



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, AUGUST 05, 2021, AT 12:00 PM, IN THE ANGLETON CITY HALL COUNCIL CHAMBERS, 120 S. CHENANGO, ANGLETON, TEXAS.

This meeting was 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

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

PRESENT

Chair William Garwood

Commission Member Ellen Eby

Commission Member Bonnie McDaniel

Commission Member Judy Shaefer

Commission Member Deborah Spoor

Commission Member Henry Munson

Commission Member Regina Bieri

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.

Katie Journey addressed the Planning and Zoning Commission and expressed support in general for development. Beth Journey addressed the Planning and Zoning Commission.

Upon a motion by Commission Member Bonnie McDaniel and seconded by Commission Member Henry Munson, the Commission voted to recommend approval of an ordinance to rezone the approximate 164.5 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 motion passed on a 5-1 vote.

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.

Upon a motion by Commission Member Bonnie McDaniel, seconded by Commission Member Regina Bieri, the Commission voted to recommend approval of an ordinance rezoning 2.669 acres from the Commercial-General District to the Single Family Residential 6.3 District. The motion passed on a 6-0 vote.

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.

Upon a motion by Commission Member Bonnie McDaniel, seconded by Commission Member Regina Bieri, the Commission voted to recommend 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 motion passed on a 6-0 vote.

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.

Upon a motion by Commission Member Regina Bieri, seconded by Commission Member Henry Munson, the Commission voted to recommend approval on 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 motion passed on a 6-0 vote.

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.

Laura Jaso, resident and property owner of 2611 n. Valderas sent a letter to City staff and appeared in person to speak in opposition to the variance and replat of Lot 16 in the Cannan Heights Subdivision. Boyd Schillard, property owner of Lot 16 of Cannan Heights Subdivision addressed the Planning and Zoning Commission to speak in favor of the request.

Upon a motion by Commission Member Bonnie McDaniel seconded by Commission Member Regina Bieri, the Commission voted to recommend approval on a request of the Lot 16 Cannan Heights Subdivision Replat with a variance of Section 23.11.C.2. The motion passed on a 6-0 vote.

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-acre site located at the northeast corner of Downing Street and Hospital Drive in a Planned Development zoning district.

Upon a motion by Commission Member Bonnie McDaniel seconded by Chairman Bill Garwood, the Commission voted to not recommend approval on a request for approval of the preliminary replat of Riverwood Ranch Section 2. The motion failed to pass on a vote of 4 opposed and 2 in favor.

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.

Upon a motion by Commission Member Henry Munson seconded by Commission Member Judy Schaefer, the Commission voted to recommend approval of the Preliminary Replat of the Century Coale Road Business Park subject to all comments being cleared prior to the City Council meeting on August 24, 2021. The motion passed in a vote of 6-0.

8. Discuss, consider and act on a site plan for the proposed Angleton Warehouse project

Upon a motion by Commission Member Deborah Spoor seconded by Commission Member Judy Schaefer, the Commission voted to recommend approval of the site plan for the proposed Angleton Warehouse project subject to all comments being cleared. The motion passed in a vote of 6-0.

9. Discuss, consider and act on a recommendation regarding the Heritage Tree Survey/Tree Preservation Plan (TPP) for Anderson Place

The Commission discussed the existing Tree Protection Ordinance and heard comments from Miguel Saucedo, P.E. and developer Bobby Weaver. Commission Member Bonnie McDaniel made a motion to recommend denial of the recommended Heritage Tree Survey/Tree Preservation Plan for Anderson Place. No one seconded and motion died for lack of second. Another motion was made by Commission Member Deborah Spoor and seconded by Commission Member Henry Munson to accept the plan as presented. The motion passed in a vote of 5 in favor and 1 opposed.

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.

No action was taken by the Planning and Zoning Commission; however feedback was provided to the developer.

ADJOURNMENT

Chairman Bill Garwood adjourned the meeting at 12:20 p.m.

CITY OF ANGLETON, TEXAS



William Garwood
Chair