



AGENDA FORM – Zoning Workshop

MEETING DATE: Thursday, October 26, 2023

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

AGENDA CONTENT: City Staff will conduct a Workshop/Townhall, discussion, and receive community input on a request for approval of an ordinance amending the City of Angleton Code of Ordinances, Zoning Chapter 28, and Chapter 23- Land Development Code, including Sections 28-41 through Sections 28-62 – Residential and Commercial Zoning Districts, Section 23-115–Standard language for special plat elements, Subsection C. Fire lanes and fire easements, Street pavement width requirement modifications. **ARTICLE II.** – Subdivision and Development Design, Section 23-12, Table 23-12.1, Street Dimension Standards, and Streets and Driveways, Section 129, and Section 28-101 Off-street and loading requirements (11).J. Fire Lanes, providing for clarity on area regulations, setback requirements and other standards, as set out and applicable in each Zoning district.

AGENDA ITEM SECTION: Regular Discussion Item

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

During the City Council session on July 25, 2023, Staff provided City Council with an analysis of the yard setback requirements of the various Zoning District categories and subdivision design principles within the City of Angleton, as compared to neighboring municipalities (See the attached table).

Under the direction of the City Manager, Staff has forwarded the legal notice of the Public Hearings to the Facts Newspaper on recommended changes to the Lot requirements and setback sections of the Zoning Ordinances. The recommended changes are under legal review and will be considered by the Planning and Zoning Commission on November 2, 2023 for review, discussion, and action of recommendation to City Council, who will hold its first public hearing November 14, 2023. Meanwhile, Staff will continue to engage the development professionals and community for input, participation, and comment.

In summary, Staff is recommending an increase on the standard residential lot to be located at least 35 ft. from the R.O.W., having at least a setback of 10 feet. Staff will continue to fine-tune the minimum driveway depths, as well as stipulations of keeping the cul-de-sac street parking as

prohibited. Please see the mark-up attachment(s) to the Code of Ordinances applicable sections.

Commercial District front setbacks are recommended to be increased to 35 ft. minimum as well, with the exception of the CBD- Downtown area remaining as-is.

During the Council work session discussion of cul-de-sacs was commented on. Staff is recommending the following:

(ADD) PARKING ON CUL-DE-SACS PROHIBITED.

(a) No person shall stop, stand or park any vehicle upon any cul-de-sac within the City except while actually loading and unloading and then only for a period not to exceed thirty minutes.

(b) All cul-de-sacs within the City are hereby designated as fire lanes.

Sec. 23-99. - LDC Text amendment

C. Criteria for approval. The following criteria should be considered by the commission and council. The proposed amendment sets out to accomplish the following:

1. Promotes the health, safety, and general welfare of the city;
2. Promotes the safe, orderly, efficient and healthful development of the city;
3. Consistent with other policies of this LDC and the Angleton Comprehensive Plan; and
4. Any other criteria which, at the discretion of the commission and council, are deemed relevant and important.

Photos of Challenging Scenarios



Findings and Goals as strategized within the City's Comprehensive Plan:

- Utilize planned development provisions to encourage innovative and imaginative site design that minimizes adverse impacts on adjacent properties.
- Protect the integrity of existing neighborhoods from intrusion by undesirable land uses through enforcement of development-related ordinances.

- Enhance existing neighborhoods through improvements to the public right of way (such as street trees), protection of open spaces and scenic areas utilizing quality signage, landscaping, sidewalks, subsurface drainage and lighting. The proposed changes will allow for safe travel both on emergency vehicle access as well as sound pedestrian walkability and avoidance of sidewalk encroachment of parked vehicles.
- Revising the development related ordinances such as Zoning and subdivision requirements.
- Enhancing existing neighborhoods through improvements to the public right of way (such as street trees), protection of open spaces and scenic areas utilizing quality signage, landscaping, sidewalks, etc.
- Angleton can grow sensibly by: balancing economic development and environmental protection; focusing new development where public services and utilities are already available; actively supporting redevelopment of older areas and vacant buildings; valuing its downtown and vibrant mixed-use areas; maintaining an efficient street network and infrastructure system; providing convenient neighborhood shopping and attractive parks; and, ensuring pedestrian-friendly commercial districts and walking connections between neighborhoods, parks and schools.

RECOMMENDATION:

Staff is requesting public feedback prior to the 2 public hearings before the Planning and Zoning Commission and City Council for consideration and approval of an ordinance amending the Text of City of Angleton Code of Ordinances, Zoning Chapter 28, and Chapter 23- Land Development Code, including Sections 28-41 through Sections 28-62 – Residential and Commercial Zoning Districts regarding the Zoning setback and lot size/type regulations.