



CITY OF ANGLETON
BOARD OF ADJUSTMENT AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
WEDNESDAY, AUGUST 27, 2025 AT 12:00 PM

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, AUGUST 27, 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 Board of Adjustment meeting minutes for Wednesday, October 30, 2024.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 28-45. - SF-7.2—Single-family residential-7.2 district.d.2., (Minimum Front Yard Setback) to allow for a carport to be placed in the front yard, within a reduced front yard setback to 15 feet +/- from the right-of-way. The subject property is located at 913 Robinhood Lane, Angleton, TX 77515.
3. Conduct a public hearing, discussion, and take possible action on a request for a variance to Sec. 28-101.1. - Parking lot paving requirements to allow for use of a compacted parking surfaced lot, to allow for a temporary overflow parking lot for the adjacent Hope Animal Hospital, located at 41360 SH 288. The subject property is located on P.I.D. 693187 BCC, Lot 1, Blk 1, COCHRAN (A0699 M C Tobin), Sebesta Dr., Angleton, TX 77515.

REGULAR AGENDA

ADJOURNMENT

CERTIFICATION

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, August 22, 2025, by 12:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis Spriggs

Development Services Director

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 27, 2025

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

AGENDA CONTENT: Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, October 30, 2024.

AGENDA ITEM SECTION: Declaration of a Quorum and Call to Order

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, October 30, 2024.

RECOMMENDATION: Staff recommends that the Board of Zoning Adjustment approve the minutes with any noted corrections.



CITY OF ANGLETON
BOARD OF ADJUSTMENT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
WEDNESDAY, OCTOBER 30, 2024 AT 12:00 PM

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, OCTOBER 30, 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: Board Members Blaine Smith, Gary Dickey, Michelle Townsend, Janie Swartz-Shaw, and Chair Danielle Graham.

1. Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, July 17, 2024.

The motion was made by Board Member Michelle Townsend to approve the minutes. The motion was seconded by Board Member Janie Swartz-Shaw. The motion carried unanimously, the minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 28-45. - SF-7.2—Single-family Residential-7.2 Zoning District,.d.2., (Minimum Front Yard Setback) to allow for a carport to be placed in the front yard, within a reduced front yard line of 17 feet +/- from the right-of-way. The subject property is located at 304 Farrer St., Angleton, TX 77515.

D.S. Director Otis Spriggs presented the variance case to the Board noting that the owner applied for the appeal for the carport, which is a replacement of an existing carport that was unfortunately destroyed by the last storm. They are requesting that the carport be replaced in the same position because of our ordinances, Code of Ordinances Section 7.2 District, the minimum front yard requirement would deem this not possible. The owner is asking that it be placed 17+/- feet from the right of way. We have provided you with the staff report and all of the attachments in terms of the surrounding conditions of the property.

As you see in the aerial view, there are a number of carports that are similarly along the right of way which would not comply with today's ordinance requirements. The applicant is here along with a couple of neighbors and they will present the request.

Mr. Spriggs added that shown are views taken prior to the storm and also some current views along the street right away that show a lot of the other carports and existing conditions. We have also looked at the criteria for granting appeals and in terms of any

impacts on the surrounding community, there are none. This is a reasonable request, as we stated, because of the storm event and there are more than five homes in the immediate vicinity of the area in which the carports do exist. The applicant is seeking relief of this to rebuild the carport due to accessibility and walking assistance needed and for protection from the weather. They are not asking for anything that would be detriment to public health and safety of the surrounding area.

Kyle Reynolds explained that the setback measures from the property line, back toward the home, not the street or curb or the center of the street like some cities (the water meter is the point of reference).

Public Hearing:

Board member Michelle Townsend made motion to open the public hearing. Seconded by Board Member Janie Swartz-Shaw, the motion carried, the public hearing was opened.

Ronnie Hamlet, spoke in favor of the appeal. He lives adjacent from the project site. And my greatest concern is I've watched her when it's raining real hard. It is hard watching her experience a terrible time getting from her house to her car. But I just hope that you folks can find it your heart to grant this in favor of rebuilding the car, because she's already ordered the thing

Percy Moons live across the streets. He is in favor of granting the variance due to her handicap.

Board Member Michelle Townsend made motion to close the public hearing. Seconded by Board Member Janie Swartz-Shaw, the motion carried, the public hearing was closed.

Board Member Michelle Townsend made motion to that we find the hardship exists and grant the variance according to our code of ordinances to allow for a carport to be placed back in the front yard within a reduced frontline yard of 17 feet, give or take of the right away; motion was seconded by Board Member Blaine Smith.

Roll Call Vote: Board Members Blaine Smith-Aye, Gary Dickey-Aye, Michelle Townsend-Aye, Janie Swartz-Shaw-Aye, and Chair Danielle Graham-Aye. (5-0) Appeal was granted.

REGULAR AGENDA: None.

ADJOURNMENT: Board member Michelle Townsend made motion to adjourn; seconded by Board Member The meeting was adjourned at 12:10 PM.



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 27, 2025

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 28-45. - SF-7.2—Single-family residential-7.2 district.d.2., (Minimum Front Yard Setback) to allow for a carport to be placed in the front yard, within a reduced front yard setback to 15 feet +/- from the right-of-way. The subject property is located at 913 Robinhood Lane, Angleton, TX 77515.

AGENDA ITEM SECTION: Public Hearings and Action Items

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

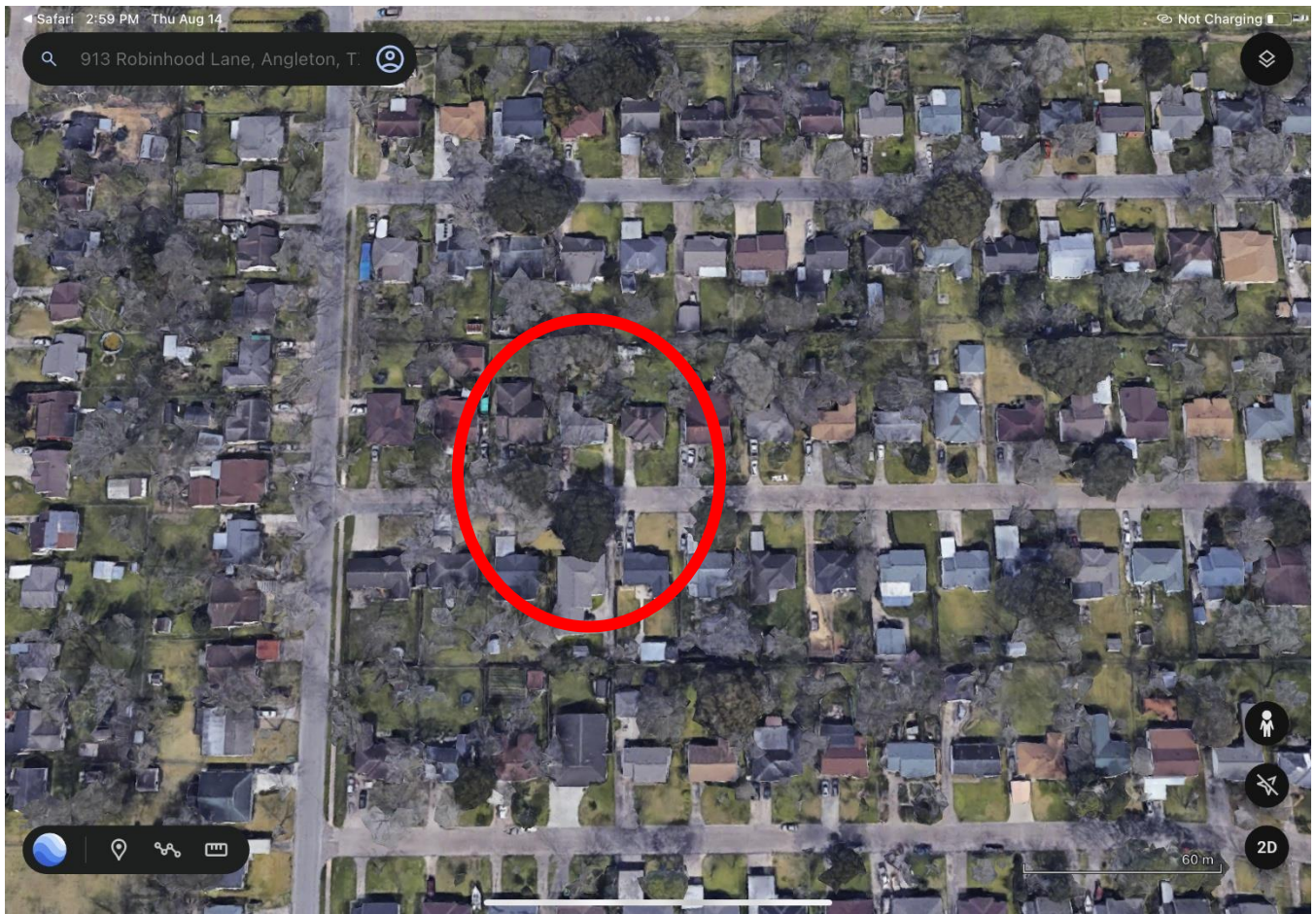
The applicant filed a variance application on the subject property located at 913 Robinhood Lane, Angleton, TX 77515; situated within the SF-7.2—Single-family Residential Zoning District. The applicant requests a new carport approval within a reduced front yard line of 15 feet +/- from the right-of-way, similar to 8+/- existing homes having carports on the street. The required minimum front yard setback is 35 feet for this district.

Due to a family member's illness, a ramp was constructed by the V.A. for her wheelchair. The ramp leads to an unsheltered driveway. The only source of mobility is using a wheelchair and a wheelchair van. Rainy days soak both, applicant and wife while entering and exiting the van. The current situation affects the resident's safety and health in bad weather.

Staff processed this application and scheduled the public hearing at the request of the applicant. Property owners within 200 ft. of the property were notified and the legal notice was posted in the local newspaper.



Aerial Vicinity Map: 913 Robinhood Ln.



Aerial Map



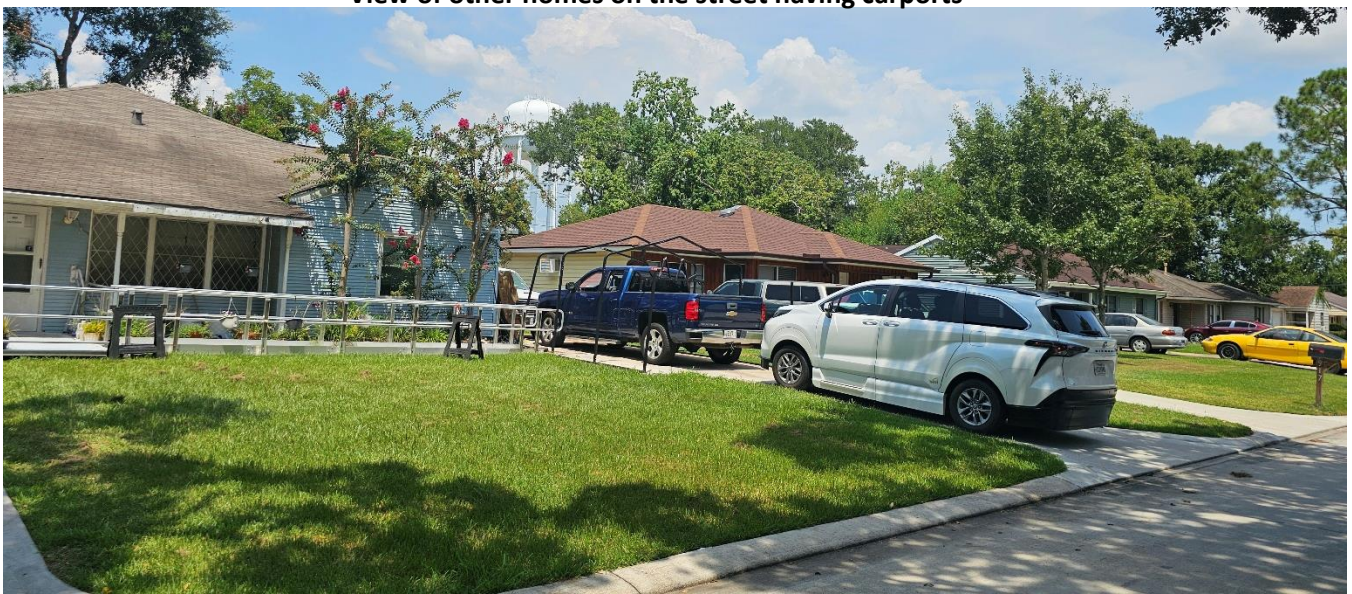
Photo of proposed carport



View of other homes on the street having carports



View of other homes on the street having carports



View of proposed carports

Zoning Code / Variance Analysis:

Sec. 28-23. Board of adjustment (BOA). F. (2). No variance shall be granted without first having given public notice and having held a public hearing on the variance request in accordance with subsection (h) of this section and unless the board of adjustment finds:

a. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his/her land; *The applicant's wife's illness is a hardship. Having 8+/- homes in the immediate vicinity having carports is the main hardship.*

b. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; *Applicant seeks relief by the Board to protect their right to have a carport and use their property similar to the other lots previously developed in the same subdivision and applicant noted that handicap accessibility and wheelchair assist is an issue at times.*

c. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;

Staff confirms that the variance will not cause any detriment to public health and safety. Over 8 homes in the immediate vicinity have carports.

d. That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this chapter; and

Staff confirms granting the variance will not interfere nor prevent the orderly use of other land within the area.

e. That a finding of undue hardship exists.

Such findings of the board of adjustment, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the board of adjustment meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this chapter so that public health, safety and welfare may be secured, and that substantial justice may be done.

Staff agrees the findings of undue hardship in granting this variance are properly established.

In order to grant a variance, the Board of Adjustment must make written findings that an undue hardship exists:

Staff concurs that the difficulty caused is neither financial in nature, self-imposed nor generally affecting all or most properties in the same zoning district; and the relief sought will not injure the permitted use of adjacent conforming property; and the granting of a variance will be in harmony with the spirit and purpose of these regulations.

RECOMMENDATION:

Staff recommends that the Board of Zoning Adjustment finds that a hardship exists and grants the variance to the Code of Ordinances, Sec. 28-45. - SF-7.2—Single-family residential-7.2 district.d.2., (Minimum Front Yard Setback) to allow for a carport to be placed in the front yard, within a reduced front yard line of 17 feet +/- from the right-of-way.

Sample Motion:

1: *The Board of Zoning Adjustments has established findings of fact and determines that a hardship has been proven for the requested variance to the Code of Ordinances, Sec. 28-45. - SF-7.2—Single-family residential-7.2 district.d.2., (Minimum Front Yard Setback) to allow for a carport to be replaced in the front yard, within a reduced front yard line of 15 feet +/- from the right-of-way.

**Board of Zoning members may vote Nay to DENY the petition due to findings that hardship is not demonstrated or such variance will adversely impact the general planning area.*

AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of New Jersey, County of Burlington, ss:

I, Laquansay Nickson Watkins, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:

- Aug 7, 2025

Notice ID: yx67NAGNEV0aMyUuBHZP

Notice Name: Robinhood

Publication Fee: \$232.59

Laquansay Nickson Watkins
Agent

VERIFICATION

State of New Jersey
County of Burlington

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

Signed or attested before me on this: 08/08/2025

Liza Ortiz

Notary Public

Notarized remotely online using communication technology via Proof.

City of Angleton
Notice of Public Hearing

Notice is hereby given that the Board of Adjustment (BOA) of the City of Angleton, Texas will conduct public hearings at 12:00 pm on Wednesday, August 27, 2025. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meeting, the following public hearing will be held: Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 28-45. - SF-7.2—Single-family residential-7.2 district.d.2., (Minimum Front Yard Setback) to allow for a carport to be placed in the front yard, within a reduced front yard setback to 15 feet +/- from the right-of-way. The subject property is located at 913 Robinhood Lane, Angleton, TX 77515.

The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodemeetings.com/>. The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting. For more information regarding these requests please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

PAID
☐ CASH ☒ CHECK ☐ CREDIT
Memo 13807
\$500.00

Item 2.

City of Angleton
121 S. Velasco
Angleton, TX 77515
979-849-4364

Applicant: CHRIS S ROBINSON Phor: 3 Cell: SAME

Address: 913 ROBINHOOD LANE

City: ANGLETON State: TX Zip: 77515

Applicant's Status: (check one) ☒ Owner ☐ Representative ☐ Tenant

Property owner: SAME Phone: _____ Cell: _____

Address: _____

City: _____ State: _____ Zip: _____

Chris S Robinson 8/2/2025 Chris S Robinson 8/2/2025
Applicant Signature Date Owner Signature Date

Property Information:

This application must be accompanied by a site plan and any other documents requested, such as plot plans, photographs, topographic contour maps that are necessary to properly review the application.

Street address or location: 913 ROBINHOOD LANE (ANGLETON)

Legal Description: _____
(please provide copy of metes and bounds)

Present zoning: _____ Present land use: _____

Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council? _____ Yes ☒ No

Have you applied for a building permit? ☒ Yes _____ No Date denied: _____

Has the Board of Adjustments issued an unfavorable ruling on this property within the last six months?
_____ Yes ☒ No

If yes, when: _____

Please provide proof of taxes paid on this property.

I AM A DISABLED VET WITH EXEMPTION, AND THE SURVIVING SPOUSE OF A 100% DISABLED VET.

Request Information:

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

1. Describe the variance you are requesting: PERTAINS TO THE ESTABLISHED (BY CITY) REQUIRED SETBACK DISTANCE OF AN ANTICIPATED CARPORT, CURRENTLY @ 25' FROM CITY ROW. (I NEED AN EXCEPTION FOR A FREE STANDING "KIT" CAR SHELTER)
2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: DUE TO MY WIFE'S ILLNESS, A RAMP WAS CONSTRUCTED BY THE V.A. FOR HER WHEELCHAIR. THE RAMP LEADS TO A DRIVEWAY ON EAST SIDE OF HOUSE, AND IT IS UNSHELTERED.
3. Do similar property conditions exist in your area? Explain: YES. IT'S VERY APPARENT THAT THE 25' SETBACK REQUIREMENT WOULD HAVE KEPT MANY EXISTING VEHICLE SHELTERS FROM BEING CONSTRUCTED.
4. Explain how your need for a variance is unique to those special property-related conditions described above: I AM A CAREGIVER FOR MY WIFE'S SISTER, WHO IS COMPROMISED WITH PARKINSON'S DISEASE. I AM HER ONLY SOURCE OF MOBILITY, USING A WHEEL CHAIR AND A WHEELCHAIR VAN. RAINY DAYS SOAK BOTH OF US, ESPECIALLY ENTERING AND LEAVING THE VAN. WE NEED A SHELTER FOR THIS VAN.
5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: MY HOME WAS BUILT IN 1953. THE LOT HAS BEEN STRETCHED TO AND BEYOND NORMAL LIMITS REGARDING PROPERTY EASEMENTS. WHILE NO ENCRoACHMENT ONTO NEIGHBORS' LOTS EXISTS, THINGS WERE DONE TO THE LOT THAT NEED FORGIVENESS.
6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: THIS FUTURE CARPORT WOULD HAVE NO NEGATIVE EFFECTS ON ANYONE OR ANY PROPERTIES. CURRENT SITUATION DEFINITELY AFFECTS OUR SAFETY AND HEALTH IN BAD WEATHER. CLOSEST NEIGHBOR IS AWARE OF MY INTENT AND HAS GREEN LIGHTED IT.
7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: I'M SUPPORTING ONE HANDICAPPED PERSON (SON) AND I'M CAREGIVER TO ANOTHER. WE NEED THE PERMISSION OF THE CITY TO CONSTRUCT THE CARPORT SHELTER FOR HEALTH & SAFETY OF MYSELF AND MY SISTER-IN-LAW. WE'RE IN OUR 70's.

A completed variance application is due 30 days prior to the next Board of Adjustment meeting. Board of Adjustment meetings are held at noon on the third Wednesday of each month. At this meeting, a public hearing will be held. A public hearing notice must be published in the local newspaper (at least 14 days before the meeting) and a notice must be sent to all property owners within 200' of the property where the variance is being requested (the notice must be sent at least 10 days prior to the meeting).

Acknowledgements

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Board of Adjustments hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss the proposal either at the call of the case or after the hearing, and that such dismissal shall constitute denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the City Secretary's office, and such withdraw shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdraw of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property and that the Board of Adjustment action does not constitute the approval of the building permit.

Applicant's Initials: CSR Date: 8/3/25

Office use only

Date received: _____ Received by: _____

Fee of \$150.00 received: _____

Proof of taxes paid: _____ date verified: _____

Appointment of agent form attached if required: _____

BOA Public Hearing date: _____

Date to send letters to residents: _____

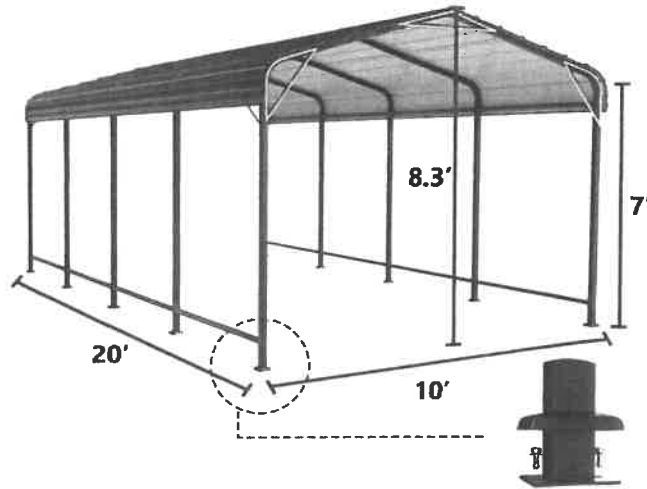
Letters Mailed: _____

Date to publish: _____ Date published: _____

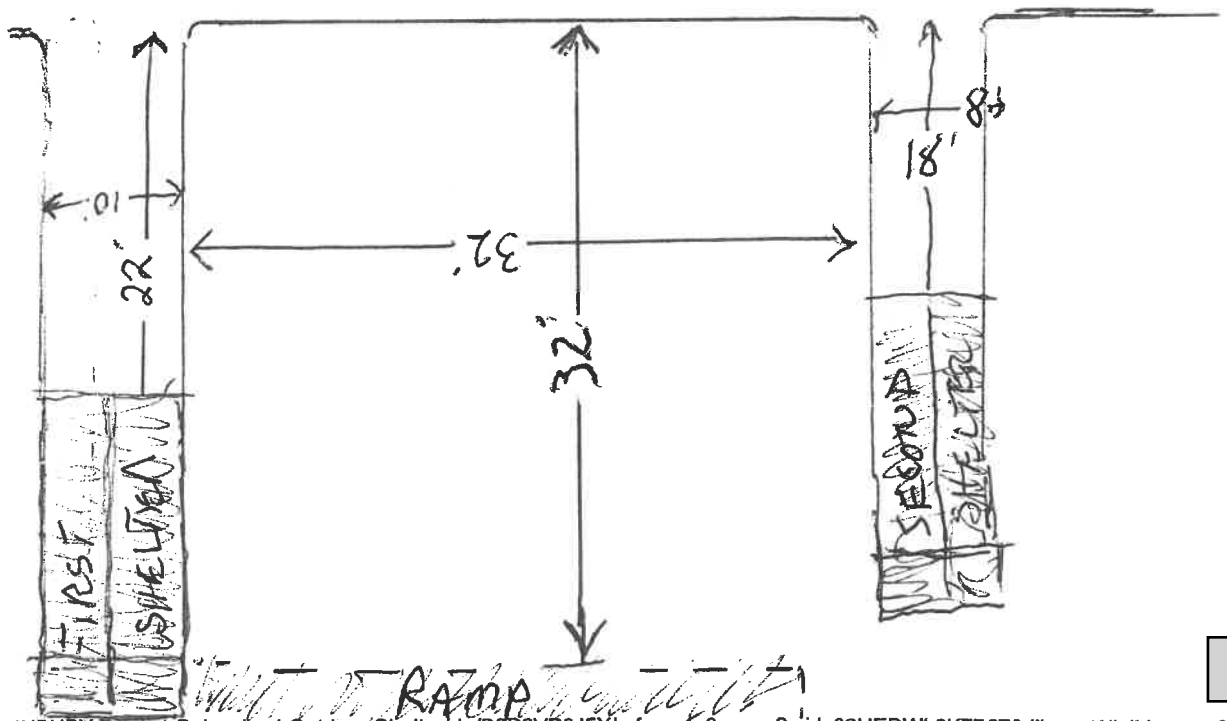
VIDEOS

IMAGES

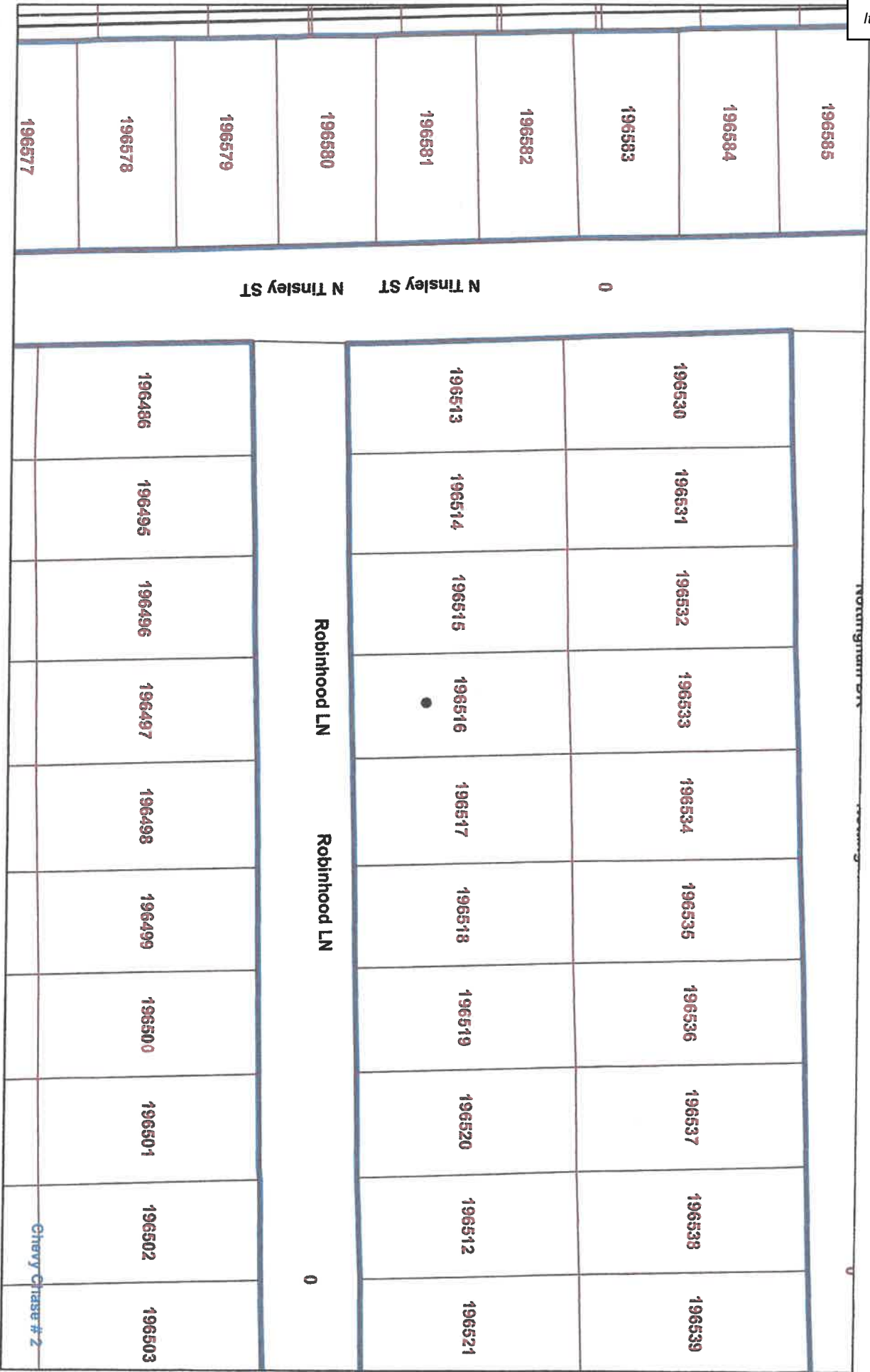
Heavy Duty Metal Carport 10x20



PROPOSED SKETCH
STREET



Brazoria CAD Web Map



8/3/2025, 10:25:26 PM

☐ Abstracts

☒ School District Boundary

☐ Brazoria County Boundary

☐ Parcels

☒ City Limits

☒ Subdivisions

☐ Streets





AGENDA ITEM SUMMARY FORM

MEETING DATE: August 27, 2025

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on a request for a variance to Sec. 28-101.1. - Parking lot paving requirements to allow for use of a compacted parking surfaced lot, to allow for a temporary overflow parking lot for the adjacent Hope Animal Hospital, located at 41360 SH 288. The subject property is located on P.I.D. 693187 BCC, Lot 1, Blk 1, COCHRAN (A0699 M C Tobin), Sebesta Dr., Angleton, TX 77515.

AGENDA ITEM SECTION: Public Hearing and Action

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

A request has been submitted to the City of Angleton's Development Services Department for an overflow parking lot for the Hope Animal Hospital. They hope to develop a temporary parking lot on an adjacent lot that fronts on Sebesta Dr.

The applicant is applying for this variance as they are needing additional parking for staff members only. They have been serving the community of Angleton and their pets for 5 years and have grown at a rapid pace and now are facing the challenge of growth. With current staff and customer load, most days all of the existing parking spots are filled up and they are having staff members park in the grass.

A new staff parking lot would ease the parking situation and prepare the clinic for future growth as we see more people moving to the Angleton and surrounding areas.

The applicant proposes a small entrance off Sebesta Rd. that would be crushed asphalt along with the parking lot. They would also install parking bumpers for security as well. The parking lot would go back about halfway on the empty lot and would include a small walkway to the hospital. Drainage would not be an issue as there is a ditch in the front and rear of the lot and the grade can be sloped for the water to run to those 2 drainage points.

Sec. 28-101.1. - Parking lot paving requirements.

(a)Applicability. The City of Angleton parking lot paving requirements shall apply to all off-street parking, maneuvering, loading and storage areas located within the city limits of the City of Angleton, or its extraterritorial jurisdiction. (b)Paving materials. Facilities subject to these requirements shall submit paving designs to the City of Angleton that have been prepared by an engineer registered to practice engineering in the State of Texas. The design shall utilize either a reinforced concrete or asphalt wearing surface, supported by the appropriate base material and/or compacted sub-grade. The thickness of the pavement components shall be designed based upon the intended use, anticipated loading, intended life of the pavement, and the engineering properties of the soil that are developed from geotechnical sampling and testing.(1)Pavement in front of refuse container shall be of concrete, designed to accommodate the load of a full vehicle while accepting refuse from a container. The concrete pavement shall extend a minimum of ten feet in front of the dumpster enclosure and shall be as wide as the enclosure. (2)All concrete paving, including curbs and gutters, shall be designed with steel reinforcing.

The business owner has improved this property to a environment for small families to come enjoy a park like setting. The appellant states that “existing neighbors love the improvements and cannot wait for us to open. Much like my multiple ventures over the past 15 years in Angleton, it will be a unique and enjoyable draw to our city”.

Pursuant to Chapter 28, Section 28-23(h)(3) of the Code of Ordinances of the City of Angleton (Code), notice was publishing in the “Facts,” and mailed to all property owners within two-hundred feet of the subject property.

Pursuant to Section 28-23(h)(4): The board of adjustment shall not grant a variance unless it finds, based upon compelling evidence provided by the applicant, that each of the conditions of subsection (f) have been satisfied...”

Pursuant to Section 28-23(f)(2): No variance shall be granted without first having given public notice and having held a public hearing on the variance request in accordance with subsection (h) of this section and unless the board of adjustment finds:

- a. **That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his/her land;**

The current commercial standards for commercial parking lot does not have a provision for chat or kalachi which is prohibited. This temporary parking lot will serve the overflow staff parking.

- b. **That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.**

Due to the remoteness of the use, a variance is necessary for the preservation and enjoyment of a substantial property right. If the animal clinic were to expand in the future, the owner would have to build an expansion parking lot that will meet the current requirements and standards.

- c. **That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;**

The granting of the variance should not be detrimental to the public health, safety or welfare of surrounding properties which are commercial uses. Cross access parking easements should be

considered by the owners to insure that overflow parking is accounted for. The hours of operation are from 7:30 am to 5:30 PM weekdays and closed on Saturdays and Sundays with probably emergency appointments.

- d. That the granting of the variance will not have the effect of preventing the orderly use of the other land within the area in accordance with the provisions of this chapter; and Again, it is hard to imagine how the proposed overflow parking would prevent the orderly use of other land within the area.
- e. That a finding of undue hardship exists.

An undue hardship exists pursuant to Section 28-23(f)(3).

Pursuant to Section 28-23(f)(4); A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this chapter to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.



AERIAL VIEW MAP

SITE PHOTOGRAPHS



View of Animal Hospital existing parking lot looking towards vacant lot



View of Animal Hospital existing parking lot looking towards vacant lot



View looking southwest toward vacant lot



View of Animal Hospital existing parking lot looking towards vacant lot



View looking southeast toward site



View of South at entry into existing Hope Animal Hospital

Site Analysis

Staff recommends the following conditions of approval:

1. Business owner must obtain a parking lot and driveway permit in compliance with the Board's condition of approval of the temporary parking lot.
2. Parking within the right of way of Hwy. 35/W. Mulberry St. shall be prohibited, due to site visibility and clearance.

Staff Recommendation: Staff recommends approval of the variance to allow for compacted gravel, chat or stone, subject to a final site plan be provided through the permit process.

Suggested Motion: I move we find that the criteria of Section 28-23(f) of the Code of Ordinances of the City of Angleton are met and grant a variance to Sec. 28-101.1. - Parking lot paving requirements to allow for the overflow parking lot use of a compacted chat lot, for the Hope Animal Clinic Hospital, with the recommended conditions.

APPLICATION VARIANCE

Sec. 28-23 of the Zoning Code

PAID
☐ CASH ☒ CHECK ☐ CREDIT
 Memo: \$1500.00

Submittal Instructions:

- Please check all the boxes. If an item is not applicable, please note that it is not applicable (NA).
- Please submit the completed application with all supporting documentation. Applications may be submitted in person or electronically (pdf format) by e-mail. Incomplete and partial applications will not be accepted.
- For electronic submittals, please include the address of the property and the type of application in the subject line of the e-mail.

Subject Line: Address of the project/Commercial or Residential/Type of application. Example: 1000 Main Street/Commercial/Fence Permit

- The City staff is available to assist you in person at City Hall or over the phone at 979-849-4364.

Requirement:

- ☒ Pre-Application Conference (DAWG Meeting). This is required prior to application submittal.

The application packet must be submitted with the following:

- ☒ A completed Application and checklist signed by the owner/s of the property.
- ☒ Payment of all applicable fees. Refer to Appendix B of the Administrative Development Procedures Manual. (\$500.00 Fee)
- ☒ 8 1/2 x 11 copy of the legal description (metes and bounds) of the subject parcel. If the property is platted, a copy of the plat shall be provided.
- ☒ Location/vicinity map showing the location and boundaries of the subject parcel. Indicate scale or not to scale (NTS) and provide north arrow.
- ☒ Acknowledgement that the sign posted by the City on the property fifteen (15) days prior to the public hearing will be maintained until the request is heard at the public hearing.
- ☒ Provide Tax Certificate that all taxes and obligations have been paid regarding the subject property.
- ☐ Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email. n/a
- ☒ A Site Plan, fully dimensioned showing the existing property condition and the requested Variance of Sec. 28-23(t)(2) and (f) (3).
- ☒ A summary addressing the Variance criteria.

DEVELOPMENT INFORMATION

Project Name/Address/Location: Hope Animal Hospital / 41360 5th 288 Acreage: 0.23
 Brief Description of Project: Staff parking lot
 Is property platted? ☐ No ☐ Yes Subdivision name: _____ No. of Lots: _____
 Recordation #: _____ Parcel(s) Tax ID#: 693187
 Existing Use: n/a Proposed Use: staff parking lot
 Current Zoning: Commercial Proposed Zoning: _____
 Occupancy Type: _____ Sq. Ft: _____ Bed #: _____ Bath #: _____ Car Garage #: _____
 Water System ☐ Well ☐ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☐ Septic ☐ Public

PROPERTY OWNER INFORMATION

Owner: Will Watson / Rachel Becker, DVM Contact Name: _____
 Address: 41360 5th 288 City/State/ZIP: Angleton, TX 77515
 Phone: 936-232-4583 Email: [REDACTED]

APPLICANT INFORMATION

Applicant/Developer: _____ Contact Name: _____
 Address: _____ City/State/ZIP: _____
 Phone: _____ Email: _____

KEY CONTACT INFORMATION

Name of the Individual: _____ Contact Name: _____
 Address: _____ City/State/ZIP: _____
 Phone: _____ Email: _____

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature: [Signature] Date: 7/18/25
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

*******OFFICE USE ONLY*******

DATE REC'D: _____ BY: _____
 FEES PAID: _____
 APPROVED BY: _____ DATE APPROVED: _____
 APPLICATION/PERMIT NO: _____ EXP DATE: _____

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

Application Fee: \$500

TYPE OF APPLICATION Please check appropriate box below:**Landuse, Policy, and Site Development**

- ☐ Annexation
☐ Rezoning/ FLUM Amendment
☐ Specific Use Permit
☐ Planned Development (PD)
☐ Amending Minor and Major Plat
☐ Minor Consolidation Plat
☐ Development Plat
☐ Concept Plan
☐ Preliminary Plat
☐ Final Plat
☐ Replat
☐ Construction Plans
☐ Special Exception
☐ Floodplain Development Permit
☒ Variance/Appeal
☐ On-Site Sewage Facility Permit (OSSF)
☐ Certificate of Occupancy (CO)
☐ Grading/Clearing Permit
☐ Site Development Permit/ Site Plan Review

Interpretations/Verifications/Text Amendments

- ☐ Comprehensive Plan Amendment (Text)
☐ Land Development Code (LDC)/Zoning Text Amendment
☐ Vested Rights Verification Letter
☐ Letter of Regulatory Compliance
☐ Zoning Verification
☐ Letter/Written Interpretation
☐ Legal Lot Verification

Other Permits/Licenses/Registration

- ☐ Commercial -New/Remodel/Addition
☐ Residential Building Permit 1 & 2 Family
 (New, Remodel, Addition, Patio Cover, Carport, Foundation Repair, House Leveling, Windows, New Mobile Home, Siding, Storage Building permits, Re-roof)
☐ Miscellaneous
☐ Fence
☐ Solar Panels
☐ Swimming Pool
☐ Demolition or Move
☐ Backflow/Irrigation
☐ Flatwork
☐ Electrical Permit
☐ Plumbing Permit
☐ Mechanical Permit
☐ Sign Permit
☐ Garage Sale Permit
☐ Master/ Common Signage Plan
☐ Fire Prevention Permit Form
☐ Right-of-Way Construction
☐ Pipeline Permit
☐ Drainage Pipe/Culvert Permit
☐ Roadside Banner Permit
☐ Mobile Home Park Registration
☐ Game Room Permit Form
☐ Grooming Facility License
☐ Alcohol permit
☐ Health Permit
☐ Temporary Health Permit
☐ Alarm Permit

121 S. Velasco, Angleton, Texas 77515
 979-849-4364 – Fax: 979-849-5561
<http://www.angleton.tx.us>



Rachel Becker, D.V.M.

To Whom It may concern:

We are applying for this variance as we are needing additional parking for staff members only. We have been serving the community of Angleton and their pets for 5 years. We have grown at a rapid pace and now are facing the challenge of growth. With staff that we have added and customers, most days all of our parking spots are filled up. We are also now having staff members park in the grass.

A new staff parking lot would ease are parking situation and prepare us for future growth as we see more people moving to the Angleton and surrounding areas.

We would have a small entrance off Sebesta Rd. that would be crushed asphalt along with the parking lot. We also will install parking bumpers for security as well. The parking lot would go back about halfway on the empty lot and then a small walkway to the hospital. Drainage would not be an issue as there is a ditch in the front and rear of the lot and the grade can be sloped for the water to run to those 2 drainage points.

We appreciate your consideration for this project.

41360 SH 288
Angleton TX, 77515
P: 979-612-4673
F: 979- 612-4670

csr@hopeanimalhospitaltx.com

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)

41360 SH 288 Angleton, TX 77515

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Will Watson

ADDRESS: 41360 SH 288 Angleton, TX 77515

APPLICANT PHONE # 936-232-4583 E-MAIL: wwatson@hopeanimalhospitaltx.com

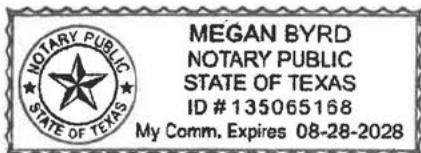
PRINTED NAME OF OWNER: Will Watson

SIGNATURE OF OWNER: [Signature] DATE: 7/15/25

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 15 day of July, 2025.

(SEAL)



[Signature: Megan Byrd]
Notary Public for the State of Texas
Commission Expires: 08-28-2028

 KRISTIN R. BULANEK BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR 111 E. Locust Angleton, TX 77515 (979) 864-1320	Tax Certificate Property Account Number: 51790001001
Statement Date: 07/18/2025 Owner: DIAMOND W REAL ESTATE LLC Mailing Address: 209 PLANTERS LOOP DR ANGLETON TX 775157482	Property Location: SEBESTARD Legal: HOPE COMMERCIAL PARK (A0699) (ANGLETON) BL 1 LOT 1 ACRES 0.23

TAX CERTIFICATE FOR ACCOUNT : 51790001001
 AD NUMBER: 693187
 GF NUMBER:
 CERTIFICATE NO : 3501634

FEE : \$10.00
 DATE : 7/18/2025

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2024

APPRAISED VALUE: 42,330
 EXEMPTIONS:

REQUESTED BY

WATSON WILL

209 PLANTERS LOOP DR
 ANGLETON TX 77515

TAX UNIT


ANGLETON - DANBURY HOSPITAL
ANGLETON DRAINAGE DIST. NO 1
ANGLETON ISD
BRAZORIA COUNTY
CITY OF ANGLETON
PORT FREEPORT
SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 51790001001

CERTIFICATE NO : 3501634

TOTAL CERTIFIED TAX DUE 7/2025 : \$0.00


 Signature of Authorized officer of collection office

7-18-25
 Date

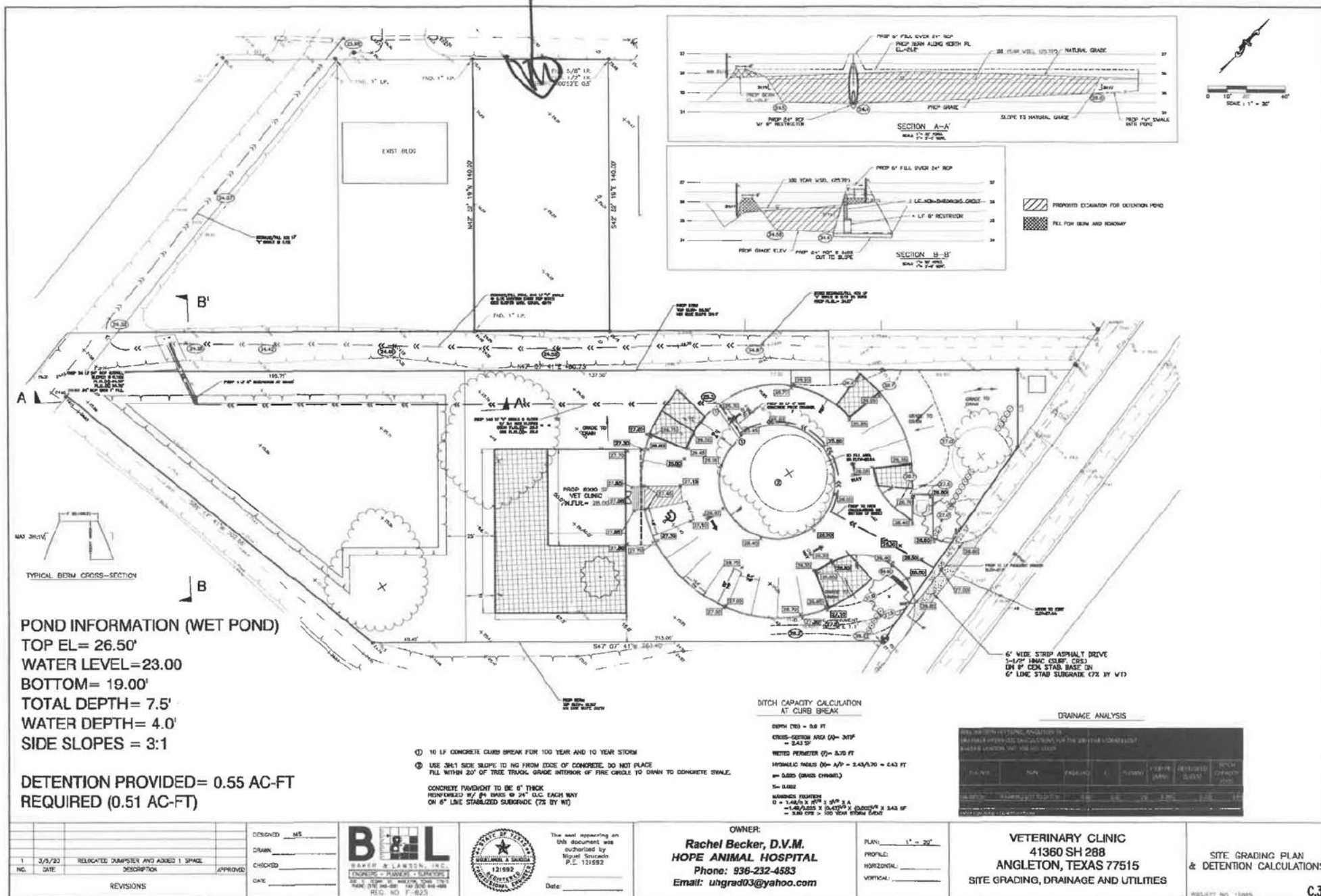




MS

Proposed Staff Parking Lot

Item 3.



**City of Angleton
Notice of Public Hearing**

Notice is hereby given that the Board of Adjustment (BOA) of the City of Angleton, Texas will conduct public hearings at 12:00 pm on Wednesday, August 27, 2025. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meeting, the following public hearing will be held:

Conduct a public hearing, discussion, and take possible action on a request for a variance to Sec. 28-101.1. - Parking lot paving requirements to allow for use of a compacted parking surfaced lot, to allow for a temporary overflow parking lot for the adjacent Hope Animal Hospital, located at 41360 SH 288. The subject property is located on P.I.D. 693187 BCC, Lot 1, Blk 1, COCHRAN (A0699 M C Tobin), Sebesta Dr., Angleton, TX 77515.

The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodemeetings.com/>. The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding these requests please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.