



MINUTES

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON PLANNING AND ZONING COMMISSION IN THE ORDER THEY OCCURRED DURING THE MEETING. THE PLANNING AND ZONING COMMISSION OF ANGLETON, TEXAS CONVENED IN A REGULAR MEETING ON THURSDAY, MAY 05, 2022, AT 12:00 PM, IN THE ANGLETON CITY HALL COUNCIL CHAMBERS, 120 S. CHENANGO, ANGLETON, TEXAS.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Chair Garwood called the Commission Meeting to order at 12:00 P.M.

PRESENT

**Chair William Garwood
Commission Member Bonnie McDaniel
Commission Member Henry Munson
Commission Member Ellen Eby**

ABSENT

**Commission Member Deborah Spoor
Commission Member Regina Bieri**

MINUTES

1. Discussion and possible action on the review of Planning and Zoning Commission meeting minutes from meetings held in February, March, and April 2022.

Upon a motion Commission Member Bonnie McDaniel and seconded by Commission Member Henry Munson, the Commission voted to approve the minutes from the Planning and Zoning meetings held February, March, and April 2022. The motion passed unanimously with 4 approved, 0 opposed and 2 absent (one member previously resigned prior to the meeting held May 05, 2022).

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning an approximate 2.748 acres in the J. De J. Valderes Survey, Abstract No. 380, City of Angleton, Brazoria County, Texas, from the Commercial General (C-G) District to the Single Family Residential-7.2 (SF-7.2) District. The subject property is located on the west side of N. Valderas Street just north of N. Plantation

Drive.

Upon a motion by Commission Member Henry Munson, seconded by Commission Member Ellen Eby, the motion passed unanimously with 4 favor, 0 opposed, and 2 absent.

3. Conduct a public hearing, discussion, and possible action on a request for approval of the preliminary replat of Riverwood Ranch Sections 3 & 4. The proposed preliminary plat consists of approximately 144 single family residential lots on approximately 35.6 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.

Resident Mr. Goe addressed the Commission Members concerning flooding and drainage related to the Riverwood Ranch subdivision. Mr. Crenshaw of Colony Square subdivision addressed the Commission Members and expressed concern about the aesthetics of the elevation of the subdivision and perceived possibility of flooding. Doug Roesler of Baker and Lawson, engineer of record for the Riverwood Ranch subdivision, addressed the citizens' concerns to the members of the Planning and Zoning Commission and explained to where run off water drains. Additional discussion was held concerning conditional preliminary acceptance.

Commission Member Bonnie McDaniel moved to recommend approval of Riverwood Ranch subdivision sections 3 and 4 Preliminary Repat subject to the resolution of outstanding city engineer comments, seconded by Commission Member Ellen Eby, the motion passed with 3 in favor, 1 opposed, and 2 absent.

4. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance authorizing a Specific Use Permit for use of a recreational vehicle as a residence on property described as Lot 24, Block 134, of the Lorraine Subdivision. The subject property consists of an approximate 7,900 sq. ft., is in the Single Family Residential-7.2 (SF-7.2), is located on the east side of N. Arcola Street approximately 100 ft. south of E. Lorraine Street and is more commonly known as 1124 N. Arcola Street.

No members of the public or the applicant appeared in person to address the Planning and Zoning Commission. Upon a motion to deny a recommendation of approval to the City Council by Commission Member Ellen Eby, seconded by Commission Member Henry Munson, the motion passed unanimously with 4 in favor of denial, 0 opposed, and 2 absent.

REGULAR AGENDA

5. Discussion and possible action on Heritage Park Section Three Final Plat. Subject property is an approximate 11-acre tract of land proposed to have thirty lots, located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas north of Henderson

Road and west of Heritage Park Drive and belonging to the Single Family Residential 7.2 (SF7.2) zoning district.

Upon a motion by Commission Member Ellen Eby to recommend approval subject to clearing all city engineer comments and the proposed final plat being reviewed and approved by Angleton Fire Department, and submittal of pond survey, and verification of established Homeowners' Association (HOA), seconded by Commission Member Bonnie McDaniel, the motion passed with 3 in favor, 1 opposed, and 2 absent.

ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at 12:35 P.M.

These minutes were approved by Angleton Planning and Zoning Commission on this the 02 day of June 2022, upon a motion by Commission Member XX, seconded by Commission Member XX. The motion passed on X-X vote.

CITY OF ANGLETON, TEXAS

William Garwood
Chair

ATTEST:

Frances Aguilar, TRMC, MMC
City Secretary