

AGENDA ITEM SUMMARY FORM

MEETING DATE: June 30, 2025

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on an ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St. in the City of Angleton.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

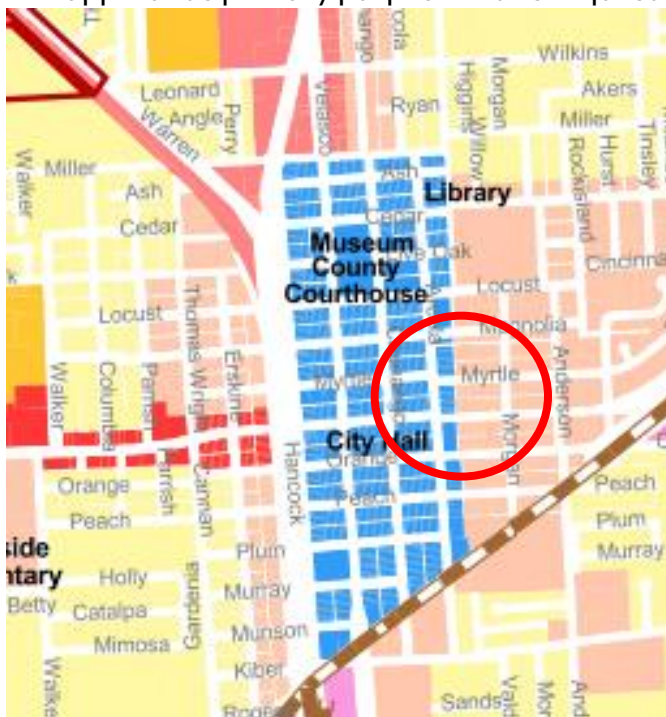
FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request from Chris and Kathryn Christensen to rezone approximately 0.43 acres of land located at 405 E. Mulberry St. 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 allow for the property to be marketed more for residential mixed with professional office. The Commercial General District does not allow for the mix of residential as-of-right.



Future Land Use Map

The Future Land Use Plan from the City of Angleton Comprehensive Plan Update designates this area as the Downtown District. The subject property is just one address east of the district; however, similar uses have resulted from residential structures acting as an adaptive reuse of residential mixed with light commercial uses. 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

Existing Land Use and Zoning

North: Single Family Home, zoned SF 6.3 Residential

West: CBD/Specific Use Permit (SUP) Barn Accessory Structure for Residential/Home Business Use

South: Commercial Office Retail/Vacant (Park)

East: Single Family Home, zoned SF 6.3 Residential

Surrounding Similar Use Chart

Address	Angleton Current Land Use	Angleton Zoning Classification
405 E Mulberry	Office Commercial with Residential Mixed	C-G Commercial General
305 E Mulberry	CBD/Specific Use Permit (SUP) Barn Accessory Structure for Residential/Home Business Use	CBD/Specific Use Permit (SUP) Barn Accessory Structure for Residential/Home Business Use
419 E Mulberry	Residential 6.3	Residential 6.3
136 E Myrtle	Office/Home converted to Law Office	CBD- Central Business District
602 E Myrtle	SUP 22 Farmers Insurance	SUP 22, , Farmers Insurance
529 E Mulberry	Residential Home converted to Office Use	Commercial Office General with SUP/Specific Use Permit
613 E Mulberry	Residential Home converted to Office Use- Cosmetic/Dentist	Commercial Office General
445 E Mulberry	Home converted to Medical Office	Single Family 6.3 Residential
523 E Mulberry	Single Family Residential -5	Single Family Residential -5
803 E Mulberry	Commercial Office General	Commercial Office General

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 rezoning will fit consistently with other similar uses within the downtown area that allow residential mixed with small professional office-type uses.***
- 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; ***Staff feels the proposed zoning would be in accord with existing variables and would not cause a negative or increased impact on services.***
- 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; ***There is limited CBD property vacant or unutilized.***
- 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 as is would allow a vast amount of uses that would be unfit in the Downtown vicinity.***
- 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: 405 E. MULBERRY ST.

0 50 100 200 Feet



Conclusion

The proposed rezoning will fit consistently with other similar uses within the downtown area that allow residential mixed with small professional office-type uses.

SITE PHOTOS



VIEW LOOKING EAST TOWARDS PROJECT SITE



VIEW LOOKING NORTH AT NEIGHBOR TO WEST



VIEW LOOKING EAST FROM ALLEY



VIEW LOOKING EAST FROM ALLEY



VIEW LOOKING SOUTH TOWARDS E. MULBERRY ST.



VIEW LOOKING NORTH TOWARDS E. MULBERRY ST.

RECOMMENDATION:

Staff recommends approval of the ordinance rezoning approximately 0.43 acres of land from the Commercial General District (C-G) to the Central Business District (CBD).

SUGGESTED MOTION:

I move we recommend approving the ordinance rezoning an approximate 0.43 acres of land from the Commercial General District (C-G) to the Central Business District (CBD) to City Council for final action and approval.