



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, APRIL 02, 2026 AT 12:00 PM

Mayor | William Garwood
Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson, Harrold Goodin

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, APRIL 2, 2026, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

1. Swearing in of Planning and Zoning Commission Position 2 Member Harrold Goodin

DECLARATION OF A QUORUM AND CALL TO ORDER

2. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on February 5, 2026.

PUBLIC HEARINGS AND ACTION ITEMS

3. Conduct a public hearing, discussion, and take possible action on a Variance request of the Angleton LDC, Land Development Code Section 23-5, E 3., for insufficient lot frontage for a Lot Split application, on property located at 1581 CR 597/1583 Fig Lane, Angleton, Texas (In the E.T.J.) Brazoria County.

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, March 27, 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 to arrange auxiliary aides or accommodations necessary.



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, FEBRUARY 05, 2026 AT 12:00 PM

Mayor | William Garwood

Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson

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 THURSDAY, FEBRUARY 5, 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

Roll Call: Present were: Chair William Garwood, Commissioner Members present: Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson.

- 1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on January 5, 2026.**

The motion was made by Commissioner Member Andrew Heston; motion was seconded by Commissioner Member Deborah Spoor. The 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 an (SUP) Specific Use Permit, within the SF 6.3, Single Family District, allowing for an RV- Recreational Vehicle Temporary Housing for medical purposes, at 202 S. Walker St., Angleton, Texas.**

D.S Director Otis Spriggs presented this item, stating that Ms. Laura Green, who has a medical condition, is requesting approval of a SUP/Specific Use Permit that would allow RV temporary housing on the property at 202 South Walker Street. The applicants went before the City Council for a fee waiver, which was granted on January the 13th but because of the sup process, we have to advertise and send them through this process in which you are to make recommendation to Council for SUP's, so that's why it's before you. As part of the recommendation, we've listed two conditions of the temporary housing that would tie it to the requester, and then we would reevaluate it one year from that date, just to see if there's any needed requests from the applicants at that time.

Public Hearing:

A motion was made to open the public hearing by Commission Member Regina Bieri; seconded by Commission Member Andrew Heston. The motion carried.

A motion was made to close the public hearing by Commission Member Spoor; seconded by Commission Member Regina Bieri. The motion carried, the public hearing was closed.

Commission Deliberation and Action:

A motion to approve the SUP, subject to staff's recommended conditions, was made by Commission member Regina Bieri, and seconded by Commission Member Andrew Heston. The SUP was approved and recommended to the City Council for final action. (6-0 vote).

3. **Conduct a public hearing, discussion, and take possible action on an Ordinance assigning a Specific Use Permit (SUP) Overlay to an "MH" Zoning District, for property containing approximately 10.646 acres within the Angleton ETJ, into the City Limits, for the Angleton RV Park LLC Facility located at 789 and 799 Anchor Rd./CR 44, Brazoria County, Angleton, TX 77515.**

Mr. Spriggs introduced this item, noting that the department received the petition requesting annexation for the property due to the applicant hoping to connect to city sewer and eventually City water for the facility. As part of the petition for annexation, we sometimes can assign the zoning simultaneously with the petition for annexation. you are not subject to review of the annexation, but you are a recommending body in terms of the zoning map amendment. This is contingent upon council accepting the annexation on February 10, 2026, but we were planning to merge the request for the zoning layer request that you see here for the mobile home.

Public Hearing:

A motion to open the Public Hearing was made by Commission Member Regina Bieri; seconded by Commission Member Michelle Townsend. The motion carried.

A motion to close the Public Hearing was made by Commission Member Deborah Spoor; seconded by Commission Member Andrew Heston. The motion carried.

Mr. Bhavin appeared over Audio Zoom and answered questions regarding the septic spray fields and the capacity of the water service needed.

Commission Action;

Commission Member Michelle Townsend made that City Council issue a special use permit with the RV Park, subject to successful annexation with the noted conditions; seconded by Commission Member Andrew Heston.

The item was unanimously approved.

REGULAR AGENDA

ADJOURNMENT: Chair William Garwood adjourned the meeting at 12:25 PM.

CITY OF ANGLETON, TEXAS

William Garwood
Chair

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 lot frontage requirements of the Angleton LDC, Land Development Code Section 23-5, E 3., will can not be satisfied with certain lots of records which create grand-fathered statuses.
- b. **That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.**
This will allow an existing condition of homes already in place to be subdivided from a financial standpoint.
- 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 in this area of the City's ETJ.
- 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 lot split will p[revent the orderly use of other land within the area.
- e. **That a finding of undue hardship exists.**
An undue hardship is founded.

Pursuant to Section 28-23(f)(3): In order to grant a variance, the board of adjustment must make written findings that an undue hardship exists using the following criteria:

- a. **That literal enforcement of the controls will create an unnecessary hardship in the development of the affected property;**
The current lot frontage requirements of the Angleton LDC, Land Development Code Section 23-5, E 3., will can not be satisfied with certain lots of records which create grand-fathered statuses.
- b. **That the situation causing the hardship or difficulty is neither financial in nature, self-imposed nor generally affecting all or most properties in same zoning district;**
Situation causing the hardship is that the lot is already developed with two homes. The hardship is not financial, self-imposed nor generally affecting all or most properties in the same area.
- c. **That the relief sought will not injure the permitted use of adjacent conforming property; and**
The relief sought will not injure residential use of adjacent conforming property within the ETJ.
- d. **That the granting of a variance will be in harmony with the spirit and purpose of these regulations.**
Granting of a variance will be in harmony with the spirit and purpose of City regulations.

SITE PHOTOGRAPHS



View of site near entry from Fig Lane



View of site looking at western side property line/neighbor



View of site looking at rear of front home towards rear home structure



View of site looking at rear home structure



View of site looking at rear line and along western property line/neighbor fencing



View looking along driveway toward rear and neighboring fence

Staff Recommendation: Staff recommends approval of the variance to allow for the Minor Plat Lot Split of the property located at 1581 CR 597/1583 Fig Lane for lot frontage variance on a lot split, and that item be forwarded to City Council for Final action.

Suggested Motion: I move that we find that all provisions of the Code of Ordinances of the City of Angleton are met and we grant a variance to Angleton LDC, Land Development Code Section 23-5, E 3 as it relates to property frontage for 1581 CR 597/1583 Fig Lane, and that this item be forwarded to City Council for Final action.

PAID

CASH CHECK CREDIT

Memo 850.00 cc

Item 3.



**BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE**

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

Applicant: Marti Davidson Phone: _____ Cell: _____

Address: 1201 ...

City: Angleton **State:** TX **Zip:** 77515

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

Property owner: Phil + Sharon Piper Phone: _____ Cell: _____

Address: _____

City: Angleton **State:** Tx **Zip:** 77515

Marti Davidson
Applicant Signature

2/18/26
Date

Phil Piper
Owner Signature

2/18/26
Date

Sharon Piper

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: _____

Legal Description: Fig Farm (A 0341 WM McDermott) BLK 2 LOT 15
(please provide copy of metes and bounds)

Present zoning: _____ **Present land use:** residential

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 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: PEM Date: 2-18-2026

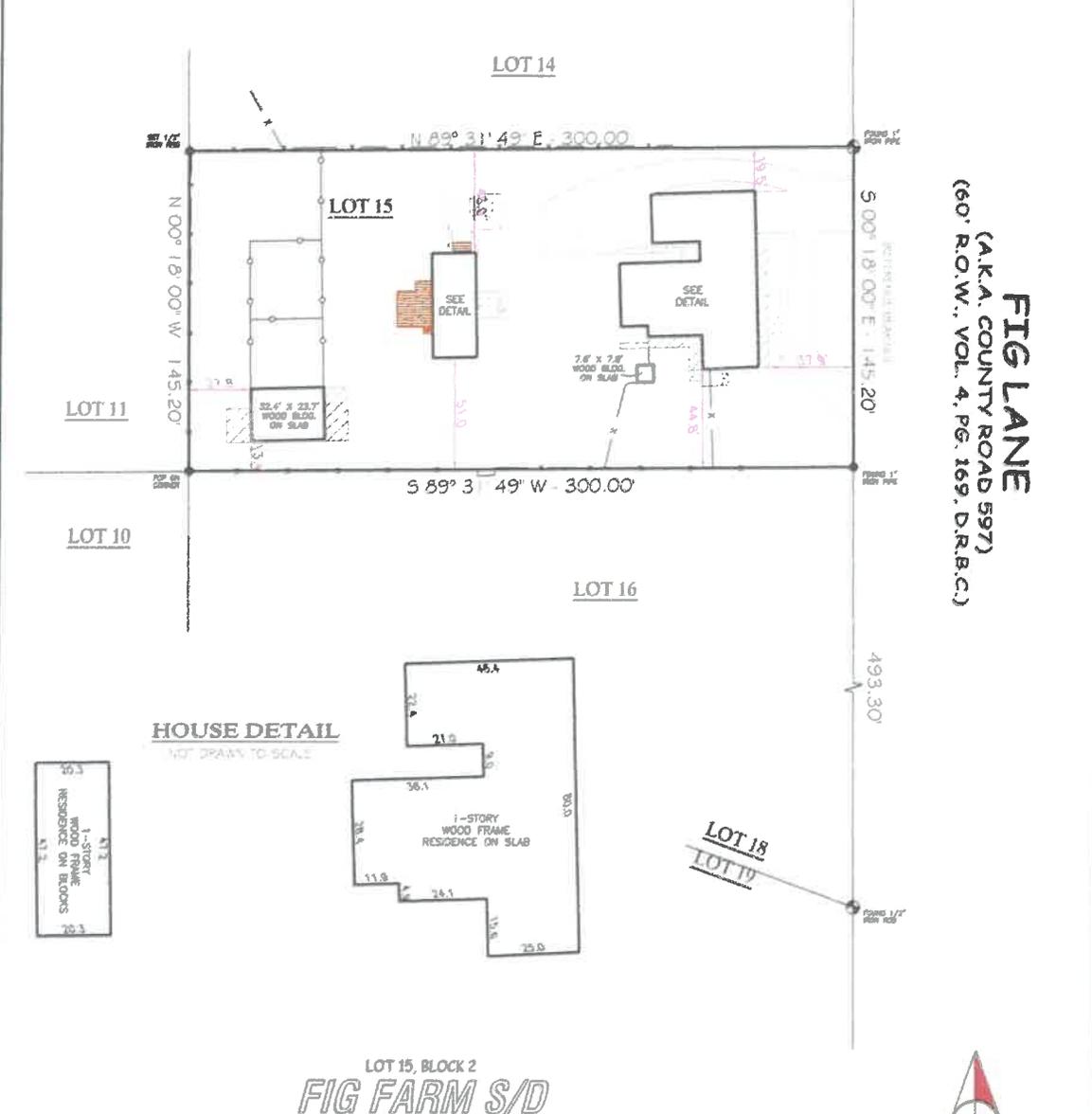
Sec. 23-5. Applicability.

- A. *Generally.* No land shall be developed, redeveloped, or substantially improved, except in accordance with this Code. The following actions are considered to be "development" and subject to the LDC:
1. *Use of land.* The use of any building, structure, or land, including new uses, expansion, and material changes to the operational characteristics of existing uses within the city;
 2. *Grading of land.* Any nonagricultural disturbance of land, soil, vegetation, or drainage ways, excluding landscaping, shall conform to the LDC for all properties in the city and the ETJ; and
 3. *Subdivision.* Any division of land for development, sale, or lease, whether by metes and bounds, subdivision, or other technique, shall comply with the LDC. Deed divisions of land that result in parcels where all resulting tracts have a lot area of five acres are exempt from the subdivision requirements of the LDC, but may be required to file a development plat, as set out in section 23-87, Administrative plats.
 4. *Site development.* Site development, excluding all land use requirements in the ETJ, is subject to all requirements of the Angleton Code of Ordinances to the full extent allowed by V.T.C.A., Local Government Code Ch. 212.
 5. *ETJ development.* The city reserves the right to require the approval of a development plat and site plan for property in the ETJ to ensure that development complies with all applicable LDC requirements and any other ordinances where TLGC Ch. 212 is cited as an "authority".
- B. *Applicability to publicly owned property.* The LDC is applicable to all public agencies and organizations to the full extent allowed under the U.S. and Texas Constitutions, and the laws of each.
- C. *Pending applications.* Development applications shall be governed by the laws and regulations in effect when they were submitted.
- D. *Creation of a building site and permitting.*
1. Construction or building permits may not be issued unless the parcel, lot, or tract:
 - a. Is part of a plat of record, approved by the city council, or Brazoria County, and is filed in the plat records of Brazoria County, Texas;
 - b. Was created prior to the adoption of Ordinance No. 333 on February 11, 1964;
 - c. Was created by a deed division prior to being subject to requirements that required subdivision approval;
 - d. Was lawfully created prior to being annexed into the city or added to city's ETJ;
 - e. Was lawfully created by the action by a court of competent jurisdiction or by the dedication of easements or right-of-way; or
 - f. Was created through a lawful deed division that created parcels that were each five acres in area, or larger.
 2. If any of the conditions for the creation of a building site exists, the property is a legal building site and a building permit may be issued without additional platting being required, unless a development plat is required, as set out in section 23-87, Administrative plats.
- E. *Nonconforming lots.*
1. *Standards.* Existing nonconforming lots may be combined to increase conformity as follows:



PIN POINT
Surveying & Mapping,
LLC

P.O. BOX 3344 LAKE JACKSON, TEXAS 77566 (878) 299-3373



COMMUNITY NO. 48651 PANEL NO. 8446 SURVEY E. ZONE - I. DATE 11/14/19 REVISED 12/20/19
I have consulted the F20-F24 Flood Hazard Boundary Map in the above described property and a 3.5 FOOT is a designated flood hazard area. The plot herein is a true, correct and accurate representation of the property as determined by survey. The size and dimensions of said property being as indicated by the plat; the site, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, and back and distance from property lines are as indicated. There are no encroachments, conflicts, or provisions, except as shown.

NEAREST IMPROVED PAVED HIGHWAY IS BELIEVED TO BE SUPERIOR AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OF PLAT AND MAY NOT CONSTITUTE ALL ENCUMBRANCES OF RECORD.

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VIEWED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: PHILIP & SHARON PIPER
This is to certify that I have made an on the ground survey of the property located at:
4581 FIG LANE (A.K.A. COUNTY ROAD NO. 597) NEAR THE CITY OF ANGLETON, TEXAS,
Lot 15, Block 2 of the Fig Farms Subdivision of the Wm. C. McDermott Survey and the G. R. Huebner Survey, Abstract 341 and Abstract 201, Respectively, Brazoria County, Texas, according to the Map or Plat recorded in Volume 4, Page 169, of the Plat Records, Brazoria County, Texas.

Drawn by: **ASMF**
Job No.: **2025-0732**
Request: **M. DAVIDSON**
Book No: **PPO221**
Scale: **1" = 50'**
Date: **07/15/2025**

LEGEND	
	— CLEAR-LINE
	-X- SPOD FENCE
	— IRON FENCE
	— C.E.
	— A.E.
	— B.L.
	— CONTROLLING DISCREPANT
	— CURBING
	— U.E. UTILITY EASEMENT
	— A.E. AERIAL EASEMENT
	— B.L. BUILDING LINE
	— R.O.W. RIGHT-OF-WAY
	— I.E. IRON PIPE
	— I.P. IRON PIPE
	— P.F.D. PAVED



Borrower(s):

George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086

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: code sec. 23-5 lot frontage is insufficient.
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: Two homes on one property
3. Do similar property conditions exist in your area? Explain: need to set Subdivide 2 tracts for children
4. Explain how your need for a variance is unique to those special property-related conditions described above: for health and sanitation, because of need for 2 meters
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: preexisting lot configuration to create this lot.
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: current code will not permit lot split.
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: No flexibility in code

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.



KRISTIN BULANEK
BRAZORIA COUNTY TAX ASSESSOR/COLLECTOR
237 E. Locust St, Suite 104
ANGLETON, TX 77515
(979) 864-1320

Duplicate Receipt

Statement Date: 2/1/26
Owner: PIPER PHILIP E & SHARON M
Mailing Address:

Property Location: 0001581 FIG LN / COUNTY ROAD 597
Acres: 0
Legal: FIG FARM (A0341 WM MCDERMOTT) BLK 2 LOT 15

Exemptions: GENERAL HOMESTEAD, OPTIONAL HOMESTEAD, OVER 65
Receipt #: 4105708 Deposit #: 202512309355-2025/latoyam

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2025	BRAZORIA COUNTY	\$211,535.00	0.262548	12/29/25	\$555.38	\$0.00
2025	SPECIAL ROAD & BRIDGE	\$211,535.00	0.042210	12/29/25	\$89.28	\$0.00
2025	ANGLETON ISD	\$134,530.00	1.021900	12/29/25	\$1,221.74	\$0.00
2025	ANGLETON - DANBURY HOSPITAL	\$236,535.00	0.074685	12/29/25	\$176.66	\$0.00
2025	BC EMERGENCY SERVICES #3	\$349,530.00	0.079229	12/29/25	\$276.93	\$0.00
2025	ANGLETON DRAINAGE DIST. NO 1	\$236,535.00	0.052816	12/29/25	\$124.92	\$0.00

BASE TAX \$2,444.91

Remitted By:

TOTAL PAID \$2,444.91

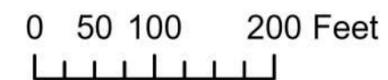
Payment Type: CHECK
Reference # WIRE

Remaining Amount Due As of 2/1/26
0.00

Receipt 2/1/26



VICINITY MAP: 1581 _ 1157 Fig Lane
City of Angleton Board of Adjustment Lot Frontage Variance Request



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:

- Feb 22, 2026

Notice ID: SELdBuLONp2gCE3t9hwt

Notice Name: FIG LN

Publication Fee: \$217.21

Laquansay Nickson Watkins

Agent

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 02/25/2026

SM E. R. Pope

Notary Public

Notarized remotely online using communication technology via Proof.

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

City of Angleton
Notice of Hearing

Notice is hereby given that the City of Angleton Board of Zoning Adjustment will consider a public hearing on Wednesday, March 18, 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:

Conduct a public hearing, discussion, and take possible action on a Variance request of the Angleton LDC, Land Development Code Section 23-5, E 3., for insufficient lot frontage for a Lot Split application, on property located at 1581 CR 597/1157 Fig Lane, Angleton, Texas (In the E.T.J.) Brazoria County.

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.