





## AERIAL MAP

Notice was sent to property owners within a 200-foot radius from the subject property in accordance with the provisions of the L.G.C. Chapter 211. Property owner names and addresses were located using the Brazoria County Appraisal District information.

### Proposal:

The requester wishes to build 1-single family estate home on the property with an accessory barn to be used to store recreational vehicles, cars, and trailers. As described, included would be the following: (2 haul trailers, 2 car trailers, 2 covered trailers, 3 utility trailers and a camper).

### Review Criteria and Findings of Fact:

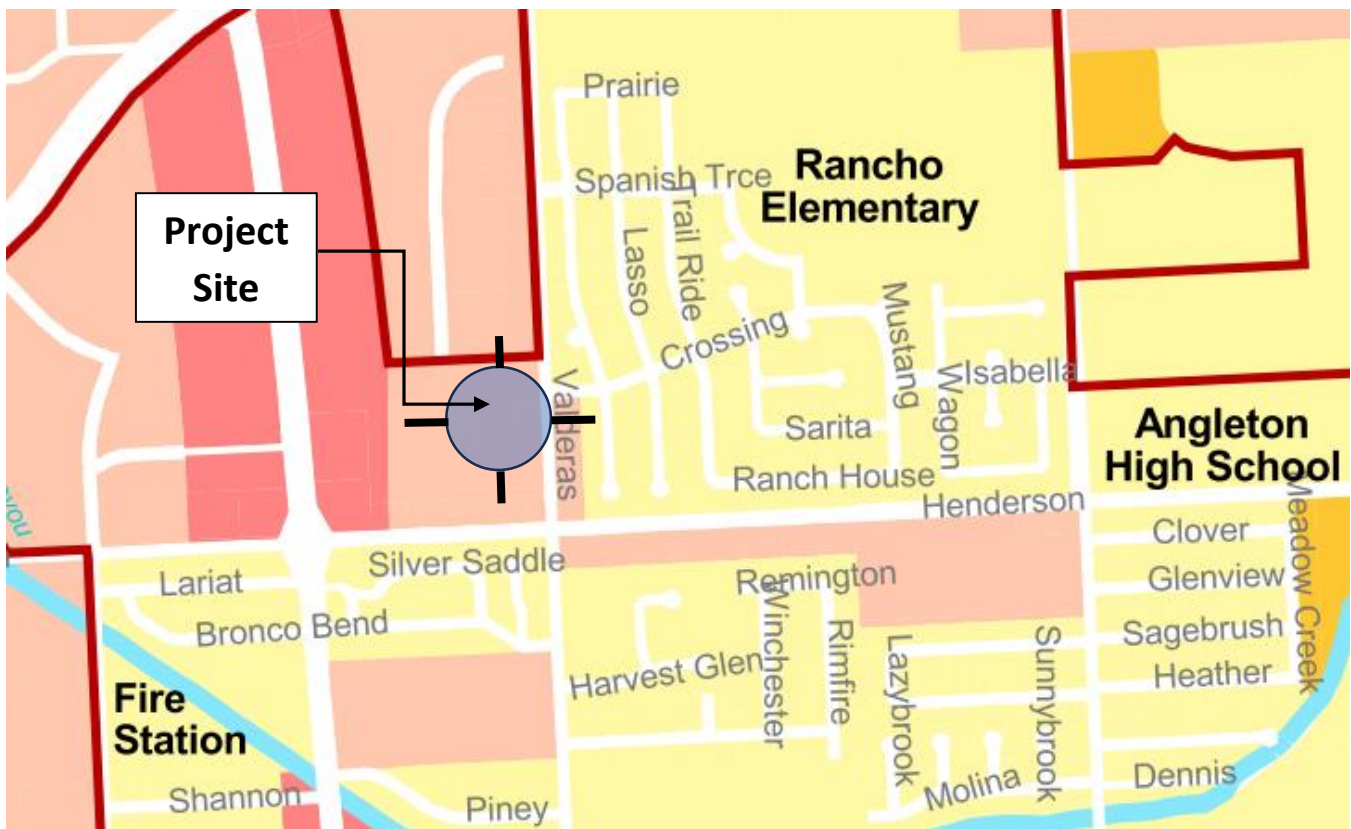
In making a determination regarding a requested zoning change, the planning and zoning commission and the city council shall consider the following factors:

- 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 appropriateness is achieved; residential subdivision exists to the immediate east of the site**).
- 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 of a single residential estate).***

- 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; ***(Although this area will continue to see infill commercial development, the scale will continue to be residential in scale, with neighborhood service oriented uses such as churches, attached living, professional and office uses).***
- 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 ***(Similar request for estate residential has occurred along the same corridor).***
- 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 not have any negative impact on other areas of reinvestment).***
- 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).***

### Future Land Use Map



The adopted Future Land Use/Comprehensive Plan designates the subject property requested to be rezoned as Office/Retail.

**Office/Retail Category (Coral):**

*This is a new district for Angleton designed to reserve the most desirable retail areas for office and retail uses, such as sites along SH 288. Office/Retail areas capture many of the locations in Angleton offering the high visibility needed for retail activity. In several instances, such as along SH 288, SH 288 and Business 288, the Office/Retail also serves as a buffer between arterial traffic and low density residential areas.*

*With this area along North Valderas being a transitional zone of the high intense commercial along 288B, the small pocket of residential will be less intense and a change can be justified.*

### **Existing Land Use and Zoning**

**North:** Vacant Land, zoned MFR-29 Multi-family Zoning District and 2-Church Uses

**West:** Vacant land, zoned Commercial-General (C-G) along I-288 Bus

**South:** Social Security Administration Office, zoned Commercial-General (C-G)

**East:** Happy Faces Daycare, zoned Commercial-General (C-G), Rancho Isabella Residential Subdivision, zoned Single-Family Residential-7.2 (SF-7.2) and Vacant land zoned Single Family Attached (SFA).





View looking East toward the Subject Site



View looking North on N. Valderas, Site on left.



View looking West across from Site (Daycare)



View looking South on N. Valderas, Site on right.



View looking Southwest at the site



View looking Southwest at the site



View looking North on N. Valderas, Site on left



View looking south on N. Valderas from Spanish Trace

**P&Z RECOMMENDATION:**

The Planning and Zoning Commission should adopt this as its final report and recommend approval of the ordinance rezoning 1.67 acres from the Commercial General District, C-G to the SF- 7.2 Single Family Residential District, for property located at 2927 N. Valderas St.