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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 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 Judy Shaefer  
Commission Member Deborah Spoor  
Commission Member Henry Munson  
Commission Member Ellen Eby  
Commission Member Regina Bieri**

**ABSENT**

**None**

**REGULAR AGENDA**

- 1. Discussion and possible action on a recommendation for a waiver of Section 28-24.(g).(6) prohibiting submission of a rezoning application on property for which a denial of a rezoning request had occurred within the previous twelve (12) months.**

**Upon a motion Commission Member Bonnie McDaniel and seconded by Commission Member Ellen Eby, the Commission voted to recommend a waiver of Section 28-24.(g).(6) prohibiting submission of a rezoning application on property for which a denial of a rezoning request had occurred within the previous twelve (12) months.. The motion passed in a 7-0 vote.**

- 2. Discussion and possible action on the revised preliminary plat and variances for the Mulberry Fields subdivision. The subject property is currently undeveloped and is located on the north side of State Highway 35 (West Mulberry) and consists of 13.0044 acres. The proposed subdivision is within the Single Family Residential 6.3 (SF-6.3) zoning district.**

Resident Larry Shaefer addressed the Planning and Zoning Commission and stated opposition to the subdivision for several reasons and provided there is an aerial utility easement. Commission Member Judy Shaefer provided further detail on the easement and agreed with Commission Member Henry Munson and Commission Chair Bill Garwood that a conflict of interest may exist and stated she would abstain from voting.

Upon a motion by Commission Member Henry Munson to recommend approval of the revised preliminary plat for Mulberry Fields subdivision subject to the correction of comments as noted by the City's engineers prior to the final plat application, seconded by Commission Member Deborah Spoor. The motion passed with 5 in favor, 1 opposed, and 1 abstained.

3. Discussion and possible action on the Final Replat of the second phase of the Kiber Reserve Subdivision. The subject property is 7.956 acres and is shown to have forty-five lots on three blocks located to the north of East Kiber Street, to the west of South Downing Road, and south of East Orange Street. The property is currently in a Planned Development Overlay District

Upon a motion by Commission Member Bonnie McDaniel to recommend approval of the preliminary replat of the second phase of the Kiber Reserve Subdivision, seconded by Commission Member Judy Shaefer, with contributed final comments from Commission Member Henry Munson, the motion carried 4 in favor and 3 opposed.

4. Discussion and possible action on the Final Replat for the Century Coale Road Business Park. The subject property is located on the north side of CR 220 approximately 500 feet west of S. Velasco Street (Bus. 288). The property consists of 9.273 acres and is in the Light Industrial (LI) zoning district.

Upon a motion by Commission Member Bonnie McDaniel to recommend approval of the final replat for the Century Coals Road Business Park, seconded by Commission Member Judy Shaefer, the motion carried unanimously with 7 in favor and 0 opposed.

5. Discussion and possible action on Heritage Park Section Three Preliminary Plat and variances to Sections 23-11(I) and 23-25(B) of the City's Land Development Code. The subject property is an approximate 11-acre tract of land proposed to have thirty lots, located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas north of Henderson Road and west of Heritage Park Drive and belonging to the Single Family Residential 7.2 (SF-7.2) zoning district.

Upon a motion by Commission Member Henry Munson to recommend approval of the Heritage Park Section 3 preliminary plat and the variances to Sections 23-11(I) and Section 23-25(B) noting the turn-around, detention pond, and showing all comments provided by the City engineer cleared prior the submission of a final plat application seconded by Commission Member Deborah Spoor, the motion carried unanimously with 7 in favor and 0 opposed.

## ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at 12:28 P.M.

These minutes were approved by Angleton Planning and Zoning Commission on this the 07 day of April 2022, 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

ATTEST:

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Frances Aguilar, TRMC, MMC  
City Secretary