



AGENDA ITEM SUMMARY REPORT

MEETING DATE: January 10, 2023

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

AGENDA CONTENT: Conduct a public hearing on a request for approval of an ordinance rezoning 15.895 acres from the Planned District to the Light Industrial (LI), for property located on the north side of CR220, 237 ft. East of the intersection of Shanks Rd., Angleton, TX.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Mr. Robert Campbell, the applicant is requesting approval of an ordinance rezoning 15.895 acres from the PD, Planned District to the Light Industrial (LI), for property located on the north side of CR220, 237 ft. East of the intersection of Shanks Rd., Angleton, TX. Driveway tie-in with CR220 will have to coordinated with Brazoria County for approval.

Mr. Campbell owns a business and is purchasing the subject property; he wants to rezone it to Light Industrial to accommodate his metal fabrication (small parts, custom railings for home owners and contractors) business now located in Clute, Tx. He plans to build a 50'x150' shop near CR 220/SW portion of the property, a distance of 400 ft. from the back property line. He has 10 employees with a desire to double that amount.

The use does not require a large amount of water. Mr. Campbell plans to put in well and septic with the minor plumbing needs of a small kitchen with a couple of bathrooms. Operating hours will be between 7:30 to 3:30 M-F.

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 appropriate as light industrial alone a major arterial and on the edge of the city limits).***

- 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; he is willing to put in a private system).***
- 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 commercial infill development are adequate in the surrounding area; developing the property as light industrial for a small metal fabrication is feasible and would have little 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, compatible businesses are situated along the major arterials including BUS 288).***
- 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 good commercial 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:

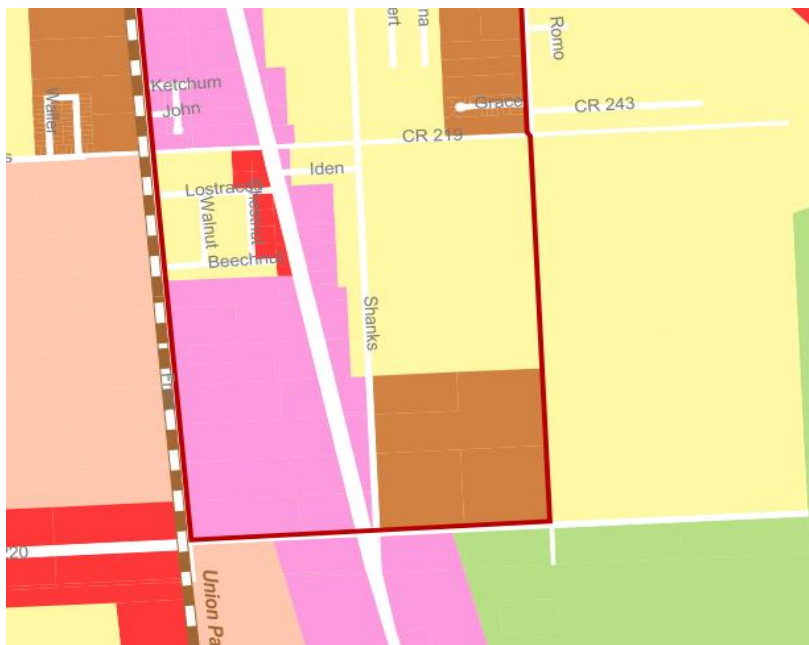
Existing Land Use and Zoning

North: Manufactured Homes (MH) District.

East: PD, Planned District, Holding Zone

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

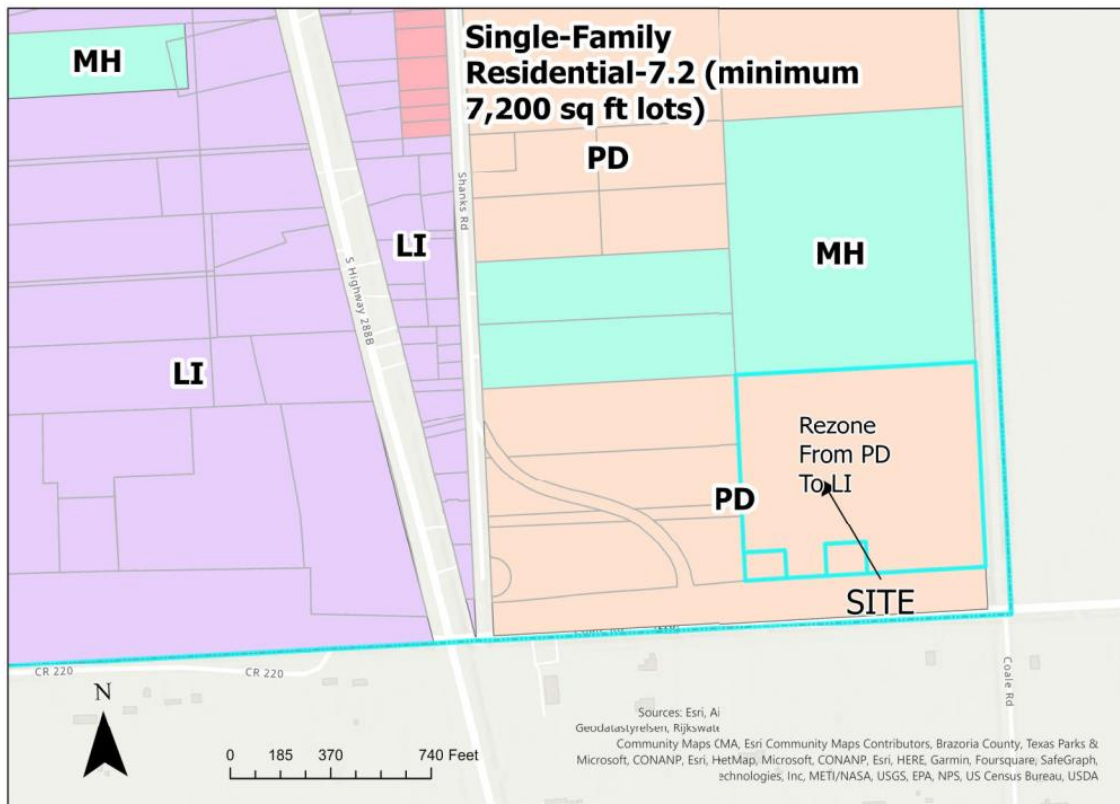
South: City Limits Line, CR 220, ETJ Rural Residential area



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.



ZONING MAP



SITE PHOTOS-2



VIEW LOOKING NORTH AT SITE FROM CR220



VIEW LOOKING NORTH AT SITE FROM



VIEW LOOKING NORTH AT SITE FROM CR220



VIEW LOOKING WEST ON CR220, SITE ON RIGHT

RECOMMENDATION:

City Council should conduct the public hearing and obtain public input.