



Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

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, DECEMBER 5, 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: Commission Member Michelle Townsend; Commission Member Jeff Roberson; Commission Member Andrew Heston; Commission Member Deborah Spoor; Commission Member Regina Bieri; and Chair Bill Garwood. Absent was: Commission Member Will Clark.

New Member Oath:

1. Introduction and Swearing-in of new Planning and Zoning Commission Member Jeff Roberson. Assistant City Clerk Desiree Henson administered the Oath to Mr. Jeff Roberson.

Approval of the Meeting Minutes:

2. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on October 3, 2024.

Mr. Otis Spriggs noted that minor changes were recognized by Commission Member Michelle Townsend and have since been corrected.

The Motion was made by Commission Member Michelle Townsend to approve the minutes; the motion was seconded by Commission Member Deborah Spoor; The minutes were approved unanimously.

PUBLIC HEARINGS AND ACTION ITEMS

3. Conduct a public hearing, discussion, and take possible action on an Ordinance approving a request to amend the Zoning Map from MFR-29, Multi-family Residential District to LI-Light Industrial District on approximately 2.594 acres (Part of Property ID: 171030, A0375 IT TINSLEY TRACT 128B1-128B2, ACRES 4.868 (ANGLETON), for property located at the rear of 105 Cemetery Rd., Angleton, Brazoria County, Texas.

Staff: Director Otis Spriggs gave the following Staff summary comments:

This is a rezoning request for property located at 105 Cemetery Rd. in the rear of the existing apartments which front on Cemetery Road. The applicant, EDD Investments, is requesting that the City rezone this property from Multi-family, 'MFR-29' to 'LI' Light Industrial for the 2.5 acres reflected here on the property as multi-family residential.

As typical, staff notified property owners within 200 feet of the property and posted the legal ad in the newspaper for this requested public hearing.

The applicant is proposing to change the property to the Light Industrial District for the purposes of the RV and Boat Storage on the property. We have listed in the staff summary stipulations for Light Industrial. When it comes to these types of facilities, we have to consider the maximum impervious cover ratio of the property, which deals with the parking lot in this instance.

The review criteria have been weighed for this rezoning, to ensure that there are no negative impacts on the surrounding conditions of the property. Currently, there is a storage facility to the immediate West of the property (mini-storage), apartments that you see on the frontage, and in the rear and toward the east, some residential will remain. To the north of the property is also other 'MFR 29' property which is currently owned by American Legion, as vacant land, and to the immediate West of the property along Business 288, there is Light Industrial.

Staff wanted to ensure that there would be no spot-zoning resulting in terms of their request and with any impacts on the surrounding property. Some of the alerts we noted within the staff summary include access to the property and design layout. Typically, in these instances, there should be a site plan.

With only 2.5 acres, there's not much RV storage and boat storage that will occur in the future. There will potentially be a minimum number of units. We are asking P&Z to condition any approval upon a site plan coming back to you for consideration.

Mr. Spriggs also noted that the land use plan and comprehensive plan are referenced in the staff summary, and this property is listed as mixed commercial use, which would allow for office, retail, and multifamily. Consistency would be achieved with light commercial use and parking could be considered.

PUBLIC HEARING:

The motion was made by Commission Member Regina Bieri to open the Public Hearing, seconded by Commission Member Michelle Townsend. The motion carried unanimously, and the public hearing was opened.

Applicant Agent Amber Carter appeared before the Commission with the following comments:

Ms. Carter stated that she is the asset manager on behalf of the ownership group for the property and is also a licensed real estate broker. She noted that for the land in the back of the property, instead of continuing to keep it as a blight, we want to be able to clear that land off and put it to something of good use. We think that this would be the best option, and the highest and best use for the vacant land. We also looked into potentially adding at least 29 units there, but unfortunately it was not feasible, due to the price point, the cost of materials, and what we would have to lease those units out at to break even for our return on investment. Building 29 new units on the property would be very expensive, and the rent would not be sustainable for the market. Our feasibility study proved that the highest and best use would be RV and boat storage. We think that that would allow us to clear that land and bring some more clientele to the city and continue to keep Angleton growing.

The motion was made by Commission Member Michelle Townsend to close the Public Hearing, seconded by Commission Member Andrew Heston. The motion carried unanimously, and the public hearing was closed.

Commission Deliberation:

Chair Garwood asked what else is allowed in Light Industrial that would not be ideal to be located adjacent to residential.

Mr. Spriggs listed a few uses, such as auto salvage yards, automobile uses, collision repair, and recycling facilities. Mr. Spriggs referred to the conditions by staff, such as buffering and screening. He opened the floor to any discouraged limited list of uses.

Chair Garwood questioned limited uses, and will it stand up in court. Mr. Spriggs suggested a Planned Development District overlay with a Light Industrial District base district and gained legal consent and interpretation of the procedure.

Commission Member Michelle Townsend asked about the feasibility study for the RV storage and asked if there were any renderings or site plans done.

Ms. Carter responded that they are working with the consultant to flush out the schematic details. She concurred that they are opened to the PD District and conditions as an option after discussing with her client.

Mr. Spriggs noted that the use would not be for dwelling purposes.

Commission Member Jeff Roberson commented on the water extension and access issue regarding easements.

Commission Action:

Commission Member made a motion that the requested rezoning based on the findings in the analysis, the listed conditions, and that it be approved as a Planned Development Overlay District with the Light Industrial Base District with Legal approval and it be recommended to City Council for final action; Motion was seconded by Commission Member Regina Bieri.

Roll Call Vote:

Commission Member Michelle Townsend-Aye; Commission Member Jeff Roberson-Aye; Commission Member Andrew Heston- Aye; Commission Member Deborah Spoor-Aye; Commission Member Regina Bieri- Aye; and Chair Bill Garwood-Aye. 6-0 Approval.

ADJOURNMENT 12:24 PM