



**CITY OF ANGLETON  
PLANNING AND ZONING COMMISSION AGENDA  
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515  
THURSDAY, AUGUST 05, 2021 AT 12:00 PM**

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**NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, AUGUST 5, 2021, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.**

This meeting will also be live-streamed:  
City's website at <https://angleton.tx.us/445/Meeting-Videos>  
Facebook at <https://www.facebook.com/cityofangleton/>

**DECLARATION OF A QUORUM AND CALL TO ORDER**

**PUBLIC HEARINGS AND ACTION ITEMS**

1. Conduct a public hearing, discussion and possible action on an ordinance to rezone an approximate 164.50 acres of land in the J. de J. Valderas Survey, Abstract No. 380, Brazoria County, Texas from the Agricultural District (AG) to a Planned Development (PD) District. The subject property is located on the north side of Anchor Road (CR 44) approximately 2,000 feet northwest of W. Wilkens Street.
2. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning 2.669 acres from the Commercial-General District to the Single Family Residential 6.3 District. The subject property is located north of W. Mulberry Street between Murray Ranch Road to the west and Walker Street to the east.
3. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning Angleton Block 27, Lots 7 through 20 and portion of a closed alley located at 237 E. Locust Street, Angleton, TX 77515 from Commercial-General (C-G) to Central Business District (CBD). The subject property is located with Live Oak St to the north, Arcola St. to the east, E. Locust to the south, and Chenango St. to the west.
4. Conduct a public hearing, discussion, and possible action in a request to rezone an approximate 20.00 acres from the Commercial-General (C-G) District to the Single Family 6.3 (SF-6.3) District. The subject property is located north of Bastrop Street and east of Angleton Blvd.
5. Conduct a public hearing, discussion, and possible action on a request for approval of the Lot 16 Cannan Heights Subdivision Replat with a variance of Section 23.11.C.2 prohibiting new residential lots fronting on arterial streets. The subject property is a replat of Lots 16 Cannan Heights Subdivision and consists of an approximate 1.00 acres

in the Single Family Residential 7.2 (SF-7.2) District. The subject property is located on the southwest corner of Piney Way and Valderas Street.

6. Conduct a public hearing, discussion, and possible action on a request for approval of the preliminary replat of Riverwood Ranch Section 2. The proposed preliminary replat consists of approximately 85 single family residential lots on an approximate 20 acres located at the northeast corner of Downing Street and Hospital Drive in a Planned Development zoning district.

## REGULAR AGENDA

7. Discuss, consider and act on the Preliminary Replat of the Century Coale Road Business Park. The subject property consists of 9.273 acres, is in the Light Industrial (LI) zoning district and is located on the north side of CR 220 approximately 500 feet west of Business 288.
8. Discuss, consider and act on a site plan for the proposed Angleton Warehouse project
9. Discuss, consider and act on a recommendation regarding the Heritage Tree Survey/Tree Preservation Plan (TPP) for Anderson Place
10. Presentation, discussion and possible comment on the Windmill Ridge project. The proposed project consists of approximately 90 acres north of FM 523 and west of SH 288 within the City's Extraterritorial Jurisdiction.

## ADJOURNMENT

## CERTIFICATION

I, Walter Reeves, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, [www.angleton.tx.us](http://www.angleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Thursday, August 2, 2021, by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Walter Reeves

Walter Reeves

Development Services Director

*In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable accommodations for persons attending City Council meetings. The facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary at 979-849-4364, extension 2115 or email [faguilar@angleton.tx.us](mailto:faguilar@angleton.tx.us).*