

**ORDINANCE NO. 20250812-003**

**AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, TO AMEND THE ZONING MAP FOR A 9.438 ACRES TRACT OF LAND WITHIN THE CITY OF ANGLETON, DESCRIBED AS THE A0380 J DE J VALDERAS TRACT 153F-155A3, BRAZORIA COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ANGLETON TO ZONE THE ENTIRE 9.438 ACRE TRACT WITH THE "C-G" (COMMERCIAL GENERAL) ZONING DISTRICT DESIGNATION; PROVIDING FOR A PENALTY, PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission conducted a public hearing on August 7, 2025; and

**WHEREAS**, the City Council conducted a public hearing on August 12, 2025; and

**WHEREAS**, notice of the public hearings was published in The Facts and mailed to property owners within 200 feet of the zoning request; and

**WHEREAS**, the Planning and Zoning Commission, on August 7, 2025, made findings of fact that zoning of the property to the C-G, Commercial General zoning district would be consistent with the zoning adjacent property, the recommendations of the Comprehensive Plan, and with generally accepted urban planning principals; and

**WHEREAS**, the City Council, on August 12, 2025, adopted by reference the findings of fact made by the Planning and Zoning Commission; and

**WHEREAS**, Texas Local Government Code§ 43.003 authorizes the City of Angleton, as a home-rule municipality, to extend its City limit boundaries through the annexation of area adjacent to those boundaries; and

**WHEREAS**, Section 28-6 of the Code of Ordinances of the of the City of Angleton provides for Zoning upon annexation and the property owner has voluntarily filed the petition for annexation and the application for zoning simultaneous in accordance and that the City Council has authority by ordinance to fix the City limit boundaries, provide for the alteration and extension of said boundaries, and annex additional territory lying adjacent to said boundaries in any manner provided by law.

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

**SECTION 1.** The Official Zoning Map of the City of Angleton shall be amended to include the subject 9.438-acre tract within the City of Angleton with the zoning designation of the "C-G" (Commercial General) district.

**SECTION 2.** That the 9.438 acres situated on the A0380 J DE J VALDERAS TRACT 155A3, Property Identification Number 706979, Brazoria County Appraisal District, as described in Exhibits A & B, be zoned to the Commercial General District (C-G).

**SECTION 3.** All official maps that depict the boundaries of the City Limits of the City of Angleton, Texas be revised to include the subject 9.438-acre tract within the City of Angleton.

**SECTION 4.** The meeting at which this Ordinance was approved was a regular meeting of the City Council, and in all things, was conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

**SECTION 5.** This Ordinance shall become effective from and after its passage.

**SECTION 6.** 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 7.** 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 8.** 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.

**PASSED AND APPROVED** this 12th day of August 2025.

**CITY OF ANGLETON, TEXAS**

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John Wright  
Mayor

**ATTEST:**

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Michelle Perez, TRMC, CMC  
City Secretary