

**ORDINANCE NO. 20250826-008**

**AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, TO AMEND THE ZONING MAP FOR A 1.69 ACRES TRACT OUT OF TRACT 12, OF THE BRYAN & KIBER SUBDIVISION, I.T. TINSLEY SURVEY, ABSTRACT 375, BRAZORIA COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ANGLETON FROM LIGHT INDUSTRIAL (LI) TO SINGLE FAMILY (SF-7.2) ZONING DISTRICT; 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 26, 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 Single Family (SF-7.2) zoning district would be consistent with the surrounding areas, and with generally accepted urban planning principles; and

**WHEREAS**, the City Council, on August 26, 2025, adopted by reference the findings of fact made by the Planning and Zoning Commission; and

**WHEREAS**, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-24, Amendments to zoning ordinance and districts, and considered the proposed rezoning of the 1.69-acre property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., as depicted in Exhibit A (attached); and

**WHEREAS**, the City Council has made findings of fact that support the rezoning request, and desires to grant the rezoning submitted by Keven Kandler, with the conditions set forth below.

**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 for the subject 1.69-acre tract within the City of Angleton with the zoning designation of the Single Family 7.2 (SF-7.2) district.

**SECTION 2.** City Council approves the Rezoning in accordance with Chapter 28 Zoning, Sec. 28-24, Amendments to zoning ordinance and districts, with the following conditions:

1. The use permitted on the property shall be restricted to five (5) single-family residential home.

2. The owner shall file a minor subdivision plat for the subject property.

**SECTION 3.** 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 4.** This Ordinance shall become effective from and after its passage.

**SECTION 5.** 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 6.** 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 7.** 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 26th 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