



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION DRAFT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, JUNE 05, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

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, JUNE 5, 2025, 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 Michelle Townsend, Commission Member Will Clark, Commission Member Deborah Spoor, and Commission Member Andrew Heston; **Absent were:** Commission Member Jeff Roberson and Commission Member Regina Bieri.

1. Discussion and possible action on the minutes of the Planning and Zoning Commission meeting held on May 1, 2025.

Commission Action:

The motion was made by Commission Member Will Clark to approve the meeting minutes for May 1, 2025; Commission Member Deborah Spoor, seconded the motion. The motion carried, and the minutes were approved (5-0).

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning approximately 1.193 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (6 lots).

DS Director Otis Spriggs introduced the item, describing the surrounding zoning and conditions of the project site:

The 1.193 subject site is zoned Residential 7.2. The owner is proposing to square off the NE section of the existing manufactured home community for this tract recently purchased. Since the agenda posting, the owner and applicant clarified that he hopes to retain the existing home along Anderson Street at Maxie Ln. Therefore, the frontage along Anderson Street will remain as seen in the Photo section of this report. With the exception, the applicant plans to renovate the existing deteriorated home, which is to remain on the site. The applicant also submitted a concept plan (attached) that denotes the final lot configuration.

The required notices were published in the local newspaper and mailed to property owners within 200 feet of the subject property.

Mr. Spriggs cautioned the Commission that it has the discretion to consider the rezoning request, and any public input received. After the agenda posting, our office received 1 opposing landowner and two email/telephone inquiries, in which the conditions of the approval recommendations could result.

Those revolve around the frontage of the property being in view of newly constructed single-family homes along the east side of Anderson Street (Anderson Place Subdivision). Staff has alerted the applicant of all of staff's comments and conditions that resulted from the Criteria Section above which include the following:

- Limiting the expansion to six (6) manufactured home spaces.
- Excluding the existing single-family home currently on the subject site from the MH Rezoning request and retaining its Residential 7.2 Zoning Classification. The owner shall file a minor subdivision plat for the subject property. Staff recommends a screening and buffering condition that will facilitate any concerns of retaining the current single-family character along Anderson Street.
- All fire hydrants and fire lane access requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.
- The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite and visitor parking.
- Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.
- ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.
- The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

Findings of fact are established above in the Criteria Section.

The required notices were published in the local newspaper and mailed to property owners within 200 feet of the subject property.

Public Hearing: A Motion was made by Commission Member Michelle Townsend, seconded by Commission Member Will Clark, to open the Public Hearing.

Speakers: Mr. Manuel Gonzalez, Lake Jackson, TX, appeared before the Commission and welcomed any questions.

No others gave input from the Public.

Motion was made by Commission Member Michelle Townsend; Seconded by Commission Member Deborah Spoor to close the Public Hearing.

Commission Deliberation:

Commission Member Michelle Townsend questioned who would bear the cost of the fire hydrant extension? The developer/applicant, Mr. Spriggs, noted.

Commission Member Andrew Heston asked who would be enforcing the no-parking signage and one-way signage. Mr. Spriggs stated that the City would not.

Mr. Gonzalez clarified that there is no HOA and that he would frequently visit the site. There is no full-time manager in the park. He would monitor any one-way, which he originally knew was an issue when he purchased the park 2-3 years ago. The units are typically \$60 - \$80,000 purchase/financed units, and he rents the space.

Commission Member Will Clark stressed concerns about the existing units with deterioration. The people who own the units don't live in them but are leasing them. This is not attractive. We need assurance from you that you will replace the bad units or vacant units out there.

Mr. Gonzalez explained that the units moved in have to meet windstorm and hurricane requirements and the age requirements by year (1999+). He noted that he is also trying to purchase single-family lots along Anderson Street, because he is also a single-family homebuilder.

Commission Member Michelle Townsend questioned the parking and visitor parking requirements and location. She also asked about neighbor objections to the screening of the MH. Since the agenda, posting the concept plan would show there is a buffer for the use difference. Commission Member Townsend commented on scaling it back to 4 lots instead of 6. She also commented on the available water and sewer taps on infrastructure concerns.

Commission Member Deborah Spoor expressed concerns of the old trailers that have been there since she was a kid. She feels that, consistent with the southerly residential growth, we should continue to put homes, larger lots with adequate driveways. Mobile homes deteriorate faster than regular homes. She also expressed consistency of values.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the rezoning of 0.894 subject to the noted conditions for 4 new mobile home lots, and forward it to the City Council for final action. Commission Member Clark seconded the motion.

Conditions:

- 1. The uses permitted on the property shall be restricted to four (4) manufactured home spaces.*
- 2. The owner shall file a minor subdivision plat for the subject property.*
- 3. All fire hydrant requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.*
- 4. The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite, visitor, and supplemental parking.*
- 5. Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.*
- 6. ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.*
- 7. The applicant shall install a privacy fence along the east boundary of the MH district as rezoned and as depicted on Exhibit A.*
- 7. The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.*

Roll Call Vote:

Commission Member Will Clark - Nay; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Nay, and Chair William Garwood- Nay. (4 Nay-1-Aye). The rezoning was denied.

REGULAR AGENDA

3. Discussion and possible action on confirming the next Planning and Zoning Commission meeting scheduled for July 3, 2025.

Mr. Spriggs presented the 3 meeting date options and asked for the Commission's input. The Planning and Zoning Commission established June 30, 2025, as the next meeting date with concurrence from those members in attendance.

4. Discussion and possible action on the Preliminary Plat of Ashland Development Street Dedication 5, southeast extension of the Future Springs Trail.

DS Director Otis Spriggs presented this item, noting that the Engineering comments were all resubmitted with corrected responses to the 12 items found, and all conditions have been cleared.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Preliminary Plat of Ashland Development Street Dedication 5, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Deborah Spoor seconded the motion.

Roll Call Vote:

Commission Member Michelle Townsend - Aye; Commission Member Will Clark- Aye; Commission Member Andrew Heston- Aye; Commission Member Deborah Spoor- Aye, and Chair William Garwood- Aye. (5-0) vote, the Street Dedication 5 Preliminary Plat was approved.

5. Discussion and possible action on the Preliminary Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

DS Director Otis Spriggs presented this item, noting that the Engineering comments were all resubmitted with corrected responses to the 10 items found, and all conditions have been cleared.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Preliminary Plat of Ashland Section 8, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Andrew Heston seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Will Clark- Aye; Commission Member Andrew Heston- Aye; Commission Member Deborah Spoor- Aye, and Chair William Garwood- Aye. (5-0) vote, the Preliminary Plat of Ashland Section 8 was approved.

ADJOURNMENT:

Chair Garwood adjourned the meeting at 12:39 P.M.

William Garwood
Chair