



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, AUGUST 27, 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: Board member Janie Schwartz-Shaw, Board member Gary Dickey, Board Member Todd Guenther and Board Member Michelle Townsend. Absent was: Chair, Danielle Graham.

1. Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, October 30, 2025.

A motion was made by Board Member Janie Schwartz-Shaw to approve the minutes as corrected, changing the proper spelling of Janie Schwartz-Shaw; motion seconded by Board member Gary Dickey.

### ROLL CALL VOTE:

Board member Janie Schwartz-Shaw - Aye, Board member Michelle Townsend - Aye Board member Todd Guenther - Aye, Board member Gary Dickey - Aye; **(4-0 vote)**. The minutes were approved.

### PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 28-45. - SF-7.2—Single-family residential-7.2 district.d.2., (Minimum Front Yard Setback) to allow for a carport to be placed in the front yard, within a reduced front yard setback to 15 feet +/- from the right-of-way. The subject property is located at 913 Robinhood Lane, Angleton, TX 77515.

### Staff:

D.S. Grace Garcia - The applicant filed a variance application on the subject property located at 913 Robinhood Lane, Angleton, TX 77515; situated within the SF-7.2—Single-family Residential Zoning District. The applicant requests a new carport approval within a reduced front yard line of 15 feet +/- from the right-of-way, similar to 8+/- existing

homes having carports on the street. The required minimum front yard setback is 35 feet for this district.

Due to a family member's illness, a ramp was constructed by the V.A. for her wheelchair. The ramp leads to an unsheltered driveway. The only source of mobility is using a wheelchair and a wheelchair van. Rainy days soak both applicant and wife while entering and exiting the van. The current situation affects the residents' safety and health in bad weather.

Staff processed this application and scheduled the public hearing at the request of the applicant. Property owners within 200 ft. of the property were notified and the legal notice was posted in the local newspaper.

Motion to open the public hearing was made by: Board member Janie Schwartz-Shaw; seconded by Board Member Gary Dickey. The public Hearing was opened.

Chris Robinson: Representing the property ownership, he spoke on the medical reasons and protection from the weather by having the carport (20' by 12') which spans the driveway.

Motion to close the public hearing was made by: Board member Janie Schwartz-Shaw; seconded by Board Member Gary Dickey. The public Hearing was closed.

#### **Board Action:**

A motion was made by Board Member, Janie Schwartz-Shaw to approve the variance to the Code of Ordinances, Sec. 28-45 - SF-7.2—Single-family residential-7.2 district.d.2., (Minimum Front Yard Setback), to allow for a carport to be placed in the front yard, within a reduced front yard setback to 15 feet +/- from the right-of-way.

Motion seconded by Board Member, Gary Dickey.

#### **ROLL CALL VOTE:**

Board member Janie Schwartz-Shaw - Aye, Board Member Todd Guenther - Aye, Board Member Gary Dickey - Aye, Board Member Michelle Townsend (4-0 vote). The variance was granted.

3. Conduct a public hearing, discussion, and take possible action on a request for a variance to Sec. 28-101.1. - Parking lot paving requirements to allow for use of a compacted parking surfaced lot, to allow for a temporary overflow parking lot for the adjacent Hope Animal Hospital, located at 41360 SH 288. The subject property is located on P.I.D. 693187 BCC, Lot 1, Blk 1, COCHRAN (A0699 M C Tobin), Sebesta Dr., Angleton, TX 77515.

D.S. Director Otis Spriggs - The applicant is applying for this variance as they need additional parking for staff members only. They have been serving the community of Angleton and their pets for 5 years and have grown at a rapid pace and now are facing the challenge of growth. With current staff and customer load, most days all the existing parking spots are filled up, and they have staff members park in the grass.

A new staff parking lot would ease the parking situation and prepare the clinic for future growth as we see more people moving to Angleton and surrounding areas.

The applicant proposes a small entrance off Sebesta Rd. that would be crushed asphalt along with the parking lot. They would also install parking bumpers for security as well. The parking lot would go back about halfway on the empty lot and would include a small walkway to the hospital. Drainage would not be an issue as there is a ditch in the front and rear of the lot and the grade can be sloped for the water to run to those 2 drainage points.

**Motion to open the public hearing was made by Board Member Janie Schwartz-Shaw; seconded by Board Member Gary Dickey. Motion carried.**

Will Watson appeared before the board noting that they have been open for a little over five years, growing rapidly. On most days our parking lot is full with staff and client parking, and we're now having to park in the grass clients were having to park in the grass, of course, walking their dogs a long way. we're on the on SH288, which is a very busy freeway. We run the risk of a dog getting off a leash, which we don't prefer that, but it's just the challenges of growth we've had.

He noted that they own that empty lot that we're looking at, and we want to do a crushed asphalt just staff parking lot, it basically will look like asphalt (it's not going to be gravel). It's just really temporary. and then once we expand, our plan is to expand hopefully at some point next year then we will meet the requirements for the expansion for the parking lot at that time.

**Motion to close the public hearing was made by Board Member Janie Schwartz-Shaw; seconded by Board Member Gary Dickey. Motion carried.**

#### **Board Action:**

A motion was made by Board Member, Janie Schwartz-Shaw to grant the variance to Section 28-101.1 Parking lot paving requirements, to allow for the overflow parking lot. Motion seconded by Board Member, Gary Dickey.

#### **ROLL CALL VOTE:**

Board member Janie Schwartz-Shaw - Aye, Board member Michelle Townsend - Aye, Board member Gary Dickey - Aye, Board member Todd Guenther (4-0 vote). The variance was granted.

**ADJOURNMENT: 12:15 P.M.**

CITY OF ANGLETON, TEXAS

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Chair, Danielle Graham

ATTEST:

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Otis T. Spriggs, AICP, Development Services Department Director