



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 26, 2023

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

AGENDA CONTENT: Discussion and update on various Zoning setback requirements, introducing a number Text Amendments in various Zoning Districts. No action is required.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$0 **FUNDS REQUESTED:** \$0

FUND: N/A

EXECUTIVE SUMMARY:

During the Council session on July 25, 2023, Staff provided City Council with an analysis of the yard setback requirements of the various Zoning District categories and subdivision design principles within the City of Angleton, as compared to neighboring municipalities (See the attached table).

At the request of the City Manager, Staff is presenting an update and status on recommended changes to the Lot requirements and setback sections of the Zoning Ordinances. Our goal is to have the recommended changes reviewed by Legal and bring them before the Planning and Zoning Commission in their November session for review, discussion, and action of recommendation to City Council. Meanwhile, Staff will work diligently to engage the development professionals and community for input, participation, and comment.

In summary, Staff is recommending an increase on the standard residential lot to be located at least 35 ft. from the R.O.W., having at least a separation between homes of 15 feet (7.5 ft. setback min. modification each side). Staff will continue to fine-tune the minimum driveway debts as well as stipulations of keeping the cul-de-sac street parking as prohibited. Please see the mark-up attachment(s) to the Code of Ordinances applicable sections.

Commercial District front setbacks are recommended to be increased to 35 ft. minimum as well, with the exception of the CBD- Downtown area remaining as-is.

During the Council work session discussion of cul-de-sacs was commented on. Staff is recommending the following:

(ADD) PARKING ON CUL-DE-SACS PROHIBITED.

- (a) No person shall stop, stand or park any vehicle upon any cul-de-sac within the City except while actually loading and unloading and then only for a period not to exceed thirty minutes.*
- (b) All cul-de-sacs within the City are hereby designated as fire lanes.*

RECOMMENDATION:

Staff recommends that City Council holds the discussion on Zoning setbacks and lot size/types and provide feedback to administrative staff.