



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



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, DECEMBER 02, 2021, 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 Ellen Eby
Commission Member Regina Bieri

ABSENT: None

PUBLIC HEARINGS AND ACTION ITEMS

1. Conduct a public hearing, discussion, and possible action on an ordinance authorizing a Specific Use Permit (SUP) for Billiard/Pool Facility (Three or more tables) on property more commonly known as 116 E. Mulberry Street.

Chair Garwood opened the public hearing. Aubrey Burt, business operator and property owner of 116 E. Mulberry spoke in favor of the approval of a specific use permit to have 12 pool tables in operation at 116 E. Mulberry. Chair Garwood closed the hearing.

Upon a motion Commission Member Henry Munson and seconded by Commission Member Regina Bieri, the Commission voted to recommend approval to City Council of an ordinance authorizing a Specific Use Permit (SUP) for Billiard/Pool Facility (Three or more tables) on property more commonly known as 116 E. Mulberry Street. The motion passed in a 7-0 vote.

REGULAR AGENDA

2. Discussion and possible action on a recommendation for the Austin Colony Section 1 Final Plat and a variance of Section 23-11.(I).3.

Walter Reeves, Development Services Director provided an explanation of the project phasing and proposed roadway that will eventually connect Tiger Road to Anchor Road. Doug Roesler with Baker and Lawson provided further explanation to the Commission on the proposed road construction.

Upon a motion by Commission Member Bonnie McDaniel to recommend approval to the City Council for the Austin Colony Section 1 Final Plat and variance of Section 23-11(I).3 of the Land Development Code subject to conditions provided in attachment 4, seconded by Commission Member Judy Shaefer, the motion failed in a vote of 4 opposed and 3 in favor.

3. Discussion and possible action on the Final Replat of the Brazoria County Courthouse Expansion project. The subject property spans four city blocks, or 11.361 acres, surrounded by Cedar Street to the north, Front Street to the west, Arcola Street to the east, and E. Locust Street to the south and encompasses the following addresses: 135 W. Live Oak St., 130 W. Live Oak St., 111 E. Locust St., 100 E. Cedar St. and 237 E. Locust St. All subject property addresses are within the Central Business District (CBD) zoning district.

Upon a motion by Commission Member Judy Shaefer to recommend approval to the City Council of the Final Replat of the Brazoria County Courthouse Expansion Project subject to the City Engineer's provided comments being addressed and cleared prior to the City Council meeting on December 14, 2021, seconded by Commission Member Henry Munson, the motion carried in a vote of 7-0.

4. Discussion and possible action on the Preliminary Replat of the second phase of the Kiber Reserve Subdivision. The subject property is 7.956 acres and is shown to have forty-five lots on three blocks located to the north of East Kiber Street, to the west of South Downing Road, and south of East Orange Street. The property is currently in a Planned Development Overlay District.

Upon a motion by Commission Member Bonnie McDaniel to recommend approval to the City Council subject to the resubmittal of Kiber Reserve Section Two Preliminary Replat and clearing all comments provided by the City Engineer prior to the City Council meeting on December 14, 2021, seconded by Commission Member Judy Shaefer, the motion carried in a vote of 4 in favor and 3 opposed.

ADJOURNMENT

Chair Garwood adjourned the meeting at 12:21 P.M.



William Garwood, Chair



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, NOVEMBER 04, 2021, 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 Ellen Eby

ABSENT

Commission Member Regina Bieri

PUBLIC HEARINGS AND ACTION ITEMS

1. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance to rezone a portion of undeveloped land being 35.89 acres out a 39.783-acre parcel of land being the same called 40.00 acres as recorded in the Brazoria County Clerk's File 2003041292, also known as 1101 W. Mulberry Street, from the Commercial General (C-G) zoning district to the Multifamily Residential-29 (MFR-29) zoning district. The subject property is located to the east of Interstate 288 and to the south of State Highway 35 (West Mulberry).

Chair Garwood opened the public hearing. Chris Peltier spoke on the item and stated his concern for a high-density development and its impact on Ditch 10. No other individuals spoke during the public hearing. Chair Garwood closed the hearing.

Upon a motion Commission Member Bonnie McDaniel and seconded by Commission Member Judy Shaefer, the Commission voted to recommend approval to City Council of an ordinance to rezone a portion of undeveloped land being 35.89 acres out a 39.783-acre parcel of land being the same called 40.00 acres as recorded in the Brazoria County

Clerk's File 2003041292, also known as 1101 W. Mulberry Street, from the Commercial General (C-G) zoning district to the Multifamily Residential-29 (MFR-29) zoning district. The subject property is located to the east of Interstate 288 and to the south of State Highway 35 (West Mulberry). The motion passed on a 5-0 vote.

REGULAR AGENDA

2. Discuss, consider, and act on a recommendation for the Preliminary Plat of the Mulberry Fields Subdivision and variances.

Resident Larry Shaefer addressed the Planning and Zoning Commission and stated he has a drainage easement and Texas New Mexico Power Company has an aerial utility easement, both in conflict with the proposed preliminary plat for the Mulberry Fields subdivision. Commission Member Eby moved to DENY approval of Mulberry Fields subdivision preliminary plat and associated variances, seconded by Commission Member Henry Munson. The motion passed on a 6-0 vote.

ADJOURNMENT

Chair Garwood adjourned the meeting at 12:16 P.M.



William Garwood
Chair



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, OCTOBER 07, 2021, 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 Ellen Eby
Commission Member Bonnie McDaniel
Commission Member Judy Shaefer
Commission Member Deborah Spoor
Commission Member Henry Munson
Commission Member Regina Bieri

ABSENT

PUBLIC HEARINGS AND ACTION ITEMS

1. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning approximately 0.1928 acres from the Commercial-Office/Retail (COR) zoning district to the Single Family 7.2 (SF-7.2) zoning district. The subject property is located on the north of E. Cedar Street and is nearest the intersection of Danbury Street and E. Cedar Street, approximately six hundred linear feet to west of E. Mulberry (State Highway 35).

Upon a motion Commission Member Munson and seconded by Commission Member Bieri, the Commission voted to recommend approval of an ordinance to rezone approximately 0.1928 acres from the Commercial-Office-Retail (COR) zoning district to the Single Family 7.2 (SF-7.2) zoning district located on the north side of E. Cedar Street nearest the intersection of Danbury Street and E. Cedar Street. The motion passed on a 7-0 vote.

REGULAR AGENDA

2. Discuss and consider possible action on a request to approve the Final Replat of the Riverwood Ranch Section Two subdivision. The subject property consists of a 19.793-acre tract of land located at the northeast corner of the Downing Road and Hospital Drive within the City of Angleton.

Commission Member Munson expressed opposition to the lot size proposed in Riverwood Ranch Section 2 final replat. Chair Garwood called for a show of hands to indicate those in favor and those opposed to making a recommendation of approval for the final replat of Riverwood Ranch Section Two. The motion failed on a 5-7 vote.

3. Discussion and possible action on the preliminary plat of Live Oak Ranch

Upon a motion by Commission Member Munson to approve the preliminary plat of Live Oak Ranch subject to the condition that all comments are cleared prior to the City Council meeting on October 26, 2021, and seconded by Commission Member Judy Shaefer, the motion passed on a 6-1 vote.

4. Presentation, discussion and possible comment on a proposed development consisting of approximately 900 acres north of the City between SH 288 and FM 521 that is partially within the City's Extraterritorial Jurisdiction

No action was taken by the Planning and Zoning Commission. However, feedback was provided to the developer concerning lot size, drainage, flooding, and supply of water and wastewater.

ADJOURNMENT

Chair Garwood adjourned the meeting at 12:29 P.M.



William Garwood
Chair



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, SEPTEMBER 2, 2021, AT 12:00 PM, IN THE ANGLETON CITY HALL COUNCIL CHAMBERS, 120 S. CHENANGO, ANGLETON, TEXAS.

This meeting was live-streamed at:
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 Bonnie McDaniel
Commission Member Judy Shaefer
Commission Member Deborah Spoor
Commission Member Henry Munson
Commission Member Regina Bieri
Commission Member Ellen Eby

ABSENT

None

PUBLIC HEARINGS AND ACTION ITEMS

1. 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.

Larry Schaefer, resident at 115 N. Walker addressed the Planning and Zoning Commission with concerns about the rezoning and expressed opposition to the request to rezone. Bill Eaford, resident at 712 Western expressed opposition to the rezoning request stating that he did not want to see houses behind his property.

Upon a motion Commission Member Munson and seconded by Commission Member Bonnie McDaniel seconded by Commission member Henry Munson, the request to recommend approval of an ordinance rezoning 2.669 acres from the Commercial-General

District to the Single Family Residential 6.3 District located north of W. Mulberry Street between Murray Ranch Road to the west and Walker Street to the east, was approved in a vote of 6-0 with Commission Member Judy Schaefer abstaining.

REGULAR AGENDA

2. Discuss and consider acting upon a recommendation to approve the proposed final replat of the Bayou Bend Estates Subdivision.

Upon a motion Commission Member Regina Bieri seconded by Commission Member Henry Munson, the Commission voted in to recommend approval of the proposed final replat of the Bayou Bend Estates Subdivision subject to clearing all comments provided by the City Engineer. The motion passed in a vote of 7-0.

3. Discuss, consider and act on a request for approval of a proposed site plan for a parking lot for the Holy Comforter Episcopal Church.

Upon a motion Commission Member Bonnie McDaniel and seconded by Commission Member Judy Schaefer, The Commission voted to recommend approval of a proposed site plan for a parking lot for the Holy Comforter Episcopal Church. The motion passed in a vote of 7-0.

Commission Member Regina Bieri left at 12:23.

4. Discuss, consider and act on a request for approval of a site plan for a proposed apartment project on Henderson Road.

Upon a motion Commission Member Ellen Eby and seconded by Commission Member Bonnie McDaniel, the Commission voted to recommend approval of a site plan for a proposed apartment project on Henderson Road. The motion passed in a vote of 7-0.

5. Discuss, consider and act on a recommendation for the Preliminary Plat of Section I of Austin Colony

Upon a motion Commission Member Bonnie McDaniel seconded by Commission Chairman Bill Garwood, the Commission voted to recommend approval of the Preliminary Plat of Section I of Austin Colony subject to all conditions enumerated by Walter Reeves are met. The motion passed in a vote of 4-2.

6. Discuss, consider an act on a recommendation for the preliminary replat of Angleton Park Place Section 1.

Upon a motion Commission Member Henry Munson seconded by Commission Member Judy Schaefer, the Commission voted to recommend approval of the preliminary replat of Angleton Park Place Section 1 subject to clearing all comments provided by the City Engineer. The motion passed in a vote of 16-0.

7. Discuss, consider, and act on the Preliminary Replat for the Brazoria County Courthouse Campus Expansion. The subject property spans six city blocks surrounded by Cedar Street to the north, Front Street to the west, Arcola Street to the west, and E. Locust Street to the south and is in the Central Business District (CBD) zoning district.

Items 7 and 8 were combined by the Commission.

8. Discuss, consider, and act on a site plan for the proposed Brazoria County Courthouse Campus Expansion project.

Upon a motion by Commission Member Ellen Eby seconded by Commission Member Henry Munson, the Commission voted to approve items 7 and 8 subject to all comments provided by the City Engineer in item 7.

9. Update on review of development regulations by Gunda Corp.

Walter Reeves, Development Services Director, provided update on a contract City Council executed with Gunda Corporation to make revision to the Land Development Code. No action was taken.

ADJOURNMENT

Chairman Bill Garwood adjourned the meeting at 12:53 p.m.



William Garwood, Chair



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, APRIL 07, 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 12:06 P.M.

PRESENT

Chair William Garwood
Commission Member Regina Bieri
Commission Member Ellen Eby
Commission Member Bonnie McDaniel
Commission Member Henry Munson
Commission Member Deborah Spoor

ABSENT

Commission Member Judy Shaefer

MINUTES

1. Discussion and possible action on the review of Planning and Zoning Commission meeting minutes from meetings held in January 2022

Member Munson, seconded by Commission Member Bieri, the Commission approved the motion unanimously with 6 in favor, 0 opposed, and 1 absent.

REGULAR AGENDA

2. Discussion and possible action on a site plan for the proposed Chenango Street water tank

Development Services Director, Walter Reeves, gave brief overview on need for new water tank. City Engineer, John Peterson, presented the need for the tank and additional storage. Commission Member McDaniel requested consideration of landscaping at the site. Commission Member McDaniel moved to approve the site plan with the addition of

landscaping. Commission Member Munson seconded. The motion passed unanimously with 6 in favor, 0 opposed, and 1 absent.

ADJOURNMENT

Chair Garwood adjourned the meeting at 12:06 P.M.

CITY OF ANGLETON, TEXAS

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

William Garwood
Chair



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, DECEMBER 1, 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 Henry Munson
Commission Member Ellen Eby
Commission Member Deborah Spoor
Commission Member Michelle Townsend (Entered meeting later)
Commission Member Regina Bieri

ABSENT

Commission Member Bonnie McDaniel

1. Approval of Meeting Minutes for November 3, 2022

Motion was made by Commission Member Henry Munson to approve the minutes; Motion was seconded by Commission Member Regina Bieri.

Commission Action: Approved. Motion carried unanimously, 5-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning 0.3937 acres from the Commercial General District to the Central Business District, for property located at the Southeast corner of E. Peach St. at S. Velasco St., Hwy 288B, Angleton, TX; situated on Lot(s) One (1), Two (2), Three (3), and the west ½ of Lot (4) in Block Twenty (20), of the City of Angleton, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 12, of the Plat Records of Brazoria County, Texas.

Staff Presentation: Mr. Otis Spriggs introduced the case and presented the staff report findings. He noted that the downtown region covers this tract. The Land Use Plan was shown illustrating consistency. The area is typically recommended for governmental, entertainment districts, housing, public spaces and gathering areas.

The applicants are proposing to work within the recommendations of some our prepared plans such as the Comprehensive Plan and the Land Use Plan. The Angleton Livable City Centers Plan was also referenced which also promotes some of the recommendations just described.

Staff is recommending approval of the rezoning from Commercial General which is typically catered to big box retailing; however, some of the restrictions will not fit into our typical downtown areas. This request would be more in keeping and in the spirit and intent of the mentioned adopted plans. Photographs of the surrounding areas were shown.

Chair Garwood opened the Public Hearing, with no objection.

Applicant Ms. Megan Mainer appeared before the Commission and stated that she and her husband live in Angleton and are asking the Commission to consider the rezoning of the property because it is in line with the Comprehensive Plan and the Livable City Centers Study. It will hopefully bring some additional businesses to the area, if developed in this way. The current zoning does provide some restrictions like parking, for this is a small lot. In the CBD, this allows for offsite parking in agreement with other properties that could provide parking in that area. It will open this up to be developed and contribute to the downtown district.

Public Hearing was closed with no objections.

Commission Member Bieri commented that her questions were answered, and the difference is this would be more pedestrian oriented than the other district.

Commission Action:

Motion was made by Commission Member Ellen Eby to approve the request of an ordinance rezoning 0.3937 acres of land from the Commercial General District to the Central Business District, and to forward it to City Council for adoption. Motion was seconded by Commission Member Deborah Spoor.

Roll Call Vote:

Commission Member Henry Munson- Aye; Commission Member Ellen Eby- Aye; Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri - Aye; Chair William Garwood- Aye. Motion carried unanimously, 5-0 vote.

3. Discussion and possible action on an Ordinance amending the Code of Ordinances of the City of Angleton, Texas, by amending and revising Chapter 8.5 Food and Food Establishments Article I. In General, Section 8.5-2. Definitions, Article II. Permit, Section 8.5-

10. Required, Section 8.5-11. Duration, Article III. Inspections, Section 8.5-20. Annual Inspections, Reinspections, and New Inspections, Article V. Temporary and Mobile Food Establishments, Section 8.5-62. Mobile Food Establishments; Generally, and Sec.8.5-63. Unrestricted And Restricted Mobile Food Unit Regulations as contained in “Exhibit A”; Adopting Sec 8.5-66. Mobile Food Courts as contained in “Exhibit B”; providing for the regulation of food and food establishments; providing a penalty; providing for severability; providing for repeal; and providing an effective date.

Staff Presentation: Mr. Otis Spriggs introduced the case and presented the summary of the staff report. He presented the redlined changes in Exhibits A&B, which includes the following noted areas:

- Defined: Food Courts involving food trucks.
- Allowance for flexibility in business hours.
- Roadside food vendor was defined.
- Section 8.5-10: A permit is not required for a beverage stand for a child age 17 or under.
- Operating on (M-S); Sundays was considered and added.
- Restroom written agreement if business is within 150 ft., during hours of operation.
- New regulations for Mobile Food Courts are proposed.
- Hookups for electricity and potable water.
- Restroom provision.
- Units are not allowed on blocks.
- Subject to the Noise Requirements.
- Trash/Waste disposal.
- Parking lots must be concrete or asphalt.
- Unit separation by 10 Feet including seating areas.
- Food Court use has to be within allowable restaurant zoning district
- Site Plan requirements.
- MFU will be inspected and permitted. (6 months)
- Alcohol sales within a permit building per TABC requirements.

The surface parking requirements were discussed. City Manager Chris Whitaker appeared and noted that the need exists for the option of compacted crushed stone or pervious pavers, with the requirement of the apron within the public right of way being paved. Staff noted that the additional option “a.”: Allowance for a waiver will be added in the text.

Commission Member Ellen Eby asked what the impact of the new regulations would have on the farmers markets. Mr. Spriggs explained that the farmers markets are typically processed as a special event, or in the case of the Peach Street Market, the process was a Specific Use Permit.

Mr. Spriggs noted that staff sent out invitation emails to a number of food truck business owners of the hearing and will continue to do so for the Council hearing as well. Staff is recommending approval by the Planning and Zoning Commission, and forwarding it to City Council for final consideration.

Chair Garwood opened the Public Hearing with no objection.

No public comment.

Chair Garwood closed the Public Hearing with no objection.

Commission Member Henry Munson asked about the 1-year permit versus the 6 month expiration date. Mr. Spriggs clarified that the 1-year option is available; however, there is a twice per year inspection required.

Commission Action:

Motion was made by Commission Member Bieri to approve the proposed Mobile Food amendments and the recommended changes, seconded by Commission Member Ellen Eby.

Roll Call Vote:

Commission Member Henry Munson- Aye; Commission Member Ellen Eby- Aye; Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri - Aye; Chair William Garwood- Aye. Motion carried unanimously, 5-0 vote.

REGULAR AGENDA

4. Consideration of approval of a final plat for Smart Storage, for a 12.390-acre subdivision.

Mr. Spriggs presented the final plat subject to the requested variances to be satisfied during the construction stage:

1. Variance is requested to allow the utility plan to be submitted at the time the first tract is considered for development.
2. Variance is requested to provide utility and drainage plans, heritage tree preservation and the geotechnical report at the time each tract is developed.

Mr. Spriggs presented the staff summary noting the Engineering comments per the review including the A.D.D. drainage coordination.

Commission Action:

Motion was made by Commission Member Henry Munson-to approve the proposed Final Plat for Smart Storage, seconded by Commission Member Deborah Spoor.

Roll Call Vote:

Commission Member Henry Munson- Aye; Commission Member Ellen Eby- Aye;

Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri - Aye; Chair William Garwood- Aye; Commission Member Michelle Townsend- Aye. Motion carried unanimously, 6-0 vote.

5. Presentation, discussion, and possible comment on a Site plan, for Angleton Park Place Sections 4-6; Presentation of Site plan, 70.838 acre tract in the southeast area of Angleton, Texas (60 ft. Lot option). No action is required.

Public Input:

“Chip” James Gayle, Shanks Rd.: Abutting neighbor to the south, appeared before the Commission voicing opposition to the proposal, he cited water sewer drainage, traffic, road frontage and crime statistics on the prior mobile home parks in the area. Chair recognized others in the audience that voiced the same concerns.

Applicant: Michael Morgan appeared and explaining Plan A; 60 ft. lots on both sides of the road. He plans to develop both sides of the existing Angleton Park Place.

Lots will be self-owned for-sale/no rentals. Manufactured home subdivision with the homes on slabs.

Chair Bill Garwood asked if this would require a rezoning. Mr. Spriggs noted that it would have to be annexed and rezoned. One (1) side is within the City Limits/PD holding zoning district.

Commission Member Henry Munson asked if Mr. Morgan proposes to have an HOA. Mr. Morgan replied yes. He advised Mr. Morgan that it will be tough to get this concept approved. Commission Member Ellen Eby asked about pricing: Mr. Morgan added that the price range would be \$165k to \$195 per lot.

Commission Member Deborah Spoor asked what the lot depths were: Mr. Morgan stated 125 ft. She also commented on the capacity of water/sewer taps. Can the City handle that? Mr. Spriggs stated that the capacity analysis would be done if an official request is submitted. She added that her concern is regarding high density in that area.

6. Presentation, discussion, and possible comment on a potential Rezoning Request, for a potential industrial development site located on 15.482 vacant acres on the North side of Hwy. 220, east of Shanks Road, for property currently zoned PD District. No action is required.

Mr. Robert Campbell, the applicant, appeared before the Commission. He noted that he owns a metal fabrication business that is purchasing the property; he wants to rezone it to Light Industrial. They are a metal fabrication (small parts, custom railings for home owners and contractors) business now in Clute, Tx. He is wanting to build a 50'x150' shop near CR 220/SW of the property with 10 employees with a desire to double. He noted that 400 ft. is the distance to the back property line.

Chair Garwood asked if this requires a lot of water. Mr. Campbell stated he wants to put in well and septic; they have a small kitchen with a couple of bathrooms. Operating hours are: 7:30 to 3:30 pm, M-F. Chair Garwood stated that it is a favorable proposal. Commission Member Deborah Spoor stated that this is fitting for that corridor.

ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at 12:57 P.M.

CITY OF ANGLETON, TEXAS

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

William Garwood
Chair



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 read 'W. Garwood', written over a horizontal dashed line.

William Garwood
Chair



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, JANUARY 6, 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 Ellen Eby
Commission Member Regina Bieri

ABSENT

None

REGULAR AGENDA

1. Discussion and possible action on a recommendation for a waiver of Section 28-24.(g).(6) prohibiting submission of a rezoning application on property for which a denial of a rezoning request had occurred within the previous twelve (12) months.

Upon a motion Commission Member Bonnie McDaniel and seconded by Commission Member Ellen Eby, the Commission voted to recommend a waiver of Section 28-24.(g).(6) prohibiting submission of a rezoning application on property for which a denial of a rezoning request had occurred within the previous twelve (12) months.. The motion passed in a 7-0 vote.

2. Discussion and possible action on the revised preliminary plat and variances for the Mulberry Fields subdivision. The subject property is currently undeveloped and is located

on the north side of State Highway 35 (West Mulberry) and consists of 13.0044 acres. The proposed subdivision is within the Single Family Residential 6.3 (SF-6.3) zoning district.

Resident Larry Shaefer addressed the Planning and Zoning Commission and stated opposition to the subdivision for several reasons and provided there is an aerial utility easement. Commission Member Judy Shaefer provided further detail on the easement and agreed with Commission Member Henry Munson and Commission Chair Bill Garwood that a conflict of interest may exist and stated she would abstain from voting.

Upon a motion by Commission Member Henry Munson to recommend approval of the revised preliminary plat for Mulberry Fields subdivision subject to the correction of comments as noted by the City's engineers prior to the final plat application, seconded by Commission Member Deborah Spoor. The motion passed with 5 in favor, 1 opposed, and 1 abstained.

3. Discussion and possible action on the Final Replat of the second phase of the Kiber Reserve Subdivision. The subject property is 7.956 acres and is shown to have forty-five lots on three blocks located to the north of East Kiber Street, to the west of South Downing Road, and south of East Orange Street. The property is currently in a Planned Development Overlay District

Upon a motion by Commission Member Bonnie McDaniel to recommend approval of the preliminary replat of the second phase of the Kiber Reserve Subdivision, seconded by Commission Member Judy Shaefer, with contributed final comments from Commission Member Henry Munson, the motion carried 4 in favor and 3 opposed.

4. Discussion and possible action on the Final Replat for the Century Coale Road Business Park. The subject property is located on the north side of CR 220 approximately 500 feet west of S. Velasco Street (Bus. 288). The property consists of 9.273 acres and is in the Light Industrial (LI) zoning district.

Upon a motion by Commission Member Bonnie McDaniel to recommend approval of the final replat for the Century Coals Road Business Park, seconded by Commission Member Judy Shaefer, the motion carried unanimously with 7 in favor and 0 opposed.

5. Discussion and possible action on Heritage Park Section Three Preliminary Plat and variances to Sections 23-11(I) and 23-25(B) of the City's Land Development Code. The subject property is an approximate 11-acre tract of land proposed to have thirty lots, located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas north of Henderson Road and west of Heritage Park Drive and belonging to the Single Family Residential 7.2 (SF-7.2) zoning district.

Upon a motion by Commission Member Henry Munson to recommend approval of the Heritage Park Section 3 preliminary plat and the variances to Sections 23-11(I) and Section 23-25(B) noting the turn-around, detention pond, and showing all comments provided by the City engineer cleared prior the submission of a final plat application

seconded by Commission Member Deborah Spoor, the motion carried unanimously with 7 in favor and 0 opposed.

ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at 12:28 P.M.

CITY OF ANGLETON, TEXAS

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

William Garwood
Chair



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, JUNE 2, 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 Regina Bieri
Commission Member Ellen Eby
Commission Member Bonnie McDaniel
Commission Member Henry Munson
Commission Member Deborah Spoor

ABSENT

None

MINUTES

1. Discussion and possible action on the review and approval of minutes for the Planning and Zoning Commission meeting held on May 05, 2022.

Upon a motion by Commission Member Bonnie McDaniel and seconded by Commission Member Henry Munson, the motion passed unanimously (5 in favor / 0 opposed / 1 absent).

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on an ordinance amending Section 23-98 Public Improvement Acceptance of Chapter 23 Land Development Code, of the Code of Ordinances of the City of Angleton, Texas.

Development Services Director, Walter Reeves, gave an overview on the history and motivation for proposing an amendment to the public improvement acceptance

process and explained the current process and how specifically, the process would change if the staff recommended changes were adopted.

Upon a motion by Commission Member Ellen Eby and seconded by Commission Member Regina Beiri, the Commission recommended the City Council adopt Public Improvement Acceptance process changes as recommended by city staff with the requirement of a two-year maintenance bond. The motion passed unanimously. (5 in favor / 0 opposed / 0 absent)

REGULAR AGENDA

3. Discussion on Commission directed future agenda items.

Direction from the Planning and Zoning Commission members included the following:

1. Commission member Ellen Eby requested future discussion concerning recourse for limiting quantity of new residential subdivision lots less than fifty feet in width per zoning districts.
2. Commission Chair William Garwood requested additional educational opportunities that would benefit the Commission during meetings with limited agenda items for discussion.
3. Commission Member Deborah Spoor requested to know how much property within the Angleton City limits is allowed to be zoned with a Planned Development overlay.
 - Walter Reeves acknowledged the need to identify Planned Development ordinances for a better understanding.
4. Commission Member William Garwood suggested capital improvement project recommendations from City staff members go through Planning and Zoning Commission to City Council.
 - Walter Reeves stated at the previous City Council meeting, City Council adopted a Capital Improvement Project (CIP) Advisory Committee comprised of the members of the Planning and Zoning Commission plus one additional member, a resident within the City's Extraterritorial Jurisdiction (ETJ), Mr. Williams Tigner. Mr. Reeves stated staff would find a solution for incorporating the CIP Advisory Committee into the Planning and Zoning meetings.

ADJOURNMENT

Chair William Garwood adjourned the meeting at 12:20 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



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, MARCH 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 12:06 P.M.

PRESENT

Chair William Garwood
Commission Member Regina Bieri
Commission Member Ellen Eby
Commission Member Bonnie McDaniel
Commission Member Judy Shaefer
Commission Member Deborah Spoor

ABSENT

Commission Member Henry Munson

MINUTES

1. Discussion and possible action on the review of Planning and Zoning Commission meeting minutes from meetings held in August 2021 and September 2021.

Commission Member Judy Shaefer stated her name was misspelled in the meetings for August 2021 and September 2021. Chairman Bill Garwood requested a revision. Commission Member Bonnie McDaniel moved to approve the meeting minutes for August 2021 and September 2021 subject to the correction of Commission Member Judy Shaefer's name. The motion passed unanimously with 6 in favor, 0 opposed, and 1 absent.

REGULAR AGENDA

2. Presentation and discussion on Urban Planning and the Development Services Department

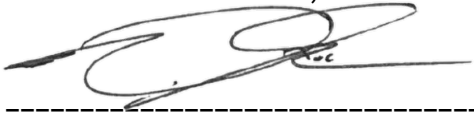
Development Services Director, Walter Reeves, gave presentation concerning Urban Planning as a disciplined field of study and explained the responsibilities of the Development Services Department. At the conclusion the presentation, Chairman Garwood thanked Mr. Reeves for an educational presentation. No action was taken.

ADJOURNMENT

Chair Garwood adjourned the meeting at 12:46 P.M.

These minutes were approved by Angleton Planning and Zoning Commission on this the 05 day of May 2022, upon a motion by Commission Member XX, seconded by Commission Member XX. The motion passed on X-X vote.

CITY OF ANGLETON, TEXAS



William Garwood
Chair

ATTEST:

Frances Aguilar, TRMC, MMC
City Secretary



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, MARCH 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 12:06 P.M.

PRESENT

Chair William Garwood
Commission Member Regina Bieri
Commission Member Ellen Eby
Commission Member Bonnie McDaniel
Commission Member Judy Shaefer
Commission Member Deborah Spoor

ABSENT

Commission Member Henry Munson

MINUTES

1. Discussion and possible action on the review of Planning and Zoning Commission meeting minutes from meetings held in August 2021 and September 2021.

Commission Member Judy Shaefer stated her name was misspelled in the meetings for August 2021 and September 2021. Chairman Bill Garwood requested a revision. Commission Member Bonnie McDaniel moved to approve the meeting minutes for August 2021 and September 2021 subject to the correction of Commission Member Judy Shaefer's name. The motion passed unanimously with 6 in favor, 0 opposed, and 1 absent.

REGULAR AGENDA

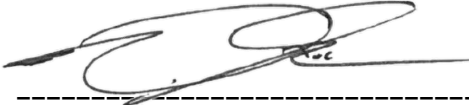
2. Presentation and discussion on Urban Planning and the Development Services Department

Development Services Director, Walter Reeves, gave a presentation concerning Urban Planning as a disciplined field of study and explained the responsibilities of the Development Services Department. At the conclusion of the presentation, Chairman Garwood thanked Mr. Reeves for an educational presentation. No action was taken.

ADJOURNMENT

Chair Garwood adjourned the meeting at 12:46 P.M.

CITY OF ANGLETON, TEXAS

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

William Garwood
Chair



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, MAY 05, 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 Henry Munson
Commission Member Ellen Eby

ABSENT

Commission Member Deborah Spoor
Commission Member Regina Bieri

MINUTES

1. Discussion and possible action on the review of Planning and Zoning Commission meeting minutes from meetings held in February, March, and April 2022.

Upon a motion Commission Member Bonnie McDaniel and seconded by Commission Member Henry Munson, the Commission voted to approve the minutes from the Planning and Zoning meetings held February, March, and April 2022. The motion passed unanimously with 4 approved, 0 opposed and 2 absent (one member previously resigned prior to the meeting held May 05, 2022).

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning an approximate 2.748 acres in the J. De J. Valderes Survey, Abstract No. 380, City of Angleton, Brazoria County, Texas, from the Commercial General (C-G) District to the Single Family Residential-7.2 (SF-7.2) District. The subject property is located on the west side of N. Valderas Street just north of N.

Upon a motion by Commission Member Henry Munson, seconded by Commission Member Ellen Eby, the motion passed unanimously with 4 favor, 0 opposed, and 2 absent.

3. Conduct a public hearing, discussion, and possible action on a request for approval of the preliminary replat of Riverwood Ranch Sections 3 & 4. The proposed preliminary plat consists of approximately 144 single family residential lots on approximately 35.6 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.

Resident Mr. Goe addressed the Commission Members concerning flooding and drainage related to the Riverwood Ranch subdivision. Mr. Crenshaw of Colony Square subdivision addressed the Commission Members and expressed concern about the aesthetics of the elevation of the subdivision and perceived possibility of flooding. Doug Roesler of Baker and Lawson, engineer of record for the Riverwood Ranch subdivision, addressed the citizens' concerns to the members of the Planning and Zoning Commission and explained to where run off water drains. Additional discussion was held concerning conditional preliminary acceptance.

Commission Member Bonnie McDaniel moved to recommend approval of Riverwood Ranch subdivision sections 3 and 4 Preliminary Repat subject to the resolution of outstanding city engineer comments, seconded by Commission Member Ellen Eby, the motion passed with 3 in favor, 1 opposed, and 2 absent.

4. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance authorizing a Specific Use Permit for use of a recreational vehicle as a residence on property described as Lot 24, Block 134, of the Lorraine Subdivision. The subject property consists of an approximate 7,900 sq. ft., is in the Single Family Residential-7.2 (SF-7.2), is located on the east side of N. Arcola Street approximately 100 ft. south of E. Lorraine Street and is more commonly known as 1124 N. Arcola Street.

No members of the public or the applicant appeared in person to address the Planning and Zoning Commission. Upon a motion to deny a recommendation of approval to the City Council by Commission Member Ellen Eby, seconded by Commission Member Henry Munson, the motion passed unanimously with 4 in favor of denial, 0 opposed, and 2 absent.

REGULAR AGENDA

5. Discussion and possible action on Heritage Park Section Three Final Plat. Subject property is an approximate 11-acre tract of land proposed to have thirty lots, located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas north of Henderson

Road and west of Heritage Park Drive and belonging to the Single Family Residential 7.2 (SF7.2) zoning district.

Upon a motion by Commission Member Ellen Eby to recommend approval subject to clearing all city engineer comments and the proposed final plat being reviewed and approved by Angleton Fire Department, and submittal of pond survey, and verification of established Homeowners' Association (HOA), seconded by Commission Member Bonnie McDaniel, the motion passed with 3 in favor, 1 opposed, and 2 absent.

ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at 12:35 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



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, NOVEMBER 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 12:00P.M.

PRESENT

Chair William Garwood
Commission Member Henry Munson
Commission Member Bonnie McDaniel
Commission Member Ellen Eby
Commission Member Deborah Spoor
Commission Member Michelle Townsend

ABSENT

Commission Member Regina Bieri

DECLARATION OF A QUARUM AND CALL TO ORDER

1. Approval of the Meeting Minutes for November 03, 2022

Motion was made by Commission Member Ellen Eby to approve the minutes subject to corrections; Motion was seconded by Commission Member Michelle Townsend.

Commission Action: Motion Carried unanimously, 6-0 vote.

2. Presentation and primer discussion on Planning and Zoning issues, the role of the Planning and Zoning Commission, matters related to public meeting procedures, City Code of Ordinances, and Zoning Code procedures. Discussion may include rules on agenda matters which may require recommendations and findings of fact to be forwarded to City Council for final adoption. No action is required.

Judith ElMasri, *Randle Law Office Ltd., L.L.P.*, introduced herself under her role as City Attorney. She noted that this is her first time being invited before the commission. She noted that she watches the P&Z Commission on video at times. Ms. ElMasri added that Grady Randle, her boss wrote the handout of articles (attached) which has been modified over time; it is provided as a general primer. She stated that she is merely providing the Commission with information that she hasn't been given the benefit of providing before.

Ms. ElMasri added that the handout/information is provided about the City and what the general authorities are, as well as information about who's in Building/Development Services and their roles. In the rear of the document are the criminal penalties along with penal code provisions. Ms. ElMasri reminded the P&Z Commission that the City has a new Charter, as amended with over 80 provisions. Also, Section 28.22 of the city code reference is also provided in the packet, including term-limitations and vacancies.

The job of the Planning and Zoning Commission was reviewed regarding the administrative body needing the majority to vote on matters. The draft of P&Z procedures/guidelines and bylaws were also provided.

Ms. ElMasri noted the importance of the Texas government code, the Texas open meetings law, and the public meetings act. All our records and documents are subject to public information. She added that the Texas open meetings law is a handy reference. *Roberts Rules of Order* was discussed and recommended. A "walking quorum" was explained, regarding discussions that occur as a chain-reaction (*having an indirect meeting of a quorum of 4 or more people outside the meeting room*). Simple majority voting actions are allowed. Ms. ElMasri reiterated that she is mentioning these areas, not that there is an issue locally, but because these are hot topics around the state. She asked that the Commission take time to look at the draft procedures and to note whether they are workable or not. This will serve towards transparency. She ended by saying that joint meetings are allowed with City Council.

PUBLIC HEARINGS AND ACTION ITEMS

- 3. Conduct a public hearing, discussion and possible action on a Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), and Section 28-112, Definitions (adding Microblading Studio), and adding "Microblading Studio" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use(C-MU), Commercial- General (C-G), and Commercial- Office/Retail (C-OR) Zoning Districts.**

Mr. Spriggs gave staff summary comments and introduced the text amendment agenda item. He added that Staff will be bringing a series of code text amendments, due to innovative and technological advances. He stated the department received a petition for a microblading studio, which is a service that provides for temporary tattoos for cosmetic purposes.

The current Zoning statues do not allow for tattoo parlors or uses within the Central Business District (Downtown). Staff is requesting Commission consideration for the microblading use to be allowed as an accessory use to a cosmetic studio, as a Specific Use Permit.

This procedure does not use the same method as a tattoo studio but uses a similar application, but on a lighter level with a 2-3 year life span. The use is regulated by the state, and professionals have to obtain a state license similar to tattooing.

Staff is recommending that the Planning & Zoning Commission approve this text amendment to allow microblading as a Specific use in the Commercial districts listed in the use chart.

The public hearing was opened by Chair Garwood without objection.

The public hearing was conducted and closed by Chair Garwood without objection.

Planning and Zoning Commission Deliberation:

Commission Member Bonnie McDaniel commented that once we open this up, what other options do we have that we may not want: Is there any negative side to this?

Mr. Spriggs noted that staff looked at several surrounding cities like Pearland, who have allowed similar regulations as this, but we are aware of no negative ramifications.

Public Input: Jennifer Bell, owner of the Beau Bazaar Salon, clarified that she is just adding the service to her hair salon that has been there since 2016. One of her employees has the license to do the makeup type of services.

Mr. Spriggs added that this is specifically for this address by SUP permit only. Any other address would have to petition or request the same process and approval to operate.

Motion was made by Commission member Ellen Eby to amend the Code Ordinances to amend the language as reflected on the agenda, as recommended by staff and to forward it to Council. Motion was seconded by Commission Member Debra Spoor.

Roll call vote:

Commission Member Henry Munson- Aye; Commission Member Bonnie McDaniel- Aye; Commission Member Ellen Eby- Aye; Commission Member Deborah Spoor- Aye; Commission Member Michelle Townsend- Aye; Chair William Garwood- Aye.

Motion Carried unanimously, 6-0 vote.

4. Conduct a public hearing, discussion, and take possible action on an application for a Special Use Permit (SUP) pursuant to Sec. 28-63 of the Code of Ordinances to consider a request submitted by Jennifer Bell, Beau Bazaar Salon, to allow for a Specific Use Permit for a Microblading Studio for property located at 115 E. Mulberry Street, Angleton, TX.

Mr. Spriggs presented the request and staff summary comments noting the location and conditions of approval.

Chair William Garwood asked if staff had an opinion on the typical requirement of time limitations on certain Specific Use Permits. Mr. Spriggs commented that staff did not support a time limitation in this instance, due to a lack of public concern, ease of permitting, and noted that all owners within 200 ft. were notified.

The public hearing was opened by Chair Garwood without objection.

The public hearing was closed by Chair Garwood without objection.

Planning & Zoning Commission Discussion:

Commission Member Michelle Townsend asked for clarification on the address at 115 E. Mulberry of whether there were other businesses at this address (Should this be a suite number?) The applicant clarified the Suite is "C".

Commission Action:

Motion was made by Commission Member Michelle Townsend to approve the S.U.P. permit pursuit to the adoption of the text amendment by City Council, for Beau Bazaar Salon SUP permit for a microblading use, at 115 E. Mulberry St., Suite C. Motion was seconded by Commission Member Henry Munson.

Roll call vote:

Commission Member Henry Munson- Aye; Commission Member Bonnie McDaniel- Aye; Commission Member Ellen Eby- Aye; Commission Member Deborah Spoor- Aye; Commission Member Michelle Townsend- Aye; Chair William Garwood- Aye.

Motion Carried unanimously, 6-0 vote.

REGULAR AGENDA

- 5. Consideration of approval of a final plat for Smart Storage, for a 12.390-acre subdivision.**

This item was pulled from the agenda

- 6. Presentation, discussion, and possible comment on a Site plan, for Angleton Park Place Sections 4-6; Presentation of Site plan, 70.838 acre tract in the southeast area of Angleton, Texas. No action is required.**

The applicant's Engineer, Miguel Saucedo appeared on behalf of Mike Morgan in his absence. Miguel Saucedo explained that Mike Morgan is doing a feasibility study for this land, which is south of his existing subdivision Angleton Park Place Sections 1-3. He would like to see if this is something the City is interested in, or if you would give

feedback on what your expectations are for the land. He added that it will be a Manufactured Home rental park, with sub-lots which will be rented. There will be amenities for both communities on both sides of Gifford Rd. One of the positives, is that Mr. Morgan would build the entire cross section of Gifford Road extension from E. Phillips Road to the frontage of his subdivision.

Commission Member Debra Spoor asked are we looking at 335 mobile homes? She stated that she heard a discussion that we are fully occupied; What number would we assume would be the number of residents per lot for a mobile home (for load on the sewer system)? She noted that this will be a fairly high density.

Mr. Spriggs clarified that the question is, what is the total number of family members per lot? Engineer Miguel Saucedo stated that the mobile homes would be double wide or standard width (3 or 4 bedrooms).

Engineer Miguel Saucedo noted that there is an interest in getting City services to both tracts. The acreage on east of Gifford is in the City, the side on the left is in the County.

Commission Member Debra Spoor expressed concern about high density and the load on our water and sewer services. Engineer Miguel Saucedo asked Ms. Spoor would she be more tolerable at a lower density like the existing Angleton Park Place. Ms. Spoor replied yes, with a large lot more conducive to actual homes. It would bring more enhancement to the southern half of our city.

Mr. Spriggs asked the applicant to comment on the status of whether they wish is to annex? Engineer Miguel Saucedo noted that Mike Morgan is asking for city utilities, if allowed he would annex. The conclusion was an "SF-7" Residential District would be more acceptable at a 60 ft. lot layout.

Commission Member Bonnie McDaniel commented on the limitation of available taps in terms of utility capacity. She added that we must pick and choose favorites: We have to ration our resources.

7. Presentation, discussion, and possible comment on a conceptual site plan, for a Rent-to Build Community on Cahill Road. The proposed project consists of 5.17 acres Rental Community, 30 Rental Townhouse Units & Amenity Center. No action is required.

Lisa Pelletier appeared before the P&Z Commission, representing her developers. She is an Angleton resident and realtor. She noted that inventory was a problem recently. With the explosion of subdivisions here, they love it down here. She added that on the subject 5+ acres, our city is lacking high end rental properties. Starter families is who she is marketing for, due to home costs. There are no rentals in Angleton that are new. We are talking of 30 homes, not as AirBnb., with splash pad amenities, and with an HOA,

averaging 1750 sq.ft. (\$2000 and up rent). This will be a townhome look with rear yards, and separate driveways. She noted that “BTR”, *build to rents* are popular.

Ms. Pelletier noted that Cahill Road would be extended to Gifford Rd. possibly.

Commission Discussion:

Who owns the property to the East, Commission Member Debra Spoor asked? Ms. Pelletier stated that they would be purchasing the property. Commission Member Debra Spoor asked, “Have you talked with City people?” And, you show detention area, what is the trees are an issue. Engineer Miguel Saucedo stated that they will comply with the Heritage Tree Ordinance. The pond will take some trees out, but they will be replaced at the proper ratio. Some of the oaks will be preserved.

Commission Member Bonnie McDaniel expressed concerns about the roadway being extended without curb and gutter. She added that taps and capacity is also an issue of concern. Engineer Miguel Saucedo explained that the road along the frontage will have to be concrete, as an alternative they would go out of the way to extend further to Gifford and to Shanks. We could do either/or; or provide the connectivity. Commission Member Debra Spoor expressed concerns about children safety to school (sidewalks).

Commission Member Ellen Eby expressed concerns about lot sizes, and the placement of utilities.

Engineer Miguel Saucedo stated it will be one lot, laid out with approximate sizes of 41x80 deep units. Utilities will be in a 20-ft. easement along the front. Ordinance was changed for homes, these would be more PD/ MF style. The applicant was advised to speak with the neighbors.

Commission Member Bonnie McDaniel asked about the status of the Comprehensive Plan, of any updates and a seriously look at good land use, which would address a lot of the Commission’s concerns.

Mrs. Spriggs noted that the City Manager Mr. Whitaker has made it a priority to obtain resources and update to the plan.

ADJOURNMENT

Chair Garwood adjourned the meeting at 1 P.M.

CITY OF ANGLETON, TEXAS



William Garwood
Chair



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, SEPTEMBER 01, 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 Henry Munson
Commission Member Regina Bieri
Commission Member Deborah Spoor

ABSENT

Commission Member Ellen Eby
Commission Member Michelle Townsend (Newly Appointed)

PUBLIC HEARINGS AND ACTION ITEMS (None)

REGULAR AGENDA

1. Discussion and possible action on a preliminary plat application and variances for 12.390 acres in the J. De J. Valderas Survey, Abstract No. 380

Mr. Wayne Neumann introduced himself as planning consultant for the City, due to Walter Reeves' last day of his resignation being on last Friday. He introduced the first applicant who submitted this plat and variance request of a small subdivision with much history.

Mr. Neumann stated that Staff's recommendation is to disapprove.

Mr. Rick Clark: Stated that he is asking for a variance and a replat. He is back again because the last application was filed incorrectly. The reason for variance is due to the city asking for sewer and water even before they are ready for development (\$130k preliminary estimate). We have no plans to develop immediately. We can do all those

improvements at the time of development, as opposed to the time of permit. We are asking to postpone that until we are ready to develop.

Chairman Garwood confirmed with the applicant that he doesn't know exactly what he wants to do with the property and is asking to wait further on the details.

Mr. Neumann noted that there is an attachment by Mr. Walter Reeves that explains the steps for the subdivision plat process. This type of requirement may be done during the preliminary plat phase; but it has to be done by the time of final platting. Mr. Neumann stated that he had no issues with that in lieu of the recommended Staff denial. You can have him do all the other items along with the submission of the final platting. The zoning district is Commercial General.

Motion: Motion was by Commission Member Henry Munson to approve the preliminary plat and variances and forward to City Council; Motion was seconded by Commission Member Regina Bieri.

Role Call Vote: 4 (Ayes: Commission Member Regina Bieri, Commission Member Henry Munson, Chairman Bill Garwood, Commission Member Deborah Spoor) to 1 (Nay: Commission Member Bonnie McDaniel); Motion Carried.

2. Discussion and possible action on a proposed land plan for 28.203 acres located north of Western Avenue and east of Heritage Oaks Drive.

Mr. Wayne Neumann represented staff and came before the P&Z Commission stating that the main focus is the access, in which there are rules that dictate the character and boulevard width, as well as number of entrances/exits required per number of lots. More than thirty lots, but less than 40 lots would trigger certain requirements. He referred to previous conversations held between the commission, applicant and staff on the matter. (Note the recording was not audible)

The applicant gave testimony to the Commission, explaining his wish to develop the project with the entry point that will be a minimum of 48 ft. pavement, with rollover curbing, as required for the boulevard entrance point, from back of curb to back of curb. The only deviation will be not having the median. He explained the issue with the neighboring property owner, where 30 ft. is enough to have the cars park in the driveway. The applicant stated that he is willing to pave the additional driveway width, to allow for additional cars (6 total cars). Heritage Tree Protection was another concern. The applicant stated that he has to, and will comply to the tree saving requirements when the preliminary plat is submitted.

Mr. Pelletier gave testimony stated that the LDC requires a boulevard entrance with more than 30 homes, must have a broken median, but the applicant has stated he needs more space. He added that the person that lives there has enough room to park his boat, camper and trailer and stay off the street. In Heritage Oaks we saved every tree that we could. The trees to the north are pretty big trees. Our codes are more stringent than the city code on saving trees.

Mr. Lindsay, the adjacent homeowner appeared and stated he will have 16 feet taken from his driveway. He added that his 25 ft. long bed truck is too long. A light post will have to be moved towards his house.

Ms. Clara Danyouse, President of the Heritage Oaks HOA stated that she represented the neighborhood in general, with 185 property owners and they are on their 7th section. Each section has about 34 homes. They want the same size and custom houses, and to save the trees. She stated that she wants to see the tree survey. She added that she believes the developer will request a PID. She added that it doesn't fit in our neighborhood. She spoke on enforcement issues of concern as well.

The applicant appeared again to rebut the main issues. Regarding the driveway: They are parking in the right of way. He added that he is not taking any land away from anyone. The single entrance issue was discussed one year ago with the staff is the same. Regarding the Heritage Trees issue: This is conceptual, the trees will meet the requirement, and we will adjust the plan.

Board Deliberation:

The suggested motion was discussed. Commission member Bonnie McDaniel stated this is not a plat approval. Mr. Neumann stated that this is a concept plan. Mr. Neumann added that a preliminary and final plat will be submitted. With the heritage trees it will be modified. Mr. Neumann recommended denial and the prior director recommendation is to approve. Road right of way width is 60 ft. The payment is 28 ft. He will lose 16 ft. of right of way not property.

Commission Member Regina Bieri stated that this all has gotten sideways from the original intent. Let's punt this to City Council and let them decide.

Commission Member Bonnie McDaniel stated that we have folks in Heritage Oaks that do not own this property and trying to control property they do not own. This is exactly what happen for the development of Greystone, when everyone came and said they wanted cows in their backyard, which is fine; they were there when they bought the house, but they didn't own the property.

Motion: Commission Member Regina Bieri made a motion to recommended denial of the layout because they do not have the tree survey, it's not going to be the same. Commission Member Henry Munson seconded the motion.

Roll Call Vote: (3 to 2) to deny.

3. Discussion and possible action on a variance request to use septic systems on a propose 2 lot subdivision located on the south side of Kiber Road, just west of Sims Drive.

Mr. Wayne Neumann: Staff Recommendation, due to expense and distance away from public utility: The application should be approved.

Motion: Commission Member Bonnie McDaniel made a motion to approve the variance subject to Section 23.15.c for use of septic system for the two lots. Motion was 2nd by Commission Member Henry Munson.

Roll Call Vote: Motion carried unanimously. (5 to 0)

4. Discussion and possible action on a request for approval of a variance to the sidewalk requirement of Chapter 23, Section 23-14.A. Sidewalks, for Lot 24A of the Habitat for Humanity of Southern Brazoria County Caldwell Road Subdivision.

Wayne Neumann introduced the item stating that there is not a place to place the sidewalk. Staff recommends approval.

Action: Commission Member Regina Bieri made a motion to approve the variance; Motion was 2nd by Commission Member Henry Munson.

Role Call Vote: 5-0 in favor, Motion carried unanimously.

5. Discussion and possible action on the preliminary plat of Coleman Commercial Park.

Wayne Neumann introduced the item and recommended approval.

Bonnie McDaniel added that this may be an attempt to fix the detention issues. The applicant stated that they are doing the design and drainage and it is zoned appropriately.

Action: Motion was made by Commission Member Bonnie McDaniel to approve with the attached comments and conditions. Motion was seconded by Commission Member Regina Bieri.

Roll Call Vote: 5 to 0 in favor. Unanimous.

7. Discussion and possible action on a proposed concept plan for 879.9 acres located in the City's ETJ between SH 521 and SH 288 approximately 2,500 feet north of SH 523.

Mr. Wayne Neumann introduced the item on behalf of staff. He added that the Concept Plan does not comply with the Parks dedication requirements. This is a big project at your front door, and it means a lot to the community. A development agreement is needed and has to be negotiated, which would address the parkland, design standards, etc. This is outside the city limits and outside the city's controls except for platting and parkland. In the DA you can specify when the property is annexed; typically, when it is almost completed. He noted that he highly recommends that that the P&Z look into this. We can work out the agreement fairly fast. He has spoken to the City Attorney who is on board. Staff would start the process and we would present to the Commission and Council. P&Z would have to approve before it goes to council.

Developer's attorney Richard Muller presented before the Commission noting that they have submitted a concept plan as regulated in the zoning and felt that they met all of the requirements except for the comments on the parks plan.

Mr. Muller added that a DA agreement makes a lot of sense. We are happy to negotiate on a reasonable DA agreement. This is the first large scale master plan in the Angleton ETJ. The City has limited authority to regulate. You can regulate your platting authority and the City can apply your public infrastructure i.e. water, sewer and drainage standards.

Mr. Muller added that the City cannot regulate lot sizes in the ETJ. The compromise that struck is that there are some design standards to modify to fit the land. Under current law if we go out and develop this within the ETJ, the owners can later vote in an election, whether they want to be annexed. This was a recent change in the State Legislation. Opposite of that, if we establish a DA with some certainty as to when we want to annex, along with a MUD and a strategic partnership agreement, you can annex that land in the future without an election in that community.

Mr. Muller stated there are advantages on both parties with the development agreement approach. We would take the City standards and tweak them to this property. This proposal is well in excess of what you require in terms of acreage on the Parkland Dedication, and we are happy to negotiate an agreement.

Chairman Garwood explained the Commission has to make a recommendation to Council; and that gives the developer time to work out details with the Staff and City Council.

City Manager Chris Whittaker interjected that's generally the way it works, in that the Concept Plan is approved first by Council before we approve a Development Agreement. So that Council can look at this and say this is what we agreed to. City Manager Chris Whitaker stated he supports the Concept Plan.

Action: Motion to approve the Concept Plan, subject to conditions the City and the Developer working out the Parkland Concept was made by Chairman Bill Garwood, Chair; 2nd by Commission Member Bonnie McDaniel;

Roll Call Vote: (2 Aye to 3 Nays), Recommendation to Council: Denial. (Ayes) Chairman Bill Garwood, Commission Member Bonnie McDaniel; (Nays) Commission Member Regina Bieri, Commission Member Henry Munson, Commission Member Deborah Spoor.

8. Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #1

Action: Motion was made by Commission Member Henry Munson to approve with the noted conditions and comments clear before any construction plans are approved and the proposed dedication note is removed from the preliminary plat. **Motion was seconded by Commission Member Regina Bieri.**

Roll Call Vote: (5 Ayes to 0 Nays). Motion carried unanimously.

9. Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #2

Staff recommend approval subject to conditions.

Action: Motion was made by Commission Member Henry Munson to approve with the noted conditions and comments clear before any construction plans are approved and the proposed dedication is removed from the preliminary plat. Motion was seconded by Commission Member Regina Bieri.

Roll call Vote: (5 Ayes to 0 Nays) Motion carried unanimously.

10. Discussion and possible action on the preliminary plat of the Ashland Model Home Park

Action: Motion was made by Commission Member Henry Munson to approve with the noted conditions and comments clear before any construction plans are approved and the proposed dedication statement is removed from the preliminary plat. Motion was seconded by Commission Member Regina Bieri.

Roll Call Vote: (5 Ayes to 0 Nays). Motion carried unanimously.

ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at 1:07 P.M.

CITY OF ANGLETON, TEXAS



William Garwood
Chair



**CITY OF ANGLETON
PLANNING AND ZONING COMMISSION
MEETING MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, AUGUST 3, 2023 AT 12:00 PM**

Members Names

Chair | William Garwood

**Commission Members | Deborah Spoor, Henry Munson, Michelle Townsend,
Regina Bieri, Ellen Eby, Shawn Hogan**

NOTICE WAS 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, JULY 6, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

ROLL CALL:

Present were:

Chair William Garwood, Commission Member Deborah Spoor, Commission Member Michelle Townsend, Commission Member Henry Munson, and Commission Member Regina Bieri.

Absent was:

Commission Member Ellen Eby, Commission Member Shawn Hogan.

- 1. Approval of the July 6, 2023 minutes for the Planning and Zoning Commission meeting.**

Motion was made by Commission Member Henry Munson; Seconded by Commission Member Deborah Spoor.

Action: (5-0 Aye-Vote), The minutes were unanimously approved.

REGULAR AGENDA

Agenda Item #4. Discussion and possible action on the Preliminary Plat of the Angleton ISD Elementary No. 7 and Junior High No. 2.

DS Director Otis Spriggs introduced DS Development Coordinator Kandice Haseloff-Bunker who presented the item.

Kandice Haseloff-Bunker noted that the plat was submitted, and it has been reviewed by the City Engineer. It's a 65 Lots, 2 reserves and it's in the ETJ. There's been a development agreement that was signed and is in place. Regarding the Engineer's comments in the report, all those have been corrected and cleared since agenda posting.

Kandice Haseloff-Bunker added that Staff and the City Engineer are recommending Final Plat approval based on conditions that the construction plans are resolved with the Angleton Drainage District on drainage, and the SH 523 road connections are approved by the Brazoria County.

Commission Action:

Awaiting a motion, **Mr. Spriggs** commented to the Commission that as he would typically say, Staff is obligated to forward a complete record of action to City Council and due to the fact that we have only four members here today, in order for an affirmative vote to occur, we would need all four "yes" votes for any item to pass on this agenda.

Mr. Spriggs also noted that as a part of the subdivision process, staff has pointed out that the plan meets all the requirements of the Subdivision Ordinance, as required by state law and under our city ordinances regarding the plat approval process.

Motion was made by **Chair William Garwood** to approve the Final Plat subject to noted Staff Conditions that they were satisfied at the ADD and county requirements regarding detention and drainage and we recommend to council for final action; Seconded by **Commission Member Shawn Hogan**.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Nay, Commission Member Michelle Townsend- Nay; and Commission Member Shawn Hogan- Aye.

Action: (2-2 Vote): Windrose Green Section 4 Final Plat was disapproved.

City Attorney Judith El Masri, Randle Law Firm addressed the Planning Commission: I'd like to take this opportunity to remind the members of the Commission that the final plat approval as a ministerial act, there is no discretion and that it's done as a matter of obligation.

If your city staff tells you that it complies with the comprehensive plan or general the general plan of the City, and all the rules related to the subdivision, then it's a matter of obligation. I am inserting this reminder for the rest of the agenda.

- 1. Consideration of approval of a Preliminary Plat for Windrose Green Section 5 Subdivision.**

Kandice Haseloff-Bunker noted that the plat was submitted, and it has been reviewed by the City Engineer. It's a 67 Lots, 1 reserve, 3 blocks, and it's in the ETJ. There's been a development agreement that was signed and is in place. Average lot size: 45'/50'x120' typical. Regarding the Engineer's comments in the report, all those have been corrected and cleared since agenda posting with the same recommendation from him or no objection pending the drainage, district and county approval for the drainage and Street and infrastructure connections.

Kandice Haseloff-Bunker added that staff anticipates that the construction plans will be resolved before the final City Council meeting.

Commission Member Townsend asked if staff knew this development was approved?

DS Development Coordinator Kandice Haseloff-Bunker stated that the D.A. was signed March of 2020.

Mr. Spriggs commented that Staff has a copy of the DA available if the Commission wishes to review it.

Commission Member Spoor commented that the developer told the Planning Commission some time ago that they would start with a certain size lot.

Mr. Spriggs noted that there is an overall concept plan and if it'll help the Commission in the future, we'll ensure that the document is attached. DS Director Otis Spriggs added that for the ETJ developments, because we don't have zoning authority, the overriding document is the DA and it's our responsibility from staff to make sure and ensure Council that what's being presented to you is parallel and it meets the requirements of the development agreement which lays out the lot configuration.

Commission Action:

Motion was made by **Commission Member Townsend**, to approve the Section 5 Preliminary Plat as it is in compliance with the development agreement, and subject to any outstanding comments or corrections that need to be made and recommend City Council take final action. Seconded by **Commission Member Deborah Spoor**.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Nay, Commission Member Michelle Townsend- Nay; and Commission Member Shawn Hogan- Aye.

Action: (4-0 Vote): Windrose Green Section 5 Preliminary Plat was approved with conditions.

2. Discussion and possible action on Austin Colony Section 1A Final Plat

DS Director Otis Spriggs presented Austin Colony Section 1A. Specifically, you're being asked this afternoon to consider this plat. We have forwarded Austin Colony to the city engineer, who has had an opportunity to review Section 1A, there were some conditions

and comments that were initially given to us in which we've had an opportunity to bring those before the.

Most of the comments have now been cleared by the city engineer in which you've been copied on all of those, pending final approval of the construction drawings subject to satisfaction of ADD requirements for drainage and right of way connection approval by Brazoria County for CR44 tie-in.

DS Director Otis Spriggs added that this Plat would meet the requirements of the Planned District approval, which was recently approved by Council of the developer's request to make minor modifications to the traffic flow in terms of the designation of Austin Colony Blvd. as a local subdivision street. As a result, some of the lots had to be reconfigured or relocated.

Section 1A will comply with the lot mix approval with both 60 feet, and a few 50 feet lots, but it meets the thresholds that were originally approved by council as part of the documents mentioned.

So as part of this, we're recommending that the Planning Commission approve this, send it on the Council for final action with those stipulated conditions of the city engineer and also subject to the DA, which has to be approved by City Council.

Commission Member Townsend: So, if I am hearing you correctly, the development agreement has not been changed to reflect the changes that need to be made for?

DS Director Otis Spriggs stated that legal and staff have the document draft under review of the PID, and requirements of Parkland, and we're coordinating to make sure it meets the threshold of the original DA. The DA draft is out, we're about to forward it back to the applicant and we hope to have it negotiated through Council soon.

Commission Action:

Commission Member Townsend made a motion that we recommend approval of the final plat for Section 1A of Austin Colony and forward to City Council for final consideration and action. Motion was seconded by Commission Member Shawn Hogan.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor-Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.

Action: (4-0 Vote): Austin Colony Section 1A Final Plat, was approved with conditions.

5. Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 1 and Reserves.

DS Director Otis Spriggs presented this item, stating that you will see a series of plats to come before you for the rest of the agenda regarding the Ashland Development. The

DA has been approved by City Council as negotiated with the applicant and it has been signed; a copy of it is available if the Commission needs to see it.

However, these plats would set the ground level in terms of utilities that will support the residential sections to come. There are a number of street dedication plats this afternoon that will also facilitate the school access and construction as well.

DS Director Otis Spriggs added this item is Ashland St. Dedication. #1 Final Plat with the listed conditions by the city engineers. Staff is asking the Commission to recommend conditional approval City Council, that these items be cleared before the Council's consideration.

Commission Action:

Commission Member Townsend made a motion that we recommend approval of Ashland St. Dedication #1 Final Plat forward to City Council for final consideration and action with the noted conditions. Motion was seconded by **Commission Member Shawn Hogan**.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.

Action: (4-0 Vote): Ashland St. Dedication #1 Final Plat was approved with conditions.

6. Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 2.

Commission Action:

Commission Member Townsend made a motion that we recommend approval of Final Plat of the Ashland Street Dedication Sec 2 and forward to City Council for final consideration and action with the noted conditions to be cleared prior. Motion was seconded by **Commission Member Shawn Hogan**.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.

Action: (4-0 Vote): Final Plat of the Ashland Street Dedication Sec 2 was approved with conditions.

7. Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 3.

Commission Action:

Commission Member Townsend made a motion that we recommend approval of Final Plat of the Ashland Street Dedication Sec 2 and forward to City Council for final consideration and action with the noted conditions to be cleared prior. Motion was seconded by Commission Member Deborah Spoor.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.

Action: (4-0 Vote): Final Plat of the Ashland Street Dedication Sec 3 was approved with conditions.

8. Discussion and possible action on the Final Plat of the Ashland Coral Haven Lane Street Dedication

Commission Member Townsend: Being a parent of school age children and knowing what schools can do to traffic patterns is it anyone's concern about having a school driveway dumping onto a narrow street.

Director Otis Spriggs: If the Commission would like to make a condition that the traffic impacts study recommendations as it as it concerns the school access must be considered and applied when the plats for the school the major access will be coordinated.

Steve Holton, Director of planning for Quiddity Engineering gave comments in regards to the traffic questions.

Commission Action:

Commission Member Townsend made a motion to approve the Coral Haven Street Dedication Final Plat conditioned on the city staff, city engineer, the County, Angleton Drainage District, School District, TxDot, and all entities impacted by this approval with all comments and conditions noted; Motion was seconded by **Commission Member Deborah Spoor.**

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.

Action: (4-0 Vote): the Final Plat of the Ashland Coral Haven Lane Street Dedication was approved with conditions.

9. Discussion and possible action on the Final Plat for Ashland Development Wastewater Treatment Plant.

Wastewater treatment plant Plaid before you, this is in consideration for utilities to be set up for the development.

DS Director Otis Spriggs: As described earlier, the city engineer has given you 9 textual changes that they're recommending on the plat. We feel confident that the applicant will submit these to us. Sometimes prior to the Council meeting, so our recommendation would be to approve the wastewater treatment plant subject to those conditions for final Council action.

Commission Member Townsend asked for clarification on the proximity of the wastewater treatment Plant. Caitlin King of Meta Planning showed the location of the Plant to the furthest southern end of the development.

Commission Action:

Commission Member Townsend made a motion that we recommend approval of the Final Plat Wastewater Treatment Plant and forward to City Council for final consideration and action with the noted conditions to be cleared prior. Motion was seconded by Commission Member Shawn Hogan.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.

Action: (4-0 Vote): The Final Plat for Ashland Development Wastewater Treatment Plant. was approved with conditions.

10. Discussion and possible action on a Final Plat for Ashland Development Water Plant.

DS Director Otis Spriggs: The nine conditions by the city engineer are noted in the staff report. We anticipate them to clear those within the couple of weeks to come and we'll have this clear before console. Conditions there subject to the engineering comments there being forwarded to council with a positive recommendation.

Commission Action:

Commission Member Townsend made a motion that we recommend approval of Final Plat for Ashland Development Water Plant and forward to City Council for final consideration and action with the noted conditions to be cleared prior. Motion was seconded by Commission Member Shawn Hogan.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.

Action: (4-0 Vote): The Final Plat for Ashland Development Water Plant was approved with conditions.

DS Director Otis Spriggs announced to the Planning and Zoning Commission that the Joint Work session scheduled for July 11, 2023, has been postponed until a future date to be announced for September or October, 2023.

ADJOURNMENT TIME: 12:54



William Garwood
Chair



CITY OF ANGLETON
PLANNING AND ZONING
COMMISSION
120 S. CHENANGO STREET,
ANGLETON, TEXAS 77515
THURSDAY, JANUARY 5, 2023 AT
12:00 PM

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, JANUARY 5, 2023 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 Henry Munson
Commission Member Ellen Eby
Commission Member Deborah Spoor
Commission Member Michelle Townsend
Commission Member Regina Bieri
Commission Member Bonnie McDaniel

1. Approval of Meeting Minutes for December 1, 2022

Motion was made by Commission Member Henry Munson to approve the minutes; Motion was seconded by Commission Member Regina Bieri.

Commission Action: Approved. Motion carried unanimously, 7-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning 0.4213 acres from Commercial Office-Retail District (C-OR) to 2F, Two-Family Residential District (duplex homes), for property located at 425 N. Walker St. at the SW corner of W. Live Oak St., Tract 163A20 Jose De Jesus Valderas Survey, A-380, City of Angleton, TX, Brazoria County.

Staff Presentation: Mr. Otis Spriggs introduced the case and presented the staff report findings.

This is a request to rezone from the Commercial Office-retail District to convert an existing structure to a duplex. The property is located at 425 N Walker Street, and is surrounded by a well-established single family subdivision which probably has existed there for 30 to 40 years. However, this building has been in transition. It's what we would consider spot zoning in the middle of a residential area. Potentially they could come in and do those things as allowed within the Commercial Code that as listed under the Commercial- Office Retail District. In the area. Staff feels that would be not fitting within the core residential area.

The overall future plan (land use) recommends the property as multifamily. The request would be consistent with our master land use and comprehensive plan. To the South is the power plant and this would provide a buffer to the neighborhood. Staff listed that point in the criteria section and that justifies why this request makes practical sense. The duplex would probably be compatible than commercial. The potential owner of the property would like to do some upgrades to the façade and provide a cover for the parking- with a carport option. Note that there is some existing vegetation in the rear of the property in which we made some suggestions that the landscape area be manicured.

In terms of the previous uses of the property, we were told that at one time it was a laundry or washeteria. An individual later lived there and used the adjacent unit for storage. They later gutted the structure completely; and it is now vacant.

Typically, the SF-2 District requires 5,000 square foot area of lot per unit; so this would fall in those parameters in terms of density and will accommodate the required parking/2 spaces per units. Staff recommends approval and entertains any questions of the Commission.

Chair Garwood opened the Public Hearing, with no objection.

Resident Patricia Milligan appeared before the P&Z Commission:

Ms. Milligan stated that she has a problem with this. They have tried to use this as a residence before it brought bad company into the neighborhood. It was unsafe to the neighborhood; as well as I think it would devalue our property.

Resident Iva Robinson appeared before the P&Z Commission:

She stated that she is requesting that you do not approve it. Because of the things that have happened in the past. This is already a low-income area. And we would request that you please do not bring anything else into our area. It seems like our area gets everything that no one else wants and you just keep approving everything that comes along, gets dumped on us. Please do not do this for the safety of our children, and like she said, it devalues our property.

Applicants:

Laura Cooper approached the mic and stated she is Mr. Warren's real estate agent. She stated she is a local real estate agent and she has worked in the area frequently. She has absolutely respect for the neighborhood and the feelings of the neighborhood. And whenever she first approached the

property to show it, the property was unlocked, it was unsecured and there had been some property damage. You could tell that people were able to come in and out of the property without any security to the building.

She has shown the property to two or three real estate investors. And Mr. Morris was the most promising and he's just a regular individual who wants to make the area nicer. He has really great plans. She met with his contractor on several occasions and he wants to make the property nice and he wants to bring higher value to the area and build nice units that bring decent rent, and he is not looking to bring low income, and low rental units to the property.

Resident Patricia Milligan, a rebuttal: My question is, what's going to happen 10 years from now? Two years from now, when he decided he no longer wants to rent, he no longer wants the property and it gets sold. Same thing that happens to all the other low-income properties in town. It's going to happen. Someone else is going to purchase the property someone else is going to move people in. There's no Homeowners association there's nothing to stop people from destroying the property. What's going to happen then? He may fix it up now, but it's not going to stay that way.

Commission Member Bonnie McDaniel: asked under commercial office retail somebody could put in a bar?

DS Director Otis Spriggs noted that you can place a beauty shop or barber shop; laundry facility, financial institution bank; other retail types of service oriented businesses including medical.

Commission Member Bonnie McDaniel noted that she is concerned about their concerns, but then on the other hand, just knowing how real estate is developing at this point, this is probably as good a time as any for it to go into a state of improvement. She commented that she thinks the change will actually do the neighbor's a favor by allowing some improvement to the property. By changing the zoning, you are having a nice duplex for somebody to occupy, who can afford to pay the rent.

Chair William Garwood asked about the surrounding properties and uses; are the mostly residential?

DS Director Otis Spriggs noted that there was a petition for some form of daycare facility SUP, which is no longer across the street. The property has since been redeveloped as a single family home on the corner.

The applicant **Mr. Morris** added that he is going to have strict guidelines.

Commission Action:

Commission Member Bonnie McDaniel

Made a motion that we accept the staff recommendation adopting this as the final report and recommend approval of the ordinance, rezoning these 0.4213 acres from commercial office retail district to 2F, Duplex homes for property located at 425 N Walker St. and forward it to the City Council for final consideration and approval.

Commission Member Regina Bieri seconded the motion .

Roll Call Vote: (7-0 Vote).

Commission Member Henry Munson- Aye; Commission Member Ellen Eby- Aye; Commission Member Michelle Townsend- Aye; Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri - Aye; Commission Member Bonnie McDaniel- Aye; Chair William Garwood- Aye. Motion carried unanimously

5. Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance amending the PD Planned Development Overlay District Three (3), ORD_20220222-016 for Austin Colony

Subdivision, rezoning 164.50 acres, for property located on the northside of Anchor Rd, East of Carr Rd., West of the terminus of Tigner St.

REGULAR AGENDA

4. Consideration of approval of a final plat for Smart Storage, for a 12.390-acre subdivision.

Mr. Spriggs presented the final plat subject to the requested variances to be satisfied during the construction stage:

1. Variance is requested to allow the utility plan to be submitted at the time the first tract is considered for development.
2. Variance is requested to provide utility and drainage plans, heritage tree preservation and the geotechnical report at the time each tract is developed.

Mr. Spriggs presented the staff summary noting the Engineering comments per the review including the A.D.D. drainage coordination.

Commission Action:

Motion was made by Commission Member Henry Munson-to approve the proposed Final Plat for Smart Storage, seconded by Commission Member Deborah Spoor.

Roll Call Vote:

Commission Member Henry Munson- Aye; Commission Member Ellen Eby- Aye; Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri - Aye; Chair William Garwood- Aye; Commission Member Michelle Townsend- Aye. Motion carried unanimously, 6-0 vote.

5. Presentation, discussion, and possible comment on a Site plan, for Angleton Park Place Sections 4-6; Presentation of Site plan, 70.838 acre tract in the southeast area of Angleton, Texas (60 ft. Lot option). No action is required.

Public Input:

“Chip” James Gayle, Shanks Rd.: Abutting neighbor to the south, appeared before the Commission voicing opposition to the proposal, he cited water sewer drainage, traffic, road frontage and crime statistics on the prior mobile home parks in the area. Chair recognized others in the audience that voiced the same concerns.

Applicant: Michael Morgan appeared and explaining Plan A; 60 ft. lots on both sides of the road. He plans to develop both sides of the existing Angleton Park Place.

Lots will be self-owned for-sale/no rentals. Manufactured home subdivision with the homes on slabs.

Chair Bill Garwood asked if this would require a rezoning. Mr. Spriggs noted that it would have to be annexed and rezoned. One (1) side is within the City Limits/PD holding zoning district.

Commission Member Henry Munson asked if Mr. Morgan proposes to have an HOA. Mr. Morgan replied yes. He advised Mr. Morgan that it will be tough to get this concept approved. Commission Member Ellen Eby asked about pricing: Mr. Morgan added that the price range would be \$165k to \$195 per lot.

Commission Member Deborah Spoor asked what the lot depths were: Mr. Morgan stated 125 ft. She also commented on the capacity of water/sewer taps. Can the City handle that? Mr. Spriggs stated that the capacity analysis would be done if an official request is submitted. She added that her concern is regarding high density in that area.

6. Presentation, discussion, and possible comment on a potential Rezoning Request, for a potential industrial development site located on 15.482 vacant acres on the North side of Hwy. 220, east of Shanks Road, for property currently zoned PD District. No action is required.

Mr. Robert Campbell, the applicant, appeared before the Commission. He noted that he owns a metal fabrication business that is purchasing the property; he wants to rezone it to Light Industrial. They are a metal fabrication (small parts, custom railings for home owners and contractors) business now in Clute, Tx. He is wanting to build a 50'x150' shop near CR 220/SW of the property with 10 employees with a desire to double. He noted that 400 ft. is the distance to the back property line.

Chair Garwood asked if this requires a lot of water. Mr. Campbell stated he wants to put in well and septic; they have a small kitchen with a couple of bathrooms. Operating hours are: 7:30 to 3:30 pm, M-F. Chair Garwood stated that it is a favorable proposal. Commission Member Deborah Spoor stated that this is fitting for that corridor.

ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at 12:57 P.M.

CITY OF ANGLETON, TEXAS



William Garwood
Chair



DRAFT MEETING MINUTES

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, JUNE 1, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

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

PRESENT:

Chair William Garwood
Commission Member Deborah Spoor
Commission Member Shawn Hogan
Commission Member Ellen Eby (arrived for the 2nd Item (minute approval))
Commission Member Henry Munson

ABSENT:

Commission Member Michelle Townsend
Commission Member Regina Bieri

PRE-MEETING ITEMS:

1. Administer Oath of Office to Shawn Hogan, Planning and Zoning Commission Member, Position Place 5, by City Secretary Michelle Perez or Angleton Municipal Court Alternate Judge Mark Jones.
2. Discussion about P&Z members' availability for proposed dates for the Council Joint Work session.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

1. Introduction of New Planning and Zoning Commission member- Shawn Hogan, appointed by City Council on May 9, 2023 with an unexpired term ending in October, 2024.

2. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting on June 1, 2023.

Motion was made by Commission Member Deborah Spoor to approve the minutes subject to the noted corrections; Motion was seconded by Commission Member Henry Munson.

Commission Action: Minutes were **Approved**. Motion carried unanimously, **6-0 vote**.

3. Discussion and possible action on a Final Plat for Angleton Park Place Subdivision Section 1.

Development Services Director Otis Spriggs presented the findings of the Staff Summary noting that the development is a mobile home subdivision with 50 lots. The developer acquired an additional tract that will allow him to provide all access off East Phillips. The Preliminary Plat has already been reviewed and approved by Council last month. Mr. Spriggs presented the staff review comments for the plat and noted the City Engineer reviewed it and offered comments of which the applicants made corrections and addressed each comment since. Staff recommends that the Planning and Zoning Commission approves the final plat and recommends it to the City Council for final action subject to the approval of the pending Development Agreement which will address any public improvements. The applicant representative is present for questions.

No questions were asked of the project engineer. Motion was made by Commission Member Henry Munson to approve the proposed final plat and recommend it to the City Council for final action. Motion was seconded by Commission Member Shawn Hogan.

Commission Action: Motion carried unanimously, 4-0 vote.

4. Discussion and possible action on a Final Replat for PT Patrick Thomas Estate, for a 7.732 - acre subdivision, 1-Block, 2 Lots, 1 Reserve, formally known as Vera Subdivision.

Development Services Director Otis Spriggs summarized the findings of the Staff Report, noting the property was previously re-zoned to classify Lot 2 for residential use. The presented Final Plat will create 2 Lots and 1 detention reserve. The Planning Commission voted 5 to 0 to approve the Preliminary Plat in January. Engineering has reviewed the plat and they made a couple of textual suggestions in terms of recommended changes and those were cleared by staff. The plat does meet all requirements of the subdivision ordinance and zoning as well. We are recommending approval to Council for the final plat. Property Owner, Mr. Patrick Thomas and applicant's representative are both present for questions.

Commission Chair William Garwood asked for clarification on which lot is intended for the self-storage.

Applicant: Miguel Saucedo, P.E., of Baker and Lawson, Inc., appeared before the Commission to explain that the lot located toward the document bottom will be the residential lot; the area to the north is the reserve for the detention pond and then the last lot shown is the for the storage use.

Commission Member Ellen Eby asked if the storage units will be for rent.

Development Services Director Otis Spriggs indicated yes, and that tract is zoned for Commercial use.

Motion was made by Commission Member Deborah Spoor motioned to approve the Final Plat. Motion was seconded by Commission Member Ellen Eby.

Commission Action: Motion carried unanimously, **5-0 vote.**

ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at **12:10 P.M.**

CITY OF ANGLETON, TEXAS



William Garwood
Chair



Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Will Clark, Michelle Townsend,

Regina Bieri, Ellen Eby, Michael Hogan

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, NOVEMBER 2, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

- 1. Discussion/Introduction and the Administering of the Oath of Office, for Mr. Will Clark, newly appointed Planning Commission member.**

Chair Bill Garwood introduced new Commission member Will Clark. City Secretary, Michelle Perez administered the Oath of Office and swearing-in to Commission Member Will Clark.

- 2. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on September 19, 2023.**

Motion was made by Commission Member Ellen Eby and seconded by Commission Member Regina Bieri to approve the 9/19/2023 P&Z meeting minutes; Motion carried unanimously, 5-0. The Minutes were approved.

- 3. Discussion and possible action on the election of a Vice-chairperson for the Planning and Zoning Commission.**

Chair Bill Garwood opened the floor for nominations for the Vice-chairperson. Commission Member Regina Bieri nominated Commission Member Deborah Spoor as Vice-chair; there were no objections. The vote was unanimous, 5-0, to elect Commission Member Deborah Spoor as Vice Chair to the Planning and Zoning Commission.

PUBLIC HEARINGS AND ACTION ITEMS

4. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance amending the City of Angleton Code of Ordinances, Zoning Chapter 28, and Chapter 23- Land Development Code, including Sections 28-41 through Sections 28-62 – Residential and Commercial Zoning Districts, Section 23-115–Standard language for special plat elements, Subsection C. Fire lanes and fire easements, Street pavement width requirement modifications. **ARTICLE II. – Subdivision and Development Design, Section 23-12, Table 23-12.1, Street Dimension Standards, and Streets and Driveways, Section 129, and Section 28-101 Off-street and loading requirements (11).J. Fire Lanes, providing for clarity on area regulations, setback requirements and other standards, as set out and applicable in each Zoning district.**

Motion was made to open the public hearing by Commission Member Michelle Townsend, and seconded by Commission Member Regina Bieri. Motion carried unanimously.

Staff: D.S. Director Otis Spriggs presented this item giving the following staff summary: Development Servies has advertised this public hearing per the requirements for newspaper legal notices. This is the first public hearing that we're hearing on this text amendment.

This item has been under discussion with City Council, as noted in the Staff Summary, in that we are looking at improving public safety within the city limits. Photographs are shown which summarize some of the cause-and-effect issues that we're having within some of the subdivisions. Setback requirement issues are illustrated denoting encroachments into the sidewalk travel area, whereas from a pedestrian standpoint this could be problematic when dealing with ADA compliance, as well as baby strollers and safety of children-at-play.

Street travel width distance, being 28' wide on new residential streets is the next issue. We're looking at increasing the travel distance to 30 feet back-of-curb to back-of-curb. On the current books (Code of Ordinances), we have an ordinance that states that City Council has the discretion of enforcing one side of street parking; however, the City does not enforce this regulation. The alternative could be to impose the one side of road parking in some of the newer neighborhoods, realizing that in some of the older neighborhoods that would be difficult. The other photographs show the cul-de-sac issue, where we are having another safety issue, where residents actually utilize cul-de-sacs for parking purposes within the subdivision. We're looking at possibly rating the cul-de-sacs as fire lanes to prevent this. We'll be working with the Fire Chief and PD, and working with council to derive details of enforcement.

On October the 26th, we held a work session to get feedback from the design community, builders, developers, and those who own property within the city limits,

allowing for e-mail, in-person, and virtual feedback. The Agenda Summary includes the collected comments.

Some of the comments were: *If you increase the front yard setback, then this would limit the rear yard situation in most residential circumstances.* But our hope here is that this would not be the case on your larger and standard lots such as Residential 6.3 or SF 7.2, those districts being typically the 60 foot lot threshold. We feel the increase of a setback to 10 feet could work in that situation.

However, if you look at the table (Exhibit B), there is an outline of the proposed front yard and side yard setback changes. Questions were raised and discussed on lots that called for a narrower and deeper house layout, which will be difficult to place on an increased front yard scenario having minimal rear yards.

Staff is asking for a recommendation from the Planning and Zoning Commission to council and then open this up into public hearing for council and maybe hold it two meetings hopefully just exhaust our efforts in educating the public.

The recording/video of the “Zoning Setback” workshop on October 26th is still available; the link is within the agenda summary and is available on facebook, in which you can review; the public can still offer comments. Legal is still reviewing the proposed text amendments. We are recommending that the Planning and Zoning Commission hear comments and possibly make a recommendation, subject to final legal review and then any comments that you might.

Public Input: None

Chair Bill Garwood entertained a motion to close the public hearing.

Motion was made to open the public hearing by Commission Member Ellen Eby; seconded by Commission Member Regina Bieri. Motion carried unanimously.

Commission Member Regina gave comments on car length whereas she and her husband both drive big cars, hers at 17 feet long and his- 20.5 feet, the two would be 37.5 feet, which would encroach the sidewalk.

Commission Member Michelle Townsend added that as somebody who lives on a cul-de-sac she appreciates this vision as well. She supports and is willing to make a recommendation whenever we're ready to entertain one. She asked how this affects current developments approved. Mr. Spriggs stated that the proposed amendments would pertain to new developments. We will work with Legal on any items that can include any sunshine clauses. This will afford us a way to negotiate development agreements in developments within the ETJ and within the City on HOA covenants, in promoting current City Council vision.

Commission Action:

Motion was made by Commission Member Ellen Eby; seconded by Commission Member Regina Bieri to accept staff's recommendations amending the text of the City of Angleton Code of Ordinance Zoning, Chapter 28 and Chapter 23 Land Development Code including Sections 28 to 41 through Sections 28 to 62 residential and commercial Zoning Districts regarding the zoning setback and lot size type regulations to City Council for final action and approval.

Roll call vote:

Commission Member Ellen Eby- Aye; Commission Member Michelle Townsend- Aye; Commission Member Will Clark- Aye; Commission Member Regina Bieri- Aye; Commission Chair Bill Garwood- Aye. **5-0, Unanimous Approval.**

REGULAR AGENDA

5. Discussion and possible action on a Final Plat for Angleton Park Place Subdivision Section 2.

Staff: Kandice Haseloff-Bunker, Development Coordinator presented the final plat, noting that the development agreement was approved by City Council in August and the signatures were executed in October. The final plat is subject to and is in compliance with that development agreement and the City development requirements except for the noted Engineering comments. The section one final plat was approved in June of 2023 and the preliminary plat for the second section was approved shortly after that in July 2023. Staff recommends approval subject to Final Engineer approval to Council for final action and approval.

Commission Member Michelle Townsend made a motion to approve the final plat for Angleton Park Place Subdivision, Section 2 as being in compliance with the development agreement that was previously accepted and forward to City Council for final action, subject to final approval of the development by the City Engineer. Motion was seconded by Commission Member Regina Bieri.

Roll call vote:

Commission Member Ellen Eby- Aye; Commission Member Michelle Townsend- Aye; Commission Member Will Clark- Aye; Commission Member Regina Bieri- Aye; Commission Chair Bill Garwood- Aye. **5-0, Unanimous Approval.**

6. Discussion and possible action on a Final Plat for Ashland Model Home Park.

Staff: Kandice Haseloff-Bunker, Development Coordinator presented the final plat, noting that this is a final plat for nine lots on 3.46 acres. As you know it is in the E TJ and we don't have zoning, except other than what's detailed in the development agreement that's been approved with City Council. The Ashland model Home Park is in compliance with that development agreement in terms of what size and configuration. The section has a range of lots that have frontage from 50 to 60 feet, and the lots are going to be

developed with model homes expected to showcase. The section will obtain access from Sapphire Springs Trail that connects to Ashland Blvd, that connects with FM 521.

Judith El Masri, City Attorney addressed the Planning Commission, introducing herself to the new member; adding that she works with the Randle Law Office. We are the appointed city attorney for the City of Angleton. She clarified that the role of the Planning and Zoning Commission, is an advisory committee created by statute. The timeline that everyone is referring to is in the vernacular, is known as the 'Shot Clock' statute. Much of the local government code is written to favor developers, so I always have to preface any discussion with that because I often hear from the P&Z members and the City Council members across the board from all 14 entities that our law firm represents. It is because of the people that go to Austin and pass the laws.

The shot clock basically means that once a developer files a plat, whether it be a preliminary plat or a final plat, there are 30 days that the municipal entity that has to review it, has to act. In your city ordinances, the way that happens is it comes to P&Z first and then P&Z approves, makes additional recommendations, and then it goes to your City Council for final approval. There are other cities that don't do it that way. There are other cities that sometimes the administrative building services department approves first and then it goes to City Council and even in some large cities like Houston or San Antonio (with corporate size departmental staff) where some things may not even be approved by City Council. You can imagine how big those development departments are, you know, just corporate size. So that's the way it works here, that it comes to you first. The answer to your question is if you do nothing (if something comes to you and you do nothing), my first response to that query would be you're not doing your job.

Judith El Masri added that the P&Z Commission lies in between the people that are living in the houses and your elected officials; So, it's really an important job. And then secondly, statutorily, the way these statutes are written, the approval process is ministerial and all that means is you have to approve. The municipal body has to approve, assuming the plat or plan or whatever that comes to you is correct. So if you're the building services director, Otis, Kyle, and Kandice tell you it's correct, and if your engineer says it's correct, then your job is to approve.

If those entities come to you and say we have a problem with. XYZ, and we don't recommend that you approve it yet, etc.. Judith El Masri ended by emphasizing how important the P&Z job is, right, that City Council needs to hear them, because City Council can't be on every residential street, in every business, and it can't be everywhere, every day.

Commission Member Michelle Townsend made a motion to approve the final plat for Final Plat for Ashland Model Home Park as being in compliance with the development agreement that was previously accepted and forwards to City Council for final action, subject to final approval of the City Engineer and all referral agencies. The motion was seconded by Commission Member Will Clark.

Roll call vote:

Commission Member Ellen Eby- Aye; Commission Member Michelle Townsend- Aye;
Commission Member Will Clark- Aye; Commission Member Regina Bieri- Aye;
Commission Chair Bill Garwood- Aye. 5-0, Unanimous Approval.

7. Discussion and possible action on a Final Plat for Ashland Subdivision Section 1.

Staff: Kandice Haseloff-Bunker, Development Coordinator presented the final plat and staff summary.

Commission Member Michelle Townsend made a motion to approve the final plat for Ashland Subdivision Section 1 as being in compliance with the development agreement that was previously accepted and forwards to City Council for final action, subject to final approval of the City Engineer and all referral agencies. The motion was seconded by Commission Member Will Clark.

Roll call vote:

Commission Member Ellen Eby- Aye; Commission Member Michelle Townsend- Aye;
Commission Member Will Clark- Aye; Commission Member Regina Bieri- Aye;
Commission Chair Bill Garwood- Aye. 5-0, Unanimous Approval.

8. Discussion and possible action on a Final Plat for Ashland Subdivision Section 2

Staff: Kandice Haseloff-Bunker, Development Coordinator presented the final plat and staff summary.

Commission Member Michelle Townsend made a motion to approve the final plat for Ashland Subdivision Section 2 as being in compliance with the development agreement that was previously accepted and forwards to City Council for final action, subject to final approval of the City Engineer and all referral agencies. The motion was seconded by Commission Member Regina Bieri.

Roll call vote:

Commission Member Ellen Eby- Aye; Commission Member Michelle Townsend- Aye;
Commission Member Will Clark- Aye; Commission Member Regina Bieri- Aye;
Commission Chair Bill Garwood- Aye. 5-0, Unanimous Approval.

ADJOURNMENT: Meeting was adjourned at 12:43 PM.



**William
Chair**

Garwood



**CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, DECEMBER 05, 2024 AT 12:00 PM**

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

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, DECEMBER 5, 2024, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

ROLL CALL: Present were: Commission Member Michelle Townsend; Commission Member Jeff Roberson; Commission Member Andrew Heston; Commission Member Deborah Spoor; Commission Member Regina Bieri; and Chair Bill Garwood. Absent was: Commission Member Will Clark.

New Member Oath:

1. Introduction and Swearing-in of new Planning and Zoning Commission Member Jeff Roberson. Assistant City Clerk Desiree Henson administered the Oath to Mr. Jeff Roberson.

Approval of the Meeting Minutes:

2. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on October 3, 2024.

Mr. Otis Spriggs noted that minor changes were recognized by Commission Member Michelle Townsend and have since been corrected.

The Motion was made by Commission Member Michelle Townsend to approve the minutes; the motion was seconded by Commission Member Deborah Spoor; The minutes were approved unanimously.

PUBLIC HEARINGS AND ACTION ITEMS

3. Conduct a public hearing, discussion, and take possible action on an Ordinance approving a request to amend the Zoning Map from MFR-29, Multi-family Residential District to LI- Light Industrial District on approximately 2.594 acres (Part of Property ID: 171030, A0375 IT TINSLEY TRACT 128B1-128B2, ACRES 4.868 (ANGLETON), for property located at the rear of 105 Cemetery Rd., Angleton, Brazoria County, Texas.

Staff: Director Otis Spriggs gave the following Staff summary comments:

This is a rezoning request for property located at 105 Cemetery Rd. in the rear of the existing apartments which front on Cemetery Road. The applicant, EDD Investments, is requesting that the City rezone this property from Multi-family, 'MFR-29' to 'LI' Light Industrial for the 2.5 acres reflected here on the property as multi-family residential.

As typical, staff notified property owners within 200 feet of the property and posted the legal ad in the newspaper for this requested public hearing.

The applicant is proposing to change the property to the Light Industrial District for the purposes of the RV and Boat Storage on the property. We have listed in the staff summary stipulations for Light Industrial. When it comes to these types of facilities, we have to consider the maximum impervious cover ratio of the property, which deals with the parking lot in this instance.

The review criteria have been weighed for this rezoning, to ensure that there are no negative impacts on the surrounding conditions of the property. Currently, there is a storage facility to the immediate West of the property (mini-storage), apartments that you see on the frontage, and in the rear and toward the east, some residential will remain. To the north of the property is also other 'MFR 29' property which is currently owned by American Legion, as vacant land, and to the immediate West of the property along Business 288, there is Light Industrial.

Staff wanted to ensure that there would be no spot-zoning resulting in terms of their request and with any impacts on the surrounding property. Some of the alerts we noted within the staff summary include access to the property and design layout. Typically, in these instances, there should be a site plan.

With only 2.5 acres, there's not much RV storage and boat storage that will occur in the future. There will potentially be a minimum number of units. We are asking P&Z to condition any approval upon a site plan coming back to you for consideration.

Mr. Spriggs also noted that the land use plan and comprehensive plan are referenced in the staff summary, and this property is listed as mixed commercial use, which would allow for office, retail, and multifamily. Consistency would be achieved with light commercial use and parking could be considered.

PUBLIC HEARING:

The motion was made by Commission Member Regina Bieri to open the Public Hearing, seconded by Commission Member Michelle Townsend. The motion carried unanimously, and the public hearing was opened.

Applicant Agent Amber Carter appeared before the Commission with the following comments:

Ms. Carter stated that she is the asset manager on behalf of the ownership group for the property and is also a licensed real estate broker. She noted that for the land in the back of the property, instead of continuing to keep it as a blight, we want to be able to clear that land off and put it to something of good use. We think that this would be the best option, and the highest and best use for the vacant land. We also looked into potentially adding at least 29 units there, but unfortunately it was not feasible, due to the price point, the cost of materials, and what we would have to lease those units out at to break even for our return on investment. Building 29 new units on the property would be very expensive, and the rent would not be sustainable for the market. Our feasibility study proved that the highest and best use would be RV and boat storage. We think that that would allow us to clear that land and bring some more clientele to the city and continue to keep Angleton growing.

The motion was made by Commission Member Michelle Townsend to close the Public Hearing, seconded by Commission Member Andrew Heston. The motion carried unanimously, and the public hearing was closed.

Commission Deliberation:

Chair Garwood asked what else is allowed in Light Industrial that would not be ideal to be located adjacent to residential.

Mr. Spriggs listed a few uses, such as auto salvage yards, automobile uses, collision repair, and recycling facilities. Mr. Spriggs referred to the conditions by staff, such as buffering and screening. He opened the floor to any discouraged limited list of uses.

Chair Garwood questioned limited uses, and will it stand up in court. Mr. Spriggs suggested a Planned Development District overlay with a Light Industrial District base district and gained legal consent and interpretation of the procedure.

Commission Member Michelle Townsend asked about the feasibility study for the RV storage and asked if there were any renderings or site plans done.

Ms. Carter responded that they are working with the consultant to flush out the schematic details. She concurred that they are opened to the PD District and conditions as an option after discussing with her client.

Mr. Spriggs noted that the use would not be for dwelling purposes.

Commission Member Jeff Roberson commented on the water extension and access issue regarding easements.

Commission Action:

Commission Member made a motion that the requested rezoning based on the findings in the analysis, the listed conditions, and that it be approved as a Planned Development Overlay District with the Light Industrial Base District with Legal approval and it be recommended to City Council for final action; Motion was seconded by Commission Member Regina Bieri.

Roll Call Vote:

Commission Member Michelle Townsend-Aye; Commission Member Jeff Roberson-Aye; Commission Member Andrew Heston- Aye; Commission Member Deborah Spoor-Aye; Commission Member Regina Bieri- Aye; and Chair Bill Garwood-Aye. 6-0 Approval.

ADJOURNMENT 12:24 PM



William Garwood
Chair



Members Names

Chair | William Garwood

**Commission Members | Deborah Spoor, Will Clark, Michelle Townsend,
Regina Bieri, Ellen Eby, Shawn Hogan**

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, FEBRUARY 1, 2024, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER/ROLL CALL:

Present were: Chair William Garwood, Commission Member Regina Bieri, Commission Member Will Clark, Commission Member Michelle Townsend, and Commission Member Deborah Spoor.

Absent were: Commission Member Shawn Hogan and Commission Member Ellen Eby.

1. Discussion and possible action on the December 7, 2023 meeting minutes for the Planning and Zoning Commission.

Motion by Commission member Regina Bieri to approve the minutes, motion was seconded by Commission Member Deborah Spoor. The minutes were unanimously approved 5-0. Motion carried.

2. Discussion to receive useful information from the City Attorney regarding the role of the Planning and Zoning Commission Member.

City Attorney Judith ElMasri provided folders for the commissions of helpful items. A sample description of Roberts Rules order (example from Austin); which are not the law, but the law would be the State statutes, City Ordinances and the charter, and the Texas Open Meetings Act on conducting your meetings. A draft of unadopted bylaws was included in the packet.

Judith ElMasri stated that back in November, she was asked to come back to the commission with a bullet point list of things that will assist the Commission during meetings.

Chair Garwood mentioned that when he was hoping to gain information on things like plat approval where the Commission is providing comments and recommendations of approval or denial with reasons for doing so. For the final plat, as long as it meets all of the requirements of the codes, our role is ministerial in nature, and we can't deny it. He wanted to make sure that Commission understands our role and what our options are and why.

Judith ElMasri: Your city ordinances dictate exactly what you are required to do. When staff presented the agenda and the summary it is dictated by State statute. Your guidance is in the packet for each item. We can tweak the detail and put the ordinance and statute reference. The "shot clock", 30-day State statute was explained.

Judith ElMasri also provided information on making motions and taking action on agenda items. A digital "walking quorum" was explained when anyone starts a back-and-forth conversation via email between a group of persons.

Judith ElMasri added: The law is your ordinances, your charter, city ordinances or city charter and state statutes. Those are what guide you on how you have a meeting. Most important is the Texas Open Meetings Act, and the way you conduct meetings, which are conducted by your internal policies and bylaws. The attached bullet-point list is provided as an abbreviated document to help you through a meeting.

Commissioner Michelle Townsend asked, when is it appropriate for Commissioners to voice concerns of a development (density, tax base, etc.) when they or citizens do not support the particular development?

Judith ElMasri suggested that the Commission should try and take care of the business first and as a representative of the Community, you could place concerns into the record.

Also discussed were the following:

- Understanding the Job
- Expectations of P & Z Members:
- Making P & Z Decisions: Making motions in the affirmative.
- Working Effectively
- P & Z Supported by & Works in Conjunction with Council, City Manager, other boards, Development Services, City Secretary/Attorney, city Departments, and Referral Agencies.

Judith ElMasri ended by welcoming emailed questions from the Commissioners; she and staff will work towards the recommended motion to include any statutes.

PUBLIC HEARINGS AND ACTION ITEMS: None.

REGULAR AGENDA

3. Discussion of a Preliminary Plat for Mark Brown Preliminary Plat for 10 acres out of a 35.19-acre tract located at the Northwest corner of FM523 and SH-35. Application incomplete and tabled, no action is required.

Director Otis Spriggs presented item 3 and explained item is to provide information that a proposed plat was filed with the department. That proposed plat does not meet the application completion requirements. The Development Department has communicated to the applicant as submitted proposed plat would be recommended for rejection. Applicant's Representative requested to withdraw and table the plat. They will come back with the corrective items on the proposal and development, and we will bring it back to you. Item number three has been tabled as a preliminary plan.

4. Conduct a hearing, discussion, and take possible action on an Ordinance approving a request for a Specific Use Permit, for approximately 2.7 acres of land, currently zoned "C-G", Commercial General District, allowing for a daycare use on a tract of land located at 2700 E. Mulberry Street/E. SH 35 @ Rab Rd., also described as A0318 T S LETRACT 38C1 ACRES 2.7 (ANGLETON), Brazoria County, Texas.

Director Otis Spriggs presented this request for a Specific Use Permit for a daycare, giving the following staff summary:

He added that Development Servies has advertised this public hearing per the requirements for newspaper legal notices. Applicants desire to repurpose an existing Commercial General zoned property that was formerly used by a church having various uses. The majority of the property is within City limits with a small portion being in the ETJ/County. Notices were mailed to property owners within 200 feet. An anonymous County property owner submitted an objection concerning the nearest road intersection's safety and suggestion to deny the SUP until the intersection is improved. The proposed daycare SUP would meet all setback/site plan requirements in terms of the proposed addition to the structure. There's an area provided on the site plan showing a parking lot that has sufficient space for drop-off/loading and parking requirements for this size daycare. The criteria for approval within the staff report addresses each item. Photographs are shown and renderings of before and after of what they are proposing to enhance the structure as provided. The conditions for approval were read including capacity requirements; they would have to meet state standards for licensing; there are provisions that would cover any type of food management services for the patrons/children such as prepackaged meals and/or a full commercial kitchen; they would have to meet the requirements of the building code, state health codes for food handling. It is noted that there have been zero reported accidents occurring at this intersection during the past 5 years. Staff is asking for a recommendation from the Planning and Zoning Commission to council and then open this up into public hearing for council.

Owners, David King and Veronica King were present and able to address the Commission's questions. Applicants noted that they drive into their other centers a couple days a week.

Commission Member Regina Bieri stated that she thinks we need this type of business on that side of town. I think we do. I think we're going to have an equal building location wise. In the crash report it says there's been no crashes in the last five years. But seems like the property across the street would be more of an issue. It is a pretty grown up on that side of the highway here.

Commission Member Deborah Spoor asked the expected traffic increase, number of students and hours of operation. Ms. Spoor noted that Judge Sebesta brings up some very valid points and it is difficult to see around the corner it is coming off a 55 mile an hour zone. It's not lit. You're going to have, you know, hours that extend beyond the daylight hours in the wintertime.

Mrs. King explained their ideal attendance would be between 70-90 students but, initial attendance is expected to be about 78. They will maintain attendance hours similar to other daycares, 6:00 am open and closing time at 6:00 pm. They will have some buses to transport students between daycare and public schools. Applicants do want to expand the facility later.

Chair William Garwood described driving to the site and encountering a FedEx box delivery truck turning on to the road and needing to maneuver to the edge of the narrow road to avoid the truck. He expressed concern that the city needs to go in and improve that intersection to prevent problems. He questioned a possible turn lane through that section of the 35. You have very limited visibility. You're asking for it at 55 miles an hour and we see that all the time out at 210 and 523 and I think that's again a precarious turn on a major roadway and that there's constantly wrecks out there.

Commission Member Regina Bieri stated an estimate of 6 day-cares around high schools, junior highs, elementaries, nobody has turn lanes or lights. She further explained further down Hwy 35 there is a 100-space mobile home park with 2 cars per lot and across the street, apartments with even more drivers coming out from there, both without a turn lane. She stated there have only been a handful of accidents over the last 20 years and the speed limit is 45. It doesn't increase to 55 to further past the proposed daycare location.

Mr. Spriggs explained that Council is about to embark upon the strategic plan process, and we work with the highway department on the regular basis in terms of developing the traffic improvement plans for the area. There is a pending improvement plan for Henderson Rd. This area you will see some future applications. We're getting a lot of interest from other users within this block area along FM 523, as well.

Mr. Spriggs agreed to forward the information back to council. He also mentioned provisions for larger development projects where traffic impacts are considered in a traffic impact study at different degrees.

Commission Action: Motion by Commission member Michelle Townsend to approve the final report to City Council with a positive recommendation of this specific use permit application for a child daycare and Learning Center within the Commercial General Zoning District for approval, consideration and appropriate action, subject to the three requirements listed in our packet on item number four, page 8; the motion was seconded by Commission Member Regina Bieri to approve. The vote was unanimous to approve 5-0. Motion carried.

Chair William Garwood additionally requests that his recommendation reflects his belief that the city needs to make the improvement of that intersection a priority.

5. Conduct a hearing, discussion, and take possible action on Ordinance approving a request to rezone approximately 0.1799 acres of land from the “SFA”, Single Family Attached District to the “C-G”, Commercial General District with a Specific Use Permit to allow for a small daycare addition on a tract of land located adjacent and south of 2924 N Valderas St, Angleton, TX 77515, Angleton, Texas, legally described as A0380 J DE J VALDERAS 1 TRACT 125B7 (MOODY TR 2 (PT)) (ANGLETON) ACRES 0.1799, Brazoria County, Texas.

Development Coordinator, Kandice Haseloff-Bunker presented this item giving the following staff summary: Development Servies has advertised this public hearing per the requirements for newspaper legal notices and sent notices to property owners within 200 feet of subject property. An existing daycare abuts the subject property. The applicant wishes to rezone and obtain a SUP for this property to allow for expansion of the existing daycare. The current State Permit is for 119 students and there is no proposal to increase these attendance numbers. There has been one question concerning the road and traffic congestion that currently occurs in the intersections near the existing daycare. Although the daycare is not the sole contributor to increased traffic in the area, the proposed daycare expansion is presented with an increase of parking and line que spaces that will exceed the minimum requirements. There have been no objections filed.

Staff is asking for a recommendation from the Planning and Zoning Commission to council and then open this up into public hearing for council.

Applicant, Miguel Saucedo and Owner, Christi Beard did not request to speak but were present and available for questions.

Commission Action:

Motion was made by Commission Member Michelle Townsend, seconded by Commission Member Regina Bieri to approve the requested rezoning and SUP, subject to the four notes listed in our packet and forward the ordinance to City Council for final consideration.

Roll Call Vote: Chair William Garwood - Aye; Commission Member Michelle Townsend - Aye; Commission Member Regina Bieri - Aye; Commission Member Will Clark - Aye; and Commission Member Deborah Spoor - Aye. The Planning & Zoning Commission voted unanimously 5-0 to approve the request to rezone 0.1799 acres of land from the “SFA”, Single Family Attached District to the “C-G”, Commercial General District with a Specific Use Permit.

ADJOURNMENT TIME: 12:49 PM



William Garwood Chair



Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Will Clark, Michelle Townsend,

Regina Bieri, Ellen Eby, Andrew Heston

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, MARCH 7, 2024, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Chairman Bill Garwood introduced and welcomed new Commission Member Andrew Heston to the Planning and Zoning Commission. Commission Member Andrew Heston was sworn in right before this meeting began.

Present were: Chair William Garwood, Commission Member Andrew Heston, Commission Member Will Clark, and Commission Member Deborah Spoor.

Absent were: Commission Member Regina Bieri, Commission Member Michelle Townsend, and Commission Member Ellen Eby.

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on February 1, 2024.

Planning Commission Action: Motion was made by Commission Member Will Clark and the second by Commission Member Deborah Spoor to approve the minutes. There was no further discussion.

Roll Call Vote: All Ayes. Motion carried unanimously; the minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on an Ordinance approving a request to modify an existing Specific Use Permit within a Single-family Residential 7.2 District (SF-7.2) to allow for the installation of a proposed eighteen (18') foot tall acoustic fence to reduce noise levels and operate lawfully during special circumstances of extreme temperature and emergency situations at an existing energy

storage park on a 7.7 acre parcel identified by Property ID 570367, located at 319 Murray Ranch Rd., Angleton, Brazoria County, Texas.

D.S. Director Otis Spriggs presented the Staff report findings, noting that this is a request for a specific use permit modification to allow for a proposed acoustic fence as described. The applicant will provide you with detailed information about the 18-ft. fence along with the reason any extra measures they're taking regarding sound generated for the Gambit Battery Storage Park, which is within the SUP Zoning District.

Mr. Spriggs added that the applicant will be illustrating a possible fix to some of the noise issues raised by some of the residents, as experienced during high temperatures during the summer months. Today we'll only discuss the modification to add the fence. The actual use of the property is under an SUP permit. We notified everyone within 200 feet of the property and posted notice in the local newspaper as required. There are a couple of proposed conditions that are in the proposed drafted ordinance in which we'll discuss later. Other than that, this is a public hearing, and staff is reporting this to you so that you can gain public input and answer any possible questions and make a recommendation to City Council with thumbs up or thumbs down on the proposed 18-ft. acoustic wall. The sound professionals are present to address the levels of noise to be abated with the structure. The staff report includes photographs of the facility, and all of the documents are on the website agenda packet.

Mr. Spriggs ended by noting that Staff will be available to address the Commission, regarding any of the conditions of the previous approval and any specifics as to what they're asking for.

Applicant's representative Bill Kaufman, introduced himself as a Land Use Lawyer from San Antonio, TX (, CEO, The Kaufman Group); Plus Power asked him to come assist with the SUP permit.

Mr. Kaufman introduced Applicant's Agent: Keith Merkel, Senior Technical Asset Manager, Plus Power and Mark Storm, Acoustic Services Manager, Dudek/Noise Expert, California.

Bill Kaufman gave background on the Plus Power Company, an electrical storage system, which employs around 150 persons and its importance to the power grid all over the state, and its capability to store energy in times of need and emergencies.

Bill Kaufman informed that Gambit Battery Park is the name of this project and is a subsidiary of Plus Power. Mr. Kaufman gave the history of the Council approval of the SUP, Specific Use Permit approved in January 2020. The next year it became operational. Mr. Kaufman showed PowerPoint slides of the facility with various photographs from different directions, with the existing vegetation, berms, and the 8-ft. masonry wall that

surrounds the property on all four sides. He went on to discuss the specific conditions of the former SUP approval, regarding the structure height limits and the conditions on ambient noise, and the current need to amend the original noise condition.

Bill Kaufman introduced the need to incorporate sound barriers under extreme heat during the summer months, when the fans are running, usually at temperatures over 100° degrees. In order to protect the batteries, the fans run and can be loud. Mark Storm, the noise expert, came out and over three days in the heat of the summer did performed studies. The team is trying to figure out what is the best solution and are recommending an 18-foot-high sound barrier.

Mr. Kaufman added that Plus Power wants two things to happen: *To block the noise, and to absorb the noise.* When they received complaints last summer, it triggered a lot of study as late as this past February. The team went to both neighborhoods and knocked on doors (approximately 22 plus people). Heritage Oaks residents were a lot more responsive and expressive. The other neighborhood really didn't want to hear about it and didn't answer their door. The team left flyers on all those doors, to call in case of questions.

Mr. Kaufman explained the proposal for the 18 ft. wall which will comply with all City requirements and will comply with all applicable laws and regulations.

Bill Kaufman completed his presentation by showing slides of the battery park, and an artistic rendering of the proposed acoustic wall to be 10 ft. higher than the masonry wall. There are color options as well: brown, green, camouflage, etc.

Mr. Kaufman explained that under the Sup we were required before anything was built to study the ambient sound levels currently on that site with nothing because you got to know what effects occurred on current sound ambient sound (to establish the baseline). Mr. Kaufman the results table which compared the decibel levels of the noise on-site and also the effects of the 18 ft. wall.

Bill Kaufman stated that he took Staff's recommendation and clarified it a little bit, defining the referenced term "*emergency*". We've added an example of ERCOT issued notification to conserve energy.

Chairman Bill Garwood recognized the sound expert: Mark Storm.

Mark Storm began by speaking on the sound barriers and sound blocking material, which could be a vinyl mesh or something more solid as acoustically absorptive material to reduce the reflection.

Chairman Bill Garwood asked how can the Angleton community be assured that those are the numbers that we will experience in periods of future heat, like we had in the July 2023?

Mark Storm, referring to the results table, explained the measurements that were conducted last summer, during elevated operation levels from the equipment.

Chair Bill Garwood inquired about Mr. Storm's background and previous experience.

Mark Storm stated he's done control engineering for over 30 years and is very familiar with three-dimensional sound and has experience with patent models. He added that he's actually been on the manufacturing side early in his career and then design engineering of noise barrier solutions similar to this. He has done stadium acoustic design for decades, design as well as designed fan tower acoustics in that type of facility.

Chairman Bill Garwood stated that these numbers are for a standard operating day in the summer at 85 to 100 degrees, do you guys have any similar numbers for the heat?

Mark Storm: Yes, we designed the barrier to function and absorb noise from the equipment. The fans are operating at system level. I am informed of what those levels are when the barriers are installed.

Board Member Andrew Heston asked, at what temperature is this thing going to start being louder than it was before we put the storage park in? Is there a chance that the ambient sound could increase higher than what we experienced in July 2023?

Mark Storm explained the fixed relationship between how fast the fans are running and the cooling systems running and operating to produce noise at that level. If we install this barrier, it's going to reduce the noise.

Board Member Andrew Heston added that this barrier is built to accommodate for the maximum noise level and keep the ambient noise down to where it was prior to the facility being created, so why do we need to grant additional exceptions?

Applicant Keith Merkel: Essentially, it is a combination of the temperature and the ambient temperature. So it depends on how the battery operates at a particular point in time. It makes the fans operate more or less; so it's hard to say with certainty that in all conditions it will never be at a point that is above the previously recorded ambient levels.

Applicant Keith Merkel explained the specifications that have been provided by the manufacturer allow for a variation in the speed limits up to a certain level. And it is an algorithm that they control in order to keep the battery operating safely. So, there's variability in the fans increasing or decreasing in order to maintain similar thresholds. So, the batteries are always operating in a safe manner, and they're not impacted or hurting themselves or taking themselves out of operation.

Chairman Bill Garwood made the observation that if these corrective measures don't work, then at such time as the sound exceeds that ambient level from 2020 the situation, you will have to be addressing this yet again under the SUP. Obviously, you don't want to address this more than once.

Applicant Keith Merkel concurred.

Board Member Andrew Heston added that if we were to make the changes to Condition 'F' (*safely operations under emergencies*), we could see an increase in sound level, and it would be permitted under the SUP, if we adopted the changes you're making. Is that correct?

Applicant Keith Merkel: Concurred, explaining that the emergency conditions that they are trying to address are triggered by ERCOT, in the case of great instability.

He added that the language is to provide some clarity around what constitutes an emergency condition.

Applicant Keith Merkel: But that includes ERCOT issued notifications for an emergency. And what that means is ERCOT is constantly looking at their ability to maintain energy for the public and at certain levels they reach a point of concern and great vulnerability. Like on the on "ramp-up" or "lead-up", which could lead to rolling blackouts and when ERCOT issues notifications to operators, asking for additional reserves during emergency situations.

Board Member Andrew Heston: Can you, under any circumstances, contemplate the situation where you don't have an emergency? And you could safely ramp the batteries down. Just with the pure temperature alone, it is going to create an increase of the ambient sound level.

PUBLIC HEARING OPENED:

Chairman Bill Garwood entertained a motion to open the public hearing:

A motion was made by **Commission Member Heston**, seconded by **Commission Member Clark** to open the public hearing. Motion passed unanimously.

City Attorney Judith EIMasri interjected that in the attached draft Ordinance in the packet, there is the absence of a reference of the adopted noise ordinance and to what state law is. If that will make the P&Z Commission more comfortable, we can certainly add that. Our noise ordinance tracks state law, and the maximum decibel measurement allowed is 85 decibels.

PUBLIC INPUT:

Chris Peltier, developer of Heritage Oaks Subdivision. He spoke on his involvement in every meeting for months with the former Mayor, and with Molly Anderson of Gambit Energy.

When we had problems, we would contact Michael Gradstein with Tesler, and he was very responsive.

He spoke on the Council's agreement and the conditions of the SUP, *Condition 'F'*, referencing "operating safely", which is an *open season* for violating.

The whole premise of the SUP was based on what we decided originally.

I understand you have to modify it, but that's a big problem. Mr. Peltier also played an audio recording of the loud noise.

It was discussed that prior to the SUP being created that we'll never have noise outside the boundary. And so we went on in good faith that was what was going to be done. He raised concern about the term "safely" which is scary.

Mr. Peltier added that he is not sure if the 18-ft. acoustic wall will meet windstorm approval, but Kyle Reynolds will have to look at it. He noted concerns about the fence flopping in the wind, which could produce noise on its own. He raised concerns about Texas New Mexico having possible issues with the tall structure next to their substation.

Ms. Clara Dannhaus passed out her typed questions. Stated that she was at the 2020 meetings and we asked all those questions and I'm looking back at the paper that they provided. They gave us an FAQ. The site is visible to us now, especially in the winter. We support the fence, but will it hold up in the winds? We all hope that it works. Most are the neighbors are in favor of the fence, but sound is our major concern (humming like vacuum cleaners, in mornings and evenings/she recorded the sound on Sept. 5th at 9:02 PM). She noted that her home is 500 ft. away, but she hears it in her backyard. Because of the direction of the wind, they hear it, but the folks to the east do not. She is not in support of giving them any leeway on the sound or any increase in the noise level. Who do we call when we have a complaint, she asked.

Mr. Spriggs informed that there is a process for filing complaints with the City and we will respond to the complaints.

Chairman Bill Garwood: Right now, I've got three more requests, but if the three folks feel exactly the same way as Mr. Peltier, I won't make you come up to the podium, but you're welcome to.

Mr. Gary McDaniel, 883 Spreading Oaks, Heritage Oaks (lives 351 ft. from the fence). Described his visit from Plus Power back on February 26th. Since they left that evening, he has heard the roaring noise on his back porch, six times since that day. He'll be happy to call and complain the next time. Added that we should hold to the original conditions.

Bill Kaufman: On the condition of “safely”, it does appear to be broad and if that's a makes you uncomfortable, we are willing to delete that part of the request. Amend the rest of it, but just delete the part about the safety.

PUBLIC HEARING CLOSED:

Chairman Bill Garwood: Entertained a motion to close the public hearing:

A motion was made by Commission Member Spoor, seconded by Commission Member Clark to close the public hearing. Motion passed unanimously. **The Public hearing was closed.**

Commission Member Clark: Obviously, something's going to have to be done. Anything that they're going to try to do is going to improve what's already there.

Chairman Bill Garwood: I'm hoping that our visitors here do not want to spend any more on future improvements, and they want to get it fixed right the first time, correct?

Commission Deborah Spoor: What is the life of the original SUP?

D.S. Director Otis Spriggs explained that there is no expiration (or sunset).

Commission Member Andrew Heston: So, you're proposing that the only situations in which you would be allowed to exceed the ambient noise level would be in an ERCOT emergency, including an ERCOT declared emergency?

Bill Kaufman: I'll leave it to the City's legal counsel to give you advice. But the way I read this- *but for extreme temperatures in emergency situations, and during days of extreme temperatures.* Bill Kaufman concurred: We've got to comply with the requirements that you currently have.

COMMISSION ACTION:

Board Member Andrew Heston made a motion to approve the SUP modification for the 18ft. sound wall/fence conditioned that the sound level emitted from the energy storage facility shall be no louder than the ambient noise level prior to the installation of the project at 100 feet outside of the parcel boundary and the nearest existing receptor except under ERCOT declared emergency requesting additional resources and that the City's adopted ordinances and state law be fully complied with.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Will Clark- Aye; Commission Member Andrew Heston- Aye; Chairman Bill Garwood- Aye.

Motion carried. The SUP modification was **approved** by the Commission. **(4-0 vote).**

REGULAR AGENDA

3. Update, discussion and possible action on General Commercial Zoning District use regulations as presented by the Development Services Department (Discussion was Tabled).

ADJOURNMENT: Meeting was adjourned at 12:03 PM.



William Garwood
Chair



Members

Chair | William Garwood

Commission Members | Deborah Spoor, Will Clark, Michelle Townsend,

Regina Bieri, Ellen Eby, Andrew Heston

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, OCTOBER 3, 2024, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Roll Call:

Present were: Chair William Garwood; Commission Member ✓ Deborah Spoor, Commission Member Michelle Townsend, Commission Member Andrew Heston; **Absent were:** Commission Member Regina Bieri, Commission Member Will Clark and Commission Member Ellen Eby,

1. **Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on September 5, 2024.**

Motion was made by Commission Member Deborah Spoor to approve the minutes for October 3, 2024, motion was seconded by Commission Member Michelle Townsend; All Ayes; The minutes were approved 4-0.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

2. **Discussion and possible action on a Preliminary Subdivision Plat for Yaklin Auto, on property located north of 3100 State Hwy 288, Angleton, TX 77515.**

D.S. Director Otis Spriggs presented the Agenda, Item Summary, and Staff Report stating this is a Preliminary Plan for Yaklin Auto Dealership that's going out of Interstate SH 288, on the feeder Rd., just north of the Ford Dealership, situated 9.43 acres 1 lot, 1 reserve, and 1 block. The site is located in our ETJ. Currently, the applicant is in conversation with Staff, regarding the possibility of annexation in the

near future and then dealing with the connection of the utilities through an adjoining easement. We are working through those details. The City Engineer has reviewed the plat and forwarded twenty (20) review comments, which have been corrected and cleared. Staff recommends that the Planning and Zoning Commission approve the Plat and recommend it to City Council for final action and approval.

Commission Action:

Motion was made by Commission Member Michelle Townsend, and seconded by Commission Member Andrew Heston to approve the Yaklin Preliminary Plat and forward it to City Council for final action.

Roll Call Vote:

Commission Member Michelle Townsend- Aye; Commission Member Deborah Spoor- Aye; Commission Member Andrew Heston- Aye; Chair Bill Garwood- Aye. (4-0 vote), The Preliminary Plat was approved.

3. Discussion and possible action on the TNMP Preliminary Plat, of property located north of 3343 E. Mulberry St/ HWY 35, Angleton, TX 77515

D.S. Director Otis Spriggs presented the Staff findings of the TNMP Preliminary plat. He reminded the Planning Commissioners that this item came before the Commission previously as an (SUP) Specific Use Permit for the two power sub-stations, which later went before the City Council and was approved on July 23, 2024.

Mr. Spriggs added that the Preliminary Plat was forwarded to the City Engineer, who returned 21 review comments that have been cleared by the applicants prior to this meeting. Staff is requesting that the Commission consider this plat for the two substations for the overall acreage as listed on E. Mulberry/ Hwy. 35, for the White Oak Substation, and recommend it for approval to the City Council for final action. He also pinpointed Council conditioned the SUP upon the applicant working out the future annexation of the property into the city. As you know, the frontage is within the City by a certain number of feet; however, the rear of the property is in the ETJ. We put the applicant on notice that by the time this reaches Council, we expect an update on the process for annexation. A representative from the two substations is in the audience, in case you have any questions.

The chair recognized David Griffith, who appeared before the Commission: Mr. Griffith stated that the annexation is currently with TNMP's legal department, and they are reviewing any requirements and looking at benefits for TNMP as well as the City of Angleton. The process is moving forward on our side, as discussed in the previous meetings, as we work towards our permits and things like that as an initial requirement. We are continuing to work in good faith to get that resolved.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the Texas New Mexico Power Preliminary Plat subject to the Council's condition and forward it to them for final consideration. The motion was seconded by Commission Member Andrew Heston.

Roll Call Vote:

Commission Member Michelle Townsend- Aye; Commission Member Deborah Spoor- Aye; Commission Member Andrew Heston- Aye; Chair Bill Garwood- Aye. (4-0 vote), The Preliminary Plat was approved.

4. Discussion and possible action on a proposed Concept for “The Marquis” Multi-family Development, to be located on the west side of Karankawa St., south of Tracy St.

D.S. Director Otis Spriggs presented the concept review request. The owner/applicants are proposing 104 multifamily units on 10 acres. This concept has been brought to the city in the past; however, they have refined the plan, and have dealt with some of the issues and added amenities in the area of the open space detention area.

Staff held a DAWG, Development Working Group meeting with the applicants and stressed the major concerns which are reflected in some of the photographs as the property is approached off Karankawa St. There are a number right of way improvements needed such as the 1/2 right of way. The applicants are also aware of the extension of utility needs, the Parkland Dedication Ordinance. So, we'll have those discussions with you as well. This is not an action item, but they are seeking the pulse and input from the Commission on the development and how you would see it moving forward.

Commission Member Michelle Townsend asked if this is an apartment complex that has a small commercial space?

D.S. Director Otis Spriggs responded yes, there are some amenities for the residents themselves with some level of commercial support on the frontage.

Public Input: Doug Roesler, Baker & Lawson added that they will extend the water line, probably from Henderson, down into this site, to have adequate Fire Protection to support the development. He added that there are two-story units (later corrected 3-story) and there are 104 units. And the detention has been designed.

Commission Member Michelle Townsend and the other Commission members stressed concern over the water connections and available taps to support the project.

5. Discussion and possible action on the potential removal of the subdivision emergency access gate within the Rosewood Subdivision (Rosewood Ln. at E. Henderson Rd.).

D.S. Director Otis Spriggs introduced that is being forwarded to the Commission by City leadership. We are seeking feedback from the commission and allowing for public input on the removal of the emergency gate. Staff notified the 70 residents of Rosewood Subdivision by mail regarding this discussion item on the gate at Rosewood Lane and Henderson Rd.

D.S. Director Otis Spriggs commented that Rosewood Ln. right of way was constructed with 1/2 roadway width at 20+/- feet, including a paved turn-around driveway next to Henderson Rd. right of way. We hope to get feedback from the residents who actually live there. We recognized that there are other variables in the area, such as school traffic in peak times. A one-way restriction has been considered.

Commission Member Michelle Townsend asked how that would be enforced. D.S. Director Otis Spriggs agreed that enforcement would be a challenge, depending on improvements that can be made to control vehicular access.

D.S. Director Otis Spriggs added that he has received comments including the following points:

- How do you limit folks from blocking the drive during school traffic?
- Coordination of sidewalks and safety of children
- Residents now park on the left and right of Rosewood Lane which affects the flow of the traffic,
- One way traffic concerns.

Public Input:

Andrew Hamilton, Resident of Rosewood Subdivision, 916 Rosewood Ln., stated that he is a lifelong Angleton resident and lived there for nine years. He commented that the developers of Rosewood 3, intended to close the neighborhood with the cul-de-sac while the city advocated for a connection to Henderson. The residents preferred not to have their neighborhood be a cut-through near one of the busiest intersections in town.

The City, Staff, developers, and Council found the compromise, the emergency access movements that exist today, which was agreeable to everyone.

Mr. Hamilton added that the developer's plat was approved, the city ensured important compliance with fire codes, and residents didn't have to worry about heavy traffic. Removal of the gate now will dramatically increase traffic. Safety concerns for residents, commuters and students walking to and from school were considered. Mr. Dunn also spoke on peak time impact, i.e. Congestion to the Angleton Junior High Street, Wildcat Stadium, and northbound traffic, and eastbound traffic on Henderson. Rosewood as a shortcut was a concern.

Mr. Hamilton stressed that the Pineyway situation is totally different from Rosewood. He added that if you remove the gate, we will request additional signage, lighting, crosswalks, wider pavement, and speed bumps, which have costs. Accident response would be an issue. Please take no action because the City's money is better spent elsewhere.

Doug Roesler, Baker & Lawson appeared and gave comments and explained that if you exceed 50 houses, you needed secondary access; we put the gate there for fire and emergency purposes. It was never intended for people to go in and out of there because there is way too much traffic there. When Henderson is improved, maybe you can consider something. But people will short-cut through there, and it is not good.

Chair Bill Garwood recommended that we leave the situation untouched.

Commission Member Andrew Heston added that he lives in Rosewood, and a turn onto Downing is dangerous due to the visibility of oncoming traffic. People speed down Henderson in the middle of the night. Everyone that purchased a house was sold on the idea that would not be a through street.

Commission Member Michelle Townsend added that we should honor the agreement approved previously.

The consensus of the Planning and Zoning Commission is to leave the gate as-is. Mr. Spriggs noted that the comments will be forwarded to the City Council agenda on October 22, 2024 at 6:00 PM.

6. Discussion and update on the proposed City of Angleton Comprehensive Fee Schedule Update as it relates to Development Fees.

D.S. Director Otis Spriggs gave a brief introduction and noted that this is the last Commission work session on the fee.

Commission Member Michelle Townsend added that her comments were addressed by D.S. Director Otis Spriggs

Commission Member Andrew Heston stated that last meeting he asked if any comparisons of the impact of the changes on current fees had been done?

Mr. Spriggs added that is something is working on with the Consultant. He presented a few of the sampling comparisons. For example, the platting fees typically are only \$250 for the actual application process so that the developers will see an increase from that standpoint. We are moving the formula to be based on the review fees and administrative review. So, if you look at the table of comparisons, it will definitely exceed that \$250 threshold and that's the standard for most cities.

The new formula accounts for a base fee, a certain number of acres, and a certain number of lots for a proposed development. And that's how they calculate. So, we tried to find a happy medium between the neighboring cities for all of those items.

The single-family home permits are currently estimated at about \$1,315.00 for a home, so the residents will see a slight increase on the permit side.

We will be considering upgrading our building codes also in terms of our comprehensive planning process, to be more resistant to disasters. The City was

awarded a grant for that, so the verdict is not out on that final fees yet. The SUP's and Rezoning fee were also compared. The applicants have been paying \$250 for rezonings. So, you'll see an increase there. Zoning Variances is the same \$150.00, only it may raise to \$500.

The Board of Adjustment fees could discourage people from filing an influx of variances because they're based on hardship and it kind of pushes them to have a good reason to do so. Commercial rezoning should be more than \$250, based on the comparisons of the neighboring cities.

Mr. Heston asked how many variances we see per year.

D.S. Director Otis Spriggs stated an average between 5 to 8 per year. It just depends on the season. Commission Member Michelle Townsend, who serves on the BOA, agreed.

Commission Member Michelle Townsend described recent variances such as a fence that's taller than our ordinance says or if they want a carport that encroaches into a front yard that is prohibited by ordinance.

D.S. Director Otis Spriggs commented on staff review time and notices that must be posted and mailed, or any legal review required.

No other comments were added by the Planning and Zoning Commission. Mr. Otis Spriggs noted the Comprehensive Fee Study will go before City Council in another work session on October 22, 2024 at 6:00 PM. We hope for final action in November.

ADJOURNMENT: 12:39 PM



William Garwood
Chair



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, SEPTEMBER 05, 2024 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Will Clark, Michelle Townsend,

Regina Bieri, Ellen Eby, Andrew Heston

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, THURSDAY SEPTEMBER 5, 2024, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

ROLL CALL: Present were: Chair William Garwood, Commission Members Deborah Spoor, Will Clark, Michelle Townsend, Regina Bieri, and Andrew Heston; Absent was: Commission Member Ellen Eby.

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on August 1, 2024.

Motion was made by Commission Member Will Clark and seconded by Commission Member Deborah Spoor to approve the minutes. The minutes were approved. (5-0 Vote, Commission member Townsend had not yet arrived).

PUBLIC HEARINGS AND ACTION ITEMS

2. Discussion and possible action on a Preliminary Subdivision Plat for Windrose Green Section 6.

DS Director, Otis Spriggs gave brief comments of the Windrose Green Subdivision, which is within the ETJ, and is subject to an SPA and Utility Agreement and the Development Agreement which includes the approve *Concept Land Plan*, which establishes the lot mix for the entire development. The Concept Plan was shown highlighting the location of Sections 6, 7 and 8.

Kandice Haseloff-Bunker, Development Coordinator presented the Staff Summary findings:

Ms. Bunker described the plat consisting of 15.658 acres, 78 lots and one reserve within one block. She noted that all review comments are all minor and textual and must be cleared by the city engineer prior to the City Council final consideration.

Commission Action:

A motion as made by Commission Member Regina Bieri that the Preliminary Plat be approved subject to all of the Conditions be cleared prior to City Council Action, seconded by Commission Member Michelle Townsend.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Will Clark- Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Aye; Commission Member Regina Bieri- Aye; Chair William Garwood- Aye. **(6-0 Vote in favor)**

3. Discussion and possible action on a Preliminary Subdivision Plat, Windrose Green Section 7.

Kandice Haseloff-Bunker, Development Coordinator presented the Staff Summary findings:

Ms. Bunker described the plat consisting of 12.062 acres, 62 lots. She noted that all review comments are minor and textual and must be cleared by the city engineer prior to the City Council final consideration.

Commission Action:

A motion as made by Commission Member Andrew Heston that the Preliminary Plat, Section 7, be approved subject to all of the conditions be cleared by the City Engineer, prior to City Council Action, seconded by Commission Member Will Clark.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Will Clark- Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Aye; Commission Member Regina Bieri- Aye; Chair William Garwood- Aye. **(6-0 Vote in favor).**

4. Discussion and possible action on a Preliminary Subdivision Plat, Windrose Green Section 8.

Kandice Haseloff-Bunker, Development Coordinator presented the Staff Summary findings:

Ms. Bunker described the plat consisting of 6.46 acres 36 lots. All review comments which are all minor and textual must be cleared by the city engineer prior to the City Council final consideration.

Commission Action:

A motion as made by Commission Member Andrew Heston that the Preliminary Plat, Section 8, be approved subject to all of the conditions be cleared by the City Engineer, prior to City Council Action, seconded by Commission Member Regina Bieri.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Will Clark- Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Aye; Commission Member Regina Bieri- Aye; Chair William Garwood- Aye. **(6-0 Vote in favor).**

5. Discussion and update on the proposed City of Angleton Comprehensive Fees Schedule Update as it relates to Development Fees. No action is required.

Mr. Spriggs introduced the item noting that this is a workshop of the Comprehensive Fee Schedule facilitated by our third-party consultant- Gunda/Adura for planning services.

He added that the team is looking comprehensively at all fees within the City. This model was created to reflect how we do business as it relates to pre-development (D.A.W.G.) meetings, and added services rendered by the City engineer and the City attorney. Basically, the developer would be asked to provide some of these fees up-front when they're requesting the pre-development meetings that require the attendance of the two.

So, you will see some adjustments there. The City's legal and engineering fees have been incorporated into the structure. Mr. Spriggs also discussed the expenditure accounts for fee reimbursements under section 30.5 in the Code of Ordinances, which allows for an escrow deposit method.

Mr. Spriggs noted that staff wanted to give the Commission a chance to look this over and we'll place it again on the next agenda. We did receive some feedback questions from Commissioner Member Michelle on the mobile food and food vendors as it relates to the State's designations on the Health side.

The review the fees are based on time and function. Within the model, we incorporated the salary rates of all the employees that will perform the various review types. We took that into consideration and then compared it to the neighboring cities, and came up with a happy medium for the fee proposals.

Staff held a work session with the developers just recently so they could have opportunities to give comment.

Commission Member Andrew Heston: asked, *If Staff has any examples of what developers have currently paid on the existing project versus what they would have paid for and identical project after the new fees?*

Mr. Spriggs: Excellent question. Kandice and I are working on a sampling of the larger projects and daily routine projects, that will show the existing model fees, with a column for the proposed fees, and show the revenue enhancement will be based on that comparison. *Council has requested to see the same.*

Chris Whittaker, City Manager gave comments: He flashbaked 4 years when the City did not have a Development Services Department. We had a building official that oversaw the department. We are not just looking at Development Services, but across the whole City. We had fees that had not been updated in 10 years. We are not only trying to support the work of the department, but to put in place fees to recoup the costs, by putting in place deposits and other options like the PID's and development fees, to draw against those accounts. *We have, in ways, become a billing department.*

6. Meeting was adjourned at 12:13 PM.



William Garwood
Chair



Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

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, JANUARY 2, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on December 5, 2024.

Motion was made by Commission Member Michelle Townsend to approve December 5, 2024 minutes; Motion was seconded by Commission Member Deborah Spoor. Vote 7-0. Unanimously the motion carried, the minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on an Ordinance approving a request to amend the Zoning Map from MFR-29, Multi-family Residential District to PD, Planned Development Overlay District, with a base LI- Light Industrial District for an RV/Boat parking use on approximately 2.359 acres (Part of Property ID: 171030), for property located at the rear of 105 Cemetery Rd., Angleton, Brazoria County, Texas.

D.S. Director Otis Spriggs introduced this item noting that this petition came before the Commission in the last meeting. Since then, Staff presented to City Council, the P&Z recommendation. City Council was in support of the project as it was presented. However, working with Legal's recommendations, Staff has received a new application as advertised for public hearing.

Mr. Spriggs added that the applicant is present and is in favor of the Plan Development District approach. The site plan is conditioned to come back to the Planning Commission for approval of the parking lot layout, which is to be in the rear of the site. For the members that were not here at the last meeting, the request was modified to be a 'PD' overlay, to allow for limited restrictions on the type of use, which would be specifically for the parking of boats

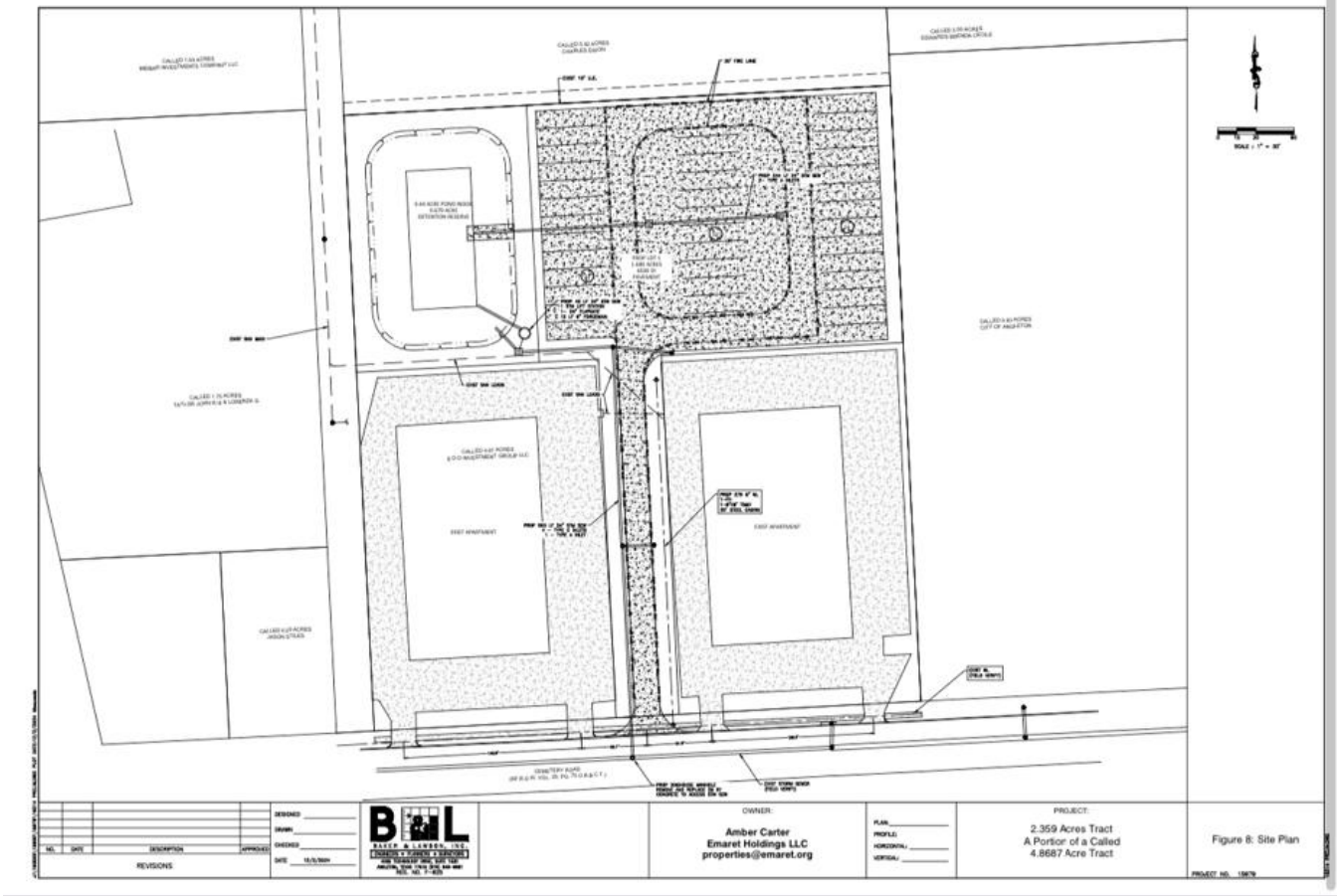
and RV's on this particular piece of property, which is now to be rezoned to PD- with Light Industrial as the base district.

Public Hearing: Commission Member Regina Bieri made motion to open the public hearing; seconded by Mrs. Deborah Spoor. Motion carried unanimously 7-0; the public hearing was opened.

Chair recognized Ms. Amber Carter, applicant's agent, who signed up to speak, and it is understood she is in favor. She confirmed she agrees with the PD.

Motion to close the Public Hearing: Commission Member Andrew Heston made a motion to close the public hearing; seconded by Commission Member Michelle Townsend. Motion carried unanimously 7-0; the public hearing was closed.

Mr. Spriggs after receiving the image from Ms. Amber Carter, displayed the layout to each Commission member:



Commission Action:

Motion: Commission Member Michelle Townsend made a motion to approve the rezoning petition based on the findings and Staff’s analysis, subject to the conditions found in the agenda packet; she moved that we also forward this request to City Council for final consideration of the ordinance approving the request to amend the zoning from MFR-29 to LI, Light Industrial as a base district, with the Planned Development District overlay, for the subject property. The motion was seconded by Commission Member Regina Bieri.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Andrew Heston- Aye; Commission Member Michelle Townsend- Aye; Commission Member Regina Bieri- Aye; Commission Member Jeff Roberson- Aye; Commission Member Will Clark- Aye; Chair William Garwood- Aye. 7-0 Vote Unanimously, the Rezoning was approved.

REGULAR AGENDA

ADJOURNMENT: 12:08 PM.



William Garwood
Chair

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CITY OF ANGLETON
PLANNING AND ZONING COMMISSION DRAFT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, JUNE 05, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

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, JUNE 5, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Roll Call: Present were: Chair William Garwood, Commission Member Michelle Townsend, Commission Member Will Clark, Commission Member Deborah Spoor, and Commission Member Andrew Heston; **Absent were:** Commission Member Jeff Roberson and Commission Member Regina Bieri.

1. Discussion and possible action on the minutes of the Planning and Zoning Commission meeting held on May 1, 2025.

Commission Action:

The motion was made by Commission Member Will Clark to approve the meeting minutes for May 1, 2025; Commission Member Deborah Spoor, seconded the motion. The motion carried, and the minutes were approved (5-0).

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning approximately 1.193 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (6 lots).

DS Director Otis Spriggs introduced the item, describing the surrounding zoning and conditions of the project site:

The 1.193 subject site is zoned Residential 7.2. The owner is proposing to square off the NE section of the existing manufactured home community for this tract recently purchased. Since the agenda posting, the owner and applicant clarified that he hopes to retain the existing home along Anderson Street at Maxie Ln. Therefore, the frontage along Anderson Street will remain as seen in the Photo section of this report. With the exception, the applicant plans to renovate the existing deteriorated home, which is to remain on the site. The applicant also submitted a concept plan (attached) that denotes the final lot configuration.

The required notices were published in the local newspaper and mailed to property owners within 200 feet of the subject property.

Mr. Spriggs cautioned the Commission that it has the discretion to consider the rezoning request, and any public input received. After the agenda posting, our office received 1 opposing landowner and two email/telephone inquiries, in which the conditions of the approval recommendations could result.

Those revolve around the frontage of the property being in view of newly constructed single-family homes along the east side of Anderson Street (Anderson Place Subdivision). Staff has alerted the applicant of all of staff's comments and conditions that resulted from the Criteria Section above which include the following:

- Limiting the expansion to six (6) manufactured home spaces.
- Excluding the existing single-family home currently on the subject site from the MH Rezoning request and retaining its Residential 7.2 Zoning Classification. The owner shall file a minor subdivision plat for the subject property. Staff recommends a screening and buffering condition that will facilitate any concerns of retaining the current single-family character along Anderson Street.
- All fire hydrants and fire lane access requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.
- The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite and visitor parking.
- Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.
- ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.
- The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

Findings of fact are established above in the Criteria Section.

The required notices were published in the local newspaper and mailed to property owners within 200 feet of the subject property.

Public Hearing: A Motion was made by Commission Member Michelle Townsend, seconded by Commission Member Will Clark, to open the Public Hearing.

Speakers: Mr. Manuel Gonzalez, Lake Jackson, TX, appeared before the Commission and welcomed any questions.

No others gave input from the Public.

Motion was made by Commission Member Michelle Townsend; Seconded by Commission Member Deborah Spoor to close the Public Hearing.

Commission Deliberation:

Commission Member Michelle Townsend questioned who would bear the cost of the fire hydrant extension? The developer/applicant, Mr. Spriggs, noted.

Commission Member Andrew Heston asked who would be enforcing the no-parking signage and one-way signage. Mr. Spriggs stated that the City would not.

Mr. Gonzalez clarified that there is no HOA and that he would frequently visit the site. There is no full-time manager in the park. He would monitor any one-way, which he originally knew was an issue when he purchased the park 2-3 years ago. The units are typically \$60 - \$80,000 purchase/financed units, and he rents the space.

Commission Member Will Clark stressed concerns about the existing units with deterioration. The people who own the units don't live in them but are leasing them. This is not attractive. We need assurance from you that you will replace the bad units or vacant units out there.

Mr. Gonzalez explained that the units moved in have to meet windstorm and hurricane requirements and the age requirements by year (1999+). He noted that he is also trying to purchase single-family lots along Anderson Street, because he is also a single-family homebuilder.

Commission Member Michelle Townsend questioned the parking and visitor parking requirements and location. She also asked about neighbor objections to the screening of the MH. Since the agenda, posting the concept plan would show there is a buffer for the use difference. Commission Member Townsend commented on scaling it back to 4 lots instead of 6. She also commented on the available water and sewer taps on infrastructure concerns.

Commission Member Deborah Spoor expressed concerns of the old trailers that have been there since she was a kid. She feels that, consistent with the southerly residential growth, we should continue to put homes, larger lots with adequate driveways. Mobile homes deteriorate faster than regular homes. She also expressed consistency of values.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the rezoning of 0.894 subject to the noted conditions for 4 new mobile home lots, and forward it to the City Council for final action. Commission Member Clark seconded the motion.

Conditions:

1. The uses permitted on the property shall be restricted to four (4) manufactured home spaces.
2. The owner shall file a minor subdivision plat for the subject property.
3. All fire hydrant requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.
4. The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite, visitor, and supplemental parking.
5. Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.
6. ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.
7. The applicant shall install a privacy fence along the east boundary of the MH district as rezoned and as depicted on Exhibit A.
7. The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

Roll Call Vote:

Commission Member Will Clark - Nay; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Nay, and Chair William Garwood- Nay. (4 Nay-1-Aye). The rezoning was denied.

REGULAR AGENDA

3. Discussion and possible action on confirming the next Planning and Zoning Commission meeting scheduled for July 3, 2025.

Mr. Spriggs presented the 3 meeting date options and asked for the Commission's input. The Planning and Zoning Commission established June 30, 2025, as the next meeting date with concurrence from those members in attendance.

4. Discussion and possible action on the Preliminary Plat of Ashland Development Street Dedication 5, southeast extension of the Future Springs Trail.

DS Director Otis Spriggs presented this item, noting that the Engineering comments were all resubmitted with corrected responses to the 12 items found, and all conditions have been cleared.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Preliminary Plat of Ashland Development Street Dedication 5, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Deborah Spoor seconded the motion.

Roll Call Vote:

Commission Member Michelle Townsend - Aye; Commission Member Will Clark- Aye; Commission Member Andrew Heston- Aye; Commission Member Deborah Spoor- Aye, and Chair William Garwood- Aye. (5-0) vote, the Street Dedication 5 Preliminary Plat was approved.

5. Discussion and possible action on the Preliminary Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

DS Director Otis Spriggs presented this item, noting that the Engineering comments were all resubmitted with corrected responses to the 10 items found, and all conditions have been cleared.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Preliminary Plat of Ashland Section 8, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Andrew Heston seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Will Clark- Aye; Commission Member Andrew Heston- Aye; Commission Member Deborah Spoor- Aye, and Chair William Garwood- Aye. (5-0) vote, the Preliminary Plat of Ashland Section 8 was approved.

ADJOURNMENT:

Chair Garwood adjourned the meeting at 12:39 P.M.

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

William Garwood
Chair



Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON MONDAY, JUNE 30, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Roll Call: Present were: Chair William Garwood, Commission Member Michelle Townsend, Commission Member Will Clark, Commission Member Deborah Spoor, Commission Member Andrew Heston, Commission Member Jeff Roberson, and Commission Member Regina Bieri.

- 1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on June 5, 2025.**

Commission Action:

The motion was made by Commission Member Deborah Spoor to approve the meeting minutes for June 5, 2025; Commission Member Michelle Townsend seconded the motion. The motion carried, and the minutes were approved (7-0).

PUBLIC HEARINGS AND ACTION ITEMS

- 2. Conduct a public hearing, discussion, and possible action on an ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St. in the City of Angleton.**

D.S. Otis Spriggs introduced the item: Mr. Spriggs displayed the Land Use Map, pointing out the area in blue as the Central Business District, where SH 35 sort intersects with Velasco St., and the subject property to the east of the blue area, where you see the red circle. Staff finds consistency with the Land Use Plan.

As seen in the Staff Summary, there are a number of homes with a mix of uses that have been converted from residential to low-intensity office and low-intensity retail commercial uses. The table included gives you an idea of the type of uses just described. The Christensens are looking to further market the property to have a mix of residential and low-intensity commercial.

Currently, the property, as I stated, is zoned Commercial General, and as you know, commercial general has a wide list of available uses in which the property owner has no intent to put such higher-intensity commercial uses at this location.

The tax assessment level for such properties can be overestimated in terms of the use category on the zoning side. If the Commission has any questions on that, the applicant can further explain.

Mr. Spriggs further showed photographs and described the surrounding conditions and expressed the vast improvements that the applicants have made to the property, which includes the residential use in the rear.

Staff also looked at the criteria for rezonings and provided the analysis showing consistency and no negative impact.

As required, staff notified all property owners within 200 feet and posted the legal advertisement for the rezoning in the newspaper.

Public Hearing:

The motion was made by Commission Member Regina Berri, seconded by Commission Member Andrew Heston, to open the Public Hearing.

No one appeared before the Commission to speak.

Motion was made by Commission Member Regina Berri; Seconded by Commission Member Michelle Townsend to close the Public Hearing.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St., and forward it to the City Council for final action. Commission Member Will Clark seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bierl-Aye; and Chair William Garwood- Aye. (7-0). The rezoning was approved.

REGULAR AGENDA

3. Discussion and possible action on the Preliminary Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

D.S. Otis Spriggs introduced the item, noting that Section 7 Preliminary Plat comprises 26.11 acres, with 117 lots, 5 drainage, landscaping, open space, and incidental utility reserves, and 6 blocks.

The plat was forwarded to the City Engineer, who reviewed the Preliminary Plat and all textual comments were corrected and submitted by the applicant since the agenda posting. The plat is now cleared of all comments.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Preliminary Plat of Ashland Section 7, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Jeff Roberson seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The preliminary plat was approved.

4. Discussion and possible action on the Windrose Green Section 6 Final Plat, located off Atlas Point Lane/Starlight Street, just south of Section 5.

D.S. Director Otis Spriggs presented this item and stated that this section has 78 lots, 1 reserve, and 3 Blocks on 15.658 acres of land.

Mr. Spriggs noted that the plat was forwarded to the city engineer, who provided comments. The responses were submitted back and were all cleared by the city engineer, who certified that the textual changes were completed for the final plat of Section 6. This is recommended to you for consideration and approval.

Commission Member Michelle Townsend asked if the distribution of lot sizes is compliant with the development agreement that Council executed. Mr. confirmed yes.

Commission Action:

The motion was made by Commission Member Will Clark to approve Windrose Green Section 6, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Regina Berri seconded the motion.

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The Final Plat was approved.

5. Discussion and possible action on the Windrose Green Section 7 Final Plat, located off Parks Edge Lane and Milo Midnight Lane.

D.S. Otis Spriggs introduced the item and stated that this section consists of 62 lots, 2 reserves, and 3 Blocks on 13.41 acres of land.

Mr. Spriggs noted that he plat was forwarded to the city engineer, who provided comments. The responses were submitted back and were all cleared by the city engineer, who certified that the textual changes were completed for the final plat of Section 7. This is recommended to you for consideration and approval.

Commission Member Michelle Townsend asked do we have any concerns about the consistency of the Concept Plan and the lot sizes? Mr. Spriggs confirmed it is consistent.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Windrose Green Section 7 Final Plat, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Andrew Heston seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The Final Plat was approved.

ADJOURNMENT:

Chair Garwood adjourned the meeting at 12:18 P.M.



William Garwood
Chair



DRAFT

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON MONDAY, JUNE 30, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Roll Call: Present were: Chair William Garwood, Commission Member Michelle Townsend, Commission Member Will Clark, Commission Member Deborah Spoor, Commission Member Andrew Heston, Commission Member Jeff Roberson, and Commission Member Regina Bieri.

- 1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on June 5, 2025.**

Commission Action:

The motion was made by Commission Member Deborah Spoor to approve the meeting minutes for June 5, 2025; Commission Member Michelle Townsend seconded the motion. The motion carried, and the minutes were approved (7-0).

PUBLIC HEARINGS AND ACTION ITEMS

- 2. Conduct a public hearing, discussion, and possible action on an ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St. in the City of Angleton.**

D.S. Otis Spriggs introduced the item: Mr. Spriggs displayed the Land Use Map, pointing out the area in blue as the Central Business District, where SH 35 sort intersects with Velasco St., and the subject property to the east of the blue area, where you see the red circle. Staff finds consistency with the Land Use Plan.

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Currently, the property, as I stated, is zoned Commercial General, and as you know, commercial general has a wide list of available uses in which the property owner has no intent to put such higher-intensity commercial uses at this location.

The tax assessment level for such properties can be overestimated in terms of the use category on the zoning side. If the Commission has any questions on that, the applicant can further explain.

Mr. Spriggs further showed photographs and described the surrounding conditions and expressed the vast improvements that the applicants have made to the property, which includes the residential use in the rear.

Staff also looked at the criteria for rezonings and provided the analysis showing consistency and no negative impact.

As required, staff notified all property owners within 200 feet and posted the legal advertisement for the rezoning in the newspaper.

Public Hearing:

The motion was made by Commission Member Regina Berri, seconded by Commission Member Andrew Heston, to open the Public Hearing.

No one appeared before the Commission to speak.

Motion was made by Commission Member Regina Berri; Seconded by Commission Member Michelle Townsend to close the Public Hearing.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St., and forward it to the City Council for final action. Commission Member Will Clark seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bierl-Aye; and Chair William Garwood- Aye. (7-0). The rezoning was approved.

REGULAR AGENDA

- 3. Discussion and possible action on the Preliminary Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.**

D.S. Otis Spriggs introduced the item, noting that Section 7 Preliminary Plat comprises 26.11 acres, with 117 lots, 5 drainage, landscaping, open space, and incidental utility reserves, and 6 blocks.

The plat was forwarded to the City Engineer, who reviewed the Preliminary Plat and all textual comments were corrected and submitted by the applicant since the agenda posting. The plat is now cleared of all comments.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Preliminary Plat of Ashland Section 7, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Jeff Roberson seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The preliminary plat was approved.

- 4. Discussion and possible action on the Windrose Green Section 6 Final Plat, located off Atlas Point Lane/Starlight Street, just south of Section 5.**

D.S. Director Otis Spriggs presented this item and stated that this section has 78 lots, 1 reserve, and 3 Blocks on 15.658 acres of land.

Mr. Spriggs noted that the plat was forwarded to the city engineer, who provided comments. The responses were submitted back and were all cleared by the city engineer, who certified that the textual changes were completed for the final plat of Section 6. This is recommended to you for consideration and approval.

Commission Member Michelle Townsend asked if the distribution of lot sizes is compliant with the development agreement that Council executed. Mr. confirmed yes.

Commission Action:

The motion was made by Commission Member Will Clark to approve Windrose Green Section 6, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Regina Berri seconded the motion.

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The Final Plat was approved.

5. Discussion and possible action on the Windrose Green Section 7 Final Plat, located off Parks Edge Lane and Milo Midnight Lane.

D.S. Otis Spriggs introduced the item and stated that this section consists of 62 lots, 2 reserves, and 3 Blocks on 13.41 acres of land.

Mr. Spriggs noted that he plat was forwarded to the city engineer, who provided comments. The responses were submitted back and were all cleared by the city engineer, who certified that the textual changes were completed for the final plat of Section 7. This is recommended to you for consideration and approval.

Commission Member Michelle Townsend asked do we have any concerns about the consistency of the Concept Plan and the lot sizes? Mr. Spriggs confirmed it is consistent.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Windrose Green Section 7 Final Plat, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Andrew Heston seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The Final Plat was approved.

ADJOURNMENT:

Chair Garwood adjourned the meeting at 12:18 P.M.



William Garwood
Chair



Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON MONDAY, JUNE 30, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on June 5, 2025.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on an ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St. in the City of Angleton.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the rezoning of 0.894 subject to the noted conditions for 4 new mobile home lots, and forward it to the City Council for final action. Commission Member Clark seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Nay; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Nay, and Chair William Garwood- Nay. (4 Nay-1-Aye). The rezoning was denied.

REGULAR AGENDA

2. Discussion and possible action on the Preliminary Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

3. Discussion and possible action on the Windrose Green Section 6 Final Plat, located off Atlas Point Lane/Starlight Street, just south of Section 5.

5. Discussion and possible action on the Windrose Green Section 7 Final Plat, located off Parks Edge Lane and Milo Midnight Lane.

ADJOURNMENT