



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** August 27, 2025

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

**AGENDA CONTENT:** Conduct a public hearing, discussion, and take possible action on a request for a variance to Sec. 28-101.1. - Parking lot paving requirements to allow for use of a compacted parking surfaced lot, to allow for a temporary overflow parking lot for the adjacent Hope Animal Hospital, located at 41360 SH 288. The subject property is located on P.I.D. 693187 BCC, Lot 1, Blk 1, COCHRAN (A0699 M C Tobin), Sebesta Dr., Angleton, TX 77515.

**AGENDA ITEM SECTION:** Public Hearing and Action

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**BUDGETED AMOUNT:** None

**FUNDS REQUESTED:** None

**FUND:** None

**EXECUTIVE SUMMARY:**

A request has been submitted to the City of Angleton's Development Services Department for an overflow parking lot for the Hope Animal Hospital. They hope to develop a temporary parking lot on an adjacent lot that fronts on Sebesta Dr.

The applicant is applying for this variance as they are needing additional parking for staff members only. They have been serving the community of Angleton and their pets for 5 years and have grown at a rapid pace and now are facing the challenge of growth. With current staff and customer load, most days all of the existing parking spots are filled up and they are having staff members park in the grass.

A new staff parking lot would ease the parking situation and prepare the clinic for future growth as we see more people moving to the Angleton and surrounding areas.

The applicant proposes a small entrance off Sebesta Rd. that would be crushed asphalt along with the parking lot. They would also install parking bumpers for security as well. The parking lot would go back about halfway on the empty lot and would include a small walkway to the hospital. Drainage would not be an issue as there is a ditch in the front and rear of the lot and the grade can be sloped for the water to run to those 2 drainage points.

Sec. 28-101.1. - Parking lot paving requirements.

(a)Applicability. The City of Angleton parking lot paving requirements shall apply to all off-street parking, maneuvering, loading and storage areas located within the city limits of the City of Angleton, or its extraterritorial jurisdiction. (b)Paving materials. Facilities subject to these requirements shall submit paving designs to the City of Angleton that have been prepared by an engineer registered to practice engineering in the State of Texas. The design shall utilize either a reinforced concrete or asphalt wearing surface, supported by the appropriate base material and/or compacted sub-grade. The thickness of the pavement components shall be designed based upon the intended use, anticipated loading, intended life of the pavement, and the engineering properties of the soil that are developed from geotechnical sampling and testing.(1)Pavement in front of refuse container shall be of concrete, designed to accommodate the load of a full vehicle while accepting refuse from a container. The concrete pavement shall extend a minimum of ten feet in front of the dumpster enclosure and shall be as wide as the enclosure. (2)All concrete paving, including curbs and gutters, shall be designed with steel reinforcing.

The business owner has improved this property to a environment for small families to come enjoy a park like setting. The appellant states that “existing neighbors love the improvements and cannot wait for us to open. Much like my multiple ventures over the past 15 years in Angleton, it will be a unique and enjoyable draw to our city”.

Pursuant to Chapter 28, Section 28-23(h)(3) of the Code of Ordinances of the City of Angleton (Code), notice was publishing in the “Facts,” and mailed to all property owners within two-hundred feet of the subject property.

Pursuant to Section 28-23(h)(4): The board of adjustment shall not grant a variance unless it finds, based upon compelling evidence provided by the applicant, that each of the conditions of subsection (f) have been satisfied...”

Pursuant to Section 28-23(f)(2): No variance shall be granted without first having given public notice and having held a public hearing on the variance request in accordance with subsection (h) of this section and unless the board of adjustment finds:

- a. **That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his/her land;**

*The current commercial standards for commercial parking lot does not have a provision for chat or kalachi which is prohibited. This temporary parking lot will serve the overflow staff parking.*

- b. **That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.**

*Due to the remoteness of the use, a variance is necessary for the preservation and enjoyment of a substantial property right. If the animal clinic were to expand in the future, the owner would have to build an expansion parking lot that will meet the current requirements and standards.*

- c. **That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;**

*The granting of the variance should not be detrimental to the public health, safety or welfare of surrounding properties which are commercial uses. Cross access parking easements should be*

d. That the granting of the variance will not have the effect of preventing the orderly use of the other land within the area in accordance with the provisions of this chapter; and Again, it is hard to imagine how the proposed overflow parking would prevent the orderly use of other land within the area.

e. That a finding of undue hardship exists.

Pursuant to Section 28-23(f)(4); A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this chapter to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.



## SITE PHOTOGRAPHS





**View of Animal Hospital existing parking lot looking towards vacant lot**



**View of Animal Hospital existing parking lot looking towards vacant lot**





**View looking southwest toward vacant lot**



**View of Animal Hospital existing parking lot looking towards vacant lot**





**View looking southeast toward site**



**View of South at entry into existing Hope Animal Hospital**

## **Site Analysis**

### **Staff recommends the following conditions of approval:**

1. Business owner must obtain a parking lot and driveway permit in compliance with the Board's condition of approval of the temporary parking lot.
2. Parking within the right of way of Hwy. 35/W. Mulberry St. shall be prohibited, due to site visibility and clearance.

**Staff Recommendation:** Staff recommends approval of the variance to allow for compacted gravel, chat or stone, subject to a final site plan be provided through the permit process.

**Suggested Motion:** I move we find that the criteria of Section 28-23(f) of the Code of Ordinances of the City of Angleton are met and grant a variance to Sec. 28-101.1. - Parking lot paving requirements to allow for the overflow parking lot use of a compacted chat lot, for the Hope Animal Clinic Hospital, with the recommended conditions.