



Draft

**CITY OF ANGLETON  
PLANNING AND ZONING  
COMMISSION  
120 S. CHENANGO STREET,  
ANGLETON, TEXAS 77515  
THURSDAY, OCTOBER 06, 2022 AT  
12:00 PM**

---

## **RECORD OF PROCEEDINGS**

**THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON PLANNING AND ZONING COMMISSION IN THE ORDER THEY OCCURRED DURING THE MEETING. THE PLANNING AND ZONING COMMISSION OF ANGLETON, TEXAS CONVENED IN A REGULAR MEETING ON THURSDAY, OCTOBER 6, 2022, AT 12:00 PM, IN THE ANGLETON CITY HALL COUNCIL CHAMBERS, 120 S. CHENANGO, ANGLETON, TEXAS.**

### **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 Bonnie McDaniel  
Commission Member Henry Munson  
Commission Member Regina Bieri  
Commission Member Deborah Spoor  
Commission Member Michelle Townsend**

### **ABSENT**

**Commission Member Ellen Eby**

**Chair William Garwood introduced the new Director of Development Services, Otis Spriggs.**

**Mr. Spriggs gave brief introductory comments expressing being at the City for 3 weeks. He noted that it is National Community Planning Month, and commended the Commission on its past efforts in promoting quality and orderly development. Staff will bring more analysis as to consistency with the Comprehensive Plan as well as accommodating a future update to the Plan to make even more current.**

**Mr. Spriggs gave his background and past experience.**

### **1. Approval of Meeting Minutes for September 1, 2022**

**Motion was made by Commission Member Bonnie McDaniel to approve the minutes subject to spell-check corrections; Motion was seconded by Commission Member Henry Munson.**

**Commission Action:** Motion carried unanimously, 5-0 vote.

## **PUBLIC HEARINGS AND ACTION ITEMS (None)**

- 2. Discussion and possible action on a Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Charts, and amending Section 28-112, Definitions (Cemetery or mausoleum), adding “Columbarium” to enable the S.U.P., Specific Use Permit for a Columbarium within the CBD, Central Business Zoning District and similar cemetery uses (see Attachment 1).**

Mr. Otis Spriggs presented the findings of the Staff Report noting that this is a public hearing addressing the use of a Columbarium in the Zoning Ordinance. The current code does have a definition, which is a wall or structure having niches or alcoves for storing burial remains in urns. The request is to add the Columbarium as an allowable use within the use table within the CBD district as an SUP.

This is a recommendation to Council for a positive approval and adoption to amend the Code of Ordinances, Section 28-81(b)- Use Charts, and amending Section 28-112, Definitions (Cemetery or mausoleum), adding “Columbarium” to enable the S.U.P., Specific Use Permit for a Columbarium within the CBD, Central Business Zoning District.

Chair opened the Public Hearing.

Public Input: None. The public hearing was closed.

Commission Member Bonnie McDaniel asked for clarification are we asking to amend the table to include the redlined SUP notations within the commercial districts as listed?

Mr. Spriggs noted that the Columbarium use is being carried over as a separate and parallel use, similarly to those allowed for Cemeteries.

Commission Member Bonnie McDaniel made a motion to add the Columbarium on the Use Chart as an “S.U.P.” within the Central Business, CBD, Commercial General, Commercial O-R, and Light Industrial Zoning Districts. Motion was seconded by Commission Member Regina Bieri.

Motion Carried unanimously, 5-0 vote.

- 3. Conduct a public hearing, discussion, and possible action on an application for a Specific Use Permit (SUP) pursuant to Section 28-63 of the Code of Ordinances to consider a request submitted by Holy Comforter Episcopal Church to allow for a Specific Use Permit for a Columbarium Wall within the CBD, Central Business Zoning District, for property located at 227 Chenango St./234 S. Arcola St., Angleton, TX.**

Chair opened the Public Hearing.

Public Input: Ms. Shan Rubie McLendon, 200 E. Orange St. appeared before P&Z Commission. She stated that the wall would be adjacent to her rear garage structures. The wall will be located adjacent to any gas line location on the property line. Kyle Reynolds, Assistant Director noted that the wall will not be built in the public right of way. Ms. McLendon voiced opposition to the

mausoleum request. Commission Member Bonnie McDaniel clarified that there is a difference between a columbarium and a mausoleum. Ms. McDaniel stated that the area would be very nice garden with habitat, butterflies and hummingbirds. She also gave an example of one in Lake Jackson, in which she is familiar with that is a beautiful garden where people go for a quiet, contemplative location.

Father Travis Smith stated that he is a resident and has been a part of the planning process for the Columbarium. He explained that on the northwest side of the campus is where the Columbarium wall will be built on the presented photographs. This is a very long-standing tradition. There will be 200 niches on the inside of the wall/ornamental 6-ft. tall fence, brick to match the church. The services are 15 minutes long. There is no large gathering. The wall has been moved in an additional 2 ft. to avoid the gas line.

Mr. Morris Massingill, owner of 224 and 228 E. Orange Street. We are far less affected. We share the same alley. Only concern is that the right of way be maintained with the setback, and drainage handling. He and his wife have no objections. Staff clarified that fences can be built on the property line with site triangle requirements, it is not the same as a room or building structure.

The public hearing was closed.

Commission Member Regina Bieri made a motion to approve the request submitted by Holy Comforter Episcopal Church to allow for a Specific Use Permit for a Columbarium Wall within the CBD, Central Business Zoning District, for property located at 227 Chenango St./234 S. Arcola St.. Motion was seconded by Commission Member Bonnie McDaniel.

Motion Carried unanimously, 5-0 vote.

## **REGULAR AGENDA**

### **4. Discussion and possible action on the Ashland Section 2, Preliminary Plat**

Mr. Spriggs presented the Preliminary Plat and noted the Engineer's 13 comments of various corrections that are necessary for 67 lots, 50 ft. x 120, 3 reserves, 3 blocks. Mr. Spriggs noted that the details.

Commission Member Henry Munson stated that we were never in favor of 50 ft. lots. He was hoping that the Development agreement would follow closer to the county's standards, because most of it is in the County.

Mr. Spriggs stated that the recommendation is to approve the preliminary plat subject to the approval of the development agreement. The authority and approval of lot sizes is not granted to the P&Z Commission in terms of the subdivision regulations. In the ETJ, you have the ability and authority through the subdivision plat process, but not necessarily the Zoning regulations. Any zoning requirements can be negotiated through a development agreement when in the ETJ. Discussion continued on the size and mix of the proposed lots. Mr. Spriggs informed the Commission that at the last council meeting, the legal

interpretation was that the negotiating of lot sizes as a part of the Zoning Ordinance, is not under the City's authority.

Mark Janik, VP with Ashton Grey Land Development, developer and landowner appeared before the Commission and clarified that the County requirement is 80 ft. He stated that they are spending 13 million dollars on their amenities package. They are considering writing a check to the City's Parks Department toward City's finances. He noted that they have got to have a variety of lot types especially with interest rates going up. We are following the City of Angleton's paving requirements.

**Motion:** Motion was made by Commission Member Bonnie McDaniel to approve the preliminary plat with the conditions noted, and to forward the preliminary plat to City Council for consideration; Motion was seconded by Commission Member Henry Munson.

**Role Call Vote:** 2 Ayes: (Commission Member Bonnie McDaniel and Commission Member Henry Munson); 3 Nays: (Chairman Bill Garwood, Commission Member Deborah Spoor, and Commission Member Michelle Townsend).

**Action:** Motion to approve failed with 3-2 vote. (Note: Commission Member Regina Bieri exited the meeting at 12:36).

## **ADJOURNMENT**

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at 1:07 P.M.

These minutes were approved by Angleton Planning and Zoning Commission on this the \_\_\_\_\_ day of \_\_\_\_\_ 2022, upon a motion by Commission Member XX, seconded by Commission Member XX. The motion passed on X-X vote.

## **CITY OF ANGLETON, TEXAS**

\_\_\_\_\_  
**William Garwood**  
Chair

**ATTEST:**

\_\_\_\_\_  
**Michelle Perez, TRMC**  
City Secretary