



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 THE 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

Roll Call: Present were: Chair William Garwood, Commissioner Members present were: Deborah Spoor, Andrew Heston, Michelle Townsend, and Harrold Goodin.

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

The motion was made by Commissioner Member Michelle Townsend; motion was seconded by Commissioner Member Andrew Heston. The motion carried unanimously, the minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

3. Conduct a public hearing, discussion, and take possible action on a Variance request of 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.

D.S Director Otis Spriggs presented this item as a request before the commission to consider a variance of our Angleton LDC Land development code, section 23.5. This item originally went to the Board of Zoning Adjustments, as some of you know. After much consideration, it was advised that we take it before the Planning Commission and the City Council. Due to it having to do with both the subdivision ordinance and the fact that this lot actually lies within the ETJ, this is not an ideal situation, but in the instance this resident is asking for city services on the lot, however, due to some needs from financial and family reasons. They want to subdivide the properties for two siblings in the future. They'll explain that if they approach the board during public hearing or thereafter, but with this lot split, it made it difficult

to satisfy all the requirements for a legal lot. There will be a reduction down to 60-ft., as a flag lot and then of course there's other setbacks with variances. We did an analysis of the criteria for variances and there were no real issues that we felt that would be to the contrary. We've provided you with photographs of the property of the existing two homes, and this is basically, as for purposes and financial reasons for the family.

Public Hearing:

A motion was made to open the public hearing by Commission Deborah Spoor seconded by Commission Member Michelle Townsend. The motion carried.

The applicants were present; however, the Chair recognized Mr. Piper.

A motion was made to close the public hearing by Commission Member Michelle Townsend; seconded by Commission Member Andrew Heston. The motion carried, the public hearing was closed.

Commission Deliberation and Action:

A motion to approve the Variance, for Angleton LDC Land Development Code, Section 25-5, e 3. 23 23-5 597/1583 Fig Lane was made by Commission Member Andrew Heston and seconded by Commission Member Michelle Townsend. The Variance was approved and recommended to the City Council for final action. (5-0 vote).

REGULAR AGENDA: NONE.

ADJOURNMENT: Chair William Garwood adjourned the meeting at 12:14 PM.

CITY OF ANGLETON, TEXAS

William Garwood
Chair