



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION DRAFT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, AUGUST 07, 2025 AT 12:00 PM

Members Present:

Chair | William Garwood

Commission Members: Deborah Spoor, Andrew Heston, Michelle Townsend, Jeff Roberson, Will Clark; **Member Absent:** Regina Bieri.

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, AUGUST 7, 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

1. **Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on June 30, 2025.**

Motion to approve the minutes was made by Commission Member Townsend, 2nd by Commission Member Clark. The vote was unanimous. The minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

2. **Conduct a public hearing, discussion, and possible action on an Ordinance rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas.**

Staff: DS. Director Otis Spriggs presented this item: Noting the surrounding conditions. The property is currently zoned light industrial. We have provided information regarding the land use plan and comprehensive plan, which are pretty parallel with what the zoning currently is. It is obvious that at one time the city hoped most of its industrial uses would be situated near the railroad, and we listed some uses that are typical of industrial uses, which are primarily along arterial streets and major highways. Of course, this is not a major highway of any sort. And when light industrial abuts residential, there should be adequate buffers to separate. There are photographs in the report that show the residential character of the area.

The applicant is proposing 6 lots as shown in the attached graphic. The criteria for rezoning were analyzed by staff, and no issues of negative impact were realized.

Staff has provided the Single-Family Residential Zoning standards for the SFR 6.3 District. The applicant must satisfy those code requirements when creating a new district. As I noted, you cannot create your own hardship; therefore, staff is recommending a reduction of 1 lot to 5 maximum lots to satisfy the minimum lot requirements. This is a public hearing. The applicant is here to address the board if you have any questions, and we'll hear from the public, and then the staff will answer any questions that you have.

Public Hearing: A motion to open the public hearing was made by Commissioner Member Michelle Townsend and seconded by Commissioner Member Spoor. Motion carried unanimously to open the public hearing.

Mrs. Dubose, 203 Evans, Angleton, TX appeared before the Commission to voice drainage concerns over the Kiber Reserve Subdivision, which built the drainage detention pond. She has had flooding in her backyard only after Kiber Reserve was built because it is higher than her land. Ms. Dubose presented photographs of the flooding; of which they built a ditch along their fence line.

It was noted that the drainage for the subject site will run along the railroad and not towards the areas mentioned.

A motion to close the public hearing by Commissioner Member Michelle Townsend and seconded by Commissioner Member Andrew Heston. Motion carried unanimously to close the public hearing.

The applicant, Mr. Kandler, appeared before the Commission, noting that he will meet all City requirements regarding drainage through the Drainage District during platting and development, which will drain along the north side along the railroad tracks.

Commission Member Townsend asked if there is a particular reason why SFR 6.3 was recommended now that we know the 6th lot cannot meet the requirements. Mr. Kandler replied that SFR6.3 was what the rest of the area was zoned. Commission Member Townsend asked, since 5 lots will meet the requirements, will it meet the SFR 7.2 requirements? Mr. Spriggs confirmed yes.

Commission Action:

Motion was made by Commission Member Will Clark and seconded by Commission Member Deborah Spoor to approve the Ordinance rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District.

Roll Call Vote: Commission Member Deborah Spoor-Aye; Commission Member Andrew Heston-Aye; Commission Member Michelle Townsend-Aye; Commission Member Jeff Roberson-Aye; Commission Member Will Clark-Aye; Chair Garwood- Aye.

The rezoning was unanimously approved (6-0 Vote).

3. **Conduct a public hearing, discussion, and possible action on an Ordinance Zoning approximately 9.458 acres, to Commercial General (C-G), for property located on State Highway 288 and Brazoria County Appraisal District PID No. 706979.**

Staff: DS. Director Otis Spriggs presented this item, noting that this is a request for the zoning of property that's currently in our ETJ for the 9.45 acres tract. We've had an opportunity to evaluate the utility and water services, and the capacity issues have been reviewed by the City Engineer, as part of the annexation petition.

Currently, the surrounding area is a Light Industrial Zoning District where the car lots are located; however, the Staff suggested the C-G General Commercial District instead.

Staff weighed the Rezoning Criteria as noted in this report summary and considered the surrounding properties in terms of impacts; there are no issues that were noted.

There are no issues of concern. Yakin Dealership is currently within the city limits and this is a relocation. This request for zoning is a matter of formality. Staff notified every owner within 200 feet of the property and posted the notice in the local newspaper.

Staff is recommending approval of the zoning. This is a public hearing, and Staff will remain available for any questions.

Public Hearing: A motion to open the public hearing was by Commissioner Member Michelle Townsend and seconded by Commissioner Member Heston. Motion carried unanimously to open the public hearing.

None present.

A motion to close the public hearing was by Commissioner Member Deborah Spoor, and seconded by Commissioner Member Michelle Townsend. Motion carried unanimously to close the public hearing.

Commission Action:

Motion was made by Commission Member Michelle Townsend and seconded by Commission Member Jeff Roberson to approve the ordinance zoning an approximate 9.458 acres of land located at located on State Highway 288, north of FM523, to the Commercial General District (C-G), contingent upon approval of the annexation petition for the same tract of land.

Roll Call Vote: Commission Member Deborah Spoor-Aye; Commission Member Andrew Heston-Aye; Commission Member Michelle Townsend-Aye; Commission Member Jeff Roberson-Aye; Commission Member Will Clark-Aye; Chair Garwood- Aye. The rezoning was unanimously approved (6-0 Vote).

REGULAR AGENDA

3. Discussion and possible action on the Windrose Green Section 8 Final Plat, located off Parks Edge Lane and New Dawn Drive.

Mr. Spriggs presented this item for the Windrose Green Section 8 Final Plat, for which the applicants are hoping to gain approval of this final plat on 6.469 acres, with 36 lots, 2 reserves and 2 blocks. We forwarded the plat for review to the City Engineer. All review comments have been corrected by the applicants prior to the Commission's consideration, which were all textual in nature.

Commission Action:

Motion was made by Commission Member Andrew Heston, and 2nd by Commission Member Townsend; Motion carried unanimously (6-0) vote, to approve the Final Plat and forward it to Council for final action.

4. Discussion and possible action on the Preliminary Plat of the Ashland Street Dedication Section 7.

Mr. Spriggs presented this item for the Ashland Street Dedication Plat located off County Road 32 right-of-way segment off Sapphire Springs, for which the applicants are hoping to gain approval of this preliminary plat. This is part of the D.A. and SPA agreement that was approved in 2023. We forwarded the plat for review to the City Engineer. All review comments have been corrected by the applicants prior to the Commission's consideration, which were all textual in nature.

Commission Action:

Motion was made by Commission Member Townsend and 2nd by Commission Member Will Clark; Motion carried unanimously (6-0) vote, to approve the Preliminary Plat and forward it to Council for final action, subject to any referral agency approvals.

ADJOURNMENT: 12:22 PM.