



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 26, 2022

PREPARED BY: Walter E. Reeves jr., AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on a proposed land plan for property located on the southwest corner of CR 220 and SH 288B.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Section 23-104.B.3 allows any person desiring to subdivide or develop land to submit a concept plan, master plan, or land study to obtain limited vesting rights to proceed with development applications in accordance with the specific conditions of approval of the plan that is approved by the city. To that end, a possible developer of property located on the southwest corner of CR 220 and SH 288B (Attachment 1) has made such a submission in order to determine whether or not to go forward with a voluntary annexation (Attachment 2) that has already been submitted. The annexation request is necessary as current City policy is to deny water and sewer service to projects outside the City limits due to the City's current limited water system capacity.

The plan consists of the following proposed uses:

1. A 98-space manufacture home park.
2. Self-storage
3. Gas station/convenience store
4. Strip Commercial

The plan also shows a gas canopy and 5 driveway entrances. Staff would strongly advise that any approval be limited to only the proposed uses as at least three of the driveway locations would involve TxDOT approval and the other two may involve Brazoria County approval. Also, should the project move forward with annexation, canopy size and other details of site use will be determined by the City of Angleton zoning districts which will be applied to the property.

The City has approximately 1,400 Equivalent Service Units (ESU – equivalent to the water use of one single family residence) pending completion of some system improvements. Development of part of the property for a manufactured home park would reduce the capacity of the City's water system by approximately 100 ESU.

Land uses along the SH288B corridor from the railroad bridge to CR 220 is a mixed bag ranging from industrial uses to a taco stand and include self-storage, a liquor store and at least one bar. The Future Land Use Map (Attachment 3) designates most of the corridor for light industrial use with some commercial use at Phillips Road and recreational use at the old City pool location. Current zoning (Attachment 4) is Light Industrial (LI) along most of the corridor. Almost all non-residential uses are permitted within the LI district which accounts for the wide mix of uses.

The question for the Council to determine and decide upon is whether the proposed plan is consistent with the City's adopted vision and are appropriate at that location. Denial of one or more of the proposed land uses may result in the developer choosing to withdraw the annexation petition and seek to develop the property without connection to City water and sewer service. If that is the case, the property would only be subject to the requirements of Chapter 23 Land Development Code and not the requirements of Chapter 28 Zoning.

RECOMMENDATION:

Staff recommends that the limits its approval to vesting for the proposed land uses only.

SUGGESTED MOTION:

I move we approve the following land uses only {list land uses} for vesting purposes and none of the other site details shown on the plan.