

**ORDINANCE NO. 2023 xxxx-xxx**

**AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, TO AMEND THE "ZONING MAP OF THE CITY OF ANGLETON" BY CHANGING THE ZONING MAP DISTRICT DESIGNATION AND PROVIDING FOR A ZONING CHANGE OF 1.67 ACRES FROM THE COMMERCIAL GENERAL (C-G) DISTRICT TO THE SF-7.2 SINGLE FAMILY RESIDENTIAL DISTRICT, FOR PROPERTY LOCATED 2927 N. VALDERAS ST., ANGLETON, TX.; PROVIDING FOR A PENALTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission conducted a public hearing on September 19, 2023; and

**WHEREAS**, the City Council conducted a public hearing on September 26, 2023; and

**WHEREAS**, notice of the public hearings was published in *The Facts* (August 18, 2023 and September 10, 2023) and mailed to property owners within 200 feet of the zoning request; and

**WHEREAS**, the Planning and Zoning Commission, on September 19, 2023, made findings of fact that rezoning 1.67 acres from the Commercial General District to the SF- 7.2 Single Family Residential District, for property located at 2927 N. Valderas St., Angleton, TX, would be consistent with the adjacent property in the area, and the spirit and intent of recommendations of the Comprehensive Plan, and with generally accepted urban planning principals; and

**WHEREAS**, the City Council, on September 26, 2023, adopted by reference the findings of fact made by the Planning and Zoning Commission.

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

**SECTION 1.** That the foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part of this Ordinance for all purposes as findings of fact.

**SECTION 2.** The Property is more fully described in Exhibit "A, attached hereto and made a part hereof for all purposes be rezoned from the Commercial General(C-G) District to the SF-7.2 Single Family Residential District.

**SECTION 3.** That the Official Zoning Map of the City of Angleton is hereby amended in accordance with the provisions of this Ordinance to show the change in zoning district classification.

**SECTION 4.** That any person or corporation violating any of the provisions of this Ordinance shall upon conviction be fined any sum not exceeding \$2,000 and each and every day that the provisions of this Ordinance are violated shall constitute a separate and distinct offense.

**SECTION 5.** That should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity of such section, or part shall in no way affect, impair or invalidate the remaining portion thereof, but as to such remaining portion, the same shall remain in full force and effect.

**SECTION 6.** That it is hereby found and determined that the meetings at which this Ordinance is considered are open to the public and that notice of the time, place and purpose thereof was given in accordance with the provisions of the Texas Government Code - Chapter 551, as amended, and that a quorum of the City Council was present.

**SECTION 7.** That this Ordinance shall be effective and in full force immediately upon its adoption.

**PASSED AND APPROVED THIS 26TH DAY OF SEPTEMBER, 2023.**

CITY OF ANGLETON, TEXAS

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John Wright  
Mayor

ATTEST:

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Michelle Perez, TRMC  
City Secretary