



DRAFT MEETING MINUTES

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 WEDNESDAY THURSDAY, MAY 4, 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 Deborah Spoor  
Commission Member Michelle Townsend  
Commission Member Regina Bieri  
Commission Member Ellen Eby  
Commission Member Henry Munson

DRAFT

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting on April 6, 2023.

Motion was made by Commission Member Regina Bieri to approve the minutes subject to the noted corrections; Motion was seconded by Commission Member Michelle Townsend.

**Commission Action:** Minutes were **Approved**. Motion carried unanimously, 4-0 vote.

2. Discussion and possible action on determining possible meeting dates to meet with City Council for a workshop regarding the Zoning Code and various District Regulations.

DS Director Otis Spriggs presented the item regarding a joint worksession with the Council with the optional date of June 30, 2023. Two members will not be available. June 13<sup>th</sup> was considered and discussed in which the Chair would not be available. The consensus was June 27, 2023.

The Planning and Zoning Commission unanimously agreed that the best potential meeting date is: June 27, 2023 at 5:30 PM- 7:00 PM. Staff will coordinate with City Council.

PUBLIC HEARINGS AND ACTION ITEMS

**3. Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning 13.002 acres from the (SF-6.3) Single Family Zoning District to the Planned District (PD), SFA, Single Family Attached base zoning district for property located at 710 W. Mulberry St., west of N. Walker St.**

Development Services Director Otis Spriggs summarized the findings of the Staff Report, giving the general conditions of the surrounding area having commercial along SH 35, and towers and battery use abutting. He noted that the request would yield 82 doors (Townhomes).

Mr. Spriggs noted that the request is consistent with the Comprehensive Plan/Land Use Plan recommendation for the site, which is multifamily. The request was advertised, and notices were sent to the surrounding property owners within 200 ft. The Planned Development District allows for the City to place conditions on any approved plan to ensure compatibility with the general area.

**Applicant:** Dee McElwee, of Development of Texas, appeared before the Commission on behalf of Corey Boyer, developer, and presented the concept. She explained the amenities of the greenspace, as well as the ingress/egress that would limit access to a right turn out with no left out on the SH35.

Motion was made by Commission member Regina Bieri to open the public hearing; Motion was seconded by Commission member Deborah Spoor. Motion carried unanimously.

**Public Hearing Input: None wishing to speak.**

**Protest Letters received to-date**

<b>Stephen Clyde Cone</b>	<i>P.O. Box 275 Lake Jackson, TX</i>	<i>Opposed; Single family is why I chose this neighborhood.</i>
<b>Donald Brown</b>	<i>220 N. Walker, Angleton TX</i>	<i>Opposed; Increased flooding and traffic hazard.</i>
<b>Judy &amp; Larry Shaefer</b>	<i>115 N. Walker., Angleton, TX</i>	<i>Opposed. TCEQ and Federal Law issues, Adjacent cell tower foundation impact from the detention pond</i>

**Commission Action:**

Motion was made by Commission member Deborah Spoor to close the public hearing; Motion was seconded by Commission member Regina Bieri; Motion carried unanimously.

**Commission Action:** Commission member Deborah Spoor stated that we approved it as residential with 41 lots. The one thing that has not changed is our sewer system, we are doubling it to 82. She referred to the Green Trails developed that evolved and changed

over time. We have residents around this that are against this and therefore she is against this.

Motion was made by Commission member Michelle Townsend to disapprove the rezoning request; Motion was seconded by Commission member Regina Bieri.

**Roll Call Vote:** Chair Bill Garwood: Nay; Commission member Michelle Townsend: Aye; Commission member Regina Bieri: Aye; Commission member Deborah Spoor: Aye. Rezoning Case was recommended for denial.

## REGULAR AGENDA

**4. Discussion and possible action on a request for approval of the final plat of Riverwood Ranch Sections 4. The proposed final plat consists of approximately 71 single family residential lots on approximately 15.2 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.**

Mr. Spriggs presented the findings of the Staff Summary noting that Section 3 was denied due to concerns with the consistency of the plat with the Preliminary Plats in terms of lot size mix (50'vs 60'). The applicant is presenting Section 3 and Section 4 (holds the majority of the 60' lots).

Mr. Spriggs noted that the City Engineer has reviewed the plat and listed some textual changes, of which staff has cleared them for Section 4, and we are recommending approval by the Planning Commission.

He added that the Section 4 lot mix is: 41% (29 lots: 50'); 59% (42 lots: 60').

Commission Member Michelle Townsend asked if the 4 lots on Emma Street would have houses on them? Michael Foley explained how the front property line measurement is defined, where it turns with 2 measurements (curve/radius).

Motion was made by Commission member Spoor for approval of final Plat for Section 4; Motion was seconded by Commission member Michelle Townsend.

**Roll Call Vote:** Chair Bill Garwood: Nay; Commission member Michelle Townsend: Aye; Commission member Regina Bieri: Aye; Commission member Deborah Spoor: Aye. Final Plat for Section 4 was recommended for denial. (3-1). The reasons for the disapproval included the issue of the lot sizes and safety questions on fire and emergency access.

**5. Discussion and possible action on the final plat of Live Oak Ranch**

Mr. Spriggs presented the Agenda Summary for the Final Plat of 65 lots.

City Engineering reviewed the plat and recommended textual changes to the plat. Staff has cleared those comments with a revised plat being forwarded.

**Roll Call Vote:** Chair Bill Garwood: Aye; Commission member Michelle Townsend: Aye; Commission member Regina Bieri: Aye; Commission member Deborah Spoor: Aye. Final Plat for Section 4 was recommended for approval. (4-0).

The meeting was adjourned at 12:30 PM.