



Draft

CITY OF ANGLETON
PLANNING AND ZONING
COMMISSION
120 S. CHENANGO STREET,
ANGLETON, TEXAS 77515
THURSDAY, JANUARY 5, 2023 AT
12:00 PM

MINUTES

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, JANUARY 5, 2023 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 Henry Munson
Commission Member Ellen Eby
Commission Member Deborah Spoor
Commission Member Michelle Townsend
Commission Member Regina Bieri
Commission Member Bonnie McDaniel

1. Approval of Meeting Minutes for December 1, 2022

Motion was made by Commission Member Henry Munson to approve the minutes; Motion was seconded by Commission Member Regina Bieri.

Commission Action: Approved. Motion carried unanimously, 7-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance amending the PD Planned Development Overlay District Three (3), ORD_20220222-016 for Austin Colony Subdivision, rezoning 164.50 acres, for property located on the northside of Anchor Rd, East of Carr Rd., West of the terminus of Tigner St.

DS Director Otis Spriggs: Presented this being brought as a request to amend what we call planned development district #3, which is further known as Austin Colony. This plan district development was approved in previous ordinances in 2021 amended in 2022 as noted in the report. Basically, the lot arrangements that you see there before you are what triggered this particular request and amendment. Austin Colony Blvd., one of the original arterial roads that extended into the planned community, was basically a street that had no lots fronting on it and it served as a major connection through the subdivision. Because of safety reasons and costs, the developer needed to redesign that area to have the houses front on Austin Colony Blvd., but to continue to utilize Tigner St. the major arterial that would provide us with the needed east/west connection from Walmart to County Road 44. As stated, this triggered and affected the lot layout changes.

Mr. Spriggs further illustrated the changes on the revised land plan. He noted that there is a development agreement tied to this; a Public Improvement District (PID); and, the C.A.F. analysis would have to be recalculated, due to the lot changes. The minimum 50' wide foot lots having a 100 quantity of the original PD remains; no additional 50' foot lots are added and we noted 26 lots are added, which would go into that 60 foot lot category.

Public Input: None.

Commission Member Bonnie McDaniel: Referring to the Detention area, asked if they are planning on removing those trees and then what is the vision for Section 9 commercial?

Doug Roesling, Baker Lawson explained that there are no heritage oak trees in that area. A tree survey was done. Trees will be removed for the detention area, and we will comply with the ordinance.

Wayne "Sandy" Rea: Council member Wright and I think the rest of Council insisted from the very beginning that there be an opportunity to have some commercial development within this subdivision. And we have agreed to not develop this in the single-family residential homes for seven years after the first home was built. If it doesn't sell and it's not developed as commercial, then we will build some houses. The commercial zoning would be mainly retail and office.

Commission Action:

Commission Member Bonnie McDaniel: Made a motion that we accept the staff recommendations and conditions and recommend approval of the amendment of PD. #3 plan development district, and forward it to City Council and final consideration.

Commission Member Deborah Spoor seconded the motion.

Roll Call Vote: (7-0 Vote).

Commission Member Henry Munson- Aye; Commission Member Ellen Eby- Aye;
Commission Member Michelle Townsend- Aye; Commission Member Deborah Spoor- Aye;

Commission Member Regina Bieri - Aye; Commission Member Bonnie McDaniel- Aye; Chair William Garwood- Aye. Motion carried unanimously.

ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at 1:10 P.M.

These minutes were approved by Angleton Planning and Zoning Commission on this the 5TH day of January, 2023, 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

Otis T. Spriggs, AICP
Director of Development Services