



**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**

**Roll Call: Present were the following Board Members: Ms. Janie Schwartz-Shaw, Ms. Danielle Graham, Mr. Todd Guenther, and Mr. Gary Dickey. Absent was Mrs. Michelle Townsend.**

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

Motion to approve the meeting minutes from August 27, 2025 was made by Board Member Janie Schwartz-Shaw; Motion was seconded by Board Member Gary Dickey. Motion carried unanimously 4-0, the minutes were approved.

### **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.

DS Director Otis Spriggs introduced the item, as stated, this is a lot located on TJ Wright. It's an irregular triangular piece that's been sitting there for a while. The applicant has been trying to locate a home on the property, but with our current zoning code in the SF 6.3 District section of the code, the requirements for the rear yard at 10-feet made it real difficult in this situation; basically the side yard looks like the rear yard, as you have a triangular shape. They have proposed a plan that would bring in a new home on the lot.

Staff has contacted all the property owners within 200 ft of the property as Required, and we did duly post the notice in the newspaper after having to reset this hearing. Due to no opposition, we did get one caller of inquiry, who had no issues.

Mr. Spriggs stated that Staff has no issues. We weighed the criteria for analyzing variances where basically there is no negative impact to the surrounding properties if this were granted.

He added that the justification for variance is valid by it being an irregular shaped lot, and it will allow for a new home to be placed on the lot that will only bring up the valuation of the property.

Mr. Spriggs added that the only instance where we questioned, was if the owner wanted to put in a shed, they may have some difficulty placing it towards the rear of the house, but it would have to be situated in the side yard; where we estimated enough right of way exists, and is already delineated on the graphic shown. There would be no visibility issues in this instance when one pulls up to the intersection. Photographs were shown from the slides depicting the frontages.

Board Member Janie Schwartz-Shaw questioned the verbiage concerning Hancock future widening. Mr. Spriggs stated that there are no issues there. The applicant cannot obstruct or build within the right of way, and there are no future widening projects planned.

### **Public Hearing**

The Public Hearing was opened by a Motion by Board Member Gary Dickey; Seconded by Board Member Janie Schwartz-Shaw. The motion carried unanimously, the public hearing was opened.

The applicant, Mr. Roderick Robinson, appeared before the board regarding any fencing to be allowed. Mr. Spriggs stated that Staff will work with the applicant regarding the placement of fence in the rear and side yards in compliance with the code.

The Public Hearing was closed by a Motion by Board Member Gary Dickey; Seconded by Board Member Janie Schwartz-Shaw. The motion carried unanimously, the public hearing was closed.

### **Commission Action.**

The Public Hearing was opened by a Motion by Board Member Gary Dickey that 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. - SF6.3—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. Motion was Seconded by Board Member Janie Schwartz-Shaw. **The motion passed 4-0 in favor, the variance was approved.**

**ADJOURNMENT: Chair Danielle Graham adjourned the meeting at 12:09 PM.**

**CITY OF ANGLETON, TEXAS**

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**Chair Danielle Graham**