



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION
MEETING MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, MAY 01, 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 THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, MAY 1, 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 Members: Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, and Will Clark; **Absent was:** Commission Member Jeff Roberson.

Approval of the Minutes:

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on April 3, 2025.

Commission Action:

The motion was made by Commission Member Regina Bieri to approve the meeting minutes for May 1, 2025; Commission Member Michelle Townsend seconded the motion. The motion carried, and the minutes were approved (6-0).

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 0.36 acres from the Single Family Residential 6.3 Zoning District to a Two-Family Residential (Duplex) Zoning District at 627 E. Locust St. and a Garage ADU located at 415 N. Rock Island, Angleton, TX, Brazoria County.

DS Director Otis Spriggs presented this item, giving the following summary:

Mrs. Spriggs added that the application submitted is a rezoning of property, currently having a single-family home with a garage in the rear. Some time ago, previous owners converted a space above the garage to an accessory apartment. They have since improved the structures, especially the interior of the apartment unit. The owner is working with their financing, which requires that the property be placed into one tract. This triggered the rezoning option into one of our districts that would allow for 2 units on that one lot. They were advised to consider the Duplex 2-Family District with restrictions.

The Staff Summary includes rezoning criteria requirements, weighs the impact against the surrounding community. The area has a lot of rental properties that have transitioned in the area. Staff received a comment from one of the neighbors, who inquired about the influx of rental activity in the area and concerns over the lot not being over-densified.

Mr. Spriggs noted that with the draft ordinance, Staff has tied the 2 units to the conditions that will provide protection and limitations. Photographs of the general vicinity are included. The comprehensive plan does recommend these types of transitional uses. The applicant is available to answer any questions.

Open the Public Hearing

Motion was made by Commission Member Regina Bieri to open the Public Hearing; Motion was seconded by Commission Member Michelle Townsend. The Public Hearing was opened unanimously (6-0 Vote).

Close the Public Hearing

Motion was made by Commission Member Andrew Heston to open the Public Hearing; Motion was seconded by Commission Member Michelle Townsend. The Public Hearing was closed unanimously (6-0 Vote).

Commission Action:

The motion was made by Commission Member Michelle Townsend that findings of fact are established, and we approve the ordinance rezoning 0.36 acres from Single Family Residential 6.3 Zoning District to the Two-Family Residential (Duplex) Zoning District and forward this item to the City Council for the final action with the following conditions:

1. The uses permitted on the property shall be restricted to one (1) single-family principal structure and one (1) accessory dwelling unit in the rear garage only.
2. The owner shall file a minor subdivision plat, consolidating the tracts into one (1) lot or parcel.

Commission Member Deborah Spoor seconded the motion.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri- Aye; Commission Member Andrew Heston- Aye; Commission Member Michelle Townsend- Aye; Commission Member Will Clark-Aye; and Chair William Garwood- Aye. (6-0) vote, the Rezoning was approved as recommended.

- 3. Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for a monthly Farmers/Community Market on approximately 6.20 acres in the Commercial General (C-G) Zoning District located at Tractor Supply Co., 2916 N. Velasco St., Angleton, TX, Brazoria County.**

DS Director Otis Spriggs presented this item, giving the following summary:

This item is a public hearing: Ms. April Stewart of the Tractor Supply Company has been conducting this farmers market and has been working with staff to present this to the city for official approval.

The use requires a Specific Use Permit in the “C-G”, General Commercial District at 2916 N. Velasco. The market will be held on the second Saturday of each month, from 4:00 PM to 8:00 PM, which will not conflict with any of the other area markets.

Approval of this SUP would allow her the opportunity to make a way to provide economic development incentives for small businesses to utilize their talents from a market and entrepreneurial standpoint.

We found no issues with this particular request and have provided the Commission with a summary of the criteria for approval of SUP's. They have provided a layout of their flow and operations. We would monitor the use for a two-year (2) period, for required renewal, in which the City Council will have an opportunity to decide whether or not the use is applicable and has proceeded positively as presented.

The applicants have addressed staff concerns regarding fire lanes and fire access, and the stipulation of a two-year period renewal.

Open the Public Hearing

Motion was made by Commission Member Regina Bieri to open the Public Hearing; Motion was seconded by Commission Member Michelle Townsend. The Public Hearing was opened unanimously (6-0 Vote).

Close the Public Hearing

Motion was made by Commission Member Andrew Heston to open the Public Hearing; Motion was seconded by Commission Member Michelle Townsend. The Public Hearing was closed unanimously (6-0 Vote).

Commission Action:

The motion was made by Commission Member Will Clark to approve the SUP, Specific Use Permit, with the noted staff conditions. Commission Member Regina Bieri seconded the motion.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri- Aye; Commission Member Andrew Heston- Aye; Commission Member Michelle Townsend- Aye; Commission Member Will Clark- Aye; and Chair William Garwood- Aye. (6-0) vote, the SUP was approved as recommended.

REGULAR AGENDA**4. Discussion and Director's Update on the Comprehensive Plan Update/CPAC Committee:**

DS Director Otis Spriggs gave thanks to those Commissioners who submitted applications to serve on the CPAC Comprehensive Plan Advisory Committee. We have received the GLO grant, which we've been talking about for a while now. We're now ready to kick off the project.

I know some of you have participated in the last comprehensive plan, and we're hoping to get maybe one more representative from the P&Z Commission, because you represent well the long-range planning for our community. We need your envisioning input. Please submit your applications to the City Clerk's website. There's a link where you can apply

5. Discussion and possible action on the Final Plat of Section IB of Austin Colony Subdivision, located west of the terminus of Tigner St. This item was pulled at the request of the applicant.

ADJOURNMENT: The meeting was adjourned at 12:13 PM.

The meeting minutes were approved by the Planning and Zoning Commission on the 1st day of May, 2025.

CITY OF ANGLETON, TEXAS

William Garwood
Planning and Zoning Commission Chair