

ORDINANCE NO. 20250610-005

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, 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 PARK, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.

WHEREAS, on June 5, 2025, the City of Angleton Planning & Zoning Commission held a public hearing, considered and approved the rezoning of approximately 0.894 acres from the Single Family Residential 6.3 Zoning District to a Manufactured Home (MH) District at 1030 S. Anderson St., Angleton, TX, Brazoria County; and

WHEREAS, on June 5, 2025, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed rezoning; and

WHEREAS, on June 5, 2025, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed rezoning and voted 4-1 to recommend denial of the rezoning request; and

WHEREAS, on June 10, 2025, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendation of the Planning and Zoning Commission and staff, responses to questions of the applicant regarding the proposed rezoning; and

WHEREAS, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-24, Amendments to zoning ordinance and districts, and considered the proposed rezoning located at 1030 S. Anderson St., Angleton, TX, for the 0.894 acres depicted in Exhibit A (attached); and

WHEREAS, the City Council has made findings of fact that support the rezoning request, and desire to grant the rezoning submitted by Manuel Gonzalez, with the conditions set forth below.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. That all of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated herein by this reference and

expressly made a part hereof, as if copied herein verbatim.

SECTION 2. City Council approves the Rezoning in accordance with Chapter 28 Zoning, Sec. 28-24, Amendments to zoning ordinance and districts, with the following 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.
7. The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

SECTION 3. Penalty. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars (\$2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

SECTION 4. Repeal. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

SECTION 5. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 6. Effective date. That this Ordinance shall be effective and in full force immediately upon its adoption.

SECTION 7: Proper Notice & Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED and ADOPTED this 10th day of June, 2025.

CITY OF ANGLETON, TEXAS

John Wright, Mayor

ATTEST:

Michelle Perez, TRMC, CMC