



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** August 26, 2025

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

**AGENDA CONTENT:** Conduct a public hearing, discussion, and possible action on Ordinance No. 20250826-008 rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas.

**AGENDA ITEM SECTION:** Public Hearing and Action Item

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**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

### EXECUTIVE SUMMARY:

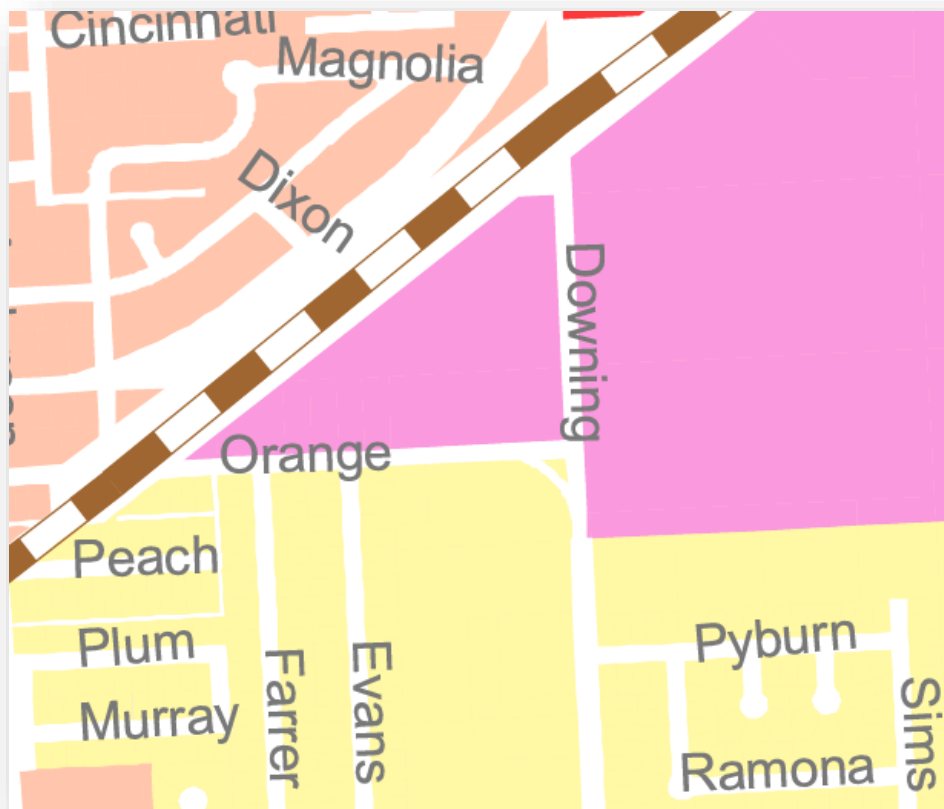
The applicant requests to rezone approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District for property located west of 1001 Orange Street.

### Future Land Use Map

The 2005 Comprehensive Land Use Plan highlights this tract of land as "Industrial Use District".

- Industrial development should have good access to truck routes, hazardous material routes and railroads.
- Industrial uses should be targeted in selected industrial development areas.
- Industrial development should have good access to primary streets and major highways.
- Industrial development should be separated from other uses by buffers.
- Industrial development should not be directly adjacent to residential areas.

Although this tract is next to railroad, due to proximity to residential, it has panned out to be unsuitable for any active industrial uses. Less-intense use of a residential scale would be more compatible with the surrounding area.



#### **Applicant's Purpose:**

The applicant hopes to rezone approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St. The plan is to build approximately 5 homes on this vacant tract.

#### **Existing Land Use and Zoning:**

**North:** ETJ /Vacant

**West:** Vacant/ Ashland Development

**South:** Gulf Coast Ford/ Industrial District

**East:** ETJ /Vacant

#### **Finding of Fact/ Review Criteria:**

In making a determination regarding a requested zoning change, the planning and zoning commission and the city council shall consider the following factors:

- a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city

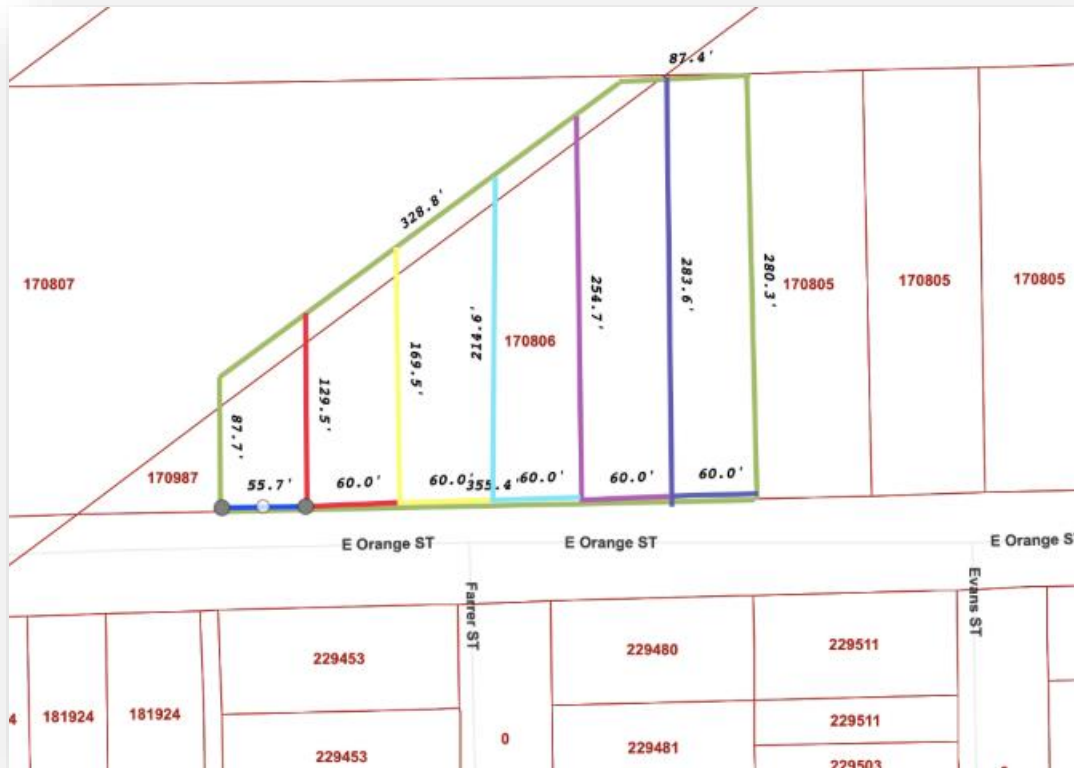
as a whole; *The proposed use will be more appropriate and consistent than the current allowable industrial uses.*

- b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; **The proposed rezoning should not cause any major capacity issues in terms of public services.**
- c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development; **The area is more conducive for residential development.**
- d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change; **The area and vicinity has steadily developed as residential.**
- e. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved; **No major or negative impacts if property site and drainage plans are implemented.**
- f. Any other factors that will substantially affect the public health, safety, morals, or general welfare. **N/A.**









**Proposed Layout- Note: the Applicant has agreed to 5 lots as part of P&Z's recommendation.**

**The Zoning Code requirements for the requested SF-7.2 district are as follows:**

**Sec. 28-45. SF-7.2—Single-family residential-7.2 district.**

(a) General purpose and description: The SF-7.2—Single-Family Residential-7.2, district is intended to provide for development of primarily detached, single-family residences on smaller and more compact lots of not less than 7,200 square feet in size, churches, schools and public parks in logical neighborhood units. Areas zoned for the SF-7.2 district shall have, or shall make provision for, City of Angleton water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

**(b) Permitted uses:**

(1) Those uses listed for the SF-7.2 district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.

**(c) Height regulations:**

- (1) Maximum height:
  - a. Two and one-half stories, and not to exceed 35 feet, for the main building/house.
  - b. One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
- (d) Area regulations:
- (1) **Size of lots:**
  - a. Minimum lot area: 7,200 square feet.
  - b. Minimum lot width: 60 feet.
  - c. Minimum lot depth: 100 feet.
- (2) **Size of yards:**
  - a. Minimum front yard: 35 feet.
  - b. Minimum side yard: Ten feet, zero inches for interior side yard; 30 feet for a corner lot on a street; 30 feet for a key corner lot.
  - c. Minimum rear yard: 20 feet for the main building and any accessory building(s); 25 feet for rear entry garage. (See section 28-103 for accessory building standards.)

## Conclusion

The proposed rezoning will fit consistently with other similar uses within the area.

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## RECORD OF PROCEEDINGS:

Planning & Zoning Commission Meeting held August 7, 2025

### PUBLIC HEARINGS AND ACTION ITEMS

1. Conduct a public hearing, discussion, and possible action on an Ordinance rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas.

**Staff:** DS. Director Otis Spriggs presented this item: Noting the surrounding conditions. The property is currently zoned light industrial. We have provided information regarding the land use plan and comprehensive plan, which are pretty parallel with what the zoning currently is. It is obvious that at one time the city hoped most of its industrial uses would be situated near the railroad, and we listed some uses that are typical of industrial uses, which are primarily along arterial streets and major highways. Of course, this is not a major

highway of any sort. And when light industrial abuts residential, there should be adequate buffers to separate. There are photographs in the report that show the residential character of the area.

The applicant is proposing 6 lots as shown in the attached graphic. The criteria for rezoning were analyzed by staff, and no issues of negative impact were realized.

Staff has provided the Single-Family Residential Zoning standards for the SFR 6.3 District. The applicant must satisfy those code requirements when creating a new district. As I noted, you cannot create your own hardship; therefore, staff is recommending a reduction of 1 lot to 5 maximum lots to satisfy the minimum lot requirements. This is a public hearing. The applicant is here to address the board if you have any questions, and we'll hear from the public, and then the staff will answer any questions that you have.

**Public Hearing:** A motion to open the public hearing was made by Commissioner Member Michelle Townsend and seconded by Commissioner Member Spoor. Motion carried unanimously to open the public hearing.

**Mrs. Dubose**, 203 Evans, Angleton, TX appeared before the Commission to voice drainage concerns over the Kiber Reserve Subdivision, which built the drainage detention pond. She has had flooding in her backyard only after Kiber Reserve was built because it is higher than her land. Ms. Dubose presented photographs of the flooding; of which they built a ditch along their fence line.

It was noted that the drainage for the subject site will run along the railroad and not towards the areas mentioned.

A motion to close the public hearing by Commissioner Member Michelle Townsend and seconded by Commissioner Member Andrew Heston. Motion carried unanimously to close the public hearing.

The applicant, Mr. Kandler, appeared before the Commission, noting that he will meet all City requirements regarding drainage through the Drainage District during platting and development, which will drain along the north side along the railroad tracks.

Commission Member Townsend asked if there is a particular reason why SFR 6.3 was recommended now that we know the 6<sup>th</sup> lot cannot meet the requirements. Mr. Kandler replied that SFR6.3 was what the rest of the area was zoned. Commission Member Townsend asked, since 5 lots will meet the requirements, will it meet the SFR 7.2 requirements? Mr. Spriggs said yes.

#### **Commission Action:**

Motion was made by Commission Member Will Clark and seconded by Commission Member Deborah Spoor to approve the Ordinance rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District.



# SITE PHOTOS



**VIEW LOOKING WEST FROM TXDOT SITE EAST OF THE SITE**



**VIEW LOOKING WEST ALONG ORANGE STREET**



**VIEW LOOKING NORTH FROM FARRER ST.**



**VIEW LOOKING EAST FROM ALLEY**




**View looking from Farrer St. Towards Site**



**View looking east on Orange at Farrer St**



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| <p><b>View look towards the Single-Family Home adjacent on East</b></p>           |  |
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#### **RECOMMENDATION:**

The Planning and Zoning Commission recommends approval of the rezoning of approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District, for property located in the 1000 Block of E. Orange St. and forwards this item to Council for final action and approval.