



**CITY OF ANGLETON  
PLANNING AND ZONING COMMISSION  
RECORD OF PROCEEDINGS  
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515  
TUESDAY, AUGUST 1, 2024 AT 12:00 PM**

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**Members Names**

**Chair | William Garwood**

**Commission Members | Deborah Spoor, Will Clark, Michelle Townsend,**

**Regina Bieri, Ellen Eby, Andrew Heston**

**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, THURSDAY AUGUST 1, 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**

**ROLL CALL: Present were: Chair William Garwood, Commission Members Deborah Spoor, Will Clark, Michelle Townsend, Ellen Eby, and Andrew Heston; Absent was: Regina Bieri.**

- 1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on July 2, 2024.**

Motion was made by Commission Member Heston and seconded by Commission Member Spoor to approve the minutes. The minutes were unanimously approved.

**PUBLIC HEARINGS AND ACTION ITEMS**

- 2. Conduct a public hearing, discussion and possible action on a recommendation regarding a request for approval of the Tropoli Townhomes Replat, BEING THE REPLAT OF THE TROPOLI TOWNHOMES SUBDIVISION AS RECORDED IN C.C.F.N. 2016032880 OF THE O.P.R.B.C.T. The proposed final replat consists of 1.886 ACRES, 12 LOT 1 BLOCK, is zoned Single Family Attached (SFA) and is located on the Northeast of the Intersection of N. Valderas St. and E. Henderson Rd.**

**Staff:** Kandice Haseloff-Bunker, Development Coordinator presented the staff findings for this Replat, noting that the applicants are increasing their detention area to create a shared access with the Happy Faces Daycare to the north, and in doing that they have reduced the number of lots by half.

Ms. Haseloff-Bunker added that the replat meets the requirements, and the use. The City Engineer has issued comments and Staff feels confident all comments will be cleared prior to City Council consideration. She informed that the comments are

minor in nature, such as the request to show the previous lot lines of the changes from the original plat and the other comment is a reference to the ingress/egress easement and that it is not considered public.

**Public Hearing Opened:** Motion was made by Commission Member Townsend and seconded by Commission Member Eby, to open the public hearing; Motion carried unanimously the public hearing was opened.

**Comments:** None.

**Public Hearing Closed:** Motion was made to close the public hearing Commission Member Townsend; the motion was seconded by Commission Member Heston. Motion carried unanimously; the public hearing was closed.

Commission Member Regina Bieri asked if they are just replating it for les lots; was it 17 lots down to 12?

Kandice Haseloff-Bunker stated that it was actually 16 lots with the reserve in the middle and now it's going to be 8 lots with the reserve in the middle. They also included an entrance to the Happy Face to reduce the traffic congestion, because they're going to be modifying the Happy Faces Daycare to create a better lane for dropping off the children. It will be used as a joint entrance.

**Commission Action:**

Motion was made to approve the townhomes replat and forward it to City Council for final consideration and approval, subject to the City Engineering comments being satisfied by Commission Member Townsend and seconded by Commission Member Clark to approve as indicated.

**Roll Call Vote:** Commission Member Townsend- Aye; Commission Member Clark- Aye; Commission Member Eby- Aye; Commission Member Spoor- Aye; Commission Member Heston- Aye; and Commission Chair- Aye. Motion passed unanimously (6-0).

**Meeting was adjourned at 12:05 PM.**