



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 7, 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 approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

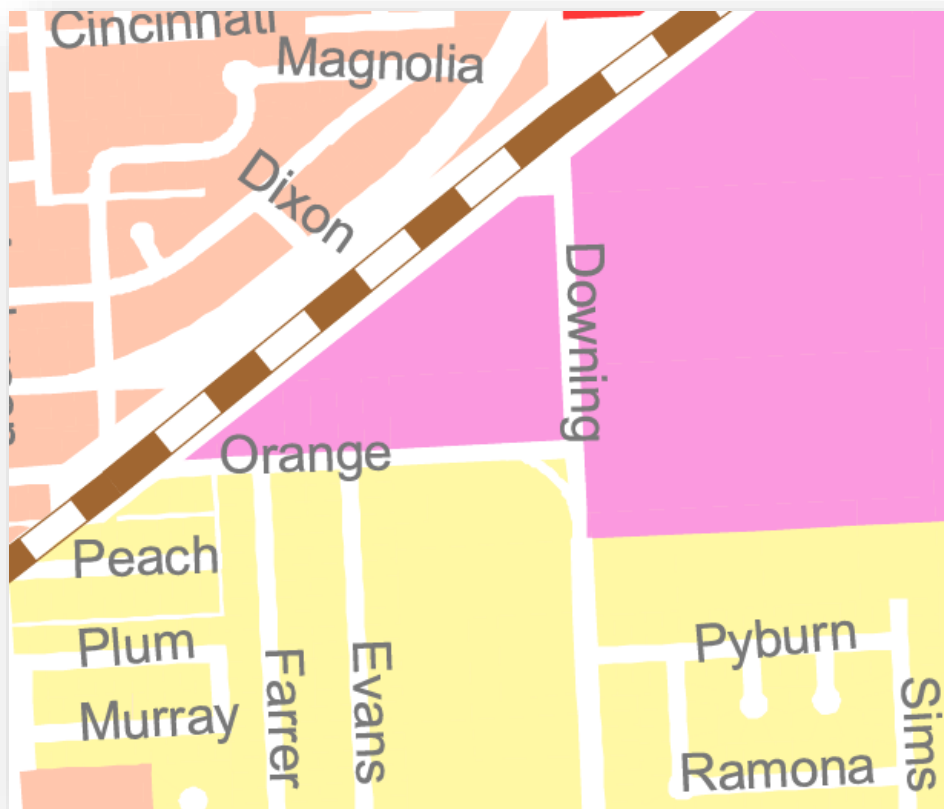
The applicant requests to rezone approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District for property located west of 1001 Orange Street.

Future Land Use Map

The 2005 Comprehensive Land Use Plan highlights this tract of land as “Industrial Use District”.

- Industrial development should have good access to truck routes, hazardous material routes and railroads.
- Industrial uses should be targeted in selected industrial development areas.
- Industrial development should have good access to primary streets and major highways.
- Industrial development should be separated from other uses by buffers.
- Industrial development should not be directly adjacent to residential areas.

Although this tract is next to railroad, due to proximity to residential, it has panned out to be unsuitable for any active industrial uses. Less-intense use of a residential scale would be more compatible with the surrounding area.



Applicant's Purpose:

The applicant hopes to rezone approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St. The plan is to build approximately 5 to 6 homes on this vacant tract.

Existing Land Use and Zoning:

North: ETJ /Vacant

West: Vacant/ Ashland Development

South: Gulf Coast Ford/ Industrial District

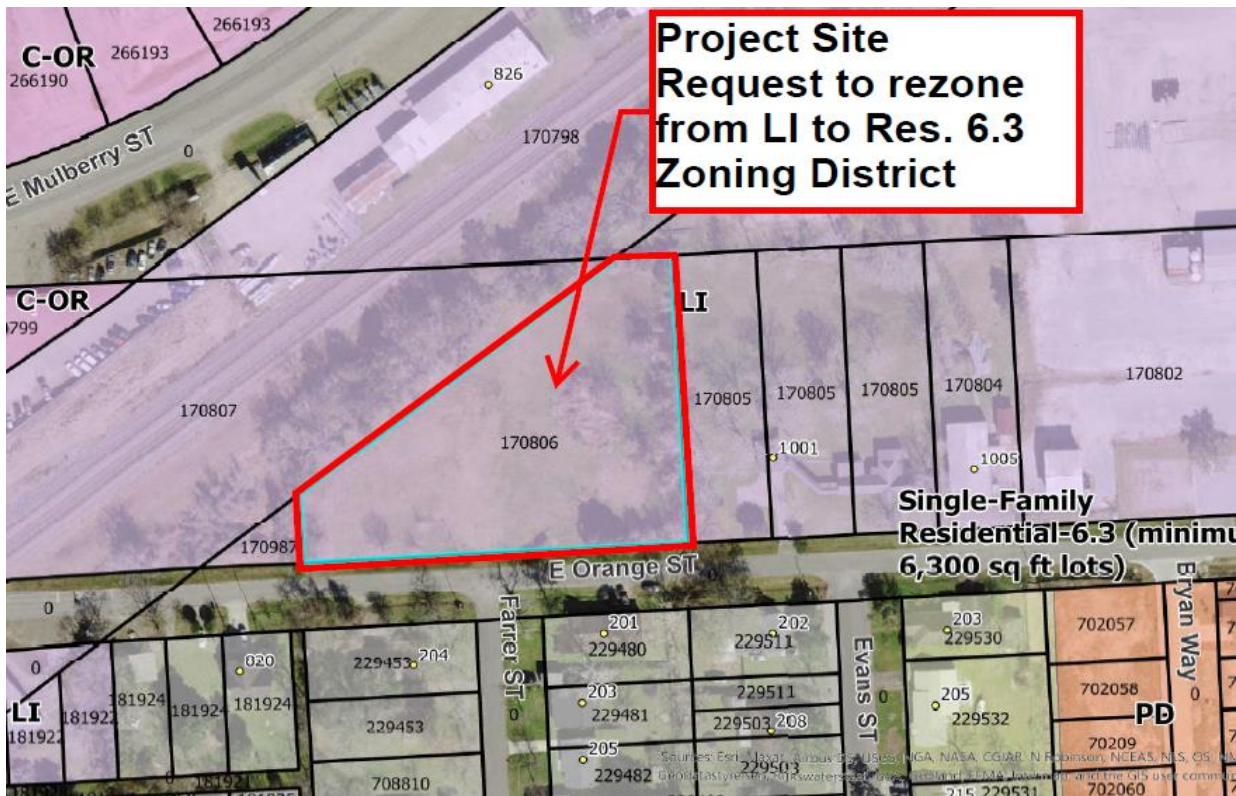
East: ETJ /Vacant

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:

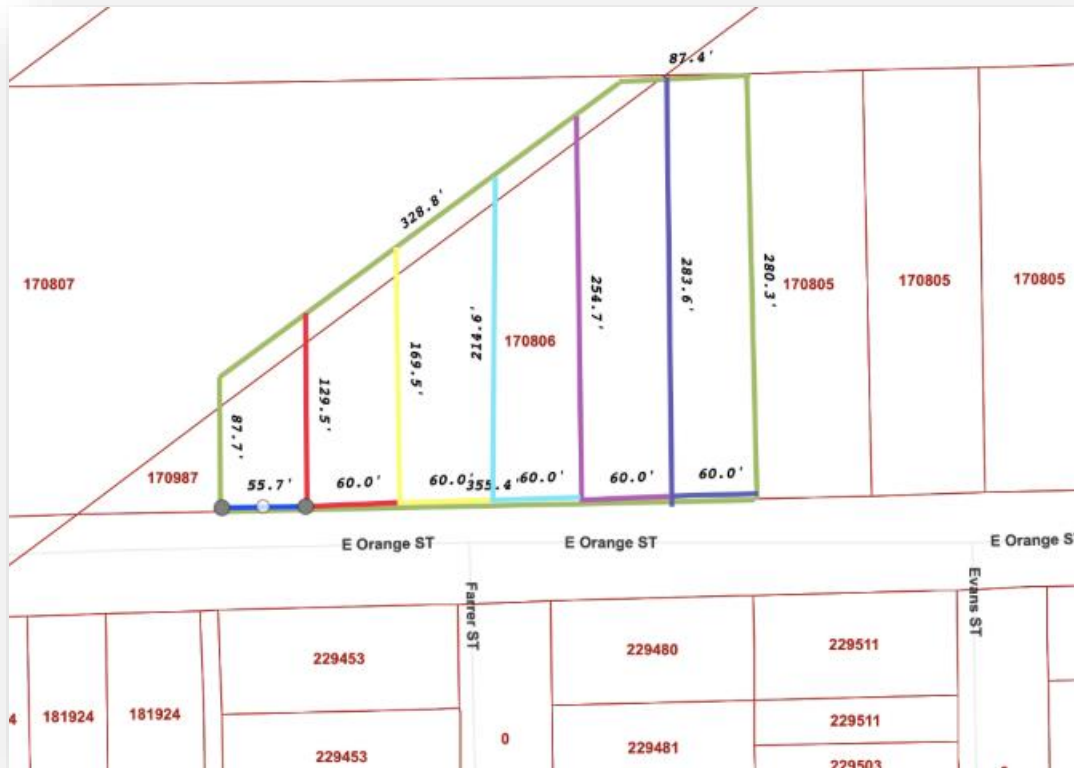
- a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole; ***The proposed use will be more appropriate and consistent than the current allowable industrial uses.***
- b. Whether the 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; ***The proposed rezoning should not cause any major capacity issues in terms of public 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; ***The area is more conducive for residential development.***
- 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; ***The area and vicinity has steadily developed as residential.***
- 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 if property site and drainage plans are implemented.***
- f. Any other factors that will substantially affect the public health, safety, morals, or general welfare. ***N/A.***





Aerial View

Zoning Code Analysis: The applicant is proposing to have the subject tract downzoned from LI-Light Industrial to the SF-6.3 Single Family Residential District with proposed 6 new single-family lots (See attached Exhibit B). All future lots would have to comply with the SF 6.3 District Standards. However, the 6th lot (to the far west) will not comply with the lot depth requirements, and the lot count is suggested to be reduced to 5 so that the proposed development will not be over densified. If the 6th lot is deleted, it will result in the largest lot exceeding 16,000 sq. Ft., and the smallest lot being greater than 7,750 sq. Ft.. No variances can be allowed, due to the fact that a developer or applicant cannot create his own hardship.



Proposed Layout

The Zoning Code requirements for the requested SF-6.3 district are as follows:

Sec. 28-46. SF-6.3—Single-family residential-6.3 district.

(a) *General purpose and description:* The SF-6.3, Single-Family Residential-6.3, district is intended to provide for development of primarily detached, single-family residences on small, compact lots of not less than 6,300 square feet in size in logical neighborhood units.

(b) *Permitted uses:*

(1) Those uses listed for the SF-6.3 district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.

(c) *Height regulations:*

(1) *Maximum height:*

a. Two and one-half stories, and not to exceed 35 feet, for the main building/house.

- b. One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
- (d) *Area regulations:*
 - (1) *Size of lots:*
 - a. *Minimum lot area:* 6,300 square feet.
 - b. *Minimum lot width:* 60 feet.
 - c. *Minimum lot depth:* 100 feet.
 - (2) *Size of yards:*
 - a. *Minimum front yard:* 35 feet.
 - b. *Minimum side yard:* Ten feet, zero inches for interior side yard; 15 feet for a corner lot on a street; 30 feet for a key corner lot.
 - c. *Minimum rear yard:* Twenty feet for the main building and any accessory building(s); 25 feet for rear entry garage. (See section 28-103 for accessory building standards.)
- (3) *Parking regulations:*
 - a. *Single-family dwelling unit:* A minimum of two parking spaces on the same lot as the main structure and on a paved driveway having a minimum length of 25 feet as measured from the street right-of-way line.
 - b. *Other:* See section 28-101, off-street parking and loading regulations.
- (4) *Minimum floor area per dwelling unit:* None.
- (5) *Minimum exterior construction standards:* See section 28-105.
- (6) *Maximum impervious surface coverage:* 60 percent.

Conclusion

The proposed rezoning will fit consistently with other similar uses within the area.

SITE PHOTOS



VIEW LOOKING WEST FROM TXDOT SITE EAST OF THE SITE



VIEW LOOKING WEST ALONG ORANGE STREET



VIEW LOOKING NORTH FROM FARRER ST.




VIEW LOOKING EAST FROM ALLEY



View looking from Farrer St. Towards Site



View looking east on Orange at Farrer St

	
<p>View look towards Single Family Home adjacent on East</p>	

RECOMMENDATION:

Staff recommends approval of the rezoning of approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District, for property located in the 1000 Block of E. Orange St. and forward this item to Council for final action.

SUGGESTED MOTION:

I move we approve the rezoning of the approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District, for property located in the 1000 Block of E. Orange St. and forward this item to Council for final action.