



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.S., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, FEBRUARY 15, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBER, LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

**DRAFT**

**DECLARATION OF A QUORUM AND CALL TO ORDER**

**Present:** Ms. Michelle Townsend,  
Ms. Danielle Graham,  
Ms. Janie Schwartz-Shaw  
Mr. Terry Roberts.

**Absent:** Mr. Blaine Smith,  
Ms. Ellen Eby.

**1. Hold Election of Officers for the Board of Adjustment for Chairperson and Vice-Chairperson.**

Motion was made by Board member Janie Schwartz-Shaw to nominate Danielle Graham as Chair and Board member Terry Roberts as Vice Chair. Motion was seconded by Board member Terry Roberts.

Motion carried unanimously (4-0) to elect Board member Danielle Graham as Chair and Board member Terry Roberts as Vice Chair.

**2. Discussion and possible action to approve the minutes of the Angleton Board of Adjustment meeting of December 21, 2022.** Motion was made by Board member Terry Roberts; seconded by Board member Janie Schwartz-Shaw to approve the minutes, subject to typographical changes.

Motion carried unanimously (4-0). The minutes were approved.

**PUBLIC HEARINGS AND ACTION ITEMS**

**3. Conduct a public hearing, discussion, and possible action on a request for a variance to the City of Angleton Code of Ordinance, Sec. 21.5-7 (3) a.1.(i): Signs permitted and regulated in commercial and industrial districts, for proposed wall signage exceeding the maximum area as calculated by the allowable total sign area of 1½ square feet of signage for each linear foot of business frontage for property located at 3501 Galaznik Rd., Angleton, TX, Brazoria County, within the I-Industrial Zoning District as filed by Gerald Gussett on behalf of Houston Motorsports.**

#### 4. STAFF:

**DS Director Otis Spriggs** presented the staff report findings for the wall signage variance request. Images of the building were shown from each façade. He noted that the applicant is seeking a variance of the Signage Code to allow for wall signage on the front and side walls of the existing structure.

**Mr. Spriggs** referenced the Code of Ordinance, Sec. 21.5-7 (3) a.1.(i): Signs permitted and regulated in commercial and industrial districts, for proposed wall signage exceeding the maximum area as calculated by the allowable total sign area of 1½ square feet of signage for each linear foot of business frontage. Mr. Spriggs noted that the proposed signage calculation yields 960.33 sq.ft. of signage:

The front sign option “A” will yield 205.5 sq. ft. of wall sign; while option “B” on the front sign yields 143.75 sq. ft. Due to the regional nature of the business marketing plans, staff supports larger signage at this remote location, which is behind the car dealerships fronting on Interstate SH 288. This will allow them some visibility. If the user were to follow the letter of the code, it would only yield wall signage allowances of 150 sq. ft. in total.

Pursuant to Section 28-23(f)(2): No variance shall be granted without first having given public notice and having held a public hearing on the variance request in accordance with subsection (h) of this section. The adjacent owners were notified of the public hearing. Mr. Spriggs cited the following reasons and findings of fact as to why the variance should be granted.

- That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
- The applicant has expressed a dynamic marketing and regional market capturing strategy to serve the coastal region of the surrounding Houston/Galveston markets.
- The granting of the variance should not be detrimental to the public health, safety or welfare of surrounding properties which are commercial uses.
- Staff finds no reason why this variance would prevent the orderly use of other land within the area and concludes that a hardship does exist.
- That literal enforcement of the controls will create an unnecessary hardship in the development of the affected property.
- The structure, as it is currently situated, is on a remote road which lends no major visibility to SH 288.
- The relief sought will not injure the permitted use of adjacent conforming property.
- Granting of a variance will be in harmony with the spirit and purpose of these regulations.

Motion was made to open the public hearing by Board member Janie Schwartz-Shaw; Seconded by Board member Terry Roberts. **Motion carried unanimously to open the public hearing.**

**Public Input:** None appeared.

**Gerald Gussett**, the applicant, appeared before the Board and explained the importance of promoting in the location, the sign on the south (side) is needed in terms of business success.

Board member Terry Roberts asked if the use will be in multiple locations. Mr. Gussett replied, yes. This will be the biggest location/headquarters eventually, Mr. Gussett added.

Motion was made to close the public hearing by Board member Janie Schwartz-Shaw; Seconded by Board member Terry Roberts. **Motion carried unanimously to close the public hearing.**

**Board Action:**

A motion was made by Board member Michelle Townsend to grant the variance based on the presented findings and details; motion seconded by Board member Terry Roberts.

**ROLL CALL VOTE:**

Chair Danielle Graham- Aye., Board member Michelle Townsend- Aye; Board member Janie Schwartz-Shaw - Aye., Board member Janie Schwartz-Shaw - Aye; Board member Terry Roberts- Aye. **(4-0 vote). The variance was granted.**

**ADJOURNMENT: 12:12 PM**

CITY OF ANGLETON, TEXAS

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Chair, Danielle Graham

ATTEST:

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Otis T. Spriggs, AICP, Development Services Department Director