



AGENDA ITEM SUMMARY REPORT

MEETING DATE: June 10, 2025

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

AGENDA CONTENT: Public hearing, discussion, and possible action to approve Ordinance No. 20250708-000 rezoning approximately 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (6 lots).

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Note that this item was tabled in the June 10, 2025, Council Meeting. This is a request from Manuel Gonzalez to rezone 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District. The applicant's primary purpose is to provide 6 additional spaces to the existing Blackmon Manufactured Home Community.

Review Criteria and Findings of Fact:

In determining 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. ***(Staff concurs that the property is appropriate to match the manufactured home use with newer units and any upgrades to the dilapidated residential structure currently on the property site.)***
- 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; ***(There will be no negative impact on said capacity of public improvements; with access road improvements, this will be a positive improvement.)***
- 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. ***(vacant land adjacent will be developed similarly).***

- 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. Newly created **MH, Manufactured Home Parks, is not a popular use being promoted. However, it will provide additional affordable living units.** How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved. **(This rezoning will provide for infill residential reinvestment, and pose no negative impact on the surrounding area if restrictions are placed and the new owners improve the infrastructure and upkeep).**
- e. Any other factors that will substantially affect the public health, safety, morals, or general welfare. **(No factors will negatively affect the public health, safety, morals or general welfare if developed is approved).**

Surrounding Conditions:

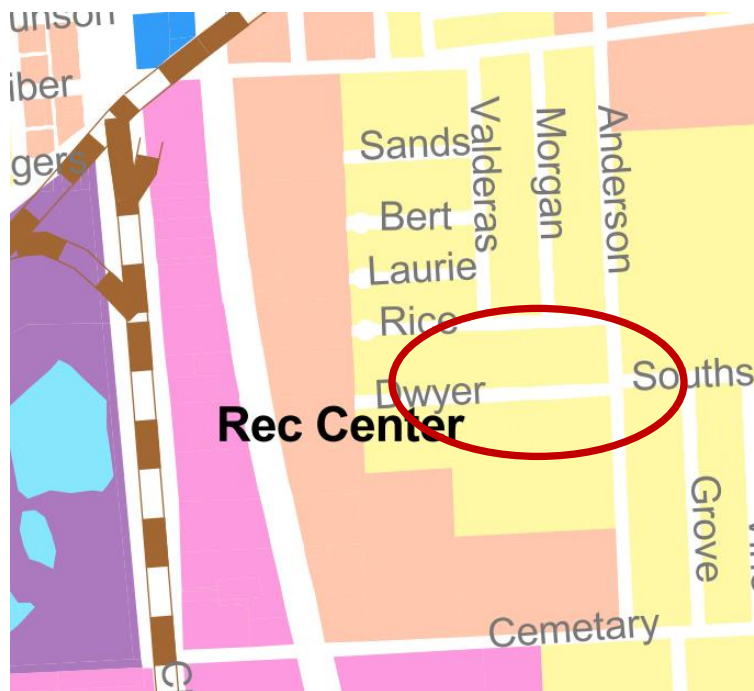
Existing Land Use and Zoning

North: SF 7.2 Residential.

East: SF 7.2 Residential.

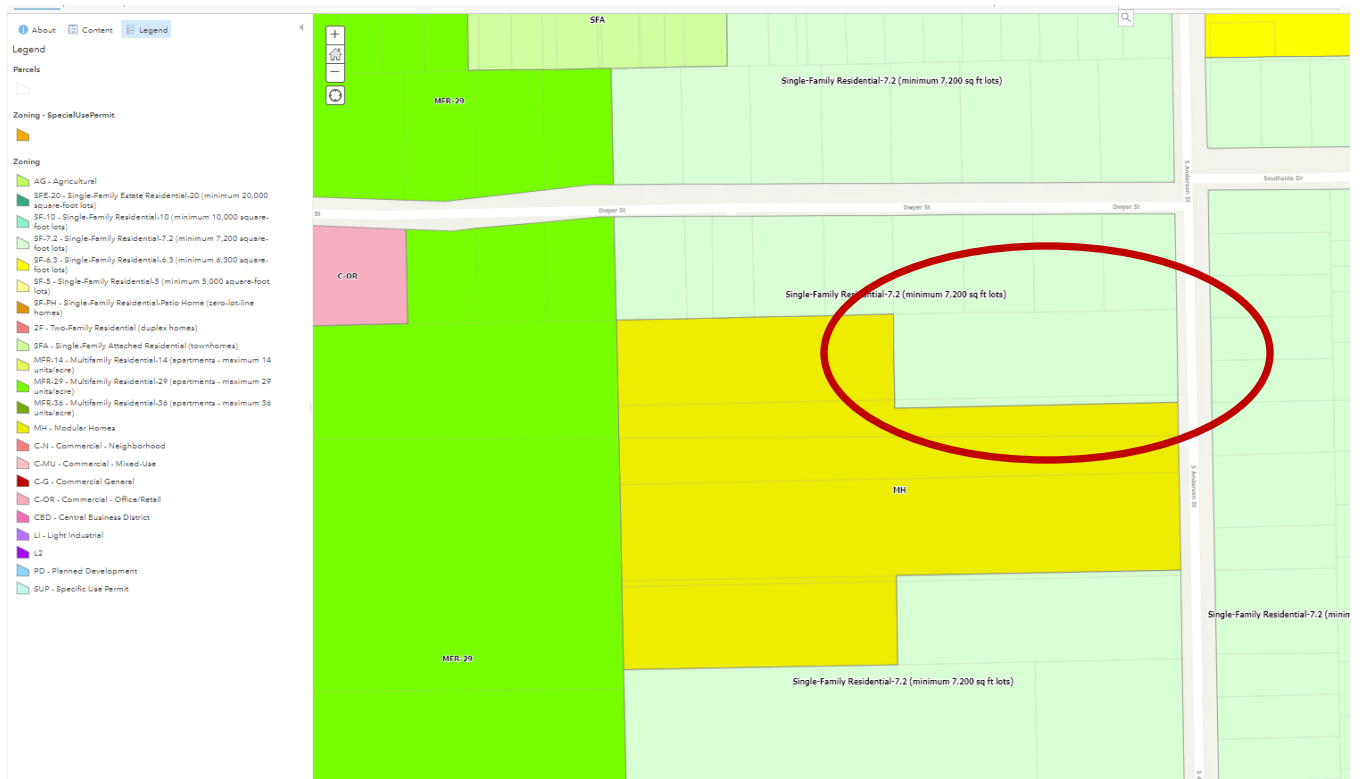
West: MH/Manufactured Homes.

South: MH/Manufactured Homes.



Future Land Use Map

The Future Land Use Plan from the City of Angleton Comprehensive Plan Update designates the subject property as a **Single Family Residential Category**.



Zoning Map



Aerial Map

STAFF REVIEW:

If the rezoning is approved, the applicant will be required to file a development plat for the added expansion area for the MH Manufactured home district. This will trigger improvements that may be required for the Access section below (Maxie Ln.).

Current General Bulk Requirements for the MH—Manufactured home district are as follows:

Sec. 28-54. - MH—Manufactured home district

(c) *Area regulations:*

(1) *Size of yards* (for each space within a manufactured home park or subdivision):

- a. *Minimum front yard:* 25 feet from a dedicated street; 15 feet from any private street or drive. See section 28-106 for additional setback requirements.
- b. *Minimum side yard:* Ten feet; 20 feet between units; 20 feet from zoning district boundary line; 15 feet for a corner lot on a residential or collector street, and 20 feet for a corner lot on an arterial street.
- c. *Minimum rear yard:* Ten feet; 20 feet from any zoning district boundary line.
- d. If a garage is provided, the entry (i.e., door) side of the garage shall have a 25-foot setback as measured from any property or street right-of-way line.

(2) *Size of space* (for each space within a manufactured home park):

- a. *Minimum lot area:* 4,000 square feet per unit.
- b. *Minimum lot width:* 40 feet.
- c. *Minimum lot depth:* 100 feet.

The applicant plans to rent or lease the spaces and will not be selling lots there, for they are asking for a single lot development to accommodate 6 additional spaces.

(3) *Minimum floor area per dwelling unit:* 800 square feet.

(4) *Maximum lot coverage:* 50 percent for main building/unit plus any accessory buildings.

(5) *Parking regulations:* **Two spaces per unit located on the same lot as the unit served (see section 28-101, off-street parking and loading) line.**

(6) *Area for manufactured home park:* Minimum project area five acres; maximum project area 25 acres.

(7) *Maximum height limit:*

- a. Two and one-half stories, and not to exceed 36 feet, for the main building/house.
- b. One story for other accessory buildings, including detached garages, carports, management office, clubhouse, gazebo, mail kiosks, etc.
- c. Other requirements (see section 28-106).

- (8) *Minimum exterior construction standards:* None (manufactured homes only - all other structures shall conform with section 28-105).
- (9) *Maximum impervious surface coverage:* 60 percent.
- (d) *Supplemental requirements for manufactured home parks:*
 - (1) *Tenant parking:* Each parking space shall be an approved all-weather surface, in accordance with city standards, and shall be located to eliminate interference with access to parking areas provided for other manufactured homes and for public parking in the park (see section 28-101, off-street parking and loading requirements).
 - (2) *Visitor and supplemental parking:* Manufactured home parks that provide a paved parking area on each lot that accommodates fewer than four parking spaces (with spaces stacked no more than two parking spaces deep) shall provide visitor and supplemental parking in accordance with the following requirements:
 - a. **Two visitor parking spaces for every three manufactured home spaces. New spaces need to satisfy this requirement.** No manufactured home lot shall be situated further than 150 feet from a visitor space.
 - b. One supplemental parking or vehicle storage space for the parking or storage of boats, campers and similar vehicles or equipment for every four manufactured home spaces. Supplemental parking spaces may be located anywhere within the manufactured home park.
 - c. Each visitor and/or supplemental parking space will be not less than nine feet by 20, which is not to be included in the lot size for any manufactured home lot.
 - (3) **Access:** Each manufactured home community shall have direct access from an improved public street in accordance with the subdivision ordinance. Where an internal private street provides access to individual lots or dwelling units, the same shall be paved in accordance with city standards, and it shall be dedicated to the public as an emergency access or fire lane easement to allow for the rapid and safe movement of vehicles used in providing emergency health or public safety services. Each emergency access/fire lane easement shall have a clear unobstructed width of 24 feet, shall connect to a dedicated public street, and shall have a turning area and radii of a minimum of 50 feet to permit free movement of emergency vehicles. Dead end streets are not allowed. Fire lane easements shall be maintained by the manufactured home park.

Note that Maxie Lane, which acts as a private road, would require road improvement and surfacing for adequate access per this section of the Code of Ordinances. The Fire Chief, at a minimum, is suggesting no parking be allowed along Maxie Lane. Staff recommends one-way signage along with intermediate no-parking signs along Maxie Lane. Note that this is not enforceable by the City.
 - (4) *Walkways:* Designated ADA concrete walkways four feet in width will be provided on both sides of roadways or streets.

A variance will be required during the platting process to forego this requirement.

Record of Proceedings: P&Z Commission Meeting held June 5, 2025

DS Director Otis Spriggs introduced the item, describing the surrounding zoning and conditions of the project site:

The 1.193 subject site is zoned Residential 7.2. The owner is proposing to square off the NE section of the existing manufactured home community for this tract recently purchased. Since the agenda posting, the owner and applicant clarified that he hopes to retain the existing home along Anderson Street at Maxie Ln. Therefore, the frontage along Anderson Street will remain as seen in the Photo section of this report. With the exception, the applicant plans to renovate the existing deteriorated home, which is to remain on the site. The applicant also submitted a concept plan (attached) that denotes the final lot configuration.

The required notices were published in the local newspaper and mailed to property owners within 200 feet of the subject property.

Mr. Spriggs cautioned the Commission that it has the discretion to consider the rezoning request and any public input received. After agenda posting, our office received 1 opposing landowner and two email/telephone inquiries, in which the conditions of the approval recommendations could result.

Those revolve around the frontage of the property being in view of newly constructed single-family homes along the east side of Anderson Street (Anderson Place Subdivision). Staff has alerted the applicant of all of staff's comments and conditions that resulted from the Criteria Section above which include the following:

- Limiting the expansion to six (6) manufactured home spaces.
- Excluding the existing single-family home currently on the subject site from the MH Rezoning request and retaining its Residential 7.2 Zoning Classification. The owner shall file a minor subdivision plat for the subject property. Staff recommends a screening and buffering condition that will facilitate any concerns of retaining the current single-family character along Anderson Street.
- All fire hydrant and fire lane access requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.
- The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite and visitor parking.
- Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.
- ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.
- The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

Findings of fact are established above in the Criteria Section.

The required notices were published in the local newspaper and mailed to property owners within 200 feet of the subject property.

Public Hearing: A Motion was made by a Commission Member Michelle Townsend; seconded by Commission Member Will Clark, to open the Public Hearing.

Speakers: Mr. Manuel Gonzalez, Lake Jackson, TX, appeared before the Commission and welcomed any questions.

No others gave input from the Public.

Motion was made by Commission Member Michelle Townsend; Seconded by Commission Member Deborah Spoor to close the Public Hearing.

Commission Deliberation:

Commission Member Michelle Townsend questioned who would bear the cost of the fire hydrant extension? The developer/applicant, Mr. Spriggs, noted.

Commission Member Andrew Heston asked who would be enforcing the no-parking signage and one-way signage. Mr. Spriggs stated that the City would not.

Mr. Gonzalez clarified that there is no HOA and that he would frequently visit the site. There is no full-time manager in the park. He would monitor any one-way, which he originally knew was an issue when he purchased the park 2-3 years ago. The units are typically \$60 - \$80,000 purchase/financed units, and he rents the space.

Commission Member Will Clark stressed concerns about the existing units with deterioration. The people who own the units don't live in them but are leasing them. This is not attractive. We need assurance from you that you will replace the bad units or vacant units out there.

Mr. Gonzalez explained that the units moved in have to meet windstorm and hurricane requirements and the age requirements by year (1999+). He noted that he is also trying to purchase single-family lots along Anderson Street, because he is also a single-family homebuilder.

Commission Member Michelle Townsend questioned the parking and visitor parking requirements and location. She also asked about neighbor objections to the screening of the MH. Since the agenda, posting the concept plan would show there is a buffer for the use difference. Commission Member Townsend commented on scaling it back to 4 lots instead of 6. She also commented on the available water and sewer taps on infrastructure concerns.

Commission Member Deborah Spoor expressed concerns of the old trailers that have been there since she was a kid. She feels that, consistent with the southerly residential growth, we should continue to put homes, larger lots with adequate driveways. Mobile homes deteriorate faster than regular homes. She also expressed consistency of values.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the rezoning of 0.894 subject to the noted conditions for 4 new mobile home lots, and forward it to the City Council for final action. Commission Member Clark seconded the motion.

Conditions:

1. The uses permitted on the property shall be restricted to four (4) manufactured home spaces.
2. The owner shall file a minor subdivision plat for the subject property.
3. All fire hydrant requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.
4. The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite, visitor, and supplemental parking.
5. Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.
6. ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.
7. The applicant shall install a privacy fence along the east boundary of the MH district as rezoned and as depicted on Exhibit A.
8. The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

Roll Call Vote:

Commission Member Will Clark - Nay; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Nay, and Chair William Garwood- Nay. (4 Nay-1-Aye). The rezoning was denied.

STAFF RECOMMENDATION:

City Council is asked to consider approving the ordinance rezoning 0.894 acres from the Single Family Residential 7.2 Zoning District to a MH Manufactured Home Park Zoning District.

