LOT SIZE	NUMBER	PERCENTAGE OF TOTAL
Minimum 50 ft wide	100	17.67%
Minimum 55 ft wide	215	37.99%
Minimum 60 ft. wide	251	44.34%
TOTAL	566	100%

The applicant's primary purpose for this amendment is to make minor adjustments to the land plan, redesigning Austin Colony Boulevard to be a local interior street with single family homes fronting on both sides. The four-lane Boulevard- Tigner St. will remain as approved: Austin Colony Boulevard was originally designed the same with no houses fronting on the corridor. This modification was made to avoid safety issues for children, as well as cost increases.

The timing of Tigner Street, full connection of Tigner St. to CR 44 will be contingent upon the Commercial area developing at Anchor Rd.

All amenities of the original PD No. 3 remain, such as the proposed entry monument and private open space within the project. Tigner Road will be extended east/west across the property with 25 ft. of paving in each direction and a six-foot median. Landscaping and "premium" fencing are proposed along Tigner Street, the revised fencing plan has been updated. Private open space is also proposed that will be developed as playgrounds although no details have been provided on how those will be developed. The developer has chosen parks fee-in-lieu of dedication of parkland.

The Future Land Use Plan from the Angleton Comprehensive Plan Update designates the subject property as being appropriate for single family residential use and office/retail/multi-family residential use. The proposed rezoning is further supported by Goals 1 & 2 of Chapter 3 Land Use as well as Goals 1 & 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.

Goal Two: A pattern of development that promotes livable neighborhoods, viable commercial centers, and economic prosperity.

Chapter 8 – Housing

Goal One: A community in which quality housing is attractive available and affordable to all residents.

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

Existing Land Use and Zoning

North: Undeveloped land in the ETJ and further north largely undeveloped land in the Commercial General District (C-G).

East: Undeveloped land in the Commercial General District (C-G) and the Planned Development District (PD) and developed land in the Single Family 7.2 District (SF 7.2), and undeveloped Multifamily Residential 29 (MFR-29) district for apartments having a maximum density of 29 dwelling units per acre.

South: Anchor Road (CR 44), Agricultural (AG) district with a church, single family residential development in the SF-7. 2 district and Lakeside Park.

West: Some development the ETJ across Carr Road and then some development in the Planned Development District (PD) and Commercial General (C-G) districts along SH 288.

Anchor Road is designated as a Minor Collector on the Mobility Plan in this area. Carr Road is designated as a Minor Collector. Cannan/Tigner Drive is designated to extend into the property. Karankawa Lane (along the eastern property line) is designated in part as an existing Minor Collector and in-part as a proposed Minor Collector.

The proposed request is consistent with the Future Land Use Plan and is supported by several goals of the Comprehensive Plan.

Staff Summary/Comments:

The planned development district shall be developed in accordance with the Angleton Code, including the City of Angleton LDC and Zoning Ordinance, specifically, all regulations governing the Land Plan (Exhibit "B") attached hereto and made a part hereof for all purposes, and is subject to the following regulations and restrictions:

Use regulations. In the planned development district, no building, structure, or land shall be used, and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided in this Ordinance. The uses may only be located in the locations indicated for such uses in Exhibit "C":

Signage, Fencing, Heritage Tree Preservation, and Parkland regulations. All amenities of the original PD No. Three (3) shall remain including the proposed entry monument and private open space within the project. Tigner Street will be extended east/west across the property with 25 ft. of paving in each direction and a six-foot median. Landscaping and "premium" fencing shall be installed along Tigner Street, per the revised fencing plan (Exhibit "D"). The parkland dedication requirements shall be satisfied by the applicant/owner for the chosen option of parks fee-in-lieu of dedication of parkland.

Development Schedule. The property shall be developed in accordance with the development schedule attached hereto as Exhibit "C".

RECOMMENDATION:

The Planning Commission should hold the public hearing regarding the amendment to Austin Colony, Planned Development (PD) District (PD#3).