



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 22, 2024, 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

1. Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, March 20, 2024.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

2. Conduct a hearing, discussion, and take possible action on previously platted approximately 70-ft. deep lots, reducing the minimum front yard setback from 15 ft. to approximately 7-ft., by a variance request of the City of Angleton, Code of Ordinances, Local Gov. Code 211.008 and variance to Sec. 28-50. - SFA—Single-family attached residential district (Townhomes), (d) Area regulations (2) Size of yards: a. Minimum front yard: 15 feet; front yard setbacks shall be staggered in at least four-foot increments such that no more than two units have the same front setback in a row; no front-entry garages permitted unless the garage door or carport access opening is set back at least 20-ft. from the property line (i.e., the right-of-way or street easement line). The subject property is located on Dennis Avenue, also known as Brushy Bayou Townhomes Sect. II, Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23, T S Lee Survey, Abstract 318, Brazoria County, Texas; and zoned Single Family Attached, (SFA) District.

Staff: DS Director Otis Spriggs summarized the details of the variance application submitted.

The Dennis Ave. Townhome development was previously approved and built on the lots highlighted on the north side of the road on the most-western lots. From time to time Staff has received applications or requests for developing the remaining land. We've had difficulty expressing to the applicants the former approval which has some constraints. As seen on the southside of Dennis Avenue, there lies a drainage ditch to the south, which basically deemed those lots unbuildable.

And that's probably why you never saw the developing completed. And we tried to dictate that to the developers as they come in and try to develop the box. So what has happened is we have someone that basically came in with something that made a little sense on the north side perhaps to, you know, what's on the north side.

The current applicant is proposing to construct new units on the north side and dedicate the vacant portion on the South side of Dennis Ave. park use if the city would desire to accept that as dedicated land, or it could possibly be used for additional parking for the residents.

Mr. Spriggs explained the status of the existing units, having been constructed at setbacks that do not meet current right of way setback requirements (less than 7-feet from the curb). the rear yards average anywhere from 15 feet to something less.

Easements on the plat and the possible land swap would require further council action, so that would have been the condition for example: that the Parkland be approved by council for parking or pocket park or for use of the residents of the community as a whole.

Additionally, there is a water easement that goes NS that cuts that last park land easement which would need to be abandoned in which there's a 6-inch pipe used for redundancy.

Mr. Spriggs informed the Board that this evening there could be no decision unfortunately, but he encouraged the chair to entertain an opportunity to open the public hearing and we could just leave it opened until a future meeting, and hopefully we would have received the required ownership's affidavit of consent. Photographs of the existing conditions were shown on PowerPoint.

Public Hearing:

The Committee Chair opened the floor for Public Hearing with no objections.

Miss Martha Calvada: 1109 Marina Dr. Asked about space to remain their backyard area. Inquired about the school system, can it be supported. Commented on drainage in which the water has come to the bottom of the bridge during the Allison Storm.

Marco Calvada: Live on the corner right across the street right next to Martha, been there about 25 years. Commented on the parking situation. Commented on waste management access. Commented on the future trail system.

Lizabeth Calzada, 1112 Molina Dr. Signed up but did not wish to speak but listed as opposition.

Lydia Bleakney, 1223 Dennis Ave. Spoke in Opposition

Sherry Lantrip, 1213 Dennis Ave. Spoke in Opposition and congestion. Is against Park.

Mr. David Spoor, Angleton Drainage District Chair, spoke in regard to drainage, Bayou 15 ft. easement distance, access, and possibility for a drainage pond would have to be evaluated and considered by the district.

Applicant, Randy Roberts Construction: Responded to the neighbor concerns, been developing for 20 years, 5 within Brazoria County. Examples: Chango Ranch, Oakwood Shore, The Oaks, Suncreek Estates and Ranch.

Mr. Roberts added that he will be owned and maintain the units and common area on behalf of the owners/renters. Intent is to donate the remaining property back to the City.

Mr. Roberts stated he is willing to provide the parking area. He will have to follow all site requirements to handle the drainage per the District.

Townhomes dwellings will have 2 car garages.

This item was tabled pending receipt of the required affidavit.

ADJOURNMENT