



**Members** | Janie Schwartz-Shaw, Danielle Graham, Todd Guenther, Gary Dickey, Michelle Townsend

**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, MAY 13, 2026, 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, August 27, 2025.

**PUBLIC HEARINGS AND ACTION ITEMS**

2. Conduct a public hearing, discussion, and take possible action on a Variance request of the Angleton Code of Ordinances, for property zoned SF-6.3—Single-family, for a rear yard setback reduction of the required 20 ft. depth, for property located at 632 TJ Wright St., Angleton, Texas.

**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](http://www.angleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Thursday, May 7, 2026, by 12:00 p.m. and remained so posted continuously for at least three business days 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 compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) attending any City-sponsored meetings. Please contact the City’s ADA Coordinator, Colleen*

*Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email [cmartin@angleton.tx.us](mailto:cmartin@angleton.tx.us) to arrange auxiliary aides or accommodations necessary.*



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** May 13, 2026

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

**AGENDA CONTENT:** Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, August 27, 2025.

**AGENDA ITEM SECTION:** Public Hearings and Action Items

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**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, August 27, 2025.

**Recommendation:**

The Board of Adjustment should approve the minutes subject to any noted corrections.



**CITY OF ANGLETON**  
**BOARD OF ADJUSTMENT MINUTES**  
**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

**Roll Call:** Present were: Board Members Gary Dickey, Michelle Townsend, Janie Schwartz-Shaw, and Todd Guenther.

1. Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, October 27, 2024.

The motion was made by Board Member Michelle Townsend to approve the minutes. The motion was seconded by Board Member Janie Schwartz-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 15 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 for 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 15+/- feet from the right of way. We have provided you with the staff report and all the attachments in terms of the surrounding conditions of the property.

As you see from the aerial view, there are several 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 the views shown are taken prior to the storm and also some current views along the street right away that show a number of other carports and existing conditions. We have also looked at the criteria for granting appeals and in terms

of impact 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. Second, by Board Member Janie Schwartz-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 really 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** lives across the streets. He is in favor of granting variance due to her handicap.

Board Member Janie Schwartz-Shaw made motion to close the public hearing. Second, by Board Member Todd Guenther, the motion carried, the public hearing was closed.

Board Member Janie Schwartz-Shaw 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 Todd Guenther.

Roll Call Vote: Board Members Todd Guenther-Aye, Gary Dickey-Aye, Michelle Townsend-Aye, Janie Schwartz-Shaw-Aye. (4-0) Appeal was granted.

**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.**

D.S. Director, Mr. Otis Spriggs presented this item noting that this is a parking lot surface variance being requested for Hope Animal Hospital as noted in the introduction; the applicant will be able to explain to you the need for this. We refer to it as shared parking because it's on a shared lot within a certain number of feet from the subject property.

The animal clinic is dealing with growth and also possible expansion of the facility, but in the interim, they're looking for a way to help with their overflow of employee parking. We notified those property owners within 200 ft. of the property, as well as duly noticed and posted the legal advertisement.

Motion to open the public hearing was made by Board Member Janie Schwartz-Shaw; seconded by Board Member Gary Dickey. Motion carried, the public hearing was opened.

The applicant explained that they have been opened for a little over five years, and are growing rapidly. On most days our parking lot is completely full with staff and client parking, and we're now having to park in the grass clients were having to park in the grass, of course, walking their dogs a long way.

Drainage is not an issue for this small parking lot, and it is temporary. Once we expand, our plan is to expand, then we will meet the requirements for the expansion for the parking lot at that time.

The applicant explained that the plan is to have a walkway to the hospital, and we will have a bridge over those drainage ditches.

The Chair entertained a motion to close the public hearing and make a motion to close the public hearing. Board Member Janie Schwartz-Shaw made the motion, seconded by Board Member Gary Dickey. The motion carried, the public hearing was closed.

**Board Action:** Board Member Board Member Janie Schwartz-Shaw moved that we find the criteria of Section 28-23.f of the Code of Ordinances of the City of Angleton are met, and we grant the variance to Section 28-101.1 parking lot paving requirements to allow for the overflow parking lot use of a compacted chat lot for the hope animal hospital with the recommended conditions to be the asphalt surface.

The motion was seconded by Board Member Gary Dickey. The motion passed unanimously 4-0; the variance was granted.

**REGULAR AGENDA:** None.

**ADJOURNMENT:** Board member Michelle Townsend adjourn meeting at 12:15 PM.

CITY OF ANGLETON, TEXAS

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Chair



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** May 13, 2026

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

**AGENDA CONTENT:** Conduct a public hearing, discussion, and take possible action on a Variance request of the Angleton Code of Ordinances, for property zoned SF-6.3—Single-family, for a rear yard setback reduction of the required 20 ft. depth, for property located at 632 TJ Wright St., Angleton, Texas.

**AGENDA ITEM SECTION:** Public Hearings and Action Items

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

The applicant has filed a variance application on the subject property located at 632 TJ Wright, Angleton, TX 77515; situated within the SF-6.3—Single-family Residential Zoning District. The applicant requests a new home approval with a rear yard setback reduction of the required 20 ft.

As noted under the City of Angleton Code of Ordinances, Sec. 28-46. - SF-6.3—Single-family residential, subsection (d) 2.c. (Minimum Rear Yard Setback 20 feet required) to allow for a home to be placed closer than required from the rear property line (**10 feet +/-**), subject to the condition that any allowed accessory shed be placed in the side yard at a minimum of 10 feet from the property line.

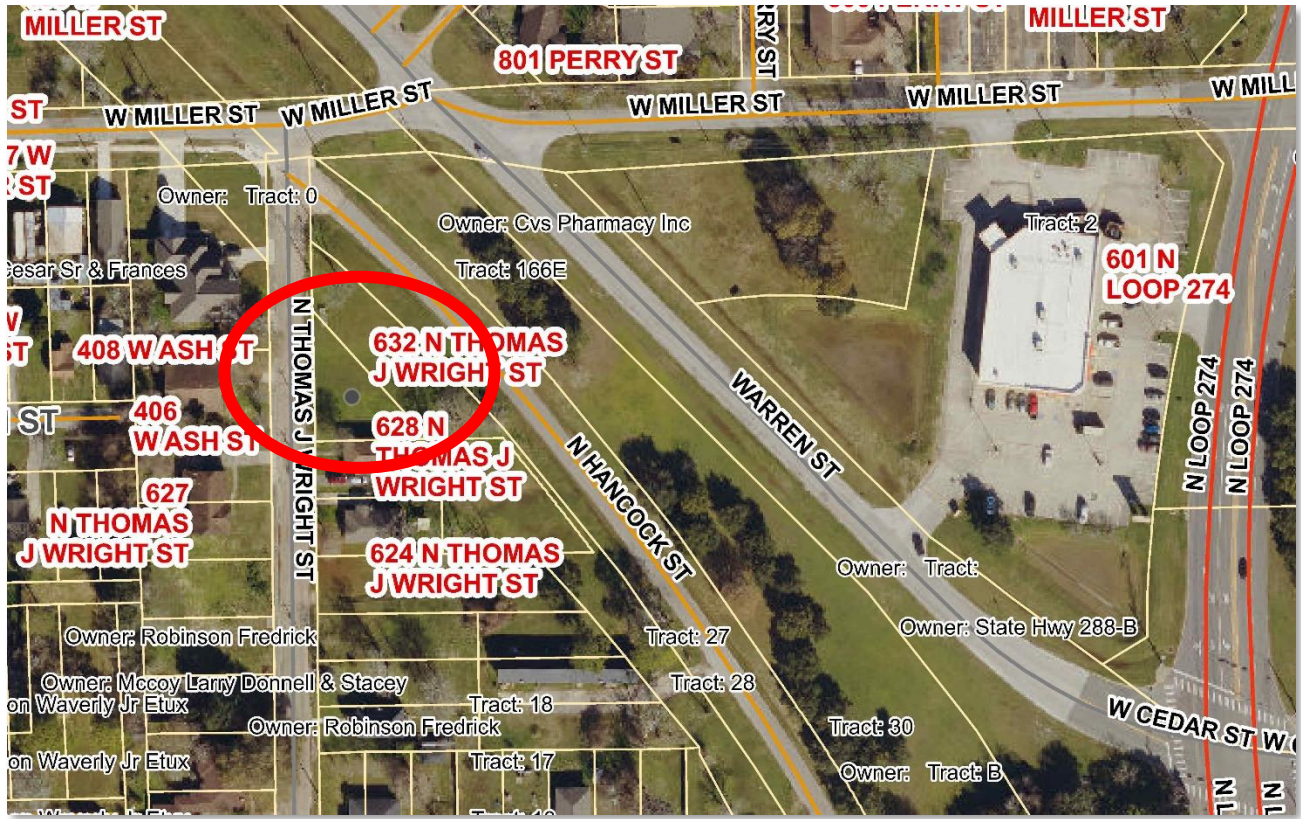
Staff processed this application and scheduled the public hearing at the request of the applicant. Property owners within 200 ft. of the property were notified, and the legal notice was posted in the local newspaper (attached).

# Zoning Map

## 632 TJ Wright



### Aerial Map



#### 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; *Staff confirms that the hardship is valid in this instant due to the requirements of Residential 6.3 would supersede the what is possible on such an irregular lot having two street frontages.*
- b. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; *The variance will allow for a best-fit situation within the Residential 6.3 District, having such an irregular lot with two street frontages.*

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.*

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. The permit will allow for an infill development of a new single-family home.

# Photos



**View looking northeast from the property CR44**



**View looking north from TJ Wright/frontage towards CR44**



## View looking towards the property from the corner of TJ Wright & Hancock

### RECOMMENDATION:

Staff recommends that the Board of Zoning Adjustment finds that a hardship exists, and grants the variance to the Code of Ordinances, Sec. 28-46. - SF-6.3—Single-family residential, subsection (d) 2.c. (Minimum Rear Yard Setback 20 feet required) to allow for a home to be placed closer than required from the rear property line (10 feet +/-), subject to the condition that any allowed accessory shed be placed in the side yard at a minimum of 10 feet from the property line.

### 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. 28-46. - SF-6.3—Single-family residential, subsection (d) 2.c. (Minimum Rear Yard Setback 20 feet required) to allow for a home to be placed closer than required from the rear property line( 10 feet +/-), subject to the condition that any allowed accessory shed be placed in the side yard at a minimum of 10 feet from the property line.

*\*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.*



BOARD OF ADJUSTMENT APPLICATION FOR VARIANCE

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

Applicant: Roderick Robinson Phone: Cell:

Address:

City: State: Zip:

Applicant's Status: (check one) [X] Owner [ ] Representative [ ] Tenant

Property owner: Roderick Robinson Phone: Cell:

Address:

City: State: Zip:

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: 632 TJ Wright St

Legal Description: Plat of 0.217 Acre tract of Alexander- Abstract 380 (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? [X] 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 [X] No

If yes, when:

Please provide proof of taxes paid on this property.

**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: Back of House

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: Rectangle shape property

3. Do similar property conditions exist in your area? Explain: NO

4. Explain how your need for a variance is unique to those special property-related conditions described above: The back yard will only be about 10'

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: NO

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: As far as I know no public health or safety

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: The City Proposed future widening of Hancock Limits my property lay out

**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.

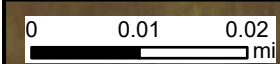
I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss the proposal either at the call of the case or after the hearing, and that such dismissal shall constitute denial.

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: RVR Date: 3/14/2024

# 3915 CR 418, Tracts: 162 and 162A



Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

NOTE: This map has been generated for the convenience of the public. It is not intended to be an official depiction of the exact location or extent of any feature shown hereon. Any data depicted, such as a boundary line or an elevation, is for visual reference only and does not exclude obtaining official permits, surveys, or elevation certificates, when required.

Brazoria County  
Engineering

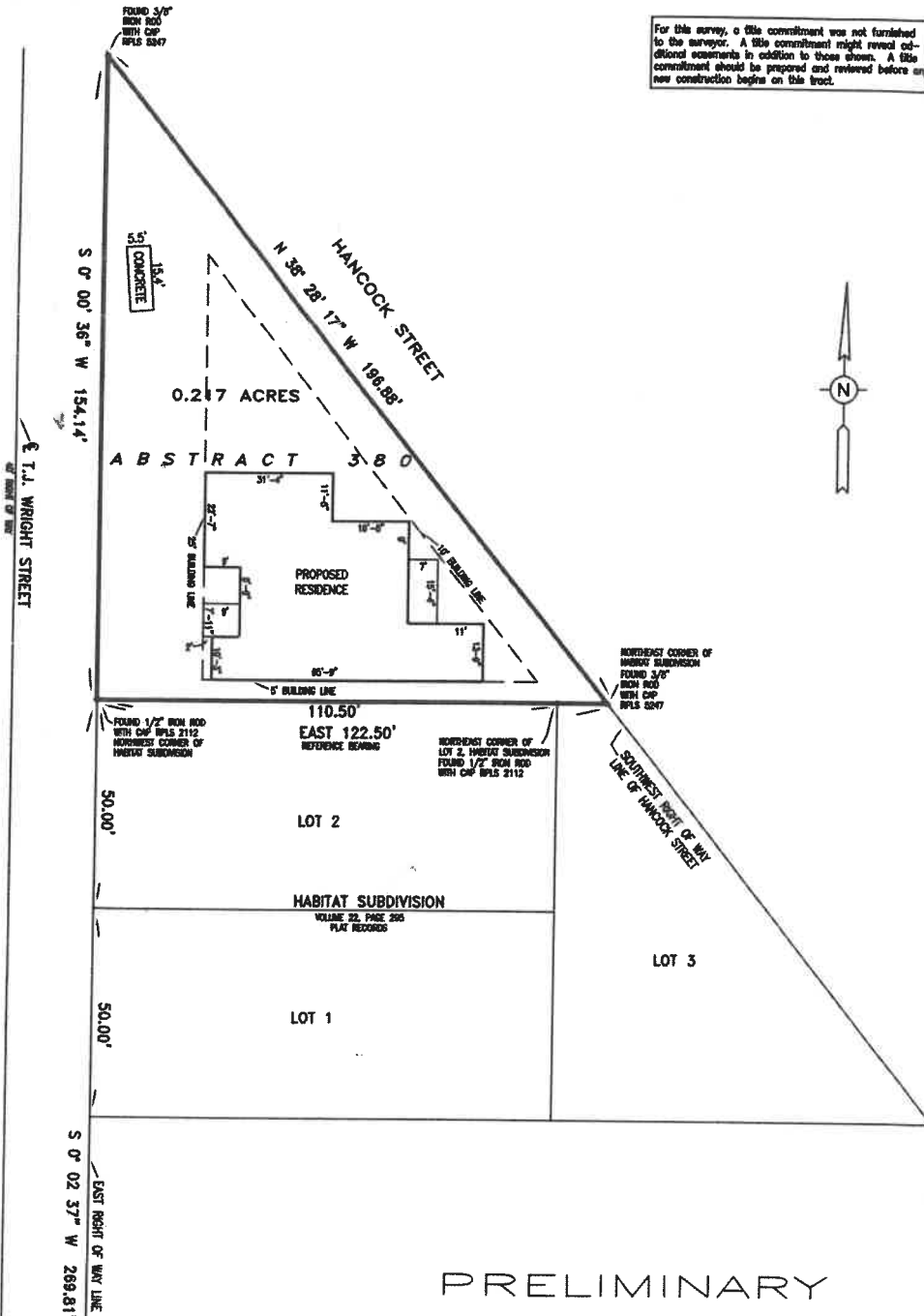
Date Printed:  
April 7, 2026

**Legend**

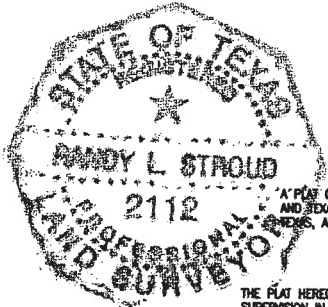
Address Points	City Street	State FM	State FM	City Neigh.	Pvt. Maint. Rd.	Open 7/12/2024	Bridges	<b>Aerials 2024</b>
Address Points	Private Street	State Spur	State Hwy	City Collector	Pvt. Maint. Rd.	Open 7/13/2024	Parcel Information	Red: Band_1
State Hwy	County Roads	State Hwy	County Rd.	Private Rd.	Park. Rd.	Closed		Red: Band_1



For this survey, a title commitment was not furnished to the surveyor. A title commitment might reveal additional encumbrances in addition to those shown. A title commitment should be prepared and reviewed before any new construction begins on this tract.



PRELIMINARY



A PLAT OF A 0.217 ACRE TRACT OUT OF THE ALEXANDER ONE ACRE TRACT OUT OF TRACT 166E OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION OF THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

SCALE: 1" = 20'      47 28,177      12-3-25, 3-12-26

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN FEBRUARY, 2026. THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN. ALL IMPROVEMENTS, BEING WITHIN THE BOUNDARIES OF THE PROPERTY LINES THE DISTANCES INDICATED. I HAVE LOCATED THE APPARENT ENCROACHMENTS SHOWN ON THE PLAT HEREON.

CERTIFIED: Randy L. Stroud  
 RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE #2112

FROM THE OFFICE OF:  
 RANDY L. STROUD, P.E.  
 FIRM NO. 10020500  
 201 SOUTH VELASCO  
 ANGLETON, TEXAS 77515  
 979-849-3141



## AFFIDAVIT OF PUBLICATION

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

State of New Jersey, County of Camden, 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 and duly authorized agent of the The Brazosport Facts, a Daily newspaper published in Clute, State of Texas, and in general circulation within Brazoria County, that the attached printed material was published in said newspaper.

**Publication Dates:**

- Mar 26, 2026

**Notice ID:** OYBAjqczTKo18NLLZMj9

**Notice Name:** TJ Wright

**Publication Fee:** \$222.34

*Laquansay Nickson Watkins*

Agent

SHARONN E THOMAS-POPE  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires January 23, 2027

**VERIFICATION**

State of New Jersey  
County of Camden

Signed or attested before me on this: 03/27/2026

*SM S. R. Pope*

Notary Public

Notarized remotely online using communication technology via Proof.

**City of Angleton**  
**Notice of Hearings**

Notice is hereby given that the City of Angleton Board of Zoning Adjustment will consider a public hearing on Wednesday, April 15, 2026, at 12:00 PM. The meeting will be held at Angleton City Hall in the City Council Chambers, at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearing will be held:

1. Conduct a public hearing, discussion, and take possible action on a Variance request of the Angleton Code of Ordinances, for property zoned SF-6.3—Single-family, for a rear yard setback reduction of the required 20 ft. depth, for property located at 632 TJ Wright St., Angleton, Texas.

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](mailto: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](mailto:ggarcia@angleton.tx.us) or by phone at (979) 849-4364 x-2120.