



Members

Chair | William Garwood

Commission Members | Deborah Spoor, Will Clark, Michelle Townsend,

Regina Bieri, Ellen Eby, Andrew Heston

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, OCTOBER 3, 2024, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Roll Call:

Present were: Chair William Garwood; Commission Member Deborah Spoor, Commission Member Michelle Townsend, Commission Member Andrew Heston; **Absent were:** Commission Member Regina Bieri, Commission Member Will Clark and Commission Member Ellen Eby,

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on September 5, 2024.

Motion was made by Commission Member Deborah Spoor to approve the minutes for October 3, 2024, motion was seconded by Commission Member Michelle Townsend; All Ayes; The minutes were approved 4-0.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

2. Discussion and possible action on a Preliminary Subdivision Plat for Yaklin Auto, on property located north of 3100 State Hwy 288, Angleton, TX 77515.

D.S. Director Otis Spriggs presented the Agenda, Item Summary, and Staff Report stating this is a Preliminary Plan for Yaklin Auto Dealership that's going out of Interstate SH 288, on the feeder Rd., just north of the Ford Dealership, situated 9.43 acres 1 lot, 1 reserve, and 1 block. The site is located in our ETJ. Currently, the applicant is in conversation with Staff, regarding the possibility of annexation in the near future and then dealing with the connection of the utilities through an adjoining easement. We

are working through those details. The City Engineer has reviewed the plat and forwarded twenty (20) review comments, which have been corrected and cleared. Staff recommends that the Planning and Zoning Commission approve the Plat and recommend it to City Council for final action and approval.

Commission Action:

Motion was made by Commission Member Michelle Townsend, and seconded by Commission Member Andrew Heston to approve the Yaklin Preliminary Plat and forward it to City Council for final action.

Roll Call Vote:

Commission Member Michelle Townsend- Aye; Commission Member Deborah Spoor- Aye; Commission Member Andrew Heston- Aye; Chair Bill Garwood- Aye. (4-0 vote), The Preliminary Plat was approved.

3. Discussion and possible action on the TNMP Preliminary Plat, of property located north of 3343 E. Mulberry St/ HWY 35, Angleton, TX 77515

D.S. Director Otis Spriggs presented the Staff findings of the TNMP Preliminary plat. He reminded the Planning Commissioners that this item came before the Commission previously as an (SUP) Specific Use Permit for the two power sub-substations, which later went before the City Council and was approved on July 23, 2024.

Mr. Spriggs added that the Preliminary Plat was forwarded to the City Engineer, who returned 21 review comments that have been cleared by the applicants prior to this meeting. Staff is requesting that the Commission consider this plat for the two substations for the overall acreage as listed on E. Mulberry/ Hwy. 35, for the White Oak Substation, and recommend it for approval to the City Council for final action. He also pinpointed Council conditioned the SUP upon the applicant working out the future annexation of the property into the city. As you know, the frontage is within the City by a certain number of feet; however, the rear of the property is in the ETJ. We put the applicant on notice that by the time this reaches Council, we expect an update on the process for annexation. A representative from the two substations is in the audience, in case you have any questions.

The chair recognized David Griffith, who appeared before the Commission: Mr. Griffith stated that the annexation is currently with TNMP's legal department, and they are reviewing any requirements and looking at benefits for TNMP as well as the City of Angleton. The process is moving forward on our side, as discussed in the previous meetings, as we work towards our permits and things like that as an initial requirement. We are continuing to work in good faith to get that resolved.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the Texas New Mexico Power Preliminary Plat subject to the Council's condition and forward it to them for final consideration. The motion was seconded by Commission Member Andrew Heston.

Roll Call Vote:

Commission Member Michelle Townsend- Aye; Commission Member Deborah Spoor- Aye; Commission Member Andrew Heston- Aye; Chair Bill Garwood- Aye. (4-0 vote), The Preliminary Plat was approved.

4. Discussion and possible action on a proposed Concept for “The Marquis” Multi-family Development, to be located on the west side of Karankawa St., south of Tracy St.

D.S. Director Otis Spriggs presented the concept review request. The owner/applicants are proposing 104 multifamily units on 10 acres. This concept has been brought to the city in the past; however, they have refined the plan, and have dealt with some of the issues and added amenities in the area of the open space detention area.

Staff held a DAWG, Development Working Group meeting with the applicants and stressed the major concerns which are reflected in some of the photographs as the property is approached off Karankawa St. There are a number right of way improvements needed such as the 1/2 right of way. The applicants are also aware of the extension of utility needs, the Parkland Dedication Ordinance. So, we'll have those discussions with you as well. This is not an action item, but they are seeking the pulse and input from the Commission on the development and how you would see it moving forward.

Commission Member Michelle Townsend asked if this is an apartment complex that has a small commercial space?

D.S. Director Otis Spriggs responded yes, there are some amenities for the residents themselves with some level of commercial support on the frontage.

Public Input: Doug Roesler, Baker & Lawson added that they will extend the water line, probably from Henderson, down into this site, to have adequate Fire Protection to support the development. He added that there are two-story units (later corrected 3-story) and there are 104 units. And the detention has been designed.

Commission Member Michelle Townsend and the other Commission members stressed concern over the water connections and available taps to support the project.

5. Discussion and possible action on the potential removal of the subdivision emergency access gate within the Rosewood Subdivision (Rosewood Ln. at E. Henderson Rd.).

D.S. Director Otis Spriggs introduced that is being forwarded to the Commission by City leadership. We are seeking feedback from the commission and allowing for public input on the removal of the emergency gate. Staff notified the 70 residents of Rosewood Subdivision by mail regarding this discussion item on the gate at Rosewood Lane and Henderson Rd.

D.S. Director Otis Spriggs commented that Rosewood Ln. right of way was constructed with 1/2 roadway width at 20+/- feet, including a paved turn-around driveway next to Henderson Rd. right of way. We hope to get feedback from the residents who actually live there. We recognized that there are other variables in the area, such as school traffic in peak times. A one-way restriction has been considered.

Commission Member Michelle Townsend asked how that would be enforced. D.S. Director Otis Spriggs agreed that enforcement would be a challenge, depending on improvements that can be made to control vehicular access.

D.S. Director Otis Spriggs added that he has received comments including the following points:

- How do you limit folks from blocking the drive during school traffic?
- Coordination of sidewalks and safety of children
- Residents now park on the left and right of Rosewood Lane which affects the flow of the traffic,
- One way traffic concerns.

Public Input:

Andrew Hamilton, Resident of Rosewood Subdivision, 916 Rosewood Ln., stated that he is a lifelong Angleton resident and lived there for nine years. He commented that the developers of Rosewood 3, intended to close the neighborhood with the cul-de-sac while the city advocated for a connection to Henderson. The residents preferred not to have their neighborhood be a cut-through near one of the busiest intersections in town.

The City, Staff, developers, and Council found the compromise, the emergency access movements that exist today, which was agreeable to everyone.

Mr. Hamilton added that the developer's plat was approved, the city ensured important compliance with fire codes, and residents didn't have to worry about heavy traffic. Removal of the gate now will dramatically increase traffic. Safety concerns for residents, commuters and students walking to and from school were considered. Mr. Dunn also spoke on peak time impact, i.e. Congestion to the Angleton Junior High Street, Wildcat Stadium, and northbound traffic, and eastbound traffic on Henderson. Rosewood as a shortcut was a concern.

Mr. Hamilton stressed that the Pineyway situation is totally different from Rosewood. He added that if you remove the gate, we will request additional signage, lighting, crosswalks, wider pavement, and speed bumps, which have costs. Accident response would be an issue. Please take no action because the City's money is better spent elsewhere.

Doug Roesler, Baker & Lawson appeared and gave comments and explained that if you exceed 50 houses, you needed secondary access; we put the gate there for fire and emergency purposes. It was never intended for people to go in and out of there because there is way too much traffic there. When Henderson is improved, maybe you can consider something. But people will short-cut through there, and it is not good.

Chair Bill Garwood recommended that we leave the situation untouched.

Commission Member Andrew Heston added that he lives in Rosewood, and a turn onto Downing is dangerous due to the visibility of oncoming traffic. People speed down Henderson in the middle of the night. Everyone that purchased a house was sold on the idea that would not be a through street.

Commission Member Michelle Townsend added that we should honor the agreement approved previously.

The consensus of the Planning and Zoning Commission is to leave the gate as-is. Mr. Spriggs noted that the comments will be forwarded to the City Council agenda on October 22, 2024 at 6:00 PM.

6. Discussion and update on the proposed City of Angleton Comprehensive Fee Schedule Update as it relates to Development Fees.

D.S. Director Otis Spriggs gave a brief introduction and noted that this is the last Commission work session on the fee.

Commission Member Michelle Townsend added that her comments were addressed by D.S. Director Otis Spriggs

Commission Member Andrew Heston stated that last meeting he asked if any comparisons of the impact of the changes on current fees had been done?

Mr. Spriggs added that is something is working on with the Consultant. He presented a few of the sampling comparisons. For example, the platting fees typically are only \$250 for the actual application process so that the developers will see an increase from that standpoint. We are moving the formula to be based on the review fees and administrative review. So, if you look at the table of comparisons, it will definitely exceed that \$250 threshold and that's the standard for most cities.

The new formula accounts for a base fee, a certain number of acres, and a certain number of lots for a proposed development. And that's how they calculate. So, we tried to find a happy medium between the neighboring cities for all of those items.

The single-family home permits are currently estimated at about \$1,315.00 for a home, so the residents will see a slight increase on the permit side.

We will be considering upgrading our building codes also in terms of our comprehensive planning process, to be more resistant to disasters. The City was

awarded a grant for that, so the verdict is not out on that final fees yet. The SUP's and Rezoning fee were also compared. The applicants have been paying \$250 for rezonings. So, you'll see an increase there. Zoning Variances is the same \$150.00, only it may raise to \$500.

The Board of Adjustment fees could discourage people from filing an influx of variances because they're based on hardship and it kind of pushes them to have a good reason to do so. Commercial rezoning should be more than \$250, based on the comparisons of the neighboring cities.

Mr. Heston asked how many variances we see per year.

D.S. Director Otis Spriggs stated an average between 5 to 8 per year. It just depends on the season. Commission Member Michelle Townsend, who serves on the BOA, agreed.

Commission Member Michelle Townsend described recent variances such as a fence that's taller than our ordinance says or if they want a carport that encroaches into a front yard that is prohibited by ordinance.

D.S. Director Otis Spriggs commented on staff review time and notices that must be posted and mailed, or any legal review required.

No other comments were added by the Planning and Zoning Commission. Mr. Otis Spriggs noted the Comprehensive Fee Study will go before City Council in another work session on October 22, 2024 at 6:00 PM. We hope for final action in November.

ADJOURNMENT: 12:39 PM