



AGENDA SUMMARY/STAFF REPORT

MEETING DATE: October 1, 2026

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on a Variance request of the Angleton LDC, Land Development Code Section 23-5, E.3/Sec. 28-46.- SF-6.3 Single Family Residential, Subsection d.1(b)., for insufficient lot frontage (49 ft.), for an infill lot approval on property located within the SF 6.3 Residential District, at 0 E. Peach St., approximately 200 ft. east of E. Peach St. & S. Arcola St., Angleton, Texas (Brazoria C.A.D., Prop. ID #715814)/(ANGLETON) BLK 67 LOT 5-5A.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: The applicant Jasmine Acero, is requesting a variance on a minimum lot width requirement for a lot of record in one of older established neighborhoods of Angleton in order to build a new infill home on a vacant lot located within the SF 6.3 Residential District, at 0 E. Peach St., approximately 200 ft. east of E. Peach St. & S. Arcola St., Angleton, Texas (Brazoria C.A.D., Prop. ID #715814)/(ANGLETON) BLK 67 LOT 5-5A. A lot reduction to 49 ft. is being requested (see survey attached).

Sec. 28-46.- SF-6.3 Single Family Residential, Subsection d.1(b).

(a) *General purpose and description:* The SF-6.3, Single-Family Residential-6.3, district is intended to provide for development of primarily detached, single-family residences on small, compact lots of not less than 6,300 square feet in size in logical neighborhood units. |

(d) **Area regulations:** |

(1) *Size of lots:* |

- a. *Minimum lot area:* 6,300 square feet. |
- b. *Minimum lot width:* 60 feet. |
- c. *Minimum lot depth:* 100 feet. |

(2) *Size of yards:* |

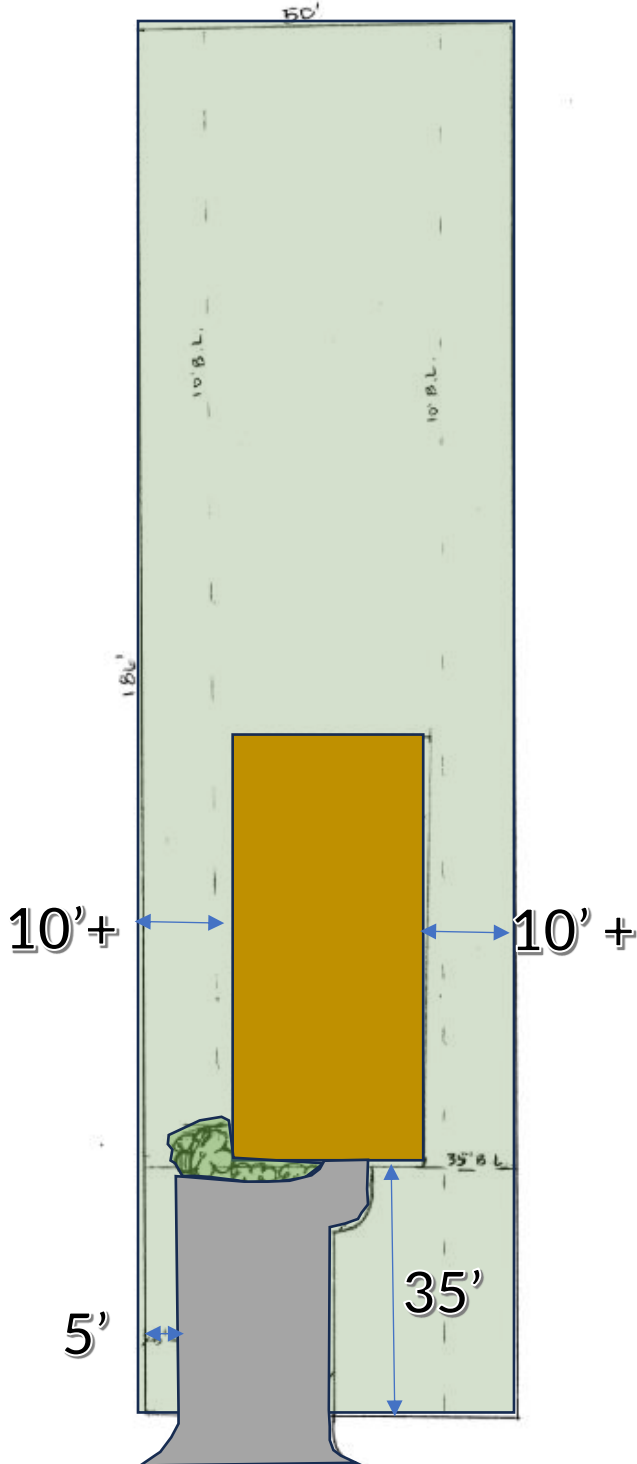
- a. *Minimum front yard:* 35 feet. |
- b. *Minimum side yard:* Ten feet, zero inches for interior side yard; 15 feet for a corner lot on a street; 30 feet for a key corner lot. |

- c. *Minimum rear yard:* Twenty feet for the main building and any accessory building(s); 25 feet for rear entry garage. (See section 28-103 for accessory building standards.)

PROPOSED SITE PLAN LAYOUT

The applicant is proposing a 58'x26' (1,508 s.f.) new single-family home on the existing tract of land. The infill project will only enhance the overall neighborhood area and property values within the vicinity.

Staff finds that the applicant's request is reasonable and will cause no issues of negative impact on the neighboring properties. All setbacks will be in accordance with Section 28-46.- SF-6.3 area regulation standards as outlined above.



PHOTOS



View looking East on Peach, Site is 1 property over to the east



Photo of home to the East of site



Photo showing property site

Recommendation:

The Planning and Zoning Commission should: *Approve the 49-ft. wide lot frontage variance as requested, establishing findings of fact that a hardship has been determined, and forward this item/recommendation to the City Council for final consideration and approval.*