



Draft

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

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## 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 rezoning 15.895 acres from the Planned District to the Light Industrial (LI), for property located on the north side of CR220, 237 ft. East of the intersection of Shanks Rd., Angleton, TX.

**Staff Presentation:** Mr. Otis Spriggs introduced the case and presented the staff report findings.

This item came before the P&Z Commission about a month ago with the concept as a potential petition to rezone 15.895 acres from the planned district, which is our holding district to light industrial which would accommodate a future use as a metal fabrication, small instrument type business that would like to locate on that large site.

Photos were shown of the site being adjacent to the mobile Home Park to the north. They would access off County Road 220 . The city limits would be along the frontage of CR220. Staff weighed in the criteria of findings of fact. Mobile homes actually is on the land use map and this is something that staff felt wasn't a great use for the property; the land use plan probably needs to be reconsidered.

More density on that particular tract is not feasible. From County Road 220, there is probably about 400 feet setback from the rear of the property. There would be no negative impact on the area. It would be fitting in the area from a light industrial perspective, because we're seeing a lot of the commercialization along the major arterials in the area. Staff is recommending approval to be sent to the to the Council for final adoption, the draft ordinance is provided.

**Chair Garwood opened the Public Hearing, with no objection.**

**Applicant Mr. Robert Campbell** appeared before the P&Z Commission:

Stated that he is the operations manager and works for the company that owns the property and is here to represent them. We are looking to rezone this from planned development to light industrial as Mr. Spriggs stated so that we construct a building on there for our company. We are building towards County Road 220, like what's going on County Road 220 right now. Kind of on the West side and want to stay in line with that but. It is a metal fabrication company, and it would be a good addition to what's going on down there.

**Chair William Garwood:** Recognized a person in the audience: Miss Rhonda Sollock, who is also in favor of the proposal; she didn't want to speak.

**Public Hearing was closed with no objections.**

**Commission Member Bonnie McDaniel:** Noted that a concern recently has been, having access to utilities, water and sewer. The is will there be enough availability. Is this going to be low impact? I thought I saw mentioned that the owner was willing to do a well and septic. I thought city policy was we didn't do those; but typically, they are supposed to tie in.

**DS Director Otis Spriggs:** Noted that is correct, if it's within a certain distance; otherwise, they may have to request a variance through proper procedures; if the variance is needed, due to lack of utilities and connections in the area, it could be justified.

**Commission Action:**

**Commission Member Michelle Townsend** made a motion that we approve the ordinance and recommend approval of the rezoning to Light Industrial for council's approval and consideration.

**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 5<sup>th</sup> day of January 5, 2023, upon a motion by Commission Member XX, seconded by Commission Member XX. The motion passed on X-X vote.

**CITY OF ANGLETON, TEXAS**

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**William Garwood**  
Chair

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**Otis T. Spriggs, AICP**  
Director of Development Services