

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 12, 2025

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on Ordinance No. 20250812-003 zoning approximately 9.458 acres, to Commercial General (C-G), for property located on State Highway 288 and Brazoria County Appraisal District PID No. 706979.

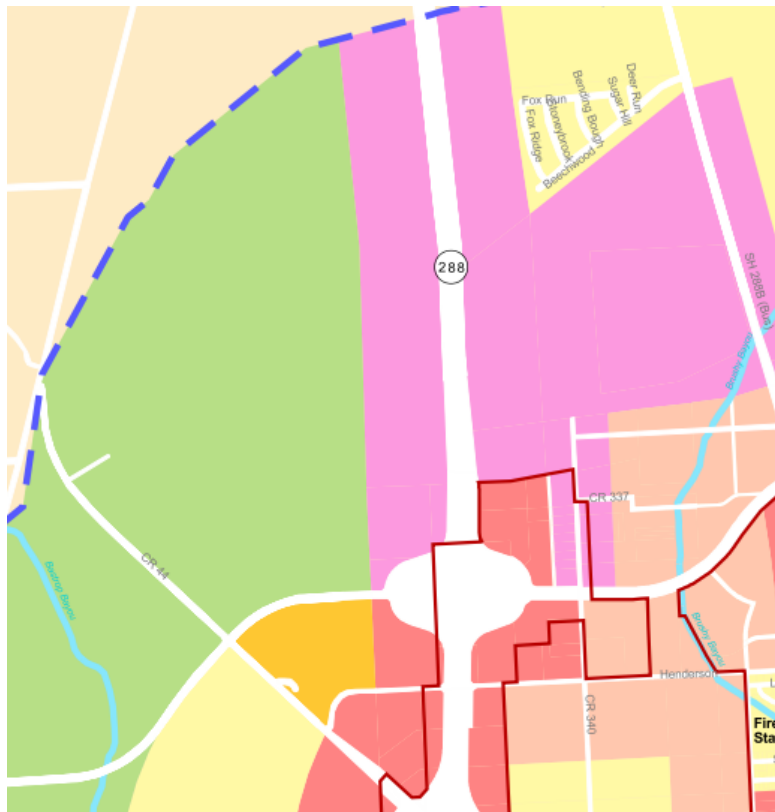
AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:



This is a request from Yaklin Auto Dealership to rezone approximately 9.458 acres of land located at located on State Highway 288 north of FM 523.

Future Land Use Map

The Future Land Use Plan from the City of Angleton Comprehensive Plan Update designates this area as Light Industrial. The subject property is just north of what is now known as the city limits, with similar auto dealership uses to the immediate south. Previously, staff held a Pre-Development, D.A.W.G. meeting and suggested the Commercial Retail designation would be more fitting for the proposed development for Auto Sales and Repair, noting that Auto Body Repair is permitted in the C-G Zoning

District.

Per the Comprehensive Plan, "Commercial areas are designed to specifically promote heavier commercial uses and perhaps some retail and service activities. Common uses in the commercial area will include auto repair shops and warehouses". Therefore, consistency with the Comprehensive Land Use Plan is achieved.

Applicant's Purpose:

Justin Yaklin, owner of Yaklin Real Estate Holdings LP, owner of the referenced property, is requesting to be annexed into the City of Angleton. The property is located on State Highway 288 and the Tax Parcel Number is 0380-0183-001.

Yaklin Real Estate Holdings would like to extend waterline and sanitary sewer services to its property. The existing services are located along Gulf Coast Drive. Specifically, the waterline is located on the north side of the road, and the sanitary sewer is located on the south side of the road. The services will be extended to the property via two utility easements located on Mr. Baldwin's property (PID 505761) and Mr. Jones' property (PID 171396). Details of the utility extensions are provided in the construction plan set.

Existing Land Use and Zoning:

North: ETJ /Vacant

West: Vacant/ Ashland Development

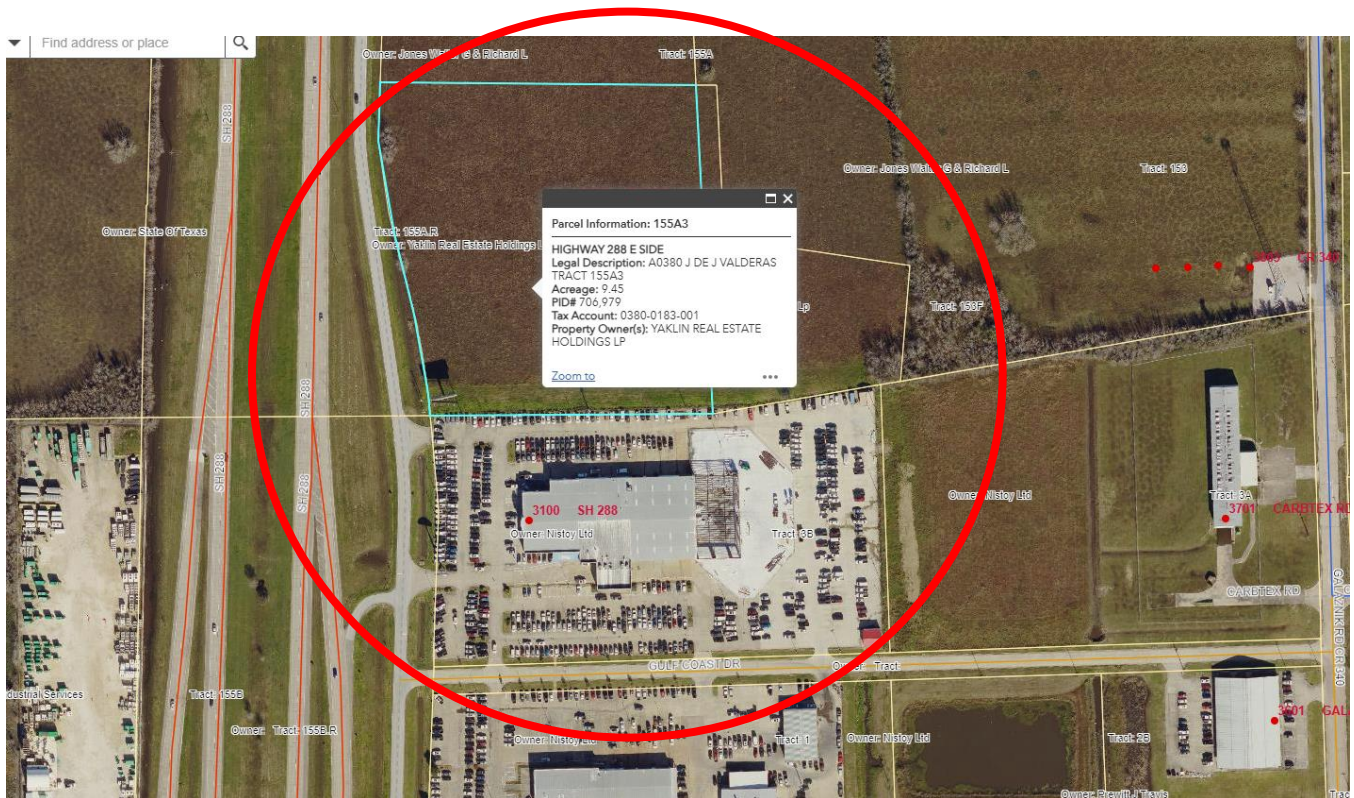
South: Gulf Coast Ford/ Industrial District

East: ETJ /Vacant

Finding of Fact/ Review Criteria:

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; ***The proposed use will be appropriate and consistent with the car sales lots that are adjacent.***
- 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; ***The proposed annexation and development has been evaluated as it will be accommodated within the city's capacity to support water & sewer. The applicants have addressed all requirements easements which have been reviewed by the City Engineer, and will comply fully.***
- 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; ***This is not an issue (ETJ).***
- 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; ***This request is rare but Commercial General is highly recommended.***
- e. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved; ***No major or negative impacts.***
- f. Any other factors that will substantially affect the public health, safety, morals, or general welfare. ***N/A.***



AERIAL MAP

Conclusion

The proposed zoning will fit consistently with other similar uses within the SH 288 corridor area. The Yaklin Dealership is currently within the City Limits along SH288B and will remain a great asset to the community.

SITE PHOTOS



VIEW LOOKING TOWARDS PROJECT SITE



VIEW LOOKING TOWARDS THE FORD DEALERSHIP



VIEW LOOKING SOUTHEAST



VIEW LOOKING WEST TOWARD SH288



VIEW LOOKING ALONG FEEDER RD. FRONTAGE

Record of Proceedings. Planning and Zoning Commission Meeting Held August 7, 2025.

DS. Director Otis Spriggs presented this item: Noting that this is a request for the zoning of property that's currently in our ETJ for the 9.45 acres tract. We've had an opportunity to evaluate the utility and water services, and the capacity issues have been reviewed by the City Engineer, as part of the annexation petition.

Currently the surrounding area is Light Industrial Zoning District where the car lots are located, however, Staff suggested the C-G General Commercial District instead.

Staff weighed the Rezoning Criteria as noted in this report summary and considered the surrounding properties in terms of impacts; there are no issues that were noted.

There are no issues of concern. Yakin Dealership is currently within the city limits and this is a relocation. This request for zoning is a matter of formality. Staff notified every owner within 200 feet of the property and posted the notice in the local newspaper.

Staff is recommending approval of the zoning. This is a public hearing, and Staff will remain available for any questions.

Public Hearing: A motion to open the public hearing was by Commissioner Member Michelle Townsend and seconded by Commissioner Member Heston. Motion carried unanimously to open the public hearing.

None present.

A motion to close the public hearing was by Commissioner Member Deborah Spoor, and seconded by Commissioner Member Michelle Townsend. Motion carried unanimously to close the public hearing.

Commission Action:

Motion was made by Commission Member Michelle Townsend and seconded by Commission Member Jeff Roberson to approve the ordinance zoning an approximate 9.458 acres of land located at located on State Highway 288, north of FM523, to the Commercial General District (C-G), contingent upon approval of the annexation petition for the same tract of land.

RECOMMENDATION:

The Planning and Zoning Commission recommends approval of the ordinance zoning an approximate 9.458 acres of land located at located on State Highway 288, north of FM523, to the Commercial General District (C-G), contingent upon approval of the annexation petition for the same tract of land.