



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, FEBRUARY 02, 2023 AT 12:00 PM

RECORD OF PROCEEDINGS

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, FEBRUARY 2, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

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

PRESENT

Chair William Garwood
Commission Member Henry Munson
Commission Member Deborah Spoor
Commission Member Michelle Townsend
Commission Member Regina Bieri
Commission Member Bonnie McDaniel

ABSENT

Commission Member Ellen Eby

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting on January 5, 2023.

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

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

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning approximately 3.35 acres from the Planned Development District (PD) to C-G, Commercial General Zoning District, for property located on the west side of the Shanks Road extension, at the intersection of CR220, Angleton, TX, Brazoria County.

D.S. Director Otis Spriggs: Presented the requested rezoning for the property that's currently zoned PD on the current zoning map. Mr. Spriggs noted that we have had an influx of applications in this area. This original tract was subdivided by the extension of

Shanks Road and was under one ownership. The upper 10 acres has changed hands; Planning and Zoning Commission heard that petition last meeting. The subject project site as notated is at the intersection of Shanks Road and County Road 220. This property has been requested for the commercial general zoning district. General Commercial category would allow for all uses in the "C-G" zoning district to be developed that would meet the code in terms of bulk restrictions as well as landscaping, access management, and site plan and planning processes. Staff has weighed the criteria for rezoning and felt that with the proximity to major arterials in the area, it would be fitting for service-oriented retail to serve the area. In terms of location, it meets the criteria in terms of impact and would not cause any adverse impact on the area, if were to go through the development process, Staff will ensure compatibility is achieved otherwise. We've listed the requirements for the C-G general commercial zoning standards that we will apply to this property, and we're requesting and recommending approval that the request be sent to City Council for final consideration and approval. The applicant is here to address the Commission as well.

Chairman Garwood recognized Ms. Nina Vrazel, property owner, who concurred with Staff.

Public Input: None.

Commission Action: Commission Member Bonnie McDaniel: Made a motion to approve the ordinance adopting this as the final report and recommended approval of an ordinance rezoning 3.35 acres from PD District to Commercial General District to the City Council for final consideration and approval. Motion was seconded by Commission Member Michelle Townsend.

Roll Call Vote: (6-0 Vote).

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

ADJOURNMENT: 12:44 PM.