



Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Henry Munson, Michelle Townsend,

Regina Bieri, Ellen Eby, Michael Hogan

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, AUGUST 3, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

ROLL CALL:

Present were:

Chair William Garwood, Commission Member Deborah Spoor, Commission Member Michelle Townsend, Commission Member Henry Munson, and Commission Member Regina Bieri.

Absent was:

Commission Member Ellen Eby, Commission Member Shawn Hogan.

MEETING MINUTES APPROVAL FOR JULY 6, 2023:

1. Approval of the July 6, 2023 minutes for the Planning and Zoning Commission meeting.

Motion was made by Commission Member Henry Munson; Seconded by Commission Member Deborah Spoor.

Action: (5-0 Aye-Vote), The minutes were unanimously approved.

PUBLIC HEARINGS AND ACTION ITEMS: NONE.

REGULAR AGENDA

2. Discussion on a concept proposal to rezone property located at 2927 N. Valderas St. currently zoned C-G, General Commercial to Residential. No action required.

DS Director Otis Spriggs presented the item, which is a concept review for the site which is just above the Social Security office on North Valderas, on property is currently zoned as C-G, General Commercial, and the applicant is requesting just to speak with the P&Z Commission regarding the possibility of purchasing this property to utilize it for single family purposes. Staff asked that the applicant please approach the Commissioners and explain your concept, so that the Commission can give you some feedback.

Applicant, Patsy Garcia presented before the Commission stating that she and her husband are both in the process of buying this property. We plan on building a barn for residential use, not for livestock. We will have no horses or cows, no nothing. Basically, it's just to store an RV. We're trying to build a home on that property also.

DS Director Otis Spriggs stated that cannot build a barn first, but if may apply for both at the same time on 1- residential permit application; the permits would run simultaneously and there are certain expirations that staff will work with the applicant on.

DS Director Otis Spriggs explained that this is not the norm to go from commercial back to residential, but in some instances, it may make perfect sense. Staff has explained to the applicant the pros and cons; of which there are residential homes across the street. However, some of the cons from a city perspective include us giving up prime Commercial land which supports our tax base in the future. Also, if you place a house there, then any of those surrounding developing commercial properties will have certain buffer requirements per the code that they'll have to adhere to. So sometimes you have to consider these things when you're commercial downgrading or downsizing to residential.

Commission Member Henry Munson pointed out that there is a daycare right across the street from?

Commission Member Michelle Townsend pointed out that there are other homes like this just down the road.

Chair Bill Garwood explained that the Commission doesn't have to take any action. We're just looking for feedback; and his feedback is that it will work in that particular space.

Commission Member Michelle Townsend concurred.

3. Agenda Item #3:Item 3 discussion and possible action on a preliminary plat for Angleton Park Place Subdivision Section 2:

Mr. Spriggs presented the staff summary findings for this preliminary plat for Angleton Park subdivision, Section 2, noting that the developer Mike Morgan is ready for construction of section one which has received final plat approval.

This second section gives us the remaining 32 lots /units on this pre-manufactured subdivision. The homes on the property would be set up for purchase with, with the notion that they would be a completed home on that particular lot, having a driveway and landscape requirements which are subject to the development agreement which is pending Council's final approval. This is the preliminary plat which is consistent in terms of what you've seen for this particular subdivision. They will have two access points off Phillips Rd. and the property is fully within the city limits, and zoned appropriately MH. Staff is recommending approval.

DS Director Otis Spriggs added that the plat has gone before the city engineer for review and we have received and cleared all of the responses to the comments. As noted in the report, and it's being recommended for approval to Council.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the preliminary plat for the Angleton Park Place subdivision section 2 and that we forward it to City Council for final action, subject to the final approval of the development agreement; motion was seconded by Commission Member Regina Bieri.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye; and Commission Member Henry Munson-Aye; Commission Member Regina Bieri- Aye.

Action: (5-0 Vote): was approved.

4. Agenda Item #4. Discussion and possible action on the Preliminary Plat of the Angleton ISD Elementary No. 7 and Junior High No. 2.

DS Director Otis Spriggs presented this item noting that the preliminary plat for Angleton Elementary and Junior High School, is part of the Ashland Development within our ETJ. As noted in the report, this item is subject to the executed development agreement.

The proposed plat falls in alignment with the approved Ashland Concept Plan. There are other plats that accommodate the school development in terms of street dedications, drainage and utility reserves. Coral Haven Lane is one of the major streets that connects from FM 521, in which the Commission had an opportunity to review that particular plat proposal last month. Since then, there's been other pending agreements considered between the applicant, the school district, as well as Brazoria County.

We have finally received to date, the interlocal agreement for the Brazoria County roads that are part of this development between the County, the MUD and the Developer (A copy was made available). Angleton ISD is very involved in the project location here. They've considered the Traffic Impact Study (TIS), in which

we had recent discussions on traffic flow. All of the recommendations of that TIS have been incorporated into this layout (Exhibits were shown).

The traffic queuing into the school campus was shown, which would keep all of the out-flowing traffic from stacking onto the rights-of-way. Mr. Spriggs introduced Mr. Tim Richard to give comments on behalf of the school district, as well as Abraham (Abe) Nimroozi, Plat Coordinator from West Belt Surveying.

Commission Member Regina Bieri asked if the queuing lane/loop is larger than West Side Elementary. He confirmed, yes.

Mr. Tim Richard, Angleton ISD Bond Program Manager gave comments on the traffic flow from FM 521: The westerly loop (off FM521) is strictly for buses. New turn lanes are added, as well as the 2 new signal lights on FM521. The elementary school and the junior high school bus drop-offs are separated, as well as parking for after-school hours for parents who want to come visit. Now, if you are dropping off your kids to the elementary school, you would enter off Coral Haven Ln. which shows the lane stacking and directions of travel. The junior high school and the elementary school entrances are separated.

Mr. Tim Richard also noted that the sports fields are not game fields; They are practice fields, so there won't be any organized football games here.

Commission Member Henry Munson asked if TxDot has seen this plan and given their approval?

Mr. Tim Richard responded- no, but they are working with the entities through Quiddity Engineers, the traffic impact analysis consultant; but they have submitted the package to TxDot, which is still under review, but they expect a timely approval.

Commission Member Henry Munson: So you do feel confident that changing the four lane highway, adding turn lanes, and traffic lights will be approved by TxDOT?

Commission Member Henry Munson also asked who will be responsible for the upgrades on the road?

Tim Richard, Angleton ISD Bond Program Manager responded: Great question; yes. With the agreement between the school district and the developer (lead), the school district has put in money in escort and has agreed to how much the school district would fund the turn lanes, the signal lights and also the improvement of these streets. We added a turn lane to those as well and upgraded Coral Haven Lane.

Commission Member Henry Munson asked if there is a timeline for all there?

Mr. Tim Richard, explained that these schools are scheduled to open for August of 2025. Our game plan on the in the time frame for the improvements is to take place in January of 2025.

Commission Member Michelle Townsend: So that I'm clear, because I believe Coral Haven was in front of us last time, the time before it, it has been changed. Mr. Spriggs confirmed that Coral Haven Lane was upgraded to four lanes.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the preliminary plat condition on any outstanding staff or engineering comments being cleared prior to the August 8th, 2023 Council meeting. Motion was seconded by Commission Member Regina Bieri.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor-Aye, Commission Member Michelle Townsend- Aye; and Commission Member Henry Munson-Aye; Commission Member Regina Bieri- Aye.

Action: (5-0 Vote): was approved.

5. Discussion and possible action on the revised preliminary plat of Ashland Section 1

Agenda Item #5:

Ms. Kandice Haseloff-Bunker, Development Coordinator presented the Staff Summary findings noting that this is a proposed 17.02-acre section within the Ashland Development, which will have 58 lots that are 60 foot, within the ETJ, where the city doesn't have zoning but it falls under an executed development agreement with the city, where they agreed that to have a minimum percentage of 10% of this lot category (60 foot lots); which is in compliance with the development agreement.

The City Engineer has reviewed and cleared all the comments and we as staff is recommending approval.

The concept plan was displayed showing Section 1.

Chair Bill Garwood recognized Mr. David Spoor, Chairman of Angleton Drainage District who gave comments: We have an agreement with the city that all drainage project and new development supposed to come in from the drainage district and be approved, but we do not have an agreement with the Developer now. We're working with the developer and they're good to work with, but we do not have any approval for their drainage, which is outside it of our district, but they still have to drain into our ditch.

DS Director Otis Spriggs added that the SPA, Strategic Partnership Agreement is another agreement that was a result of the approved development agreement. The development agreement is the guiding document for the public improvements and any plans and plats that have been approved are subject to the stipulations of the development agreement or any other agency have jurisdiction such as TxDot, Brazoria County Drainage, etc.

DS Director Otis Spriggs stated that for the purposes of the recommendation, we're asking for a positive recommendation of the preliminary plats, subject to any outstanding comments by the city engineer and any agency approvals having jurisdiction such as TxDot, the Angleton Drainage District, Brazoria County Drainage.

Mr. David Spoor added that what we're really fighting now is time, and once this is approved, we got "X" number of days to get this worked or it is automatically approved.

DS Director Otis Spriggs agreed on the 30-day time clock requirements and added that for all of the previously approved plats approved a month ago, the applicant signed a 30 day waiver letter waiving the limitation. This can be offered by the applicant when the time to review is expected to take longer. That would protect the City from any automatic approvals.

Commission Member Michelle Townsend asked about the differences in the Concept Plan presented.

DS Director Otis Spriggs explained that as part of Sections 1 &2, there is a decrease in the number of lots.

Ms. Caitlin King, META, confirmed yes, noting that there were further market studies in a few areas which were identified as good places for commercial such as Section 1 were a small chunk is removed for future commercial development; those are separated out because commercial tends to lag behind the residential.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the proposed Ashland Section 1 Preliminary Plat, subject to an agreement and approval with the Angleton Drainage District and any other agency have jurisdiction over this plat, and we forward it to the City Council for final consideration and action, as they deem appropriate. Motion was seconded by Commission Member Regina Bieri.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye; and Commission Member Henry Munson-Aye; Commission Member Regina Bieri- Aye.

Action: (5-0 Vote): Section 1 Preliminary Plat was approved unanimously.

6. Discussion and possible action on the revised preliminary plat for Ashland Section 2.

Agenda Item #6: Discussion and possible action on the revised preliminary plat for Ashland Section 2

Ms. Kandice Haseloff-Bunker, Development Coordinator presented this item: Section 2, Preliminary Plat on 14.26 acres, with 62 lots, 50 ft. by 120 ft. The

development is in the ETJ, and is subject to and is in compliance with the development agreement with the city.

All of the City Engineer's comments were previously cleared except for some minor textual changes which were just cleared by the Engineer before the Council hearing. We recommend that Section 2 is approved for consideration by City Council.

Chair Bill Garwood confirmed with Mr. Spriggs that this plat applies to the same stipulations of the Drainage District.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the revised Section 2 preliminary plat for Ashland Development, subject to agreements being reached with all entities that have jurisdiction over the plat, and recommend City Council for final consideration and action they deem appropriate. Motion was seconded by Commission Member Bieri.

Commission Member Bieri: Just a comment: Being a realtor and going into several neighborhoods, Katy Texas overcame the issue on lot sizes and setbacks on your driveways. She explained the scenario of having 4 cars parked in a driveway, basketball goals, and the impact within the street right of way. The City might need to consider this.

DS Director Otis Spriggs commented that the comments are appreciated, and City Council just requested a presentation with Staff to study our neighboring Cities and their setback requirements. We will be aggressively working on updating the code to accommodate everything you just said. Also, we will look at Street right of way widths and cul-de-sac requirements to protect the fire code issues and access questions, recently discussed. A text amendment should be forthcoming.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor-Nay, Commission Member Michelle Townsend- Aye; and Commission Member Henry Munson-Aye; Commission Member Regina Bieri- Aye.

Action: (4-1 Vote): Section 2 Preliminary Plat was approved.

ADJOURNMENT: TIME: 12:54.

/S/ Otis T. Spriggs

Otis T. Spriggs, AICP

Development Services Director