



AGENDA ITEM SUMMARY REPORT

MEETING DATE: December 13, 2022

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

AGENDA CONTENT: Discussion and possible action on a request for approval of an ordinance rezoning 0.3937 acres from the Commercial General District to the Central Business District, for property located at the Southeast corner of E. Peach St. at S. Velasco St., Hwy 288B, Angleton, TX; situated on Lot(s) One (1), Two (2), Three (3), and the west ½ of Lot (4) in Block Twenty (20), of the City of Angleton, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 12, of the Plat Records of Brazoria County, Texas

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request from Mike and Megan Mainer to rezone approximately 0.3937 acres of land located at the Southeast corner of E. Peach St. at S. Velasco St., Hwy 288B, Angleton, TX; ANGLETON, BLK 20 LOT 1-4. (321 S. Velasco St., adjacent), from the Commercial General District to the Central Business District.

The applicant's primary purpose of this request to rezone the subject property is to promote conformity to the spirit and intent of the Comprehensive and Land Use Plan as well as the City of Angleton Livable Centers Downtown Study recommendations for infill development.

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).***
- 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).***

- 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 infill development are adequate in the surrounding area.***)
- 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 (***Positive and consistent downtown growth and promotion is occurring.***)
- 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 be a catalyst for other downtown 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 Future Land Use Plan from the City of Angleton Comprehensive Plan Update designates the subject property requested to be rezoned as appropriate for downtown activity. The downtown category is described in the plan as:

The downtown land use category represents a substantial blend of uses found only in the central core of a community including residential, office/retail and public/institutional. The category is recognition that a myriad of uses are both appropriate and necessary for success of the Downtown District. The appropriate mix of uses may include government facilities and offices, retail, office and low to medium density residential activity. Places of worship, meeting halls and other public/semi-public facilities are equally appropriate to this particular category. The dynamic mix of uses will continue to provide downtown Angleton a character that is unique in comparison to other areas of the community.

The subject site is also part of the footprint highlighted as part of the Angleton Livable City Center Study which was adopted as part of the Comprehensive Plan by City Council. Action item 13 of the Economic Recommendations facilitates downtown commercial and redevelopment opportunities in this area of downtown Angleton. Infill development is encouraged. The creation of the Greater Peach Street District resulting from the Peach street farmers market (PSFM) area expansion, acts as a catalyst for small business and infill development in downtown.

Existing Land Use and Zoning

North: Single Family Home, zoned Commercial-General (C-G)

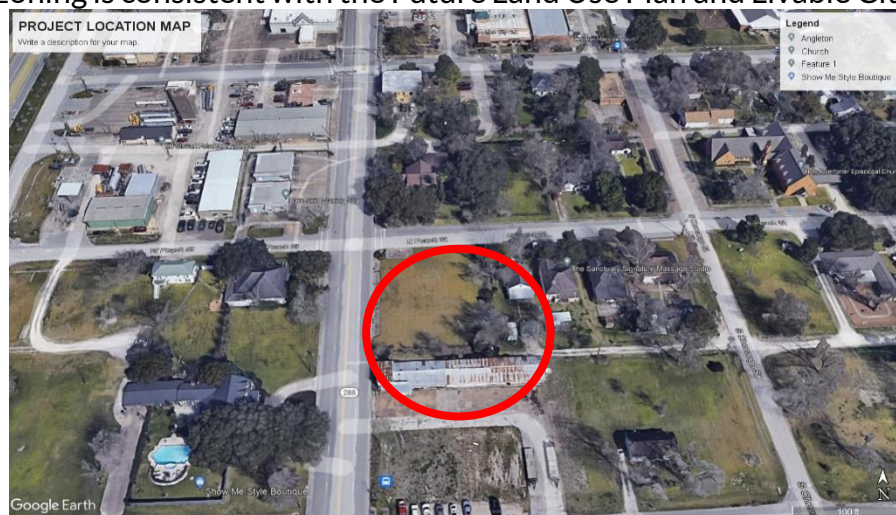
West: J. Ray Gayle Law Office, zoned Commercial-General (C-G)

South: Monarch Hair Studio, zoned Commercial-General (C-G)

East: Single Family Home, zoned Commercial-General (C-G)

Conclusion

The proposed rezoning is consistent with the Future Land Use Plan and Livable City Center Study.



SITE PHOTOS



VIEW LOOKING SOUTH AT PROJECT SITE



VIEW LOOKING SOUTH AT PROJECT SITE



VIEW LOOKING NORTH ON S. VELASCO, SITE ON RT.



VIEW LOOKING SOUTH AT ADJACENT HOME



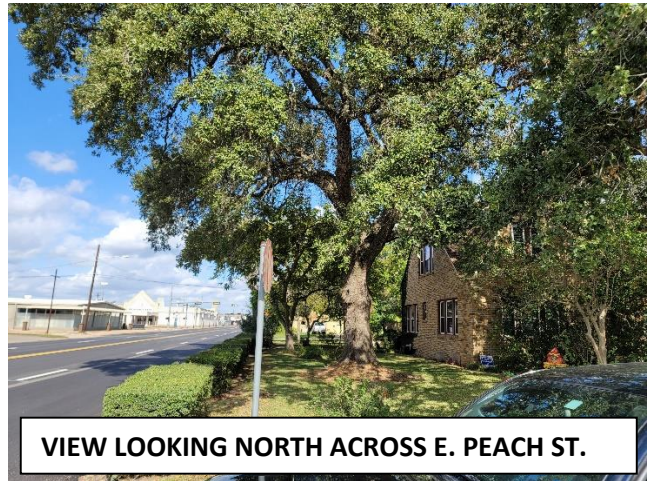
VIEW LOOKING WEST ACROSS S. VELASCO



VIEW LOOKING SOUTHWEST @HOMES NEXT DOOR



VIEW LOOKING NORTH AT PROJECT SITE



VIEW LOOKING NORTH ACROSS E. PEACH ST.



VIEW LOOKING WEST ALONG E. PEACH STREET



VIEW LOOKING WEST ALONG E. PEACH STREET

P&Z RECOMMENDATION:

The Planning and Zoning Commission adopts this as its final report and recommends approval of the ordinance rezoning an approximate 0.3937 acres of land from the Commercial General District (C-G) to the Central Business District (CBD) and voted unanimously 5-0 in support.

SUGGESTED MOTION:

I move we approve the ordinance rezoning an approximate 0.3937 acres of land from the Commercial General District (C-G) to the Central Business District (CBD) as recommended by the Planning & Zoning Commission.