



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 by R.B. Stewart Petroleum on an ordinance rezoning approximately 1.925 acres from the Central Business District (CBD) to Planned Development Overlay District No. 4, for property located within the city block bound by W. Peach St. to the South, S. Velasco St. to the East, W. Orange St. to the North and S. Front Street to the West, R.B. Stewart Petroleum.

Mr. Spriggs presented the request noting the location as in our central downtown district. The R.B. Stewart Petroleum business is a non-conforming use been here for a long time and has been a great company in terms of services to the area. They approached the city prior to my arrival, trying to deal with the nonconforming use regulations. They proposed to bring some of the structures up-to-code and provide for a space that will provide coverage so that they can maintain their fleet services. The company is majorly, a fleet maintenance or management type company that has a fleet of petroleum vehicles and this is their headquarters. Offices are on the site as mentioned in the staff report. The difficulty of the non-conforming use code is you can only do about 10% increase to the site or increase to the area in which you operate. That led to some difficulty for us in reviewing and approving a minor addition to one of the structures to provide that coverage.

Mr. Spriggs added that during the D.A.W.G., working group meeting the original requests was for industrial. In which we raised the red flag and noted it probably isn't a good idea due to the I-District regulations. We recommended the Planned District would be the better approach to make it specific or particular use. R. B. Petroleum doesn't do any major industrial type activities on the site that would be detrimental to the area. In the keeping with the downtown recommendations of the Comprehensive Plan this would be a better fit. Staff further analyzed the criteria for approval and felt that based on the above the petition it met the criteria.

Public Input:

Randy Stroud: My office is right across the highway from this property. I've been there for 28 years, and they've been there forever. They've been nothing but great neighbors. There's nothing they've ever done that was not top class, so I'm strongly in favor of this recommendation.

Commission Action:

Commission Member Henry Munson made a motion that we accept staff recommendations and approve the ordinance adopting this as the final report and recommend forwarding the rezoning with 1.925 acres from the Central Business District (CBD) to Plan Development Overlay District #4 to the City Council for final approval.

Commission Member Regina Bieri 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