



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, DECEMBER 20, 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

Present: Ms. Danielle Graham, Chair  
Ms. Janie Schwartz-Shaw  
Ms. Michelle Townsend  
Mr. Gary Dickey

Absent: Mr. Blaine Smith  
Ms. Ellen Eby

#### DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Board of Zoning Adjustment meeting on September 20, 2023.

##### Board Action:

A motion was made by Board member Michelle Townsend to approve the minutes as presented; motion seconded by Board member Janie Schwartz-Shaw.

##### ROLL CALL VOTE:

Chair Danielle Graham - Aye, Board member Janie Schwartz-Shaw - Aye, Board member Michelle Townsend - Aye, Board member Gary Dickey - Aye; **(4-0 vote). The minutes were approved.**

#### PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on a request for a variance to City of Angleton, Code of Ordinances, Local Gov. Code 211.008 and in accordance with Sec. 28-23 and Sec. 28-60 (d)(1) c., (Minimum Lot Depth) to allow for an existing nonconforming lot to be divided, creating two lots, with a reduction of the minimum lot depth requirement from 100.00 feet to a minimal of 81.75 feet and consideration of existing non-conforming building encroachments. The subject property is located at 2216 S. Hwy 288B, also known as 2216 S. Velasco St., Angleton, Texas, and is Zoned LI, Light Industrial District.

**Staff:** Kandice Haseloff-Bunker, Development Coordinator gave staff summary comments explaining the basis for the variance resulting from a plat submittal for an existing nonconforming lot, which does not meet the lot minimum depth. The applicant hopes to subdivide the lot for the family. The plat meets all the other city requirements and Zoning. Staff is recommending approval, subject to all future improvements and buildings will conform with the Zoning Ordinance in effect. Photographs were shown.

Ben Nolen, Brazoria County neighbor, Spoke on behalf of self.

**Board Deliberation:**

**Board Action:**

A motion was made by Board Member, Janie Schwartz-Shaw to approve the variance, to allow existing nonconforming lot to be divided, conditioned on the following; number one, that the applicant shall, upon this approval, apply for a building permit application for any unpermitted structures to be reviewed for full building code compliance by the Chief Building Official and number two, that no future improvements to the subject property shall occur absent the appropriate building development permit application and with the understanding that existing use is permitted to remain as is, and all future improved structures are required to conform with the zoning Ordinances in effect at that time; motion seconded by Board Member, Gary Dickey.

**ROLL CALL VOTE:**

Chair Danielle Graham - Aye, Board member Janie Schwartz-Shaw - Aye, Board member Michelle Townsend - Aye, Board member Gary Dickey - Aye; **(4-0 vote). The variance was granted.**

**ADJOURNMENT: 12:16 PM**

A motion was made by Board Member, Janie Schwartz-Shaw to adjourn; motion seconded by Board Member, Gary Dickey. **Motion carried.**

CITY OF ANGLETON, TEXAS

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Chair, Danielle Graham

ATTEST:

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Otis T. Spriggs, AICP, Development Services Department Director