



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 5, 2026

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on an Ordinance, approving an (SUP) Specific Use Permit, within the SF 6.3, Single Family District, allowing for an RV-Recreational Vehicle Temporary Housing for medical purposes, at 202 S. Walker St., Angleton, Texas.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None **FUNDS REQUESTED:** Less than \$1,025.00

FUND: Development Fees None

EXECUTIVE SUMMARY:

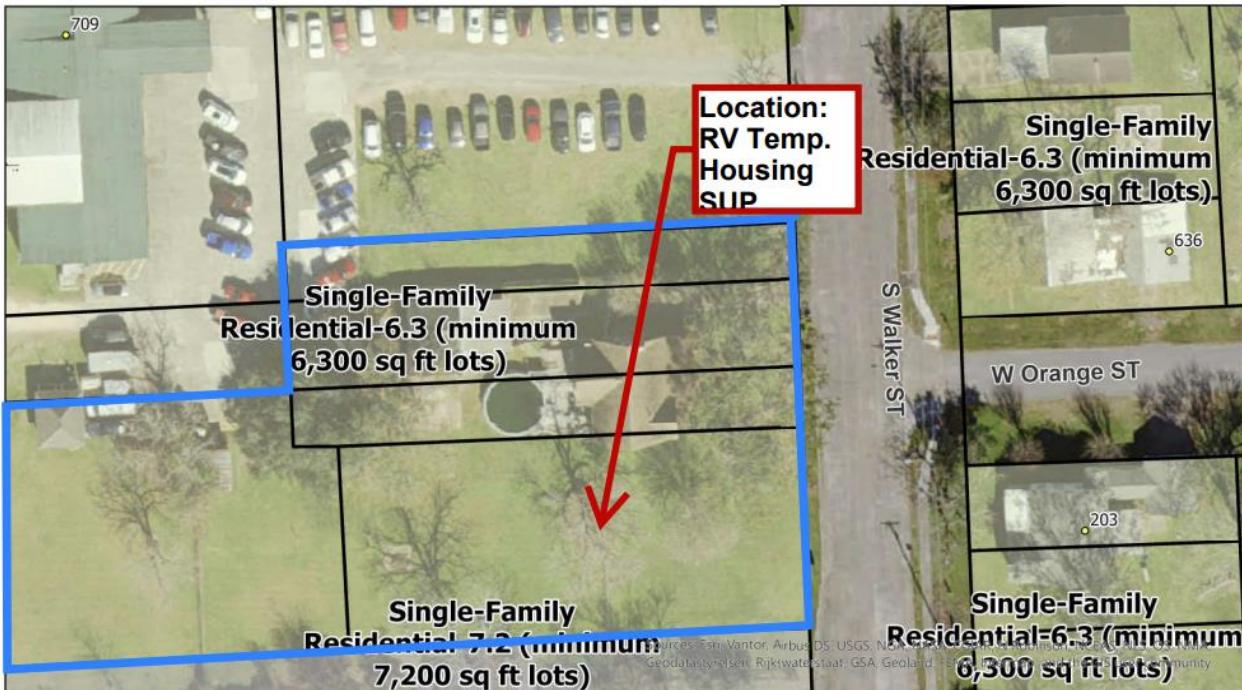
Laura Green, who has recently been diagnosed with a critical medical condition and can no longer live independently and has been residing in an RV placed on her daughter's property at 202 S. Walker, to provide her with immediate and essential care for the anticipated duration of six months to one year. This arrangement is the only way to accommodate her critical needs while providing a measure of comfort and personal space during this difficult time.

Given the extreme and unforeseen financial and emotional hardship placed upon the family due to this medical emergency, she respectfully asked the City Council to grant for a waiver for the standard SUP application fee, and on January 13, 2026 all fees were waived, as City Council fully established hardship was proven.

She is fully prepared to comply with all conditions the City may impose regarding the placement and maintenance of the RV to ensure neighborhood safety and aesthetics.

Section 28-63, 5 (e); SUP- Specific use permits, outlines the requirements and factors for consideration:

When considering applications for a specific use permit, the planning and zoning commission in making its recommendation and the city council in rendering its decision on the application shall, on the basis of the site plan and other information submitted, evaluate the impact of the specific use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The planning and zoning commission and the city council shall specifically consider the extent to which:



VICINITY MAP: EMERGENCY TEMP. HOUSING SUP

Location: 202 S. Walker St., Angleton, Texas



- a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan; **The use is permitted as a specific use permit.**
- b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations, **No issues.**
- c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter; **All supplemental standards are met. No issues apply.**
- d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:
 - Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire; Access is adequate. **No issues apply.**
 - Off-street parking and loading areas; Parking is sufficient for the proposed use.
 - Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses; **No issues apply.**
 - Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; **N/A.**

- Required yards and open space; **No issues**.
- Height and bulk of structures; **No issues apply**.
- Hours of operation; **N/A**.
- Exterior construction material and building design; **No issues**. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development-generated traffic on neighborhood streets. Low volume use. **No issues apply**.

e. The proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity. **No issues**.

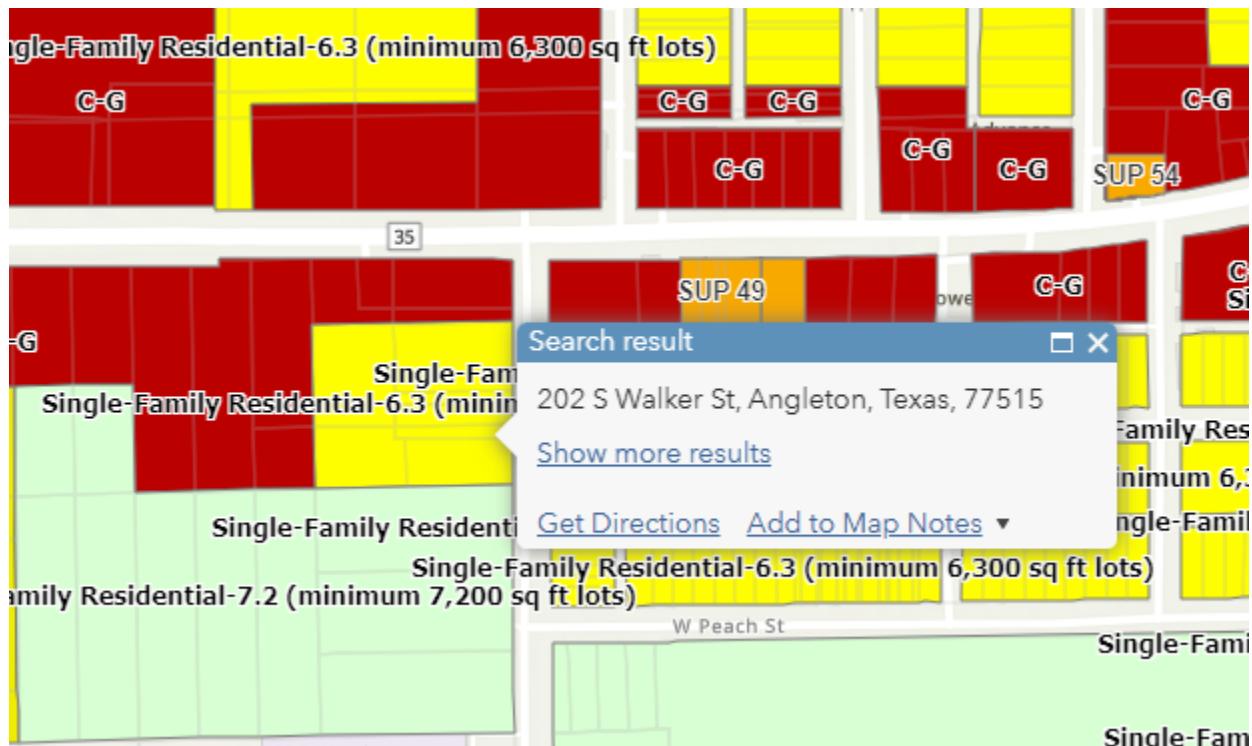
Staff have taken the above criteria into consideration when reviewing the proposed request approving of an SUP (Specific Use Permit) application for an RV Temporary storage for medical purposes, for the address location 202 S. Walker St., Angleton, Texas.

Public Notification

Staff sent public notices to the local newspaper, and to the property owners within 200 feet of the subject property under consideration for the SUP application.

Opposition to or Support of Proposed Request

To date, Staff has not received any notices in opposition of the proposed SUP request.



Recommendation: The Planning Zoning Commission should approve and recommend approval of the ordinance to the City Council, granting the SUP for the RV Temporary housing, for medical purposes, subject to the following condition(s):

1. Placement and Specific Use Permit shall remain in compliance with Sec. 14-103. - Recreational vehicles outside licensed park for emergency housing.
2. The term of the granting of this SUP specific to this Laura Green, shall be temporary, expiring one year from the date of the approval of this SUP being granted, to allow the applicant sufficient quality of life, while demonstrating full compliance with the above cited City Codes of Ordinance requirements. Upon a one-year review, the City Manager may extend the approval of the SUP for an additional temporary term or may revoke the approval of the SUP immediately ordering the certificate of occupancy to be terminated, and the RV unit removal.