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MINUTES

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON PLANNING AND ZONING COMMISSION IN THE ORDER THEY OCCURRED DURING THE MEETING. THE PLANNING AND ZONING COMMISSION OF ANGLETON, TEXAS CONVENED IN A REGULAR MEETING ON THURSDAY, FEBRUARY 03, 2022, AT 12:00 PM, IN THE ANGLETON CITY HALL COUNCIL CHAMBERS, 120 S. CHENANGO, ANGLETON, TEXAS.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Chair Garwood called the Commission Meeting to order at 12:00 P.M.

PRESENT

Chair William Garwood  
Commission Member Bonnie McDaniel  
Commission Member Judy Shaefer  
Commission Member Deborah Spoor  
Commission Member Henry Munson  
Commission Member Regina Bieri

ABSENT

Commission Member Ellen Eby

MINUTES

1. Discussion and action on the review and approval of Planning and Zoning Commission meeting minutes for the October 07, 2021, November 04, 2021, and December 02, 2021 meetings.

Upon a motion Commission Member Bonnie McDaniel and seconded by Commission Member Regina Bieri, the Commission voted to approve the minutes from the Planning and Zoning meetings held on October 7, 2021, November 4, 2021, and December 2, 2021. The motion passed unanimously with 6 approved, 0 opposed and 1 absent.

PUBLIC HEARIN AND ACTION ITEMS

2. Conduct a public hearing, discussion and possible action on an ordinance fully repealing and replacing Chapter 23 – Land Development Code, Article II. – Subdivision and Development Design, Section 23-20. – Park Dedication and Recreation Improvements; providing a penalty; providing for severability; providing for repeal; and providing an effective date.

Megan Mainer, Director of Parks and Recreation, presented the new parkland dedication and fees-in-lieu of dedication calculations to include development of park space. Developer Wayne “Sandy” Rae addressed the Planning and Zoning Commission and spoke in support of the new parkland dedication ordinance and fee calculation.

Upon a motion by Commission Member Bonnie McDaniel to recommend approval of the repealing Chapter 23 – Land Development Code, Article II. – Subdivision and Development Design, Section 23-20 and replacing with Park Dedication and Recreation Improvements, the motion passed unanimously with 6 in favor, 0 opposed, and 1 absent.

3. Conduct a public hearing, discussion, and possible action on an ordinance amending Ordinance No. 20210810-008 Exhibit “B” Property Phases/Sections and Exhibit “C” Development Standards and District Regulations for the Austin Colony Planned Development Overlay District.

Developer and project owner, Wayne “Sandy” Rae presented request for a change to the Planned Development Overlay District affecting the Austin Colony subdivision development. The purpose of the request was to phase the construction of the roadway consistent with the construction phasing of the civil development of the proposed Austin Colony subdivision.

Upon a motion by Commission Member Bonnie McDaniel to recommend approval of the phasing as presented in subject Attachment 5 and the removal of the word “cedar” in reference to fencing, seconded by Commission Member Henry Munson, the motion passed unanimously with 6 in favor, 0 opposed, and 1 absent.

## **REGULAR AGENDA**

4. Discussion and possible action on a site plan for the proposed Starbucks.

Walter Reeves, Director of Development Services, gave the members of the Commission an overview of the proposed site plan and explained the entrance to the parking lot is proposed to move south to avoid the possibility of drive-thru overflow onto 288B.

Upon a motion by Commission Member Judy Shaefer to recommend approval subject to meeting all staff comments, seconded by Commission Member Regina Bieri, the motion passed unanimously with 6 in favor, 0 opposed, and 1 absent.

5. Discussion and presentation on a proposed multi-family development spanning approximately 18 acres generally located at the northwest corner of the FM 523 and Highway 288 Business intersection in Angleton, Texas.

Don Janssen, Long Range Planning Director for Sugar Creek Baptist Church, presented the proposed project as a 60-acre project, however, that was clarified by staff as limited to an approximate 18-acre multifamily project in the first phase. Staff recommended the Commission Members give feedback to the project team. The only question for the

project team concerned whether the multifamily project will request a tax credit, which one senior pastor of Sugar Creek Baptist confirmed.

Not action was taken on this item.

## ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at 1:01 P.M.

CITY OF ANGLETON, TEXAS

A handwritten signature in black ink, appearing to be 'W. Garwood', written over a horizontal dashed line.

William Garwood  
Chair